



**BRAMPTON**  
Flower City

## Agenda

**Brampton Heritage Board**  
Committee of the Council of  
The Corporation of the City of Brampton

**Tuesday, June 19, 2018**  
**7:00 p.m. – Regular Meeting**

**Bdrm CH-3C**  
**3<sup>rd</sup> Floor, City Hall**

**Please note meeting location change**

**Members:** Peter Dymond (Co-Chair)  
Paul Willoughby (Co-Chair)  
Michael Avis  
Chris Bejnar  
Harry Blackburn  
Jeff Chalmers  
Steve Collie  
Herman Custodio  
Kathryn Fowlston  
Palvinder Gill  
Doug McLeod  
Mary Pettingill  
Anthony Simone  
Lynda Voegtle  
David Whyte  
Ken Wilde  
City Councillor Doug Whillans – Wards 2 and 6



For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:

Terri Brenton, Legislative Coordinator  
Telephone (905) 874-2106, TTY (905) 874-2130, [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

Note: Meeting information is also available in alternate formats, upon request.

Note: Any difficulty accessing meeting rooms, buildings, elevators, etc. please contact security at 905-874-2111

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**Brampton Heritage Board**

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Please ensure all cell phones, personal digital assistants (PDAs) and other electronic devices are turned off or placed on non-audible mode during the meeting.

**1. Approval of Agenda**

**2. Declarations of Interest under the Municipal Conflict of Interest Act**

**3. Previous Minutes**

**3.1. Minutes – Brampton Heritage Board – May 15, 2018**

Note: The recommendations outlined in the minutes were approved by Council on May 30, 2018. The minutes are provided for the Board's information.

**4. Consent**

- \* The following item(s) listed with an asterisk (\*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(nil)

**5. Delegations/Presentations**

**6. Sub-Committees**

**6.1. Minutes – Heritage Resources Sub-Committee – April 12, 2018**

*To be received*

**7. Designation Program**

**7.1. Proposed Designations**

See attached list.

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**8. Heritage Impact Assessments (HIA)**

**9. Correspondence**

**10. Other/New Business**

- 10.1. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 11, 2018, re: **Notice of Intention to Demolish – 24A Alexander Street – Ward 1** (File HE.x).

*Recommendation*

- 10.2. Report from Pascal Doucet, Heritage Planner, Planning and Development Services, re: **Notice of Intention to Demolish a Property that has not been Designated – 6029 Mayfield Road – Ward 10** (File HE.x).

Note: To be distributed at the meeting.

- 10.3. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 12, 2018, re: **Heritage Permit Application – 8596 Creditview Road – Ward 4** (File HE.x).

*Recommendation*

- 10.4. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 12, 2018, re: **Heritage Permit Application – 8280 Heritage Road – Ward 6** (File HE.x).

*Recommendation*

- 10.5. Report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated May 25, 2018, re: **Heritage Permit Application – Construction of Two Accessory Buildings and Alterations of a Property in the Village of Churchville Heritage Conservation District – 85 Victoria Street – Ward 6** (File HE.x).

*Recommendation*

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- 10.6. Verbal Update from Cassandra Jasinski, Heritage Planner, Planning and Development Services re: **11962 The Gore Road – Ward 10**

**11. Referred/Deferred Items**

- 11.1. Report from Peter Dymond and Paul Willoughby, Co-Chairs, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**

Note: Deferred from the Brampton Heritage Board Meeting of February 20, 2018, pursuant to Recommendation HB015-2018.

**12. Information Items**

**13. Question Period**

**14. Public Question Period**

**15 Minute Limit (regarding any decision made at this meeting)**

**15. Closed Session**

**16. Adjournment**

**Next Meetings: Tuesday, July 17, 2018 – 7:00 p.m.  
Tuesday, August 21, 2018 – 7:00 p.m. (rescheduled  
from September 18, 2018)**

**Tuesday, May 15, 2018**

**Members Present:** Peter Dymond (Co-Chair)  
 Paul Willoughby (Co-Chair)  
 Michael Avis  
 Chris Bejnar  
 Harry Blackburn  
 Herman Custodio  
 Doug McLeod  
 Mary Pettingill  
 Lynda Voegtle  
 David Whyte  
 Ken Wilde

**Members Absent:** Jeff Chalmers (regrets)  
 Steve Collie (regrets)  
 Kathryn Fowlston (regrets)  
 Palvinder Gill (regrets)  
 Anthony Simone (regrets)  
 City Councillor Doug Whillans – Wards 2 and 6 (regrets – other  
 municipal business)

**Staff Present:** Pam Cooper, Interim Manager, Land Use Policy, Planning and  
 Development Services  
 Pascal Doucet, Heritage Planner, Planning and Development  
 Services  
 Cassandra Jasinski, Heritage Planner, Planning and  
 Development Services  
 Terri Brenton, Legislative Coordinator, City Clerk's Office



# 3.1-2

## Minutes

### Brampton Heritage Board

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The meeting was called to order at 7:05 p.m. and adjourned at 7:59 p.m.

#### 1. **Approval of Agenda**

The following motion was considered.

HB037-2018          That the agenda for the Brampton Heritage Board Meeting of May 15, 2018 be approved as printed and circulated.

Carried

#### 2. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

#### 3. **Previous Minutes**

##### 3.1. **Minutes – Brampton Heritage Board – April 17, 2018**

The recommendations outlined in the minutes were approved by Council on May 2, 2018. The minutes were provided for the Board's information.

#### 4. **Consent** – nil

#### 5. **Delegations/Presentations**

##### 5.1. Presentation by Eric Malfa, Vice President of Developments, Landmark Capital Ltd., re: **Townhouses at 17-29 Clarence Street – Ward 3** (File SP16-031.000).

Eric Malfa, Vice President of Developments, Landmark Capital Ltd., provided a presentation entitled: "Gage Park Towns" regarding the townhouse development at 17-29 Clarence Street.

In response to questions from the Board, Mr. Malfa provided information on the following:

- proposed construction timeline
- tree preservation and replacement
- entrance to/from the property

The following motion was considered.

HB038-2018          That the presentation by Eric Malfa, Vice President of Developments, Landmark Capital Ltd., to the Brampton Heritage

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Board Meeting of May 15, 2018, re: **Townhouses at 17-29 Clarence Street – Ward 3** (File SP16-031.000), be received.

Carried

6. **Sub-Committees** – nil

7. **Designation Program**

7.1. **Proposed Designations**

A list of properties proposed for heritage designation was included with the agenda for this meeting. Staff confirmed that heritage designation is underway for the property at 1 Peel Village Parkway.

8. **Heritage Impact Assessments (HIA)**

8.1. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated May 2, 2018, re: **Heritage Impact Assessment – 8331 Heritage Road – Ward 6** (File HE.x).

Cassandra Jasinski, Heritage Planner, Planning and Development Services, provided an overview of the subject report regarding demolition of the outbuildings at 8331 Heritage Road.

Drago Vuckovic, President, Ashley Group, Vanessa Hicks, Heritage Planner, MHBC Planning Ltd., and Colin Chung, Partner, Glen Schnarr & Associates Inc., applicant and representatives, were in attendance to respond to questions.

Ms. Jasinski and Ms. Hicks responded to questions from the Board with respect to the security and protection plans for the property.

The following motion was considered.

- HB039-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated May 2, 2018, to the Brampton Heritage Board Meeting of May 15, 2018, re: **Heritage Impact Assessment – 8331 Heritage Road – Ward 6** (File HE.x), be received;
  2. That the “Heritage Impact Assessment” attached as Appendix A to this report be received;

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3. That the demolition of the outbuildings at 8331 Heritage Road be permitted;
4. That the following additional staff recommendations/mitigation measures be approved:
  - a. That, prior to the release of a demolition permit for the outbuildings, the owners provide a Heritage Building Protection Plan for the property in accordance with the City of Brampton's Heritage Building Protection Plan Terms of Reference and to the satisfaction of the City of Brampton; and,
  - b. That, as a condition of the demolition application for the outbuildings, a 10m construction buffer delineated by metal fencing be provided to the south and east of the dwelling to minimize any potential impact of the demolition of the outbuildings on the dwelling.

Carried

9. **Correspondence** – nil

10. **Other/New Business**

- 10.1. Report from Pascal Doucet, Heritage Planner, Planning and Development Services, re: **Heritage Permit Applications – Alterations to a Designated Heritage Property – 69 Elliott Street (Brampton Memorial Arena) – Ward 3** (File HE.x).

The subject report was distributed at the meeting.

Pascal Doucet, Heritage Planner, Planning and Development Services, provided an overview of the report regarding alterations to Brampton Memorial Arena.

In response to questions from the Board, Mr. Doucet and Pam Cooper, Interim Manager, Land Use Policy, Planning and Development Services, informed the Board that matters relating to the schedule for the proposed work are being managed by the City's Building Design and Construction staff in the Community Services Department.

The following motion was considered.

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HB040-2018

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 15, 2018, re: **Heritage Permit Applications – Alterations to a Designated Heritage Property – 69 Elliott Street (Brampton Memorial Arena) – Ward 3** (File HE.x), be received; and
2. That the Heritage Permit Applications for the alterations to the designated property at 69 Elliott Street (Brampton Memorial Arena) be approved subject to the following terms and conditions:
  - a. That the final sprinkler system shop drawings referred to in reference notation number 17 under the General Notes section of Drawing No. M1 prepared by Moon-Matz Ltd., received by Planning & Development Services (Heritage) on April 5, 2018, be submitted to Planning and Development Services (Heritage) for review and documentation;
  - b. That the final survey identifying missing seats referred to in Drawing No. H.01 prepared by Moon-Matz Ltd. and MW HALL CORPORATION, received by Planning & Development Services (Heritage) on April 5, 2018, be submitted to Planning and Development Services (Heritage) for review and documentation;
  - c. That illustration 2A/2 of Drawing No. A2 prepared by Moon-Matz Ltd., received by Planning and Development Services (Heritage) on April 5, 2018, be amended by deleting notation number 3 and replacing it with the following: *“Provide opening for construction access as required for framing reinforcement without cutting through existing tongue and groove board. Dismantle existing tongue and groove board for construction access as required for framing reinforcement, reinstall existing tongue and groove board. Provide new tongue and groove board to match existing construction only where existing board is beyond repair, as determined in consultation with Planning and Development Services (Heritage). Provide new two-by-four nailer blocking to support the tongue and groove board”*;

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- d. That illustration 2A/2 of Drawing No. A2 prepared by Moon-Matz Ltd., received by Planning and Development Services (Heritage) on April 5, 2018, be amended by deleting notation number 4 and replacing it with the following: *“Provide opening for construction access as required for framing reinforcement without cutting through existing tongue and groove board. Dismantle existing tongue and groove board. Dismantle existing tongue and groove board for construction access as required for framing reinforcement, reinstall existing tongue and groove board. Provide new tongue and groove board to match existing construction only where existing board is beyond repair, as determined in consultation with Planning and Development Services (Heritage). Provide new two-by-four nailer blocking to support the tongue and groove board”*;
- e. That the waterproofing and remediation work to direct surface water away from the building, address visible water damage and address damage to the concrete foundation be carried out in a manner that does not affect the property’s heritage attributes described in Schedule “B” of By-law No. 223-2010;
- f. That the structural reinforcement and upgrading of the understructures and frames of the wooden spectator seats and benches be carried out in a manner that does not affect the property’s heritage attributes described in Schedule “B” of By-law No. 223-2010;
- g. That the upgrading and replacement of the existing sprinkler system be carried out in a manner that does not affect the property’s heritage attributes described in Schedule “B” of By-law No. 223-2010;
- h. That no wooden slated seat, hinged hardware, seat bracket or tongue and groove board be replaced unless it is beyond repair, as determined in consultation with *Planning and Development Services (Heritage)*;
- i. That the replacement of any wooden slated seat, hinged hardware, seat bracket or tongue and groove board be documented to the satisfaction of Planning & Development Services (Heritage);

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- j. That the fasteners used for the repair and reinstallation of the wooden slated seats, the upgrading and replacement of the existing sprinkler system, and the reinstallation or replacement of the tongue and groove board, be anti-corrosive;
- k. That Planning & Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the Plans and Drawings received on April 5, 2018 as part of the application to obtain approval under Section 33 of the *Ontario Heritage Act*, for review and documentation; and
- l. That the approval for alteration given under section 33 of the *Ontario Heritage Act* expire two years after the date where Council has given its consent to alter the property.

Carried

- 10.2. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated April 26, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 10955 Clarkway Drive – Ward 10** (File HE.x).

Cassandra Jasinski, Heritage Planner, Planning and Development Services, provided an overview of the subject report regarding Heritage Permit and Grant Applications for 10955 Clarkway Drive.

In response to questions from the Board, Ms. Jasinski provided technical details on the alterations included in the applications.

The following motion was considered.

- HB041-2018
- 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated April 26, 2018, to the Brampton Heritage Board Meeting of May 15, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 10955 Clarkway Drive – Ward 10** (File HE.x), be received;
  - 2. That the Heritage Permit Application for 10955 Clarkway Drive for the selective repointing of bricks and the field stone foundation be approved, subject to the following condition:

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- a. That the recipe for the lime mortar to be used be confirmed with Heritage staff prior to the commencement of the works; and,
- 3. That the associated Designated Heritage Property Incentive Grant Application for 10955 Clarkway Drive for selective repointing of bricks and the field stone foundation be approved, to a maximum of \$5000, subject to the following condition:
  - a. That the applicant submit a second quote for comparable works to Heritage staff by June 15, 2018.

Carried

- 10.3. Verbal Update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, re: **Main Street South Heritage Conservation District**.

Cassandra Jasinski, Heritage Planner, Planning and Development Services, provided a verbal update on the Main Street South Heritage Conservation District, which included details on notification to and comments from residents, revisions to the draft District Plan, additional public consultation, status report for consideration at the Planning and Development Committee meeting of June 4, 2018, and proposed timelines for presentation of the final Plan to Council.

The following motion was considered.

- HB042-2018      That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 15, 2018, re: **Main Street South Heritage Conservation District**, be received.

Carried

- 10.4. Discussion re: **Board Meeting Schedule – Alternate Dates for the September 18, 2018 Meeting**.

Staff from the City Clerk's Office advised the Board of potential changes to the schedule of meetings for the last two weeks in September 2018. The Board was advised that, should changes be made to the meeting schedule, there might not be an opportunity for approval of recommendations from the Board's meeting of September 18, 2018 during that time period.

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Staff requested the Board's consideration for rescheduling of the September 18<sup>th</sup> meeting to another date.

Board consideration of this matter included potential alternate meeting dates in place of the September 18<sup>th</sup> meeting.

The following motion was considered.

HB043-2018      That the Brampton Heritage Board Meeting of September 18, 2018 be rescheduled to Tuesday, August 21, 2018 at 7:00 p.m.

Carried

11.      **Referred/Deferred Items** – nil

12.      **Information Items** – nil

13.      **Question Period**

In response to a question from the Board, staff confirmed that the Designation Report for the Heritage Theatre would be listed on the agenda for consideration at the Board Meeting of June 12, 2018.

14.      **Public Question Period** – nil

15.      **Closed Session** – nil

16.      **Adjournment**

The following motion was considered.

HB044-2018      That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 12, 2018 at 7:00 p.m. or at the call of the Chair.

Carried

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Co-Chair – Peter Dymond

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Co-Chair – Paul Willoughby

# 6.1-1

Brampton Heritage Board

Resources Sub-committee

Thursday April 12, 2018

Present: Michael Avis, Lynda Voegtle, Stav Kassaris, Ken Wilde, Paul Willoughby, Cassie Jasinski

Agenda;

## 1. 6029 Mayfield Road

This house appears to be plank with round nails. More removal of insulbrick siding is necessary to be sure. An HIA has been requested in order to get detailed pictures. It is usually referred to as Mrs. Bailey's lot.

## 2. 30 Centre Street North

This house is located behind the houses on the east side. It backs onto Brampton cemetery. More investigation is necessary.

## 3. 9393 McLaughlin Road North

Ken Wilde brought forward several errors in the HIA for this property dated 2017 -09-19. They are as follows:

Page 8.1-2 Remove the last two lines of the 7<sup>th</sup> bullet within the box. This is repetition. Under the heading Background add the word North after McLaughlin Road. Also in line 2 change north to south and in line 3 change south to north. This change relates to the location of City Parks in relation to the house.

## 4. 172 Church Street East

It was decided to list this property.

## 6.1-2

### 5. 15 Bramalea Road

This factory is the former home of the Simmon's Company. It was the first factory in Bramalea. Lynda Voegtle has done extensive research on the business which will be included in a future report. It closed in September 2008.

### 6. 20 Elizabeth Street South

Concern was raised about the future of this plank-on-plank house. It is up for sale. It is currently listed and should be designated.

### 7. Fletcher's Mud Brick House

Cassie is trying to find an adaptive re-use for the house in situ. The mud house specialist has informed her that it definitely cannot be moved.

### 8. Cheyne Cemetery

Ken Wilde is going to do a report on this heritage cemetery.

### 9. Farr's Garage

There is a proposal for three highrises on the property which includes the garage. There was a recent public meeting. One of the builder's proposals is to demolish the garage and then build a replica. The architect of the garage was William Robert Hill Jr. He also designed the Park Royal Apartments, Walter Calvert's home, and Christ Church Anglican.

### 10. New House Proposed for Churchville

The committee discussed this and made several decisions. They are:

- a) the garage needs to be set back further
- b) vinyl siding is not an option
- c) the front window is too large

# 7.1

## **Proposed Heritage Designations**

- Downtown Heritage Conservation Districts
- All Heritage Cemeteries in the City of Brampton
- 3864 Countryside Drive – Pendergast Log House – Ward 10
- 86 Main Street North – Heritage Theatre – Ward 1
- 7715 Kennedy Road South – Graham-Rutledge Property – Ward 3 (cultural heritage landscape designation)
- 70 Main Street North – Robson Block – Ward 1
- 23 Centre Street South – Kilpatrick-Young House – Ward 3
- 4585 Mayfield Road – Peter Archdekin Farmhouse – Ward 9
- 1985 Bovaird Drive West – McCandless Plank House – Ward 6
- 19 John Street – formerly St. Mary’s Church – Ward 3
- 11285 Creditview Road – Drinkwater Farmhouse – Ward 6
- 3448 Castlemore Road (Squire Thomas Burrell Grist Mill Site/Burrell’s Hollow) – Ward 10
- 10900 Coleraine Drive (Cole Farmhouse) – Ward 10
- 2472 Bovaird Drive West – Ward 6
- 23 Elliott Street – Ward 3
- 10100 The Gore Road – Ward 10
- 10192A Highway 50 – Ward 10
- 1 Peel Village Parkway (The Watson Roundhouse) – Ward 3

**Date:** 2018-06-11

**Subject:** **Notice of Intention to Demolish – 24A Alexander Street – Ward 1 (HE.x 24A Alexander Street)**

**Contact:** Cassandra Jasinski, Heritage Planner, Planning and Development Services, 905-874-2618, Cassandra.Jasinski@brampton.ca

**Recommendations:**

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 7, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, **re: Notice of Intention to Demolish – 24A Alexander Street – Ward 1 (HE.x 24A Alexander Street)** be received;
2. That the property at 24A Alexander Street be removed from the Municipal Heritage Register; and,
3. That, in accordance with Resolution HB011-2018/PDC032-2018/C076-2018, the demolition of the one-and-a-half storey structure known as 24A Alexander Street be allowed.

**Overview:**

- The property at 24A Alexander Street is located on the north side of Alexander Street, northwest of its junction with Union Street.
- The property is currently listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- A Heritage Impact Assessment was submitted and its recommendations endorsed at the February 20, 2018 Brampton Heritage Board meeting.
- A Notice of Intention to Demolish the one-and-a-half storey structure has since been submitted pursuant to section 27(3) of the *Ontario Heritage Act*.
- This report recommends that the demolition of the one-and-a-half storey structure at 24A Alexander Street be permitted in accordance with Resolution

# 10.1-2

**HB011-2018/PDC032-2018/C076-2018.**

- **This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.**

## **Background:**

The property at 24A Alexander Street is located on the north side of Alexander Street, northwest of its junction with Union Street. The property is listed on the City of Brampton's "Municipal Register of Cultural Heritage Resources" and contains the former Central Public School, three brick outbuildings, a one-and-a-half storey 20<sup>th</sup> century structure, and parking lots.

The owner retained Archaeological Services Inc. (ASI) to undertake a Heritage Impact Assessment (HIA) to evaluate the impact of the proposed demolition of the structure at 24A Alexander Street and to determine whether it had significant cultural heritage value.

At the February 20, 2018 Brampton Heritage Board meeting, the Brampton Heritage Board recommended the approval of the Heritage Impact Assessment which determined that 24A Alexander Street does not meet the criteria for designation under the *Ontario Heritage Act* (the "Act"), subject to the following mitigation measures:

- a. That the Heritage Impact Assessment and associated photographic documentation be submitted to Heritage staff at the City of Brampton and the Peel Art Gallery, Museum and Archives (PAMA);
- b. That materials including red brick and stone window sills be salvaged for reuse by the City or by a salvage company;
- c. That the Brampton Arts Council (BAC) stained glass window be salvaged for possible donation to PAMA; and
- d. That staff be requested to make every effort toward the preservation of the table from the former Peel Memorial Hospital.

Council approved this recommendation on April 4, 2018.

## **Current Situation:**

Under section 27(3) of the *Act*, the owner of a property that is listed on the Municipal Heritage Register shall not demolish a building or structure on the property unless the owner gives Council at least 60 days' notice in writing of their intention to demolish. A Notice of Intention to Demolish the one-and-a-half storey structure at 24A Alexander

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Street was submitted on June 7, 2018 and deemed complete on June 7, 2018 (Appendix A). In accordance with the *Act*, a decision regarding this notice had to be issued before August 6, 2018.

The HIA for 24A Alexander Street was considered at the February 20, 2018 Brampton Heritage Board meeting. The minutes of this meeting are attached as Appendix B. The submission of this Notice of Intention to Demolish is required under Section 27 (3) of the *Act*.

Based on findings of the HIA that the property does not meet the criteria for designation under the *Act*, staff recommend that the demolition of the one-and-a-half storey structure at 24A Alexander Street be permitted in accordance with Resolution HB011-2018/PDC032-2018/C076-2018.

No changes or alterations are proposed to the former Central Public School building. Staff recommend that only the property at 24A Alexander Street be removed from the *Municipal Register of Cultural Heritage Resources*. 24 Alexander Street, known as Central Public School, will remain listed on the *Municipal Register of Cultural Heritage Resources*.

### **Corporate Implications:**

#### Financial Implications:

Community Services has sufficient budget for the demolition of the structure.

#### Other Implications:

None.

### **Strategic Plan:**

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

#### Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

## 10.1-4

### **Conclusion:**

The one-and-a-half-storey structure at 24A Alexander Street does not meet the criteria for designation under the *Ontario Heritage Act*. Staff therefore recommend that the demolition of the one-and-a-half storey structure at 24A Alexander Street be permitted in accordance with Resolution HB011-2018/PDC032-2018/C076-2018. Staff also recommend that the property at 24A Alexander Street be removed from the *Municipal Register of Cultural Heritage Resources*. 24 Alexander Street, known as Central Public School, will remain listed on the *Municipal Register of Cultural Heritage Resources*.

Original Approved by:

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Pam Cooper, MCIP, RPP  
Interim Manager, Land Use Policy

Original Approved by:

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Bob Bjerke, CIP  
Director, Policy Planning

### **Attachments:**

Appendix A – Notice of Intention to Demolish 24A Alexander Street

Appendix B – February 20, 2018 Minutes of the Brampton Heritage Board

Report authored by:  
Cassandra Jasinski

**NOTICE IN WRITING**  
**PURSUANT TO S. 27 (3) OF THE *ONTARIO HERITAGE ACT***

June 7, 2018

Mayor and Members of Council  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON L6Y 4R2

Attention: Mr. Peter Fay, City Clerk

Dear Sir;

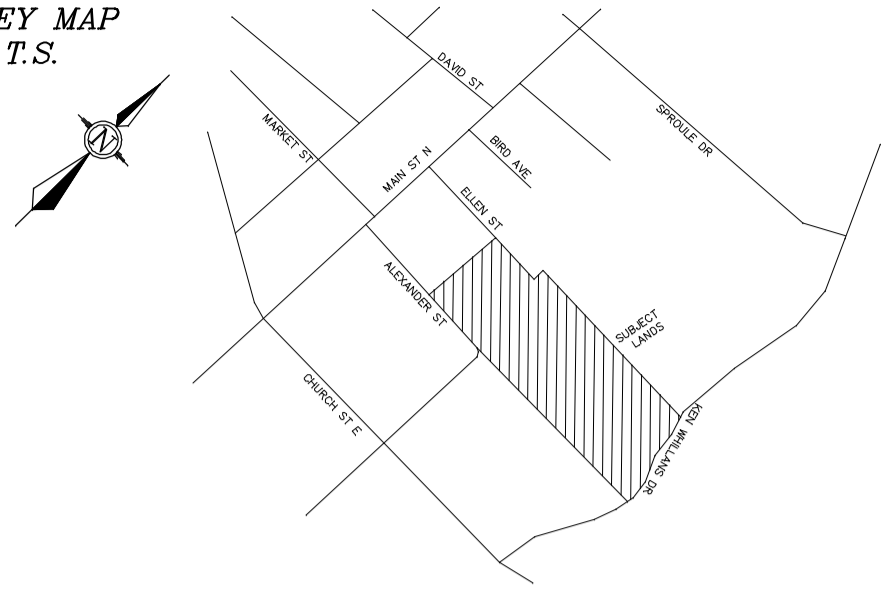
**Re: Notification of Intent to Demolish** pursuant to Section 27 (3) of the *Ontario Heritage Act*, Address: 24A Alexander St., Brampton.

In accordance with the provisions of Section 27 (3) of the *Ontario Heritage Act*, this correspondence provides notification to the Council of the municipality of the intent to demolish one and a half storey brick clad building, located at 24A Alexander St., Brampton.

Yours truly,

Sonika Soor, P.Eng, PMP  
Project Coordinator, Building Design and Construction  
Community Services| City of Brampton  
2 Wellington Street West | City Hall – West Tower 8th floor  
Brampton, ON | L6Y 4R2

KEY MAP  
N.T.S.



ADDRESS: 9756 THE GORE ROAD

**SITE PLAN (FOR DEMOLITION PURPOSES) OF  
LOTS 118 TO 128 INCLUSIVE  
AND PART OF UNION STREET  
REGISTERED PLAN BR2  
BLOCK M AND PART OF BLOCK H  
AND PART OF ALEXANDER STREET  
REGISTERED PLAN BR13 BLOCK  
H AND PART OF LOTS 14 AND 15 BLOCK  
H REGISTERED PLAN BR26  
IN THE  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

SCALE & NOTES

SCALE: 1:600  
0 10 20 30 50 Metres

THOMAS GONDO  
ONTARIO LAND SURVEYOR  
© COPYRIGHT 2017

## LEGEND

- DENOTES SUBJECT LANDS BOUNDARY
- DENOTES DEED LINE
- DENOTES LOT LINE
- DENOTES LIMIT OF STREET
- X-X- DENOTES FENCE LINE
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- IB STANDARD IRON BAR
- SSIB IRON BAR
- OU SHORT STANDARD IRON BAR
- N-E-W-S DENOTES ORIGIN UNKNOWN
- MEAS DENOTES NORTH - EAST - WEST - SOUTH
- (P) DENOTES MEASURED
- (P1) DENOTES REGISTERED PLAN BR-2
- (P2) DENOTES PLAN 43R-15264
- (P3) DENOTES PLAN 43R-8095
- (P4) DENOTES PLAN 43R-17060
- (P5) DENOTES PLAN BY R.E. CLIPSHAM, O.L.S. - FILE No. 02-4458
- D DENOTES PLAN BY McLEAN, McMURCHY & BIASON
- (1509) OF LOTS 116 AND 117 REGISTERED PLAN BR2
- (848) DENOTES INSTRUMENT R0756809
- (1280) DENOTES DUNCAN ASHWORTH SURVEYING LTD.
- (865) DENOTES W.B. STARR, O.L.S.
- (865) DENOTES ANTON KIKAS LTD.
- (865) DENOTES DONALD PETER McLEAN, O.L.S.

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048

DATE: SEPTEMBER 29, 2017



**Lejan land surveying inc.**  
80 King Street East - Unit 204  
Stoney Creek, ON L8G 1K2  
Phone: 905-662.8969  
Email: info@lejansurveying.ca

DWN BY: WSL

CHK BY: TG

JOB No. 17-078-4

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE  
POWERNET (RTN) SERVICE AND ARE REFERRED TO UTM ZONE 17  
(81° WEST LONGITUDE) NAD 83 (CSRS) (2010).

COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
A	4838215.826	599731.686
B	4838421.296	599775.503

COORDINATES CAN NOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

## BEARING NOTE

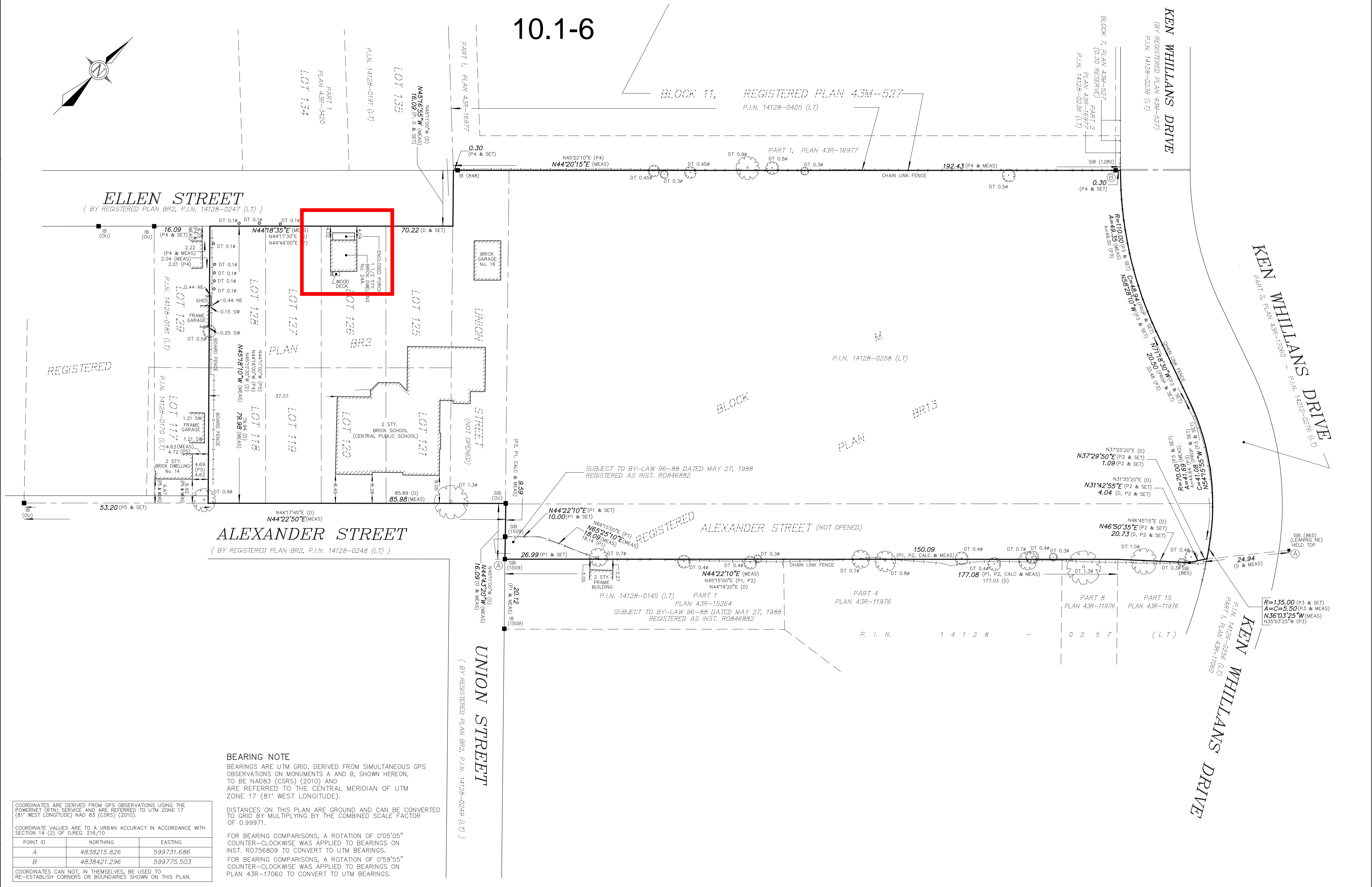
BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS  
OBSERVATIONS ON MONUMENTS A AND B, SHOWN HEREON,  
TO BE NAD83 (CSRS) (2010) AND  
ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM  
ZONE 17 (81° WEST LONGITUDE).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED  
TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR  
OF 0.99971.

FOR BEARING COMPARISONS, A ROTATION OF 0°05'05"  
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON  
INST. R0756809 TO CONVERT TO UTM BEARINGS.

FOR BEARING COMPARISONS, A ROTATION OF 0°59'55"  
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON  
PLAN 43R-17060 TO CONVERT TO UTM BEARINGS.

10.1-6



## **Tuesday, February 20, 2018**

**Members Present:** Peter Dymond (Co-Chair)  
 Paul Willoughby (Co-Chair)  
 Michael Avis  
 Chris Bejnar  
 Harry Blackburn  
 Jeff Chalmers  
 Steve Collie  
 Herman Custodio  
 Palvinder Gill  
 Mary Pettingill  
 Anthony Simone  
 Lynda Voegtle  
 David Whyte  
 Ken Wilde

**Members Absent:** Kathryn Fowlston (regrets)  
 Doug McLeod (regrets)  
 City Councillor Doug Whillans – Wards 2 and 6 (personal)

**Staff Present:** Pascal Doucet, Heritage Planner, Planning and Development Services  
 Cassandra Jasinski, Heritage Planner, Planning and Development Services  
 Terri Brenton, Legislative Coordinator, City Clerk's Office



# 10.1-8

## Minutes

### Brampton Heritage Board

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The meeting was called to order at 7:01 p.m. and adjourned at 8:12 p.m.

#### 1. **Approval of Agenda**

Board discussion took place with respect to a proposed addition to the agenda.

The following motion was considered.

HB009-2018            That the agenda for the Brampton Heritage Board Meeting of February 20, 2018 be approved as amended, as follows:

#### **To add:**

10.2. Verbal update from Pascal Doucet, Heritage Planner, Planning and Development Services, re: **Designation under Part IV, Section 29 of the *Ontario Heritage Act* and Applications to Amend the Zoning By-law and Obtain Approval for a Draft Plan of Subdivision – 11223 Torbram Road (Hewson Farm) – Ward 10.**

Carried

#### 2. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

#### 3. **Previous Minutes**

##### 3.1. **Minutes – Brampton Heritage Board –January 16, 2018**

Note: The minutes were considered by Planning and Development Committee on January 29, 2018 and the recommendations were approved by Council on February 7, 2018. The minutes were provided for the Board's information.

#### 4. **Consent**

The following item listed with an asterisk (\*) was considered to be routine and non-controversial by the Board and was approved at this time.

(9.1)

# 10.1-9

## Minutes

### Brampton Heritage Board

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#### 5. Delegations/Presentations

##### 5.1. Staff Presentation by Victoria Mountain, Manager, Culture, Economic Development and Culture, re: **Culture Master Plan Survey**

Victoria Mountain, Manager, Economic Development and Culture, provided a presentation on the Culture Master Plan, which included the following:

- A Strategic Priority
- Vision for Culture
- State of Culture Report
  - Phase 1: Research and Analysis Complete
- Public Engagement
  - Phase 2: February – March 2018: 70+ engagements, workshops, pop-ups and surveys across the City
- Next Steps:
  - Phase 3: Draft and Final Culture Master Plan
  - June 2018: Report to Council with final Culture Master Plan

Ms. Mountain encouraged Board Members to complete the online survey on the Culture Master Plan, and responded to questions from the Board with respect to the Plan and survey.

The following motion was considered.

HB010-2018      That the staff presentation by Victoria Mountain, Manager, Culture, Economic Development and Culture, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Culture Master Plan Survey**, be received.

Carried

#### 6. Sub-Committees

On behalf of the Outreach and Marketing Sub-Committee, Steve Collie provided details on the “Highlight on Heritage” event, which took place on Saturday, February 10, 2018 at Bramalea City Centre. Mr. Collie extended thanks to Board Member volunteers who assisted with the event.

#### 7. Designation Program

##### 7.1. **Proposed Designations**

A list of properties for heritage designation was included with the agenda for this meeting.

# 10.1-10

## Minutes

### Brampton Heritage Board

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Staff responded to questions with respect to some of the properties on the list, and some proposed for future designation.

#### 8. **Heritage Impact Assessments (HIA)**

- 8.1. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 5, 2018, re: **Heritage Impact Assessment – 24A Alexander Street – Ward 1** (File HE.x).

Cassandra Jasinski, Heritage Planner, Planning and Development Services, provided an overview of the subject report.

Board consideration of this matter included the potential preservation of the table from the former Peel Memorial Hospital.

The following motion to receive the report and accept the recommendations, as amended to include preservation of the table, was considered.

- HB011-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 5, 2018, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Heritage Impact Assessment – 24A Alexander Street – Ward 1** (File HE.x), be received;
  2. That the “Heritage Impact Assessment” attached as Appendix A to this report be received and that the recommendations/mitigation options contained therein be approved; and,
  3. That the demolition of the one-and-a-half storey dwelling known as 24A Alexander Street be allowed in accordance with the mitigation measures set out in the Heritage Impact Assessment and by staff, subject to the following conditions:
    - a. That the Heritage Impact Assessment and associated photographic documentation be submitted to Heritage staff at the City of Brampton and the Peel Art Gallery, Museum and Archives (PAMA);
    - b. That materials including red brick and stone window sills be salvaged for reuse by the City or by a salvage company;

# 10.1-11

## Minutes

### Brampton Heritage Board

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- c. That the Brampton Arts Council (BAC) stained glass window be salvaged for possible donation to PAMA; and
- d. That staff be requested to make every effort toward the preservation of the table from the former Peel Memorial Hospital.

Carried

#### 9. Correspondence

- \* 9.1. Correspondence from Bert Duclos, Heritage Outreach Consultant, Program Planning and Delivery Unit, Ministry of Tourism, Culture and Sport, dated February 1, 2018, re: **New Web Portal – Land and Property Ownership Information**.

HB012-2018      That the correspondence from Bert Duclos, Heritage Outreach Consultant, Program Planning and Delivery Unit, Ministry of Tourism, Culture and Sport, dated February 1, 2018, to the Brampton Heritage Board Meeting of February 20, 2018, re: **New Web Portal – Land and Property Ownership Information**, be received.

Carried

#### 10. Other/New Business

- 10.1. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 6, 2018, re: **Listing 10398 The Gore Road on the Municipal Register of Cultural Heritage Resources – Ward 10** (File HE.x).

Cassandra Jasinski, Heritage Planner, Planning and Development Services, provided an overview of the subject report, and responded to questions from the Board about the property and proposed listing on the Register.

The following motion was considered.

- HB013-2018      1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 6, 2018, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Listing 10398 The Gore Road on the Municipal Register of Cultural Heritage Resources – Ward 10** (File HE.x), be received; and,

# 10.1-12

## Minutes

### Brampton Heritage Board

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2. That 10398 The Gore Road be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

Carried

- 10.2. Verbal update from Pascal Doucet, Heritage Planner, Planning and Development Services, re: **Designation under Part IV, Section 29 of the *Ontario Heritage Act* and Applications to Amend the Zoning By-law and Obtain Approval for a Draft Plan of Subdivision – 11223 Torbram Road (Hewson Farm) – Ward 10.**

Pascal Doucet, Heritage Planner, Planning and Development Services, distributed copies of a staff report on the subject property which is to be considered at the Council Meeting of February 21, 2018.

Mr. Doucet provided an overview of the report and details on consideration of the proposed designation at the Planning and Development Committee Meeting of January 29, 2018.

Mr. Doucet responded to questions from the Board with respect to the heritage resources that were lost to fire, and potential charges under the *Ontario Heritage Act*.

The following motion was considered.

- |            |  |
|------------|--|
| HB014-2018 | That the verbal update from Pascal Doucet, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of February 20, 2018, re: <b>Designation under Part IV, Section 29 of the <i>Ontario Heritage Act</i> and Applications to Amend the Zoning By-law and Obtain Approval for a Draft Plan of Subdivision – 11223 Torbram Road (Hewson Farm) – Ward 10</b> , be received. |
|------------|--|

Carried

## 11. Referred/Deferred Items

- 11.1. Report from Peter Dymond and Paul Willoughby, Co-Chairs, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1.**

# 10.1-13

## Minutes

### Brampton Heritage Board

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Al Meneses, Commissioner of Community Services, provided a verbal update on the process for potential redevelopment of the Heritage Theatre Block, which included information on the following:

- marketing of the property by Colliers International
- proposals received
- Cross-departmental Evaluation Steering Committee

Harry Schlange, Chief Administrative Officer, and Mr. Meneses responded to questions from the Board with respect to evaluation criteria, proposed timelines for review of the proposals and reporting to Council, and potential conservation of heritage elements.

The following motion was considered.

- HB015-2018
1. That the verbal update from Harry Schlange, Chief Administrative Officer, and Al Meneses, Commissioner of Community Services, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Heritage Theatre Block – 82-86 Main Street North – Ward 1**, be received; and,
  2. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to the Brampton Heritage Board Meeting of June 12, 2018.

Carried

12. **Information Items** – nil

13. **Question Period**

Staff responded to questions from the Board with respect to the Main Street South Heritage Conservation District Designation.

14. **Public Question Period** – nil

15. **Closed Session** – nil

**10.1-14**  
**Minutes**  
**Brampton Heritage Board**

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**16.     Adjournment**

The following motion was considered.

HB016-2018           That the Brampton Heritage Board do now adjourn to meet again  
on Tuesday, March 20, 2018 at 7:00 p.m. or at the call of the Chair.

Carried

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**Co-Chair – Peter Dymond**

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**Co-Chair – Paul Willoughby**

**Date:** 2018-06-12

**Subject:** **Heritage Permit Application – 8596 Creditview Road – Ward 4 (HE.x 8596 Creditview Road)**

**Contact:** Cassandra Jasinski, Heritage Planner, Planning and Development Services, 905-874-2618, cassandra.jasinski@brampton.ca

**Recommendations:**

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 7, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, **re: Heritage Permit Application – 8596 Creditview Road – Ward 4 (HE.x 8596 Creditview Road)**, be received;
2. That the Heritage Permit application for 8596 Creditview Road for the construction of a replacement cottage be approved subject to the following conditions:
  - a. That the applicant confirm the exterior cladding material to the satisfaction of Heritage staff prior to the issuance of the Heritage Permit;
  - b. That the two sash windows at the front of the cottage be made of wood;
  - c. That prior to the issuance of the Heritage Permit, the proposal be cleared by Zoning Services; and,
  - d. That the final drawings be submitted for review and approval by Heritage staff.

**Overview:**

- In accordance with Section 33 of the *Ontario Heritage Act* (the “Act”), alterations to a designated property likely to affect its heritage attributes

## 10.3-2

**require written consent from the Council of the municipality in the form of a Heritage Permit.**

- **An agent for the owner of 8596 Creditview Road submitted a Heritage Permit application for the construction of a replacement cottage in Camp Naivelt.**
- **This report recommends approval of the Heritage Permit application subject to the two conditions.**
- **This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.**

### **Background:**

The property at 8596 Creditview Road is designated under Part IV of the *Ontario Heritage Act* (the “Act”) and contains Camp Naivelt, a significant cultural heritage landscape and seasonal Jewish Camp founded in the 1930s. The property was designated under Part IV of the *Act* as a property of cultural heritage value or interest pursuant By-law 290-2010.

In accordance with Section 33 of the *Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

### **Current Situation:**

On June 5, 2018, Lisa Ross, the agent for the owner of 8596 Creditview Road submitted a Heritage Permit application for the construction of a seasonal replacement cottage in Camp Naivelt. In accordance with the *Act*, Council must respond to the application by September 3, 2018.

In October 2015, the original cottage located on Hill 3 and referred to as cottage #28, burnt down. The owner of the original cottage has submitted a heritage permit application to construct a new cottage on the same footprint as the original cottage. The proposed cottage will be a wood framed, one-storey seasonal cabin with a low-pitched sloping roof. With the screened front porch included, the cottage will be 13.6 m (44’8 1/2”) in length, 6.9m (22’8 1/2”) in width, and 4.14m (13’7”) in height.

Several heritage attributes listed in By-Law 290-2010 are likely to be affected by the alterations proposed for the property at 8596 Creditview Road including:

## 10.3-3

- Landscape patterns and site characteristics which have changed very little since Camp Naivelt was established in the 1930s;
- Series of small, rustic one-storey wood-frame cottages; and,
- Low hip or gable roofs (many with exposed rafter tails); wood sash windows; wood board siding or “Insulbrick” siding, screened sun-porches or small open porches (some with wood railings); wood shutters.

This is the first known replacement cottage to be proposed for Camp Naivelt. Many of the original cottages, while altered over time, are original to Camp. The design of the proposed replacement cottage maintains the landscape patterns and site characteristics of Camp Naivelt. The cottage will be located on the same footprint as the original cottage in line with the long row of cottages on Hill 3 and will maintain the one-storey form of the existing cottages. While several trees were already lost to the fire, no trees are proposed for removal as part of this application.

The L-shaped cottage will be of wood frame construction with horizontal cladding. The exterior cladding material will be either Fraser Wood Siding or SmartSide Siding. Fraser Wood Siding is made from Canadian softwood. Smartside Siding is an oriented strand board (OSB), or engineered wood, product. While either material is suitable, the applicant notes that the material will be chosen based on price and availability. Heritage staff therefore recommend as a condition that the exterior cladding material be confirmed to the satisfaction of Heritage staff prior to the issuance of the Heritage Permit.

The low-pitched roof, sloped to one side, is not a roof style specified in the heritage attribute describing the design of the cottages. The roof styles identified in the heritage attribute description are low hip or gable roofs. As part of the heritage permit application, the applicant provided photographs demonstrating the variation in roof design within Camp Naivelt. Several of the cottages appear to have low-pitched or flat roofs similar in design to what has been proposed. As such, Heritage staff are agreeable to the low-pitched sloped roof design of the replacement cottage.

The proposed cottage will have a screened sun porch constructed with pressure-treated pine. As screened sun-porches are a feature commonly associated with the cottages in Camp Naivelt and are mentioned as part of the heritage attribute describing cottage design in the By-Law 290-2010, this component of the cottage design is in keeping with the identified heritage attributes of the property.

## 10.3-4

Other materials proposed for the cottage construction include 2-ply modified bitumen for the roof shingles, a wood screen door, a wood front door, a vinyl sliding door, and vinyl sash windows. Sash windows are appropriate for the cottage and are in keeping with the character of the other cottages. The optimal material for the sash windows from a heritage conservation perspective is wood, as this is the material identified in the designating by-law for Camp Naivelt. Vinyl is the material proposed for the sash windows by the applicant. Heritage staff recommend that, in keeping with the other materials used at the front of the cottage, the sash windows on the front elevation be made of wood.

As part of the heritage permit application review, Zoning Services will need to provide final zoning clearance on size, setbacks, height, etc. of the replacement cottage and whether the replacement cottage has legal non-conforming status. The Building department confirmed that, while the drawings require further structural information, the exterior appearance of the seasonal cottage is not expected to be affected by the requirement for more substantial drawings required for the submission of a building permit.

Overall, the proposed replacement cottage is in keeping with the character and defined heritage attributes of Camp Naivelt, specifically those relating to the design of the cottages. It is recommended that the Heritage Permit application be approved subject to the following conditions:

- i. That the applicant confirm the exterior cladding material to the satisfaction of Heritage staff prior to the issuance of the Heritage Permit;
- ii. That the two sash windows at the front of the cottage be made of wood;
- iii. That prior to the issuance of the Heritage Permit, the proposal be cleared by Zoning Services; and,
- iv. That the final drawings be submitted for review and approval by Heritage staff.

### **Corporate Implications:**

### Financial Implications:

None.

## 10.3-5

### Other Implications:

None.

### **Strategic Plan:**

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

### Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

### **Conclusion:**

Heritage staff have reviewed the Heritage Permit application for the construction of a replacement seasonal cottage in Camp Naivelt. The proposed cottage is in keeping with the character of the Camp as a whole and with the other cottages in the area. The only design elements not in keeping with the overall character of the Camp cottages are the style of the roof and the vinyl sash windows. However, a variety of roof forms are demonstrated in the Camp, including low-pitched sloped roofs and, as such, the proposed roof design is acceptable. Heritage staff recommend the approval of the Heritage Permit application subject to the conditions identified herein.

Original Approved by:

Original Approved by:

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Pam Cooper, MCIP, RPP  
Interim Manager, Land Use Policy

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Bob Bjerke, MCIP, LPP  
Director, Policy Planning

### **Attachments:**

Appendix A – Heritage Permit Application: 8596 Creditview Road

Report authored by:  
Cassandra Jasinski, Heritage Planner

**PART TWO - HERITAGE PERMIT APPLICATION:** \_\_\_\_\_**HERITAGE PERMIT APPLICATION FORM**

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

**A. REGISTERED OWNER**

**NAME OF REGISTERED OWNER(S)** United Jewish People's Order

**TELEPHONE NO. HOME** (    )

**BUSINESS:** ( 416 ) 789-5502

**FAX:** (    )

**E-MAIL ADDRESS:** info@jewishtoronto.com

**MAILING ADDRESS:** 585 Cranbrooke Ave. Toronto, ON M6A 2X9

**B. AGENT**

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

**NAME OF AGENT(S)** Lisa Ross

**TELEPHONE NO. HOME**

**BUSINESS:** (    )

**FAX:** (    )

**E-MAIL ADDRESS:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

*Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.*

**C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOTS(S) / BLOCK(S) **Part Lot 2,3**

CONCESSION NO. **4** **WHS Chinguacousy** REGISTERED PLAN NO.

PART(S) NO.(S) REFERENCE PLAN NO.

ROLL NUMBER: **10-08-0-011-15800-0000**

PIN (PROPERTY IDENTIFICATION NO.) **14087-0045**

**D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL**

**See attached item 1**

**See attached photos**

## E. DESCRIPTION OF WORKS

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

**Rehabilitation and/or Preventative Conservation Measures** (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

n/a

**Major Alterations, Additions and/or New Construction** (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

A new cottage is proposed for construction on Hill 3 of Camp Naivelt

For more information on materials, please see attached item 2

**Restoration** (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):

n/a

**F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY**

(Check all that apply)

NEW CONSTRUCTION IS PROPOSED ☒DEMOLISH ☐ALTER ☐EXPAND ☐RELOCATE ☐**G. SITE STATISTICS (For addition and construction of new structures)**LOT DIMENSIONS FRONTAGE n/a DEPTH n/aLOT AREA n/a m<sup>2</sup>EXISTING BUILDING COVERAGE n/a %BUILDING HEIGHT EXISTING n/a mPROPOSED 4.14 mBUILDING WIDTH EXISTING n/a mPROPOSED 6.9 mZONING DESIGNATION Agricultural

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) \_\_\_\_\_

SITE PLAN APPROVAL \_\_\_\_\_

BUILDING PERMIT xCONSERVATION AUTHORITY x completed

SIGN BYLAW APPROVAL \_\_\_\_\_

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)

## H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED

(Check all that apply)

- ☐ REGISTERED SURVEY
- ☒ SITE PLAN (showing all buildings and vegetation on the property)
- ☐ EXISTING PLANS & ELEVATIONS - AS BUILT
- ☒ PROPOSED PLANS & ELEVATIONS
- ☒ PHOTOGRAPHS
- ☒ MATERIAL SAMPLES, BROCHURES, ETC
- ☐ CONSTRUCTION SPECIFICATION DETAILS

## I. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

*(Property entry, if required, will be organized with the applicant or agent prior to entry)*

Signature of Applicant or Authorized Agent \_\_\_\_\_

*June 5 '18*

\_\_\_\_\_  
Date of Submission

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the *Ontario Heritage Act*, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.

**Attachment 1**

**D. OVERALL PROJECT DESCRIPTION / SUMMARY  
OF PROPOSAL**

My daughter and I are third and fourth generation “Naivelters”. Both sides of my family have been involved with the Camp since the beginning—in fact both my grandfathers built several of the cottages. My grandmother passed on her cottage to me about 20 years ago and sadly, in October of 2015 it burnt down (likely caused by people breaking in on the off-season).

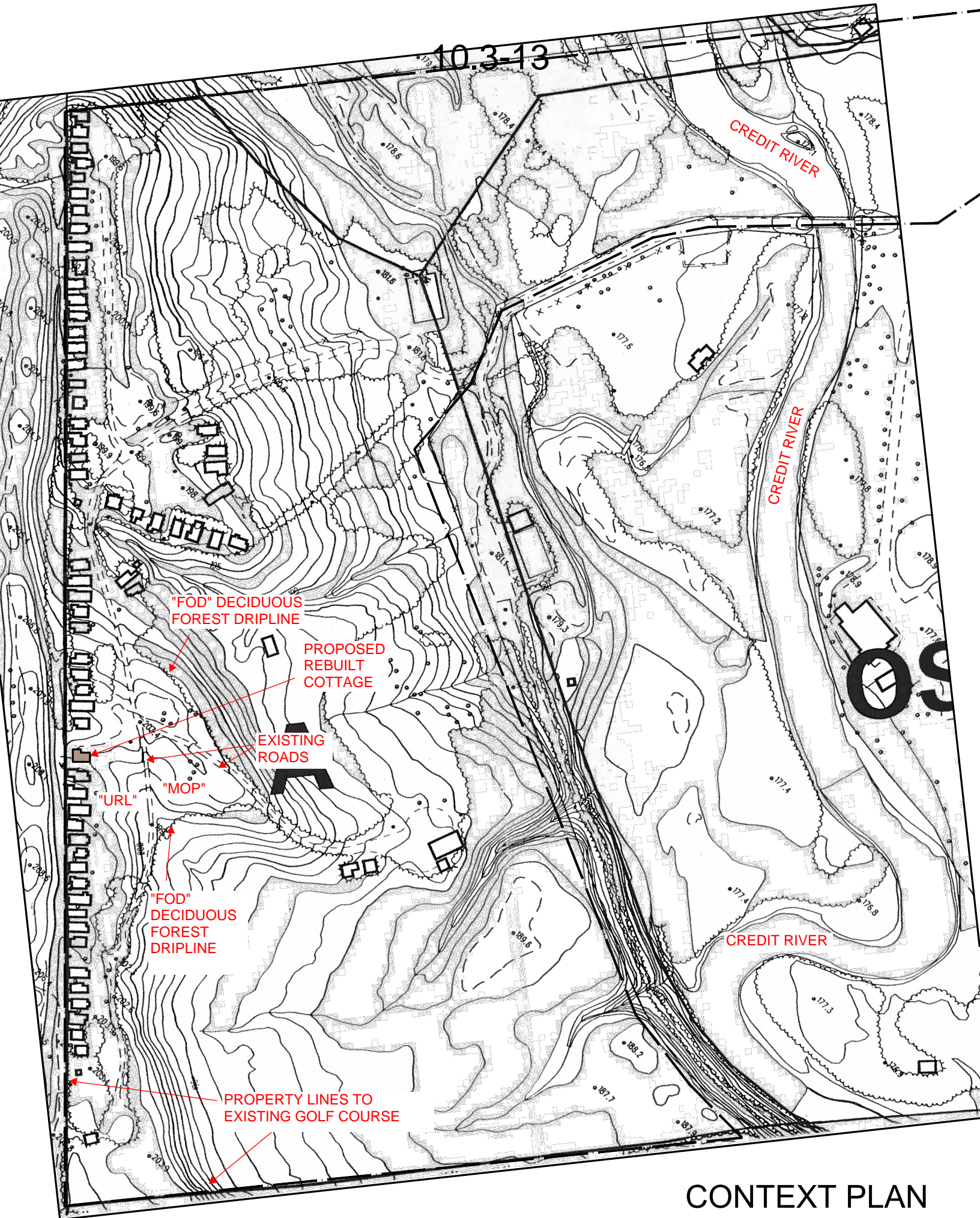
My proposal is to re-build on the same foot print, and to be situated along the same line as nearby cottages. It will be very similar to the original cottage. It will feature many of the key attributes listed in the Heritage Report. As such it will be a rustic, wooden framed one-level cabin, with two bedrooms and a kitchen/living area, plus a small bathroom with a composting toilet. It will have a screened in sun porch off the front. The roof will have a low-slope pitch, which is not the most common but there is variation in roof style out at Naivlet (see attached photos). It will have: wood board siding; wooden front door; wooden screen door to front porch, sash windows; and rafter tails. The landscaping will not change. A couple of trees have already been cut down due to the fire. Others have been damaged but are surviving and hopefully will continue to do so.

#

## Attached item 2

### Major Alterations, Additions and/or New Construction

- 2-ply modified bitumen material for roof
- Wood exterior siding panels (SmartSide Siding Panel-component is hardwood) OR (depending on cost and availability )
- <https://www.rona.ca/en/smartsider-siding-panel-3-8-x-4-x-8-primer-63345070>
- OR
- [https://www.homehardware.ca/en/rec/index.htm/Building-Supplies/Building-Materials/Siding-Acc/Wood/Pre-finished/1-x-6-Evolution-Slate-Grey-Bevel-Wood-Siding-by-Linear-Foot/\\_/N-2pqfZ67I/Ne-67n/Ntk-All\\_EN/R-12756328?Ntt=wood+siding](https://www.homehardware.ca/en/rec/index.htm/Building-Supplies/Building-Materials/Siding-Acc/Wood/Pre-finished/1-x-6-Evolution-Slate-Grey-Bevel-Wood-Siding-by-Linear-Foot/_/N-2pqfZ67I/Ne-67n/Ntk-All_EN/R-12756328?Ntt=wood+siding)
- Wood door –front (perhaps a used one from another cottage)
- Sliding door-back bedroom - vinyl
- <https://www.homedepot.ca/en/home/p.60-inch-x-80-inch-glacier-white-left-hand-sliding-low-e-vinyl-patio-door.1000846302.html>
- Wood and screen front porch
- <https://www.homedepot.ca/en/home/p.32-inch-x-80-inch-glenwood-wood-screen-door.1000660107.html>
- Sash Windows: single hung vinyl windows
- <https://www.homedepot.ca/en/home/p.36-inch-x-38-inch-5000-series-single-hung-vinyl-window-with-j-channel-brickmould.1000672033.html>



CONTEXT PLAN  
SCALE 1:2500

10.3-14

ROW OF EXISTING  
COTTAGES  
CONTINUES

THIS AREA  
IDENTIFIED AS  
"FOD" DECIDUOUS  
FOREST

DRIP LINE OF  
EXISTING FOREST

EXISTING GOLF COURSE

PROPERTY LINE

ADJACENT EXISTING  
COTTAGE

58.3 M  
[191']  
SETBACK TO CLOSEST  
CONSERVATION  
FEATURE: DRIPLINE OF  
EXISTING FOREST

4.4 M  
[14'-4"]

9.4 M  
[30'-10"]

9.5 M  
[31'-2"]

LINE OF OUTDOOR DECK

6.9 M  
[22'-7"]

PROPOSED REBUILT  
SLEEPING COTTAGE ON  
EXISTING FOOTPRINT (NO  
PLUMBING OR SEPTIC  
PLANNED)

3.66 M  
[12'-0"]

4.8 M  
[15'-10"]

4.14 M  
[14'-0"]

THIS AREA  
IDENTIFIED AS  
"URL" LOW  
DENSITY  
RESIDENTIAL

THIS AREA  
IDENTIFIED AS  
"MOP" PRIVATE  
OPEN SPACE

EXISTING GRAVEL  
ROAD

ADJACENT EXISTING  
COTTAGE

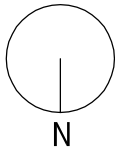
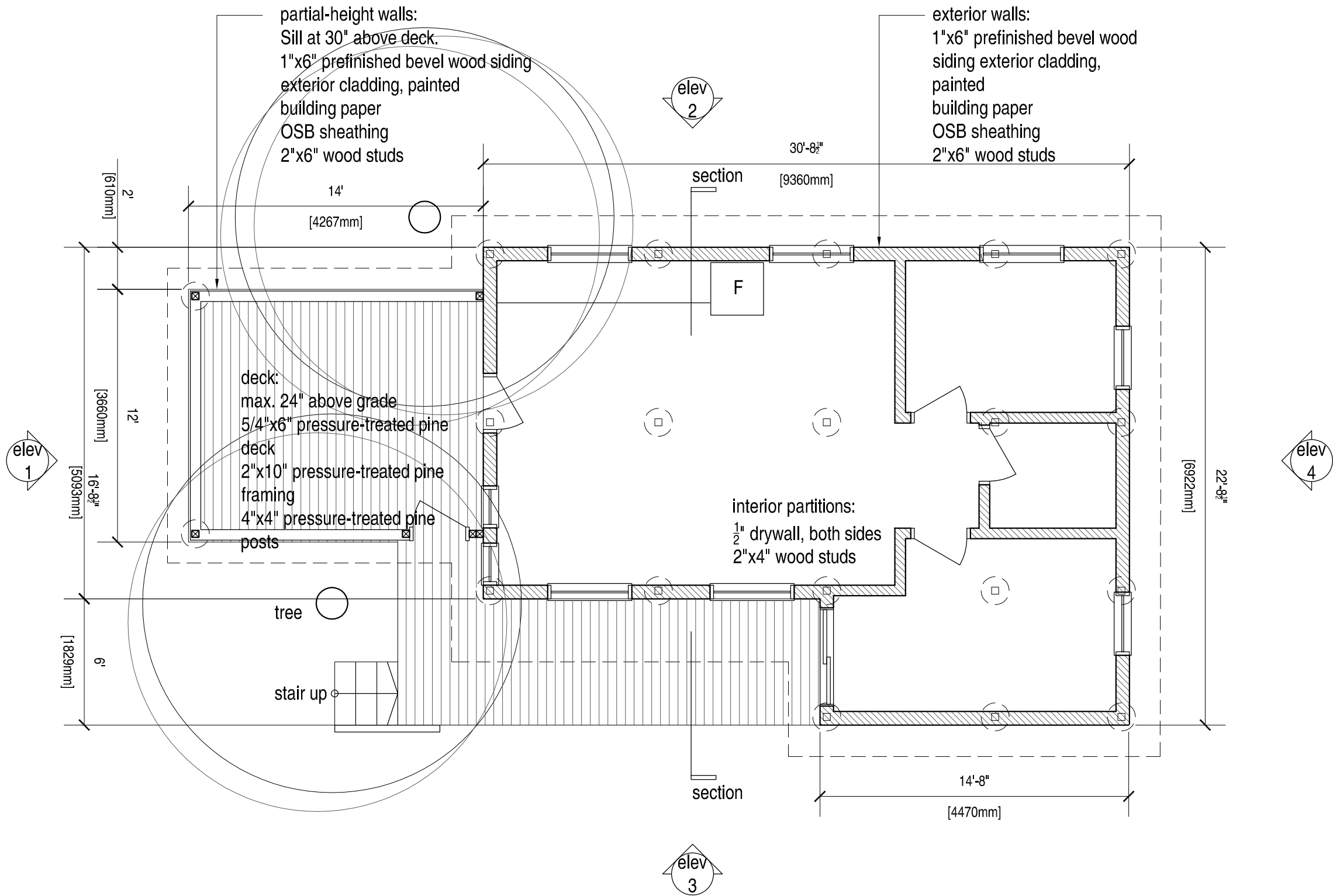
56.3 M  
[185']  
SETBACK TO CLOSEST  
CONSERVATION  
FEATURE: DRIPLINE OF  
EXISTING FOREST

DRIP LINE OF  
EXISTING FOREST

ROW OF EXISTING  
COTTAGES  
CONTINUES

THIS AREA  
IDENTIFIED AS  
"FOD" DECIDUOUS  
FOREST

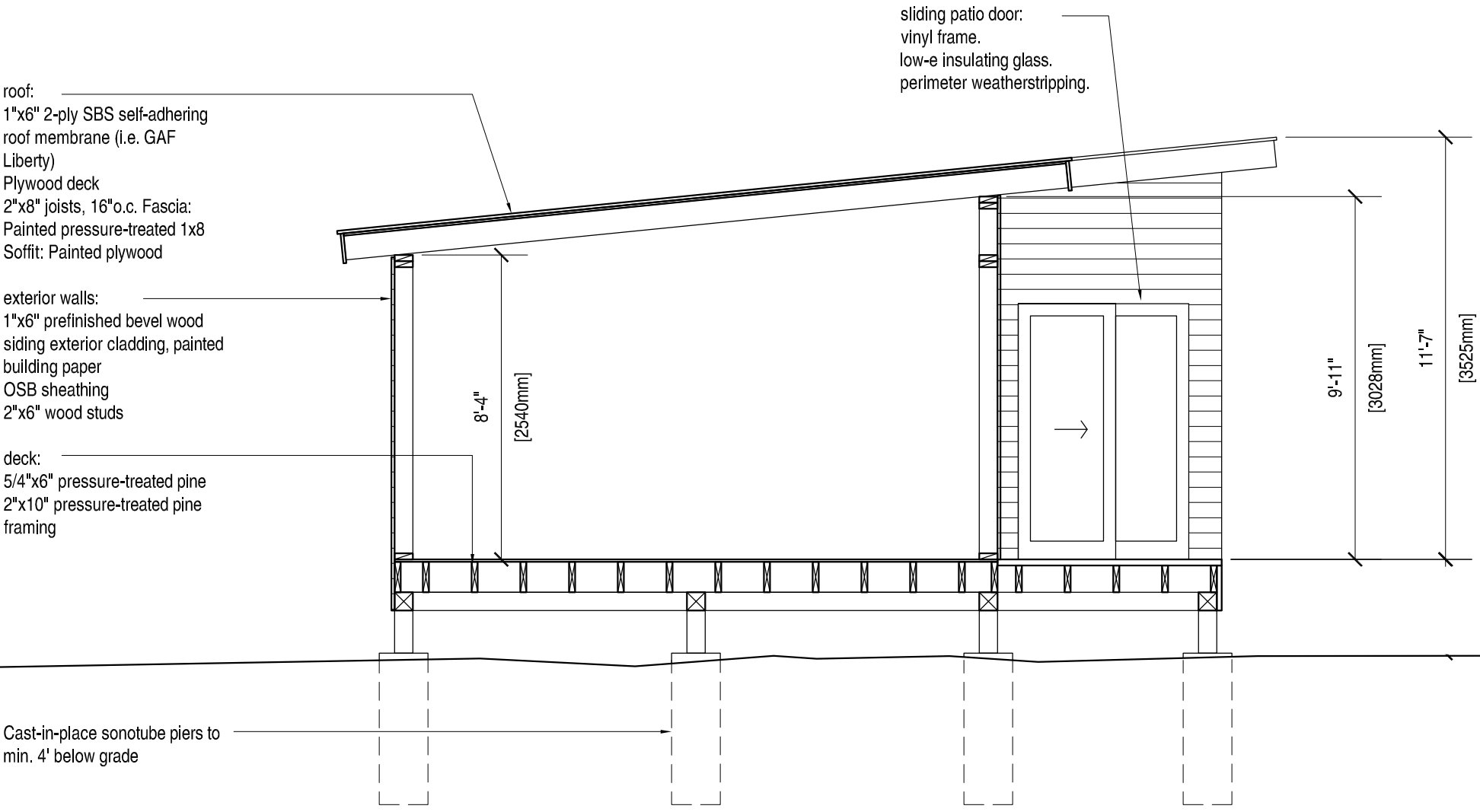
SITE PLAN  
SCALE 1:400



Ross Cabin  
Proposed rebuild,  
post-fire

Camp Naivelt  
Creditview Road,  
Brampton

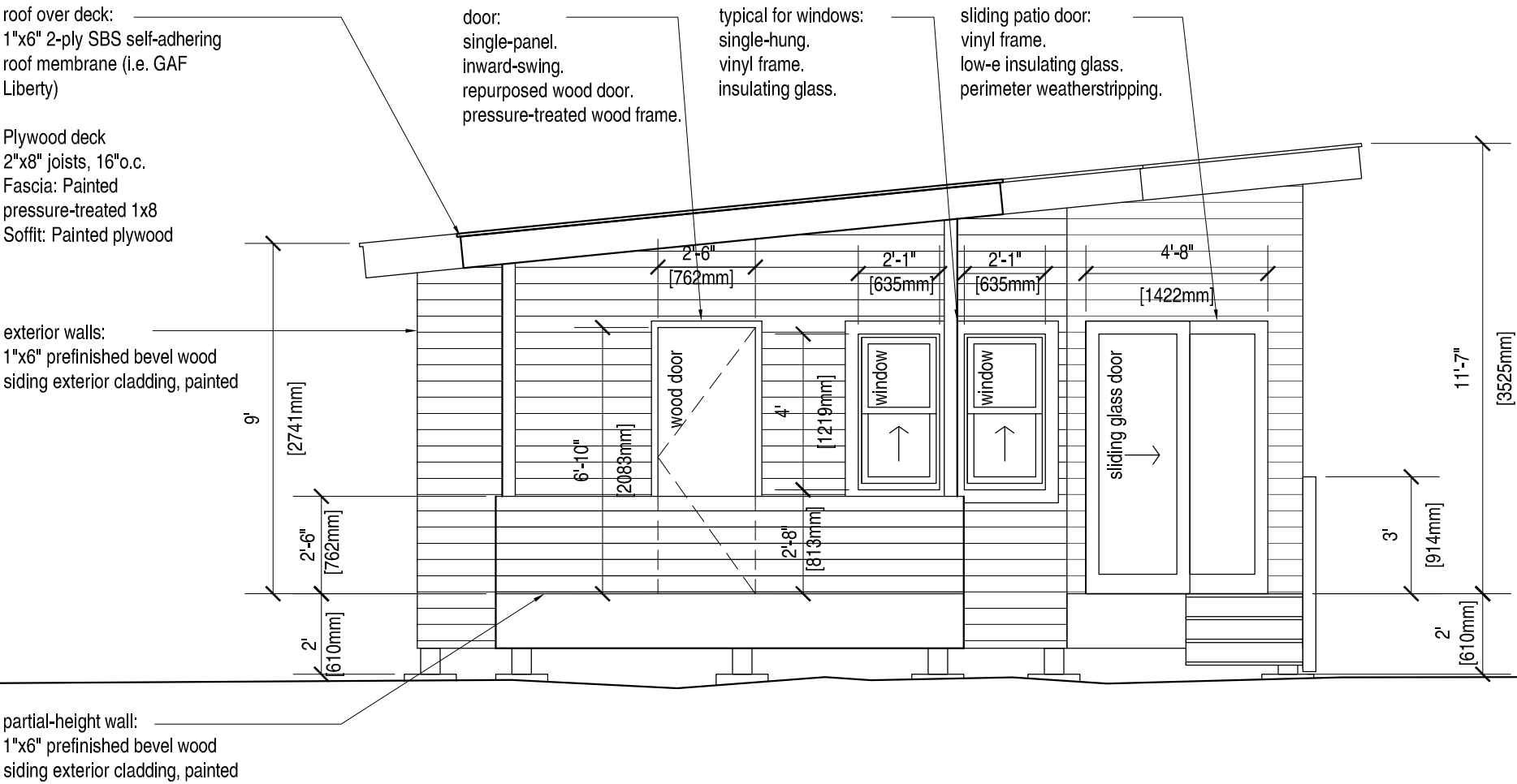
Plan  
3/16"=1'  
[1:64]



Ross Cabin  
Proposed rebuild,  
post-fire

Camp Naivelt  
Creditview Road,  
Brampton

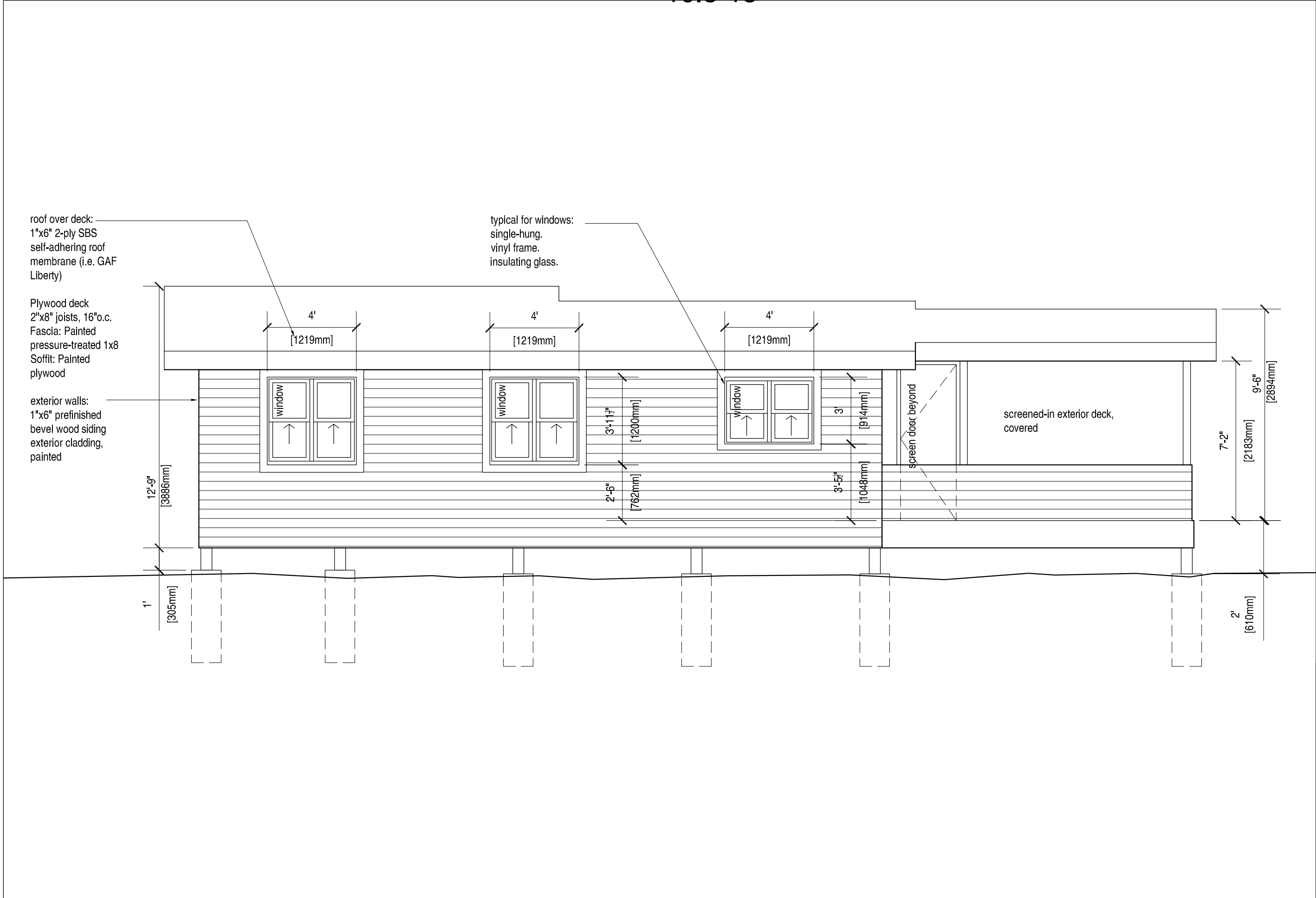
Section  
1/4"=1'  
[1:48]



Ross Cabin  
Proposed rebuild,  
post-fire

Camp Naivelt  
Creditview Road,  
Brampton

Elevation 1  
1/4"=1'  
[1:48]

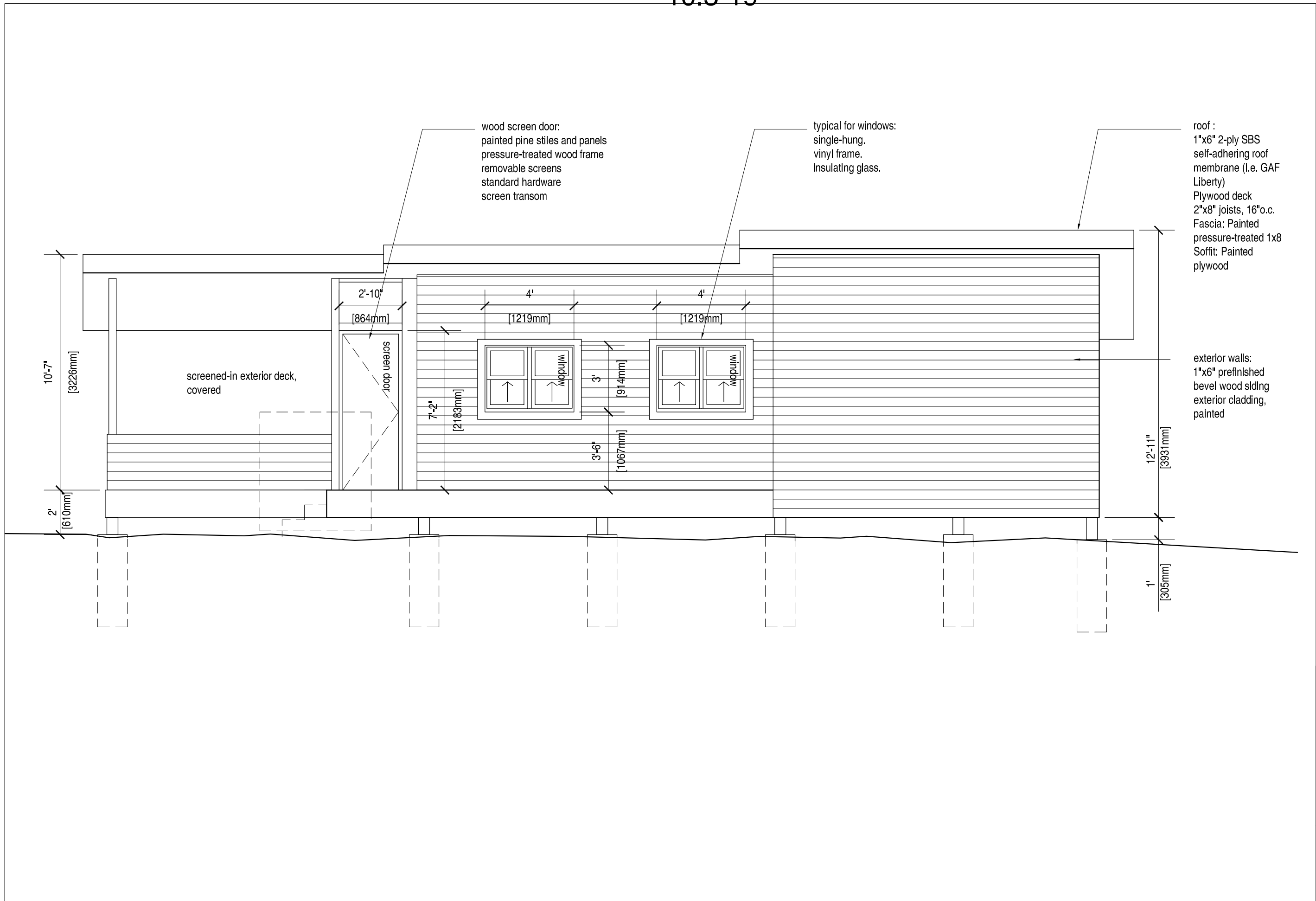


Ross Cabin  
Proposed rebuild,  
post-fire

Camp Naivelt  
Creditview Road,  
Brampton

Elevation 2  
1/4"=1'  
[1:48]

10.3-19

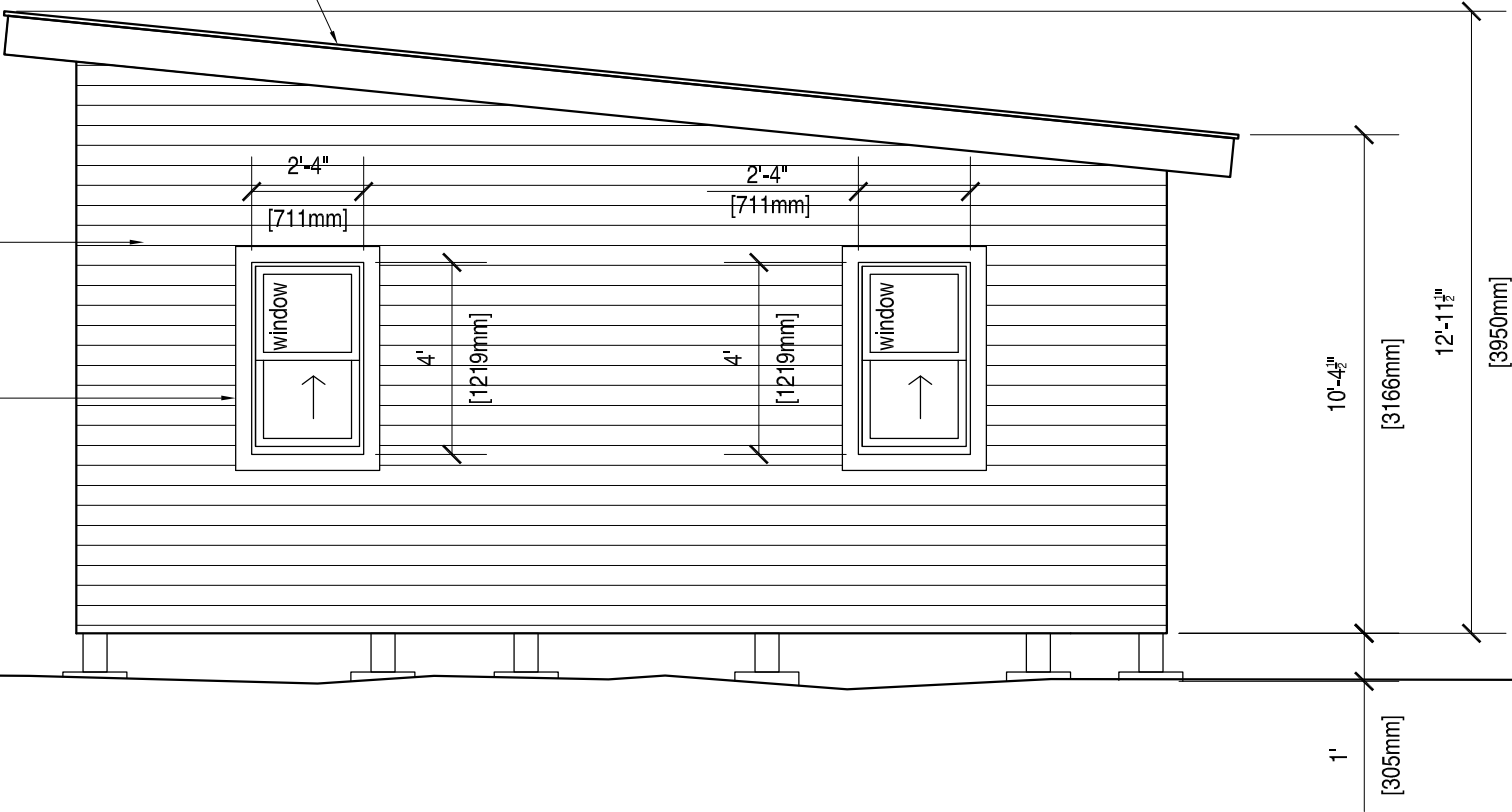


roof :  
1"x6" 2-ply SBS self-adhering  
roof membrane (i.e. GAF  
Liberty)

Plywood deck  
2"x8" joists, 16"o.c.  
Fascia: Painted  
pressure-treated 1x8 Soffit:  
Painted plywood

exterior walls:  
1"x6" prefinished bevel wood  
siding exterior cladding, painted

typical for windows:  
single-hung.  
vinyl frame.  
insulating glass.



Ross Cabin  
Proposed rebuild,  
post-fire

Camp Naivelt  
Creditview Road,  
Brampton

Elevation 4  
1/4 "≡1'  
[1:48]

10.3-21



10.3-22



10.3-23



10.3-24



10.3-25



10.3-26



10.3-27



10.3-28



10.3-29



**Date:** 2018-06-12

**Subject:** **Heritage Permit Application – 8280 Heritage Road – Ward 6 (HE.x 8280 Heritage Road)**

**Contact:** Cassandra Jasinski, Heritage Planner, Planning and Development Services, 905-874-2618, Cassandra.Jasinski@brampton.ca

**Recommendations:**

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 12, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, **re: Heritage Permit Application – 8280 Heritage Road – Ward 6** (HE.x 8280 Heritage Road), be received;
2. That the Heritage Permit application for the alterations to the designated property at 8280 Heritage Road (McClure Octagonal House) for the removal of the 1 ½ storey Victorian Gothic addition be approved in accordance with Section 33 of the *Ontario Heritage Act* and subject to the following terms and conditions:
  - a. That prior to the issuance of any heritage permit or building permit, including a demolition permit, for all or any part of the rear 1 ½ storey Victorian Gothic addition, the owner shall:
    - i. Provide a Heritage Conservation Plan, prepared by a qualified heritage consultant to the satisfaction of the Brampton Heritage Board and the Director of Policy Planning for the demolition of the rear 1 ½ storey addition, repairs and stabilization of the Octagonal house, the closing and construction of the rear wall of the Octagonal house, and the exterior restoration of the Octagonal house;
    - ii. Provide measured drawings and photo documentation of the interior and exterior portion of the building to be removed to the satisfaction of the Director of Policy Planning; and,

## 10.4-2

- iii. Provide a cost estimate for the works outlined in the Heritage Conservation Plan. This cost estimate shall form the basis for the securities to be taken in a form and amount satisfactory to the Director of Policy Planning.
  - b. That the Heritage Conservation Plan be submitted in support of a subsequent Heritage Permit Application that will be required for the closing and construction of the rear wall of the Octagonal house, repairs and stabilization of the Octagonal house, and exterior restoration of the Octagonal house;
  - c. That prior to the release of financial securities, the owner provide a Letter of Substantial Completion, prepared and signed by a qualified heritage consultant, confirming that the required conservation work has been completed in accordance with the Heritage Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Directory of Policy Planning.
  - d. That the measured drawings and photo documentation of the rear 1 ½ storey Victorian Gothic addition be submitted for archival purposes to the Peel Archives at Peel Art Gallery, Museum & Archives (PAMA);
  - e. That a contractor, selected to the satisfaction of heritage staff, with extensive experience in the field of heritage preservation and conservation carry out the demolition of the rear 1 ½ storey Victorian Gothic addition.
  - f. That the owner notify Heritage Planning staff of the demolition date for the Victorian Gothic addition; and,
  - g. That the owner salvage all re-usable materials, as identified by the qualified heritage consultant, including but not limited to bricks, foundation materials, wood beams, framing, windows and hardware from the portion of the building to be removed, and store these materials safely on site in a secure location for possible future reuse.
3. That the “Heritage Impact Assessment” prepared by Golder Associates attached as Appendix B to this report be received and that the recommendations/mitigation options contained therein be approved as amended by Heritage staff in this report.

## 10.4-3

4. That staff be directed to amend By-law 26-1979 to provide a description of the property's heritage attributes and to revise the language of the by-law to make it consistent with the requirements of the *Ontario Heritage Act* and the regulations made under this *Act*.

### Overview:

- The property at 8280 Heritage Road is designated under Part IV of the *Ontario Heritage Act* (the “*Act*”).
- In accordance with Section 33 of the *Act*, alterations to a designated property that are likely to affect its heritage attributes require consent in writing from the Council of the municipality.
- The City has received a Heritage Permit application for 8280 Heritage Road for the removal of the rear 1 ½ storey Victorian Gothic addition in order to stop the movement of the addition from damaging the octagonal portion of the structure.
- This report recommends that the Brampton Heritage Board endorse the application for alteration of the designated heritage property at 8280 Heritage Road subject to the terms and conditions recommended in this report
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

### Background:

The property at 8280 Heritage Road is designated under Part IV of the *Ontario Heritage Act* (the “*Act*”) and contains a well-preserved example of an octagonal dwelling. The property was designated under Part IV of the *Act* as a property of cultural heritage value or interest pursuant to By-law 26-1979.

In accordance with Section 33 of the *Act*, alterations to a designated property that are likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

Sedgwick Marshall Homes Ltd., on behalf of Winston Steeles Financial Corp., retained Golder Associates Ltd. (Golder) to prepare a Heritage Impact Assessment (HIA) for the property at 8280 Heritage Road. The purpose of the HIA was to propose

## 10.4-4

recommendations and mitigation strategies for the short and long term conservation of the Octagon House. The HIA has been submitted as part of the Heritage Permit application.

### **Current Situation:**

#### Heritage Permit

The owners of 8280 Heritage Road retained Sedgwick Marshall Heritage Homes to undertake work on the Octagon House at 8280 Heritage Road in accordance with the Minimum Maintenance (Property Standards) By-law 154-2012. Sedgwick Marshall Heritage Homes submitted a complete Heritage Permit application for the removal of the back addition of the building at 8280 Heritage Road on May 11, 2018. (Appendix A) In accordance with Section 33 of the *Act*, Council must respond to the application by August 9, 2018. Sedgwick Marshall Heritage Homes have contacted the Credit Valley Conservation Authority (CVC) regarding this application as the property is located within the CVC regulated area. In support of the application, the applicants submitted a Heritage Impact Assessment (HIA) accompanied by an engineering report (Appendix B); a geotechnical report (Appendix C); and a review of the geotechnical report to answer questions posed by Heritage staff (Appendix D).

The application proposes the removal of the rear 1 ½ storey Victorian Gothic addition. As stated in the application, this Victorian Gothic addition is pulling on the octagonal portion of the house due to the poor soil quality the addition is built on. During remediation work at the property, it was discovered that there has been significant damage to the octagonal structure as a result of the movement of the addition over time.

Several unsuccessful remedial measures, undertaken without a heritage permit, were attempted to address issues with the movement of the house, including the installation of poured concrete buttresses on the northwest and southwest façades and extensive brick repointing/repair on the rear Victorian Gothic addition and west façade of the Octagonal House.

The structural issues with the Victorian Gothic addition were identified in the HIA and the associated engineer's report. The engineer's report identifies several areas in the masonry exterior and foundation requiring repair. The conclusion in the HIA, with the engineer's report considered, is that the structural instability of the Victorian Gothic addition is detrimentally affecting the integrity of the Octagonal House, as evidenced by the crack patterns witnessed on the structure by the heritage consultants and the engineer.

## 10.4-5

Immediate, short-term, and long-term conservation actions are recommended in the HIA due to the structural issues in the Victorian Gothic addition and potential future road widening construction. The recommended short-term conservation actions for the dwelling are:

- To demolish the rear Victorian Gothic addition of the house; and,
- To stabilize, protect and monitor the Octagonal House until subsequent conservation/adaptive re-use work is underway.

In accordance with the recommendations of the HIA, the applicants propose to remove the Victorian Gothic addition in order to stabilize the Octagonal portion of the dwelling. The applicants propose to remove the brick from the north façade of the Victorian Gothic addition by hand, stack the salvaged bricks on pallets and store the materials on site in a secure location. The addition will then be cut where it meets the Octagonal structure before being pulled away. Any salvageable materials such as wood beams will be saved during this process.

### Discussion:

As per to Section 4.10.1.8 of the City of Brampton Official Plan (OP) the protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as core principles for all conservation projects in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The *Standards and Guidelines for Conservation of Historic Places in Canada* outlines processes for the evaluation, protection and interventions required to maintain character-defining elements of cultural heritage resources. These guidelines include concepts such as minimal intervention and the conservation of the character-defining elements. In accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the City of Brampton's Official Plan, interventions required to stabilize and, if necessary, protect the character-defining elements must occur to conserve the character defining elements of a cultural heritage resource. The proposed works impact the rear Victorian Gothic addition, identified as a heritage attribute in the HIA, through its removal.

Several options for the conservation of the resource were explored, which included the relocation of the cultural heritage resource on site and stabilization of the rear Victorian

## 10.4-6

Gothic addition. The HIA addresses several of these options. The major concern with the stabilization of the Victorian Gothic addition, as addressed in the HIA and further elaborated upon in the geotechnical report, was whether or not engineering efforts to stabilize the addition and soil on which it sits would be successful in preventing further subsidence of the octagonal structure

The necessity of removing the Victorian Gothic addition and the continued conservation of the octagonal house at its current location were of concern to Heritage staff. As such, a geotechnical assessment was requested to determine the long term stability of the octagonal house at its current site and to further assess the cause of the building's movement over time. The geotechnical assessment examined the slope stability and the composition of the soil near the octagonal structure and the Victorian Gothic addition.

The geotechnical assessment indicated that the settlement of the addition, due to the unstable soil on which it was constructed, is the primary cause of damage to the west façade of the Octagonal structure. The addition, due to its construction on a slope and on loose variable fill, would be prone to potential ongoing movement and settlement. The movement and settlement of the addition was determined to be the cause of the cracking and settlement of the structure.

The octagonal portion of the dwelling was constructed on stiff, native soils and is considered stable in the short term and long term in its current location. The slope on which the octagonal house was constructed would not be of significant concern. The octagonal house would therefore be stable in its current location.

The geotechnical assessment identified two options:

- 1) Establish proper foundation support for the addition; or,
- 2) Remove the addition and stabilize the affected wall of the original structure.

As part of option 1, two methods were identified for the retention of the addition and stabilization of its foundation:

- a) Underpinning of the foundation to establish support on competent native soils; or,
- b) Installation of helical piers, which would transfer the load through the fill into the underlying competent native soils.

High risks to the octagonal structure were identified should either of the options for retention of the addition be pursued. Potential risks identified included further damage/movement of the structure.

## 10.4-7

As potential retention options were identified in the geotechnical report, Heritage staff requested further information in order to clarify the feasibility of retained the Victorian Gothic addition. The applicants submitted a subsequent engineering report addressing the additional questions from staff regarding the findings of the geotechnical study. The questions and answers provided by the engineer are attached as Appendix D to this report.

The alterations applied for as part of this heritage permit application are invasive and propose the removal of elements identified as heritage attributes in the associated HIA, however, the octagonal portion of the dwelling at 8280 Heritage Road is the priority for conservation. Octagonal buildings are rare in Ontario and this octagonal house in particular is one of the best preserved of its kind. The Victorian Gothic addition proposed for removal is located to the rear and is not readily visible from the road. As such, the public experience of the cultural heritage resource will not be drastically affected by the removal of the addition. Furthermore, there are many better preserved examples of Victorian Gothic architecture, specifically in the form of Victorian Gothic cottages, elsewhere in Brampton. This is a unique situation and the alterations are only being considered for the benefit of the long-term conservation of the cultural heritage resource at 8280 Heritage Road.

Following diligent analysis of the materials submitted and for the benefit of the long term conservation of the octagonal portion of the dwelling Heritage staff recommend the approval of the heritage permit subject to the following conditions:

- a. That prior to the issuance of any heritage permit or building permit, including a demolition permit, for all or any part of the rear 1 ½ storey Victorian Gothic addition, the owner shall:
  - i. Provide a Heritage Conservation Plan, prepared by a qualified heritage consultant to the satisfaction of the Brampton Heritage Board and the Director of Policy Planning for the demolition of the rear 1 ½ storey addition, repairs and stabilization of the Octagonal house, the closing and construction of the rear wall of the Octagonal house, and the exterior restoration of the Octagonal house;
  - ii. Provide measured drawings and photo documentation of the interior and exterior portion of the building to be removed to the satisfaction of the Director of Policy Planning; and,

## 10.4-8

- iii. Provide a cost estimate for the works outlined in the Heritage Conservation Plan. This cost estimate shall form the basis for the securities to be taken in a form and amount satisfactory to the Director of Policy Planning.
- b. That the Heritage Conservation Plan be submitted in support of a subsequent Heritage Permit Application that will be required for the closing and construction of the rear wall of the Octagonal house, repairs and stabilization of the Octagonal house, and exterior restoration of the Octagonal house;
- c. That prior to the release of financial securities, the owner provide a Letter of Substantial Completion, prepared and signed by a qualified heritage consultant, confirming that the required conservation work has been completed in accordance with the Heritage Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Directory of Policy Planning.
- d. That the measured drawings and photo documentation of the rear 1 ½ storey Victorian Gothic addition be submitted for archival purposes to the Peel Archives at Peel Art Gallery, Museum & Archives (PAMA);
- e. That a contractor, selected to the satisfaction of heritage staff, with extensive experience in the field of heritage preservation and conservation carry out the demolition of the rear 1 ½ storey Victorian Gothic addition.
- f. That the owner notify Heritage Planning staff of the demolition date for the Victorian Gothic addition; and,
- g. That the owner salvage all re-usable materials, as identified by the qualified heritage consultant, including but not limited to bricks, foundation materials, wood beams, framing, windows and hardware from the portion of the building to be removed, and store these materials safely on site in a secure location for possible future reuse.

A Heritage Conservation Plan (HCP) was not provided as part of this Heritage Permit application but will be required as a condition to be fulfilled prior to the issuance of the heritage permit. The applicants submitted a brief overview of the proposed method for

## 10.4-9

partial demolition which will be further clarified as part of the Heritage Conservation Plan should the removal of the Victorian Gothic addition be permitted by Council.

The state of the foundation of the octagonal portion of the dwelling, and whether or not it is tied into the foundation of the Victorian Gothic addition, is of particular concern to Heritage staff as it will have implications for the manner in which the demolition of the Victorian Gothic addition is carried out. As such, Heritage staff have proposed the condition that prior to the issuance of the Heritage Permit, the applicants submit a Heritage Conservation Plan, detailing the method of removal for the addition and the expected restoration measures. Once the HCP is complete, it will be brought to the Brampton Heritage Board and Council for their review. This HCP should include and address:

- measured architectural drawings of the dwelling;
- salvage of the brick, beams, windows, foundation and other materials from the Victorian Gothic addition;
- a detailed explanation of the method for removing the Victorian Gothic addition;
- stabilization measures for the Octagonal portion of the dwelling during the removal of the Victorian Gothic addition
- foundation repairs for the Octagonal portion of the dwelling;
- reinstatement of the west wall of the Octagon portion of the dwelling;
- brick repointing and repair;
- adaptive re-use possibilities and plans; and,
- Other associated conservation works determined necessary by the heritage consultant or Heritage staff.

A cost estimate based on the highest cost expected for the works contained in the Heritage Conservation Plan will be used to determine the amount of securities to be taken for the works prior to the issuance of the heritage permit. These securities will be released once the owner provides a letter of substantial completion, prepared and signed by a qualified heritage consultant, confirming that the conservation works outlined in the Heritage Conservation Plan have been completed.

The Heritage Conservation Plan will also form the basis of a subsequent Heritage Permit application to be brought to the Board for the balance of the works not included in the scope of the current Heritage Permit application.

Heritage Impact Assessment

## 10.4-10

The HIA, submitted as part of the Heritage Permit application, concluded that the subject property meets the criteria for designation under the *Act* for its Design/Physical, Historical/Associative, and Contextual Value, and that the dwelling at 8280 Heritage Road is one of the finest surviving examples of an octagonal building in all of Ontario. The consultant's recommended conservation strategy is retention in situ and the demolition of the rear Victorian Gothic addition. In the HIA, Golder Associates recommended immediate, short-term and long-term conservation measures for the cultural heritage resource at 8280 Heritage Road:

### Immediate:

- Continue to comply with the City Minimum Maintenance (Property Standards) By-law 154-2012 (with amendment for Cultural Heritage Resources) and Vacant Building By-law 155-2012;
- Conduct periodic structural and maintenance monitoring, with increased frequency during construction for the Heritage Road improvements;

### Short-Term Actions:

- Demolish the rear wing;
- Stabilize, protect, and monitor the Octagonal Block until subsequent conservation/adaptive re-use work is underway; and,

### Long-Term Actions

- Prepare a conservation plan detailing the approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule;
- Amend By-law 26-79 to incorporate the current understanding of the cultural heritage value and attributes of the octagonal house;
- Officially name the house 'McClure House' and install a City of Brampton Heritage Wall Mounted Plaque in a location and manner that will not impact any heritage attributes; and,
- Retain and remount the existing plaque as an early example of municipal heritage commemoration efforts.

As previously addressed, Heritage staff recommend that the Heritage Conservation Plan be prepared as a condition of the Heritage Permit for the removal of the Victorian Gothic addition. Heritage staff also recommend that the third long-term action be amended so as to name the house the "Samuel McClure Octagon House". Heritage staff recommend that approval of the recommendation/mitigation measures as amended by staff and with the addition of the conditions proposed for the heritage permit.

**Corporate Implications:**Financial Implications:

None.

Other Implications:

None.

**Strategic Plan:**

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

**Conclusion:**

Heritage staff have reviewed the Heritage Permit application for the removal of the Victorian Gothic addition at 8280 Heritage Road. The works included in the heritage permit are extensive and sensitive in nature. As such, Heritage staff have recommended conditions for the protection of the cultural heritage resource at 8280 Heritage Road. It is recommended that the Heritage Permit for the removal of the Victorian Gothic addition at 8280 Heritage Road be approved subject the conditions recommended by Heritage staff.

This report also recommends that the "Heritage Impact Assessment" attached as Appendix B to this report be received and that the recommendations/mitigation options contained therein be approved as amended.

Original Approved by:

Original Approved by:

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# 10.4-12

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Pam Cooper, MCIP, RPP  
Interim Manager, Land Use Policy

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Bob Bjerke, MCIP, LPP  
Director, Policy Planning

## **Attachments:**

Appendix A – Heritage Permit Application - 8280 Heritage Road

Appendix B – Heritage Impact Assessment - 8280 Heritage Road

Appendix C – Geotechnical Report – 8280 Heritage Road

Appendix D – Review of the Geotechnical Report – 8280 Heritage Road

Report authored by: Cassandra Jasinski, Heritage Planner

10.4-13

**PART TWO - HERITAGE PERMIT APPLICATION:****HERITAGE PERMIT APPLICATION FORM**

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

**A. REGISTERED OWNER**

**NAME OF REGISTERED OWNER(S)** Winston Steeles Financial Corp. (Maple Lodge)

**TELEPHONE NO. HOME** ( ) **BUSINESS:** (905) 455-8340 **FAX:** ( )

**E-MAIL ADDRESS:** wmay@maplelodgefarms.com Ext. 2727.

**MAILING ADDRESS:** 8301 Winston Churchill Blvd.  
Brampton, On L6Y 0A2.

**B. AGENT**

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

**NAME OF AGENT(S)** Sedgwick Marshall Heritage Homes

**TELEPHONE NO. HOME** **BUSINESS:** ( ) **FAX:** ( )

**E-MAIL ADDRESS:**

**MAILING ADDRESS:** 336 Bronte St, Unit 226.  
Milton, On. L9T 7W6.

*Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.*

**C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY**LOTS(S) / BLOCK(S)CONCESSION NO.REGISTERED PLAN NO.PART(S) NO.(S)REFERENCE PLAN NO.ROLL NUMBER:PIN (PROPERTY IDENTIFICATION NO.)**D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL**

The back portion of 8280 Heritage Rd, which is a later addition, will be demolished. The back, west wall, will be restored with similar brick. However, the scope of the restoration will not be known until the back part has been removed.

**E. DESCRIPTION OF WORKS**

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

**Rehabilitation and/or Preventative Conservation Measures** (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

Demolition of the back later addition. The back portion is pulling on the Octagonal house due to the poor soil quality that the back portion is built on. It will continue to do so endangering the Octagonal portion.

**Major Alterations, Additions and/or New Construction** (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

**Restoration** (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):

Once the back part is demolished the <sup>west</sup> brick wall on Octagonal house will be restored.

## F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY

(Check all that apply)

NEW CONSTRUCTION IS PROPOSED ☐

DEMOLISH ☒

ALTER ☐

EXPAND ☐

RELOCATE ☐

## G. SITE STATISTICS (For addition and construction of new structures)

N/A

LOT DIMENSIONS FRONTAGE \_\_\_\_\_ DEPTH \_\_\_\_\_

LOT AREA \_\_\_\_\_ m<sup>2</sup>

EXISTING BUILDING COVERAGE \_\_\_\_\_ %

BUILDING HEIGHT EXISTING \_\_\_\_\_ m

PROPOSED \_\_\_\_\_ m

BUILDING WIDTH EXISTING \_\_\_\_\_ m

PROPOSED \_\_\_\_\_ m

ZONING DESIGNATION \_\_\_\_\_

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) \_\_\_\_\_

SITE PLAN APPROVAL \_\_\_\_\_

BUILDING PERMIT \_\_\_\_\_

CONSERVATION AUTHORITY \_\_\_\_\_

SIGN BYLAW APPROVAL \_\_\_\_\_

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)

## H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED

(Check all that apply)

- ☐ REGISTERED SURVEY
- ☒ SITE PLAN (showing all buildings ~~and vegetation on the property~~)
- ☒ EXISTING PLANS & ELEVATIONS - AS BUILT - refer to HIA
- ☐ PROPOSED PLANS & ELEVATIONS
- ☒ PHOTOGRAPHS - refer to HIA.
- ☐ MATERIAL SAMPLES, BROCHURES, ETC
- ☐ CONSTRUCTION SPECIFICATION DETAILS

## I. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

*(Property entry, if required, will be organized with the applicant or agent prior to entry)*

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
Date of Submission

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the *Ontario Heritage Act*, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.

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# SOIL-MAT ENGINEERS & CONSULTANTS LTD.

www.soilmat.ca info@soilmat.ca TF: 800.243.1922

10.4-18

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PROJECT NO.: SM 177792-G

September 18, 2017

Revised: September 29, 2017

BLACK ROCK SERVICES  
6951 Derry Road West  
Bldg. B, Unit #40067  
Milton, Ontario  
L9T 7W4

Attention: Mr. Mike Hoefer, P. Eng.

**GEOTECHNICAL CONSIDERATIONS  
FOUNDATIONS AND PROPOSED RETAINING WALL  
HERITAGE HOUSE – MAPLE LODGE FARMS  
BRAMPTON, ONTARIO**

Dear Mr. Hoefer,

As requested, a representative of SOIL-MAT ENGINEERS visited the above noted site on September 7, 2017. The purpose of this site visit was to examine the exterior of the existing structures and evaluate the founding soils in a series of test pits, to complete a slope stability analysis, and to provide our comments and recommendations with respect to the foundations of the existing structure as well as the design and construction of a proposed retaining wall, from a geotechnical point of view.

## SITE CONDITIONS

We understand that the octagonal building was originally built in the mid 1850's and the rectangular addition was built on the west side sometime afterwards. The original octagonal structure is a brick façade with a field stone foundation wall. The addition is also a brick veneer and field stone foundation wall, however with a concrete block foundation wall repair at the southwest corner. The grade around the structure is relatively flat and even to the north and east, but slopes to the south and west towards a pond feature. The addition is constructed extending down the hill, as a walk-out style, from the original structure.

The addition has evidently experienced settlement and movement over time, with step cracking in the brick façade and concrete block foundation walls, along with evidence of historical repairs. The original structure also displays evidence of some cracking of mortar joints and minor movement, specifically in the walls adjacent to the addition [i.e. on the downhill side of the structure]. There is evidence of historical repair and stabilization efforts, with concrete underpinning or stabilizing walls cast against the field stone foundation wall on the two walls of the original structure adjacent to the addition.

At the time of our site visit, the contractor advanced a total of four [4] test pits at the locations illustrated in the attached Drawing No. 1, Test Pit Location Plan. Test Pit No. 2 was advanced adjacent to the foundation wall on the west side of the addition to expose the footings and founding soils. The test pits were advanced to depths of up to approximately 1.2 metres below the existing ground surface.

The subsurface conditions encountered in the test pits have been summarised as follows:

Test Pit No.	Depth	Material Encountered
1	0 to 0.6 m	Topsoil mixed with granular fill
	0.6 to 1.2 m	Clayey Silt/Silty Clay – brown to dark brown, organics in upper level, occasional rootlets, stiff to very stiff
2	0 to 0.6 m	Clayey Silt Fill – brown with construction debris (bricks, boulders), loose
3	0 to 1.2 m	Clayey Silt Fill – brown with construction debris (bricks, boulders), loose
4	0 to 0.3 m	Topsoil
	0.3 to 0.8 m	Clayey Silt/Silty Clay – brown, occasional cobbles, stiff to very stiff

As noted, Test Pit No. 2 was advanced to expose the footings and founding soils of the addition. The underside of the footing level was observed to be at a depth of approximately 0.2 metres below the existing ground surface. The footing was noted to be approximately 150 millimetres [~6 inches] and approximately 200 millimetres [~8 inches] wide from the concrete block foundation wall. The soils encountered at the founding elevation of the existing foundations were noted to consist of loose clayey silt fill with construction debris including bricks, cobbles and boulders. Test Pit No. 3 was advanced approximately 1.2 metres 'downhill' from Test Pit No. 2 and encountered similar fill conditions to a depth of 1.2 metres.

Test Pit Nos. 1 and 4 encountered native clayey silt/silty clay beneath the topsoil and fill. The clayey silt/silty clay was brown to dark brown and had organics in the upper levels. Probing of the native clayey silt/silty clay soils with a 15-millimetre diameter steel rod yielded limited penetration, indicating a relatively stiff to very stiff consistency.



#### SLOPE STABILITY ANALYSIS

The subject slope was noted to have a height of approximately 6 to 8 metres and inclinations as steep as approximately 2.0 horizontal to 1 vertical. The slope is lightly vegetated with mostly grass, shrubs and occasional trees. There was no evidence of failure scars, past landslides, or other global instability of the slope noted at the time of our evaluation.

A stability analysis of the subject slope was performed with a computerized modelling program [SLOPE/W 2007] utilising multiple methods of analysis [Ordinary, Bishop and Janbu] and considering different slip planes and centres of rotation. Soil properties for the subsurface soils have been conservatively attributed based on the soil conditions encountered in the test pits as noted above, along with our past experience in the area. As noted above, the subsurface soils have been considered as fill and clayey silt. The fill has been attributed a unit weight of  $\gamma = 19.0 \text{ kN/m}^3$ , a cohesion of  $c = 0 \text{ kPa}$ , and an angle of internal friction of  $\phi = 26$  degrees and the clayey silt has been attributed a unit weight of  $\gamma = 19.0 \text{ kN/m}^3$ , a cohesion of  $c = 0 \text{ kPa}$ , and an angle of internal friction of  $\phi = 30$  degrees.

Based on our analyses, the subject slope was found to have minimum factors of safety with respect to the physical crest on the order of approximately 1.4 from the octagonal building [A-A] and 1.2 from the addition [B-B].

The Ministry of Natural Resources "Geotechnical Principles for Stable Slopes" publication, Table 7.2 lists a minimum Factor of Safety of 1.3 to 1.5 for Active Land Use application [habitable or occupied structures]. On this basis the slope with respect to the original octagonal structure would be considered sufficiently stable in the long-term, from a geotechnical point of view. However the slope from the addition would be potentially prone to slow long-term movements and settlement. Such movements could be further exacerbated depending on the depth and condition of the variable loose fill materials encountered in Test Pits Nos. 2 and 3. This is consistent with the observed movements and settlement of the addition.

#### FOUNDATION AND SETTLEMENT CONSIDERATIONS

Based on our observations on site, it is likely that the octagonal building is founded within the competent native clayey silt as observed in Test Pit Nos. 1 and 4, however the footings for this building were not exposed during this investigation. As noted, the factor of safety for the slope running from the octagonal building to the pond was determined as 1.4. As such the original octagonal structure would be considered to be stable in the short and long-term, from a geotechnical point of view.



The footings for the addition were exposed in Test Pit No. 2, and found to be at a shallow depth of only approximately 0.2 metres and to be bearing on loose variable fill material of unknown condition or depth. This foundation condition would not afford competent bearing support for the structure, and would also allow the foundations to be effected by frost action. This would lead to ongoing settlements and frost heaving, resulting in damage consistent with the cracking and settlement observed in the addition. As well, as noted above, the factor of safety of the slope downhill of the addition was determined as 1.2, and so would be prone to potential ongoing movements over time.

Based on our observations, it is apparent that the support conditions for the addition are inadequate and would be considered as the primary cause of the cracking and settlement experienced by the structure. As well, the construction of the addition as a 'walk-out' style foundation from the original octagonal building would have required excavation adjacent to the 'downhill' foundation wall of the original structure. Given the observed foundation construction of the addition, it is considered likely that insufficient care was taken during these excavation works, which would have a high potential for undermining or disturbance of the foundations and/or founding soils of the downhill foundation wall of the octagonal structure. This would be consistent with the observed cracking of the walls adjacent to the addition.

Given the above, it would be necessary either for proper foundation support be established for the addition in order to prevent further ongoing settlements and cracking, or for the addition to be removed and the affected wall of the original structure stabilized as necessary. It is noted that pursuing stabilization or reconstruction of the foundations of the addition would have significant risk for further damage to the structures.

Considering the associated risks of implementing supplemental support of the addition by underpinning and/or reconstructing the foundations, along with the likely significant cost, it would likely be preferred to remove the addition and reinstate the grade sufficient to support the downhill foundation walls of the original octagonal structure. In this approach it may be necessary to effect localized underpinning of the downhill foundation wall of the octagonal structure, which has potentially been undermined or effected by the construction of the addition. The specific need for and detail of such efforts would be best assessed once the addition has been removed.

If supplemental support of the addition were to be pursued, further geotechnical investigations would be required to determine the depth and condition of the variable fill materials to confirm the feasibility and detailed design requirements. Proper foundation support for the addition would involve underpinning to establish support on the competent native soils, as well as to establish adequate frost protection. With field stone or rubble stone foundation walls such underpinning efforts are noted to be extremely sensitive and carry a high risk of further damage or movement of the structure, along with associated risks to workers. It would also be warranted to undertake a structural review of the existing foundations and structure above on order to assess the feasibility and associated risks of such underpinning efforts.



Traditional concrete underpinning methods are often referred to as the 'ABC' method. In this approach the existing foundations are divided into 1.2m wide panels, labelled as A, B, C, A, B, C, and so on. Excavation and concrete underpinning are conducted on the A panels, followed by the B, and then C panels. In this fashion the existing foundations are not undermined by more than about 1.2 to 1.5 metres, maintaining adequate support in the short term. However, given that the existing foundation walls are field stone or rubble stone, as noted above, there is a high risk of potential movements and further damage. As such the use of traditional concrete underpinning methods may not be feasible. At a minimum, the width of underpinning panels would need to be reduced, or more appropriately a secondary foundation wall would be required to provide adequate support for the structure. Again, such efforts would have a risk of further movements and damage to the structure.

Alternatively, supplementary support of the addition may be achieved with the installation of helical piers [screw in piles], which would transfer the load through the fill into the underlying competent native soils. In such an approach, considering a field stone or rubble stone foundation wall, it would be necessary to construct a supplemental foundation wall or grade beam to carry the load from the structure to the helical pier members. It would also be necessary to provide supplemental insulation, such as with rigid foam board, in order to protect the foundation from frost action. As the design of helical pier systems is proprietary it is recommended that an experienced design-build helical pier contractor be consulted regarding the design requirements. In this regard it would be recommended to undertake a borehole investigation in order to establish the subsurface soil conditions at depth, specifically the depth of the fill and condition of the native soils at depth, to support the design of the helical pier members. As noted above it is reiterated that such foundation reconstruction methods would carry risk of further damage to the existing structure during construction.

#### RETAINING WALL DESIGN CONSIDERATIONS

It is understood that it is proposed to construct a retaining wall structure along the slope in order to accommodate the change in grade, and also to stabilise the slope from further ongoing erosion or movement. It is noted that the established factor of safety of the majority of the slope is such the long-term stability would not be a significant concern, with the exception of the slope adjacent to the addition. Where required it may also be feasible to address the slope stability by flattening the grade to 3 horizontal to 1 vertical, and undertaking supplementary compaction of the fill soil on the slope.

Where required or desired, the proposed retaining wall section may be supported within the competent native clayey silt/sandy silt soils identified at Test Pit Nos. 1 and 4. These soils may be conservatively attributed design bearing values of 150 kPa [~3,000 psf] SLS and 225 kPa [~4,500 psf] ULS. The exposed founding soils should be hand



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cleaned of any loose or disturbed material immediately prior to the placement of footing concrete or granular base material. Higher bearing values are likely available in the native soils, however these would need to be confirmed through more detailed evaluation.

The depth of fill on the 'downhill' side of the slope was not confirmed in the current test pits, but would be anticipated to be greater than 1.2 metres. In this regard further evaluation of the depth of fill beneath the slope would be prudent to confirm the design requirements. Where the depth of fill is greater it would be feasible to remove any unsuitable material to expose competent native soils and replace with quality engineered fill up to the design founding level of the retaining wall.

The new retaining wall may be designed on the basis of the following parameters for Lateral Earth Pressure Coefficients;

Active case,  $K_a = 0.33$

At rest case,  $K_o = 0.5$

Passive case,  $k_p = 3.0$

It is expected that the wall will be designed using the active case (wall moving away from the hill) or the at rest condition (wall not moving), but it is not expected to use the passive condition (wall moving into the hill).

The surcharge loading of the retained soil may be calculated using the following wet unit weights:

20mm Clear Stone,  $\gamma_{wet} = 17.0 \text{ kN/m}^3$

Granular B,  $\gamma_{wet} = 20.0 \text{ kN/m}^3$

Clayey Silt/Silty Clay,  $\gamma_{wet} = 19.0 \text{ kN/m}^3$

The new retaining walls should be provided with a proper drainage layer leading to a weeping tile at the base of the wall. The drainage layer would be ideally consist of a minimum of 300 millimetres of 20-millimetres [ $\sim 3/4$ "] clear stone immediately behind the wall. The clear stone must be fully encased in a heavy geofabric to prevent the migration of fines, and attendant ground settlements above the wall. The use of OPSS Granular B as backfill would also allow for positive drainage, although the use of clear stone is preferred. The weeping tile may consist of a geofabric encased 100-millimetre diameter perforated plastic pipe at the bottom of the clear stone backfill. The weeping tile should be provided with regularly spaced discharge points through the retaining wall, fitted with suitable screens to prevent access by wildlife.

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## GENERAL COMMENTS

The comments provided in this document are intended only for the guidance of the design team. The subsoil descriptions and borehole information are only intended to describe conditions at the test pit locations. Contractors placing bids or undertaking this project should carry out due diligence in order to verify the results of this investigation and to determine how the subsurface conditions will affect their operations.

We trust that this information is satisfactory for your purposes. Should you have any queries please do not hesitate to contact the undersigned.

Yours very truly,

SOIL-MAT ENGINEERS &amp; CONSULTANTS LTD.



Jeremy Yang, M.Sc. Eng., EIT



Ian Shaw, P. Eng.  
Senior Engineer


Distribution: Black Rock Services [1, plus pdf]

Enclosures: Drawing No. 1 - Test Pit Location Plan  
Drawing Nos. 2-3, Slope Profile A-A & B-B  
Slope/W analyses results [Profile A-A & B-B]



## LEGEND


 Slope Profile Location

 Test Pit Location  
TP#

## NOTES

1. This drawing should be read in conjunction with SOIL-MAT ENGINEERS & CONSULTANTS LTD. Report No. SM 177792-G.

2. Test pit locations are approximate.

## SOIL-MAT

ENGINEERS & CONSULTANTS LTD.

Geotechnical Considerations  
Proposed Retaining Wall  
Maple Lodge Farms  
Brampton, Ontario

Test Pit Location Plan

Project No. SM 177792-G

Date: September 2017

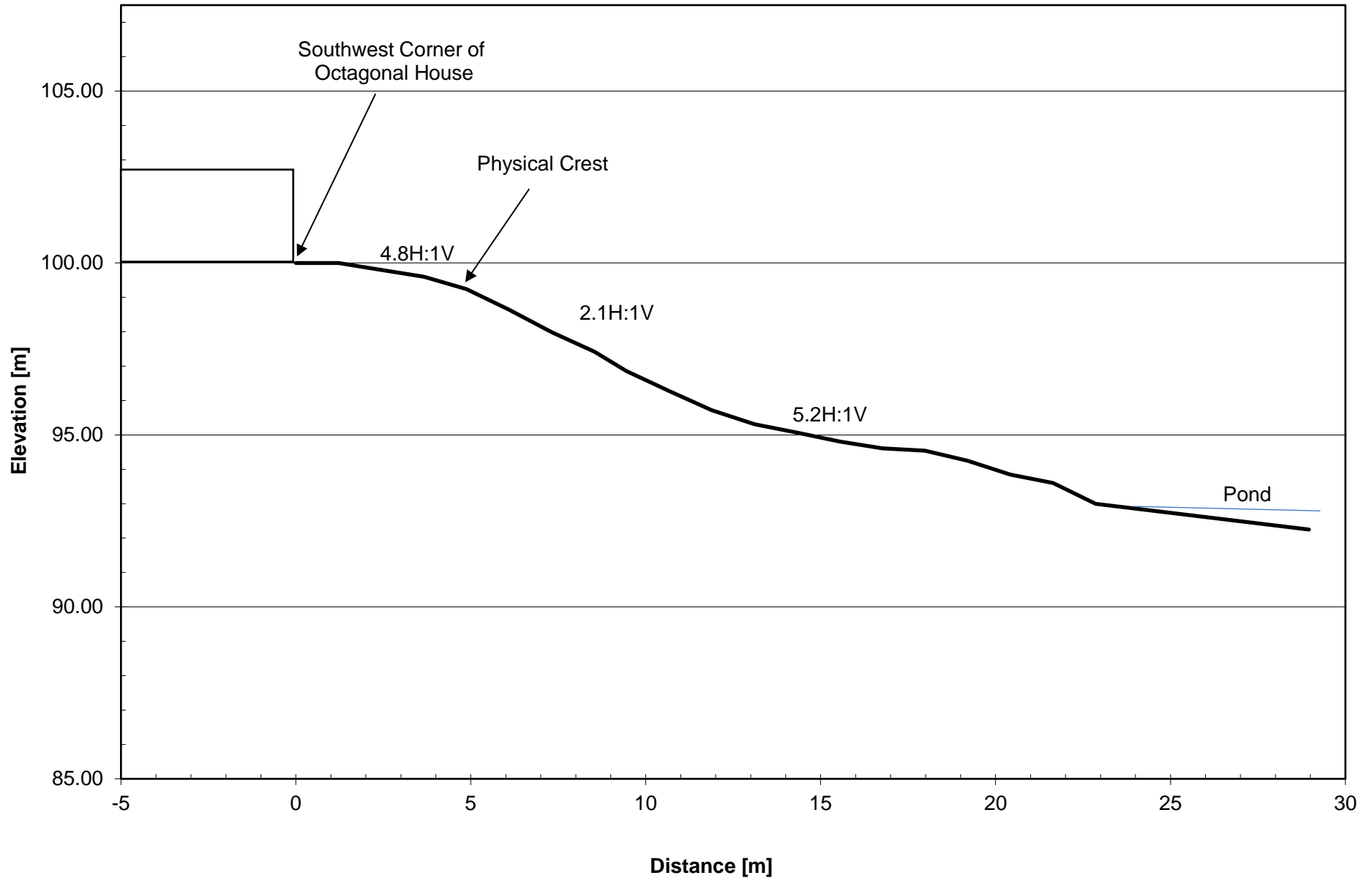
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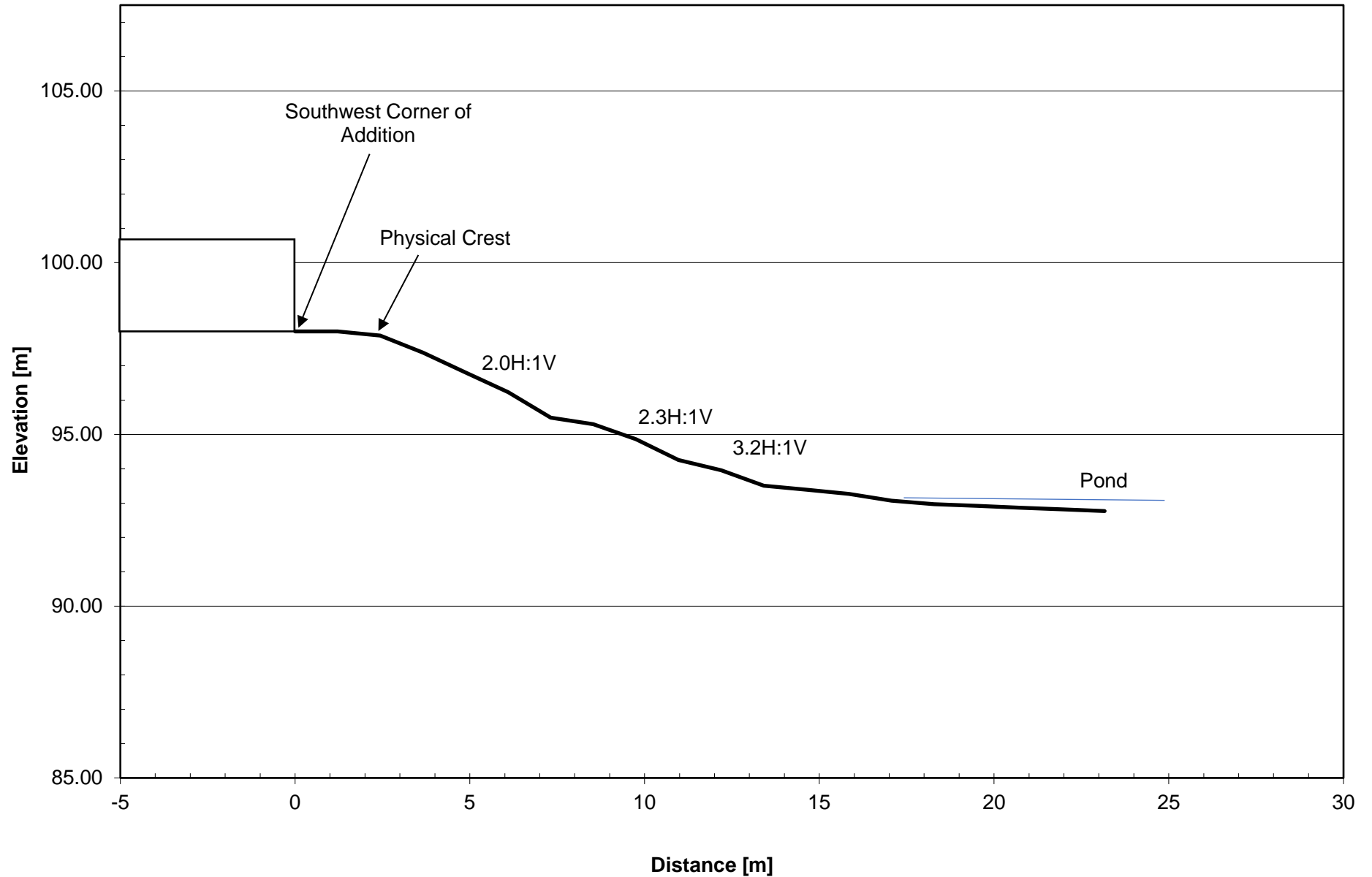
SM 177792-G Test Pit Location Plan

Drawing No. 1

10.4-26  
Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile A-A

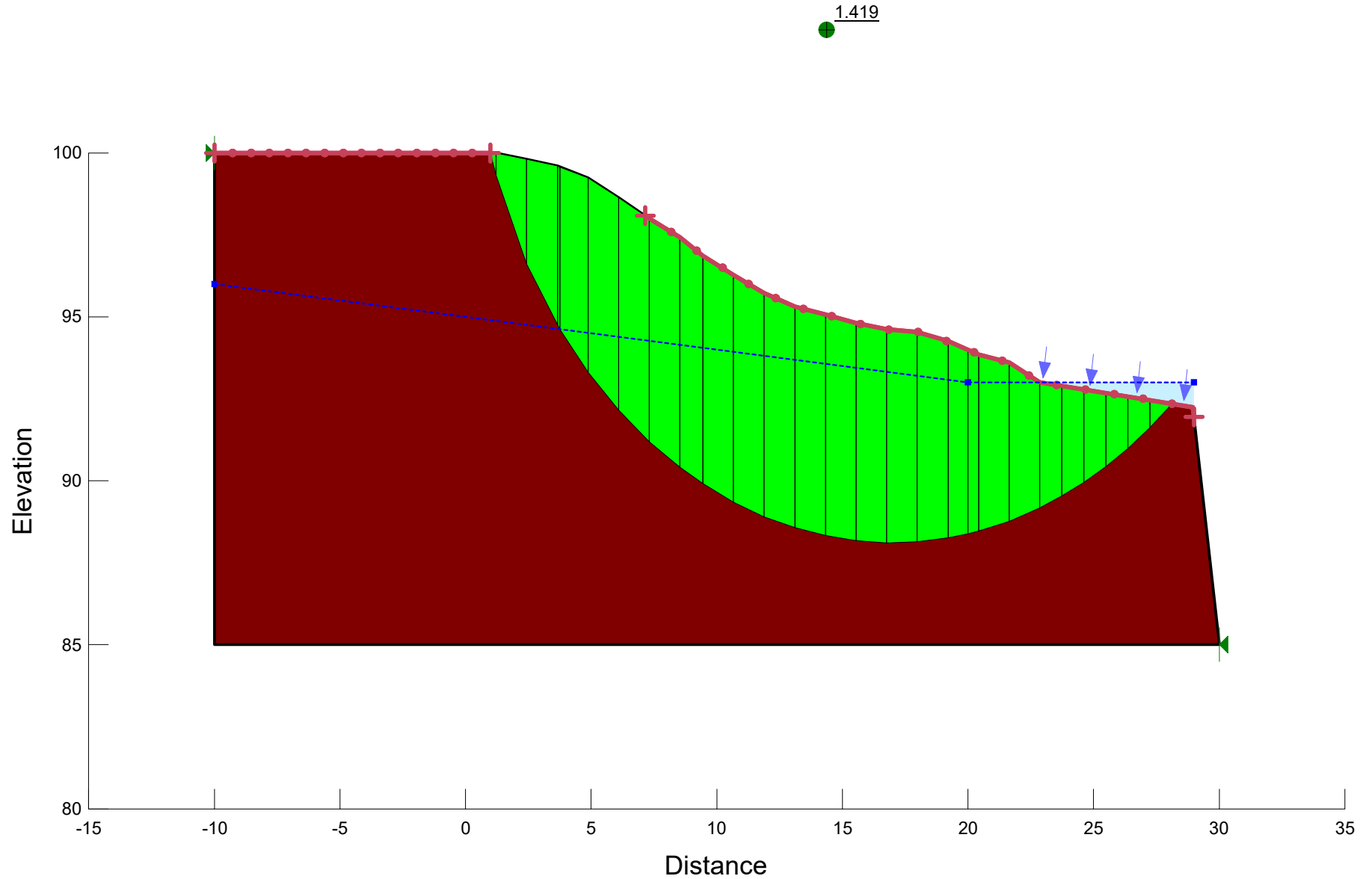


10.4-27  
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Maple Lodge Farm  
Brampton, Ontario  
Slope Profile B-B



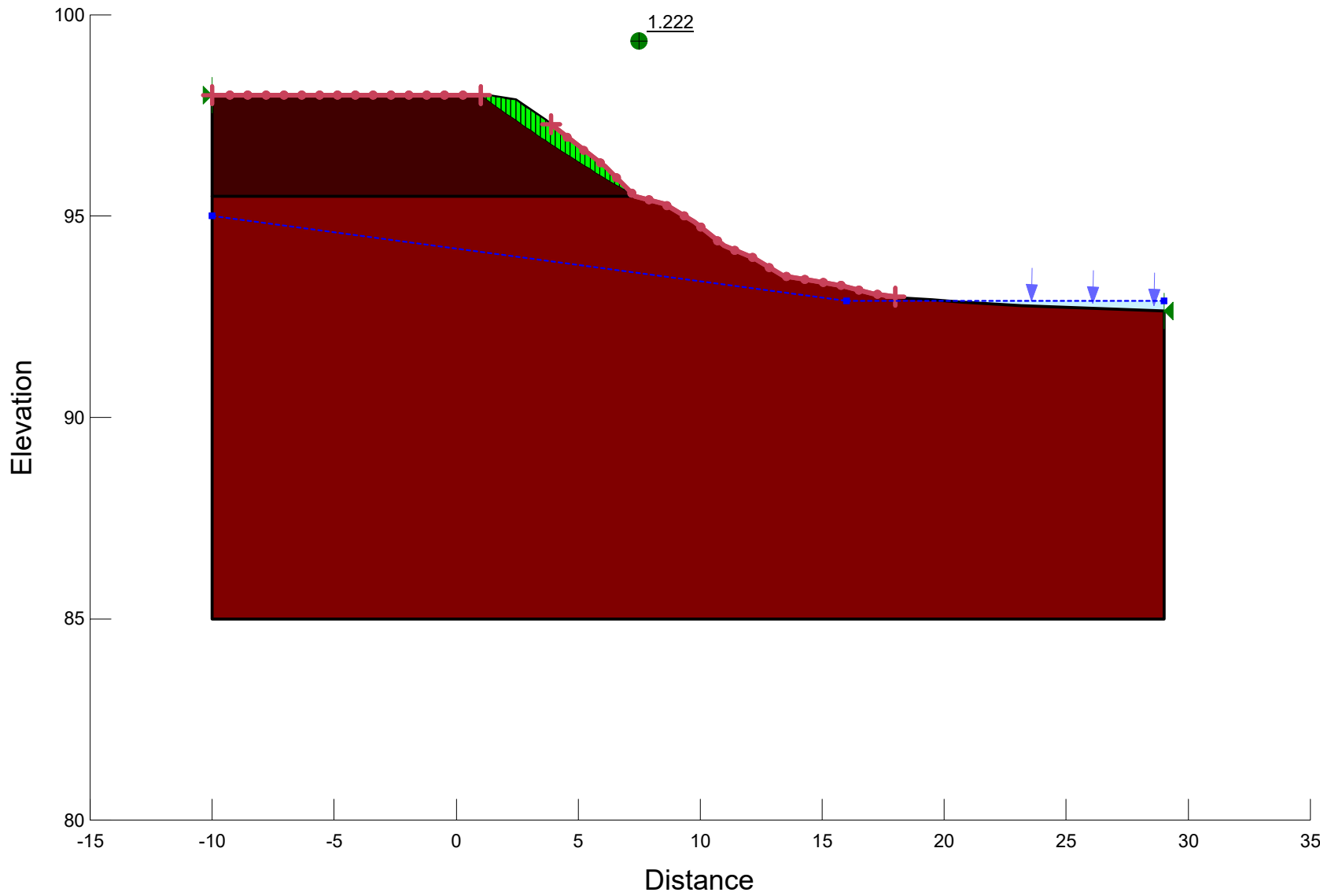
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Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile A-A



10.4-29

Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile B-B



## Scope of Work for Removing the back part of the Octagonal House

### 10.4-30

- The brick on the north part of the house will be removed by hand and stacked on pallets and salvaged
- This brick cannot be used on the octagonal house as it is of a different size and colour
- There is nothing on the interior that is worthy of saving as it has been extensively altered
- The windows and doors are modern and will not be saved
- The house will then be cut where it meets the octagonal section to ensure that it is totally separated
- A small machine will be used to carefully peel back the addition from the top down away from the octagonal house
- If there are any beams that can be salvaged they will be
- The rest of the ~~house~~ <sup>addition</sup> will be put in bins and taking away from the site

When the back part is removed we will be able to see better what needs to be done on the West wall of the Octagonal house..... that is currently boarded up

At that time we can do a Heritage Conservation Plan for the work and determine securities

10.4-31



May 31, 2017

## HERITAGE IMPACT ASSESSMENT

**'McClure House', 8280 Heritage Road  
East Half Lot 2, Concession 6 WCR,  
Chinguacousy Township  
City of Brampton, Ontario**

**Submitted to:**  
Mandy Sedgwick  
Sedgwick Marshall Heritage Homes Ltd.  
Milton, Ontario



**Report Number: 1666074-2000-R01**

**Distribution:**

1 e-copy - Sedgwick Marshall Heritage Homes Ltd.  
1 e-copy - Golder Associates Ltd.

FINAL REPORT





## Executive Summary

In November 2016, Sedgwick Marshall Homes Ltd., on behalf of Winston Steeles Financial Corp., retained Golder Associates Ltd. (Golder) to carry out a Heritage Impact Assessment (HIA) on the octagonal house at 8280 Heritage Road in the City of Brampton, Ontario. Built in the mid-19<sup>th</sup> century, the one-and-a-half storey, brick octagonal house with rear wing is designated under City of Brampton By-law 26-79 and a protected heritage property under Part IV of the *Ontario Heritage Act*.

Due to critical structural issues discovered in the rear wing, combined with major road work proposed for Heritage Road, Winston Steeles Financial Corp. has proposed a number of alternatives, including moving the octagonal house to another site on the property. Since the property is municipally designated and two of the alternatives require demolition of the rear wing, the City of Brampton requested that a HIA accompany the development proposal.

Following guidelines provided by the Ministry of Tourism, Culture and Sport and the City of Brampton, this HIA identifies the heritage policies applicable to conserving and developing the property, an overview of the property's geography and history, an inventory and evaluation of the property's built and landscape features, an assessment of adverse impacts that may result from the proposed relocation, and recommendations to ensure that the property's heritage attributes are conserved.

This HIA concludes that the octagonal house is one of the finest surviving examples of a vernacular octagonal house in Ontario and meets all criteria for cultural heritage value or interest as prescribed in *Ontario Regulation 9/06*. This HIA also determined that the best option to ensure the long-term sustainability and use of the structure as a valued heritage asset is to:

- ***Retain and rehabilitate the octagonal house in its current location, but demolish the rear wing.***

To undertake this option, Golder recommends the following immediate, short-term, and long-term actions:

- **Immediate Actions**

- Continue to comply with the City Minimum Maintenance (Property Standards) By-law 154-2012 (with amendment for Cultural Heritage Resources) and Vacant Building By-law 155-2012;
- Conduct periodic structural and maintenance monitoring, with increased frequency during construction for the Heritage Road improvements;

- **Short-Term Actions**

- Demolish the rear wing; and,
- Stabilize, protect, and monitor the Octagonal Block until subsequent conservation/ adaptive re-use work is underway.

- **Long-term Actions**

- Prepare a conservation plan detailing the approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule;



## HIA - 8280 HERITAGE ROAD

- Amend Bylaw 26-79 to incorporate the current understanding of the cultural heritage value and attributes of the octagonal house;
- Officially name the house 'McClure House' and install a City of Brampton Heritage Wall Mounted Plaque in a location and manner that will not impact any heritage attributes; and,
- Retain and remount the existing plaque as an early example of municipal heritage commemoration efforts.



### Personnel

<b>Project Director</b>	Carla Parslow, Ph.D., Associate, Manager, Cultural Heritage & Archaeology
<b>Project Manager</b>	Henry Cary, Ph.D., CAHP, Cultural Heritage Specialist / Archaeologist
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<b>Senior Review</b>	Carla Parslow, Ph.D.

### Acknowledgments

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<b>City of Brampton</b>	Antonietta Minichillo, Heritage Coordinator, Heritage, Planning & Development Services Cassandra Jasinski, Heritage Coordinator, Heritage, Planning & Development Services



## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport and City of Brampton, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Sedgwick Marshall Heritage Homes Ltd. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.



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## APPENDICES

### APPENDIX A

Abstract index records for the Study Area (formerly East half of Lot 2, Concession 6 West of Centre Road, Chinguacousy Township)

### APPENDIX B

B Design Engineering Services Inc.: Review of the Structural Conditions of the Octagonal House a [sic] 8280 Heritage Road, Brampton (September 14, 2016)



## 1.0 INTRODUCTION

In November 2016, Sedgwick Marshall Homes Ltd., on behalf of Winston Steeles Financial Corp. (Winston Steeles), retained Golder Associates Ltd. (Golder) to carry out a Heritage Impact Assessment (HIA) on the octagonal house at 8280 Heritage Road in the City of Brampton, Ontario (the Study Area) (Figure 1). Built in the mid-19<sup>th</sup> century for Samuel 'Little Sam' McClure, the one-and-a-half storey, brick octagonal house with rear wing (hereafter McClure House<sup>1</sup>) is designated under City of Brampton By-law 26-79 and a protected heritage property under Part IV of the *Ontario Heritage Act*.

Due to critical structural issues discovered in the rear brick wing, combined with major road widening construction proposed for Heritage Road, Winston Steeles has proposed a number of alternatives, including moving McClure House to another site on the property. Two of these alternatives will require demolition of the building's rear wing. Since the Study Area is a municipally designated heritage property, the City of Brampton (the City) requested that a HIA accompany the development proposal.

Following guidelines provided in the Ministry of Tourism, Culture, and Sport's (MTCS) *Ontario Heritage Tool Kit* series (2006) and the City's *Heritage Impact Assessment Terms of Reference*, this document provides:

- A background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources in the Study Area;
- An overview of the Study Area's geographic context, and its documentary and structural history;
- An inventory and evaluation of built and landscape elements in the Study Area, including a statement of cultural heritage value or interest (CHVI);
- A description of the proposed development and an assessment of potential adverse impacts with options analysis; and,
- Recommendations for conservation or mitigation measures to ensure that the Study Area's heritage attributes are protected and conserved.

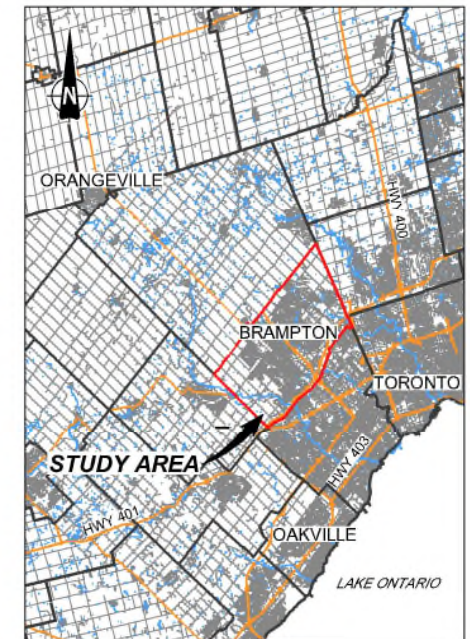
### 1.1 Measurement Units

This report uses the metric system for descriptions of distance and area, but employs the Imperial system for all structural dimensions. The use of Imperial (or US Customary units) for describing heritage structures is generally preferred since most structures—including McClure House—were constructed prior to national implementation of the metric system in Canada in 1971, and often better reflects the design decisions and material specifications of historic builders. To reduce text clutter, conversions from metric to Imperial and vice versa are not provided in this report.

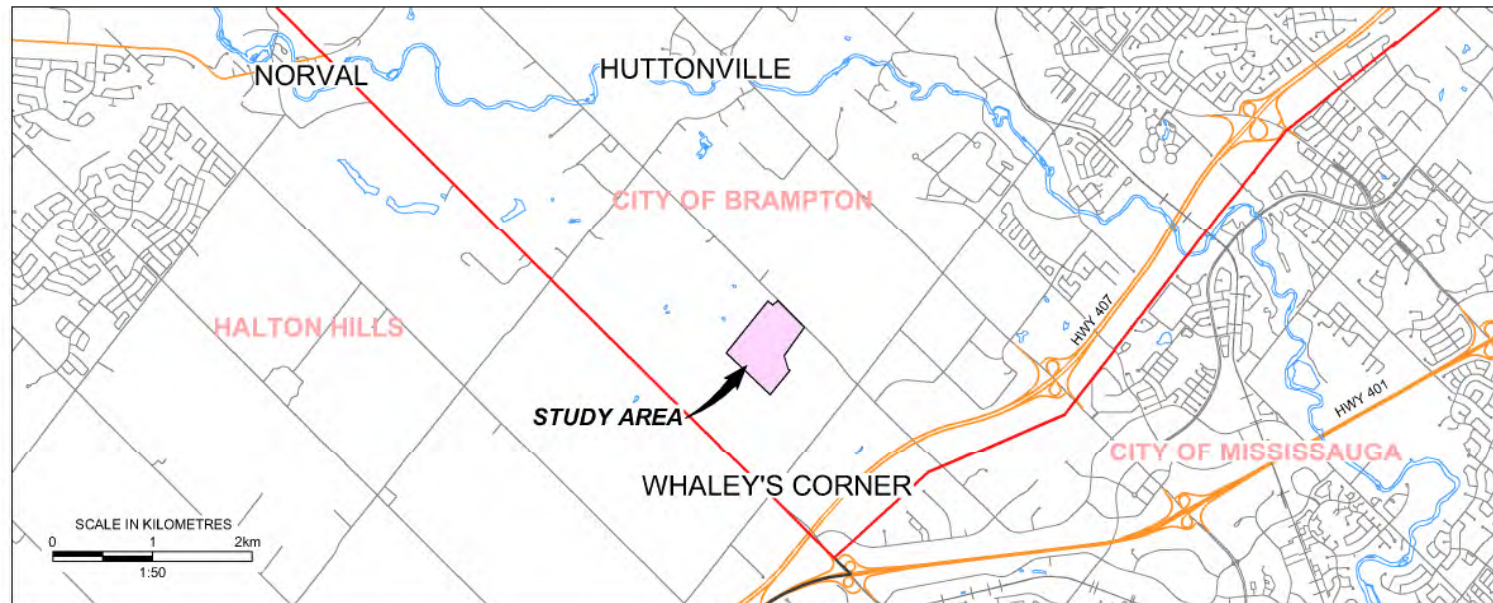
<sup>1</sup> This name is proposed to replace its current name as 'The Octagonal House' into order to recognize the building's original occupants (the McClure family) and its later rear wing addition, and more clearly differentiate it from the half-octagonal house at 227 Main Street in the City of Brampton, and from other octagonal houses in Ontario. Rempel (1967:100) refers to this structure as 'Norval', but this community is nearly 6 km to the northwest; Rempel may have taken this name from the Winston Churchill Boulevard address listed in By-law 26-79 for owners John and Robert May.



BING AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

#### LEGEND

- CITY OF BRAMPTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- HALTON HILLS TOWNSHIP/MUNICIPALITY

#### REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2015, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2015;

BING AERIAL IMAGE AS OF DECEMBER 14, 2016 (IMAGE DATE UNKNOWN); AND

CANMAP STREETFILES V2008.4.

#### NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT "McCLURE HOUSE"	
8280 HERITAGE ROAD, CITY OF BRAMPTON, ONTARIO		LOCATION MAP	
FILE		PROJECT NO. 1666074 FILE NO. 1666074-2000-R01001	
		SCALE AS SHOWN REV. 0	
Golder Associates	DRAWN	ZB	Dec. 19/16
	CHECK		
		FIGURE 1	



## 2.0 POLICY FRAMEWORK

The Study Area is subject to a number of Provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal level (Figure 2). Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

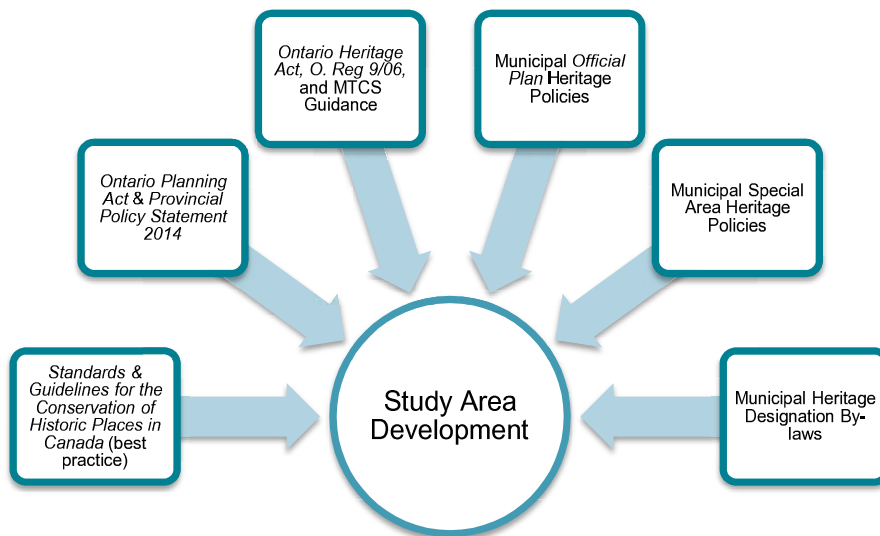


Figure 2: Federal, provincial and municipal policies relevant to heritage conservation and development in the Study Area

### 2.1 Federal and International Heritage Policies

No federal heritage policies apply to the Study Area, although many of the Provincial and municipal policies detailed below align in approach to that of Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010). This document, drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (Venice Charter) and the 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, defines three conservation treatments—preservation, rehabilitation, and restoration—and outlines the process, standards, and guidelines to meet the objectives for each treatment on a range of cultural heritage resources.

### 2.2 The Ontario *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.



The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of the PPS 2014:

- Section 2.6.1 – ‘Significant built heritage resources and significant heritage landscapes shall be conserved’; and,
- Section 2.6.3 – ‘Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.’

PPS 2014 defines *significant* resources as those ‘determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people’, and *conserved* as ‘the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.’ Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property*’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an ‘official plan’, which may outline further heritage policies (see Section 2.4).



### 2.3 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties, and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
  - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii) Displays a high degree of craftsmanship or artistic merit; or
  - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
  - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
  - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
  - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
  - i) Is important in defining, maintaining or supporting the character of an area;
  - ii) Is physically, functionally, visually or historically linked to its surroundings; or
  - iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City maintains a register of heritage properties that includes:

- Individual buildings or structures designated under Part IV of the *OHA*;



- Individual buildings or structures designated under Part V of the *OHA*; and,
- Listed properties of potential CHVI.

At the City, like most municipalities, heritage planning staff and municipal heritage committees report to Council on issues pertaining to the *OHA*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

### 2.3.1 Provincial Heritage Conservation Guidance

The Province, through the MTCS, has developed a series of products called the *Ontario Heritage Tool Kit* to advise municipalities, organizations, and individuals on heritage protection and conservation. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines a HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

*Heritage Resources in the Land Use Planning Process* also advises that the following direct and indirect adverse impacts be considered when assessing the effects of a proposed development on a cultural heritage resource:

- Direct impacts
  - *Destruction* of any, or part of any, significant heritage attributes, or features;
  - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Indirect Impacts
  - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
  - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
  - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

If adverse impacts are identified, the MTCS guidance suggests that mitigation be achieved through:

- Alternative development approaches;
- Isolating development and the site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible in-fill and additions;



- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

Finally, the MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize the sections of a HIA, although municipalities may also draft their own terms of reference, such as the City's *Heritage Impact Assessment Terms of Reference*.

## 2.4 City of Brampton Heritage Policies

### 2.4.1 Official Plan

The City's *Official Plan*, last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure, and community improvement within the City's limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as

- Structures, sites, environments, artefacts and traditions which are of historical, architectural, archaeological, cultural and contextual values, significance or interest. These include, but are not necessarily restricted to, structures such as buildings, groups of buildings, monuments, bridges, fences and gates; sites associated with a historic event; natural heritage features such as landscapes, woodlots, and valleys, streetscapes, flora and fauna within a defined area, parks, scenic roadways and historic corridors; artefacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community.

The City's three objectives for cultural heritage policies include:

- Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

For built heritage (Section 4.10.1), the *Official Plan* states that 'retention, integration and adaptive reuse...are the overriding objectives in heritage planning' and, importantly, that the 'immediate environs including roads, vegetation, and landscape that are an integral part of the main constituent building or of significant contextual value or interest should be provided with the same attention or protection'. Guidance to conserve built heritage in the City looks to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) as well as the *Appleton Charter* (Section 4.10.1.8). Additionally, 'Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects', and 'alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided' (Section 4.10.1.9).

The requirements and content for heritage impact assessments are outlined in sections 4.10.1.10 to 4.10.1.12, which are supplemented by the City's *Heritage Impact Assessment Terms of Reference*. Section 4.10.1.12 provides a prioritized list of conservation alternatives, which are considered in Golder's HIA under Section 10.0. Section 4.10.1.13 makes the provision for heritage documentation when 'relocation, dismantling, salvage or



demolition is inevitable'. Sections 4.10.1.15 through 4.10.1.18 address maintenance and minimum standards for heritage properties. Policies related to cultural heritage landscapes are outlined in Sections 4.10.2.1 to 4.10.2.3.

#### 2.4.2 Secondary Plans & Municipal Guidance

Cultural resource management is sometimes addressed under Secondary Plans or other special policies. The Study Area is within the Bram West Secondary Plan, but this includes no additional heritage policies or exceptions to those provided in the *Official Plan*.

In addition to the *Heritage Impact Assessment Terms of Reference*, the City has produced guidance for property owners and proponents such as the *Heritage Property Owner's Guide* and the *Heritage Building Protection Plan: Terms of Reference*. The latter outlines the steps required to maintain and protect vacant buildings while a development application is being reviewed, while the *Heritage Property Owner's Guide* provides practical advice on heritage conservation as well as eight 'heritage principles'. These are:

- 1) Conserve and repair rather than replace historic materials and finishes.
- 2) Repair with like materials.
- 3) Respect the building's whole history by not removing important elements in order to restore it to a single time period.
- 4) Use historic documents such as old photographs and drawings to guide your work.
- 5) Appreciate the original location of a structure by not moving it to a different location.
- 6) Make alterations reversible so that the future building restoration remains an option.
- 7) Make a distinction between new work and old.
- 8) Care for your building through continuous maintenance

Although not specifically referenced, these match the 'eight guiding principles in the conservation of historic properties' prepared by the MTCS and endorsed by the Ontario Heritage Trust.



### 3.0 SCOPE AND METHOD

To undertake this HIA, Golder:

- Reviewed applicable municipal heritage policies and consulted City heritage coordinators;
- Reviewed archival and published documents relevant to the Study Area;
- Conducted field investigations to document and identify any heritage attributes within the Study Area, and to understand the wider built and landscape context;
- Evaluated the cultural heritage resources identified in the Study Area using the criteria prescribed in *O. Reg. 9/06*; and,
- Assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial, and municipal cultural heritage policy and conservation guidelines.

A variety of primary and published sources, including historic maps, land registry and census data, municipal government documents, and newspaper and research articles were compiled from the Peel Art Gallery, Museum and Archives (with assistance of archivist Samantha Thompson) and other sources to create a land use history of the Study Area. Phillip McClure, a direct descendant of Samuel McClure now residing in Georgetown, was also contacted about the oral history of the property and provided personal remembrances and genealogical information. Field investigations were conducted by Cultural Heritage Specialist Christopher Lemon on November 14, 2016 and included accessing and photographing the Study Area, documenting the structural elements using a Canadian Inventory of Historic Buildings Recording Form, and photographing adjacent properties from a public rights-of-way.

From this data, and in consultation with the City's heritage coordinators Antonietta Minichillo and Cassandra Jasinski (who also provided the City's file on the Study Area and the octagonal house at 227 Main Street North on December 2, 2016), the Study Area was evaluated under *O. Reg. 9/06*. The proposed options for rehabilitation, relocation, and development were then evaluated for adverse impacts on identified heritage attributes using the criteria provided in the *MTCS Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value and determining impacts to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Kalman 1979); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).



## 4.0 GEOGRAPHIC & HISTORICAL CONTEXT

### 4.1 Geographic Context

The Study Area is in southwestern Ontario, approximately 21 km northwest of Lake Ontario and on the South Slope physiographic zone, an area of flat to rolling terrain bounded on the west by the Niagara Escarpment, on the north by the Oak Ridges Moraine, and on the south by the Peel Plain. The soils are primarily clay or clay loam and though imperfectly drained in places are ideal for agriculture (Chapman & Putnam 1984:174-175). The Study Area is also within the watershed of the Credit River, which runs north-south approximately 2.8 km to the east. Surviving forest cover in the area is predominately deciduous although coniferous species are also present.

Nearby are the historic communities of Whaley's Corners (1.7 km southwest), Huttonville (approximately 2.4 km northeast), and Brampton (approximately 9.5 km northeast). Approximately 1.4 km west of the Study Area is the east municipal boundary for the Town of Halton Hills, and 2 km south is the northern municipal boundary of the City of Mississauga. Interestingly, despite accelerated encroachment since 2009 of residential development to the east, and commercial development to the south, the landscape immediately north of the Study Area retains the dispersed settlement pattern and field boundaries depicted in mid to third-quarter 19<sup>th</sup> century maps. Farmhouses and outbuildings set back from the road and surrounded by large cultivated fields and orchards —both marked by fences or tree lines— as well as woodlots, ponds, and meandering creeks, still characterize much of the area.

### 4.2 Chinguacousy Township, County of Peel

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The Study Area is within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships, with the Study Area originally falling within west riding of York County and Chinguacousy Township, one of three 'new' sections (the other two being Albion and Caledon) ceded by the Mississauga people through treaty on October 28, 1818. York County was reorganized in 1851, with the west riding forming the County of Peel.

The origin of the name 'Chinguacousy' is murky. Lieutenant Governor Sir Peregrine Maitland selected it either for the Mississauga word for the Credit River meaning 'young pine'; as a derivation of 'Shing-wauk ons-e-ka', translated as 'a place where the young pines grow'; or to honour Chippewa chief Shinguacose, who was recognized for his role aiding the British in the surrender of Fort Michilimakinac by the Americans on July 17, 1812 (Ritchie 2014:4; Gardiner 1899:241).

The first land survey of the township was undertaken from 1818 to 1819 by Richard Bristol and Timothy Street (Widdis 1982:451). They decided to use the 'double-front' system, a survey that established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today's Huronontario Street). Lot numbers were assigned running south to north. In the double-front system only the concession roads were surveyed and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; Gentilcore 1969).

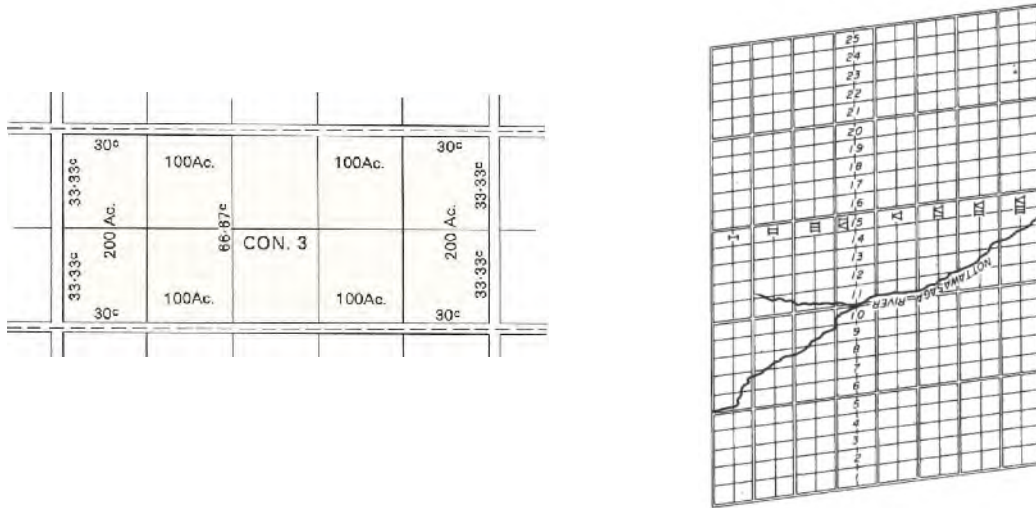


Figure 3: Examples of the double front survey system, used from 1815-1829 (Gentilcore 1969; Schott 1981). The dashed line in the drawing at left represents the surveyed road centrelines. The 200 acre (a.) lots were divided in half, creating 100 acre lots 30 chains (c.) wide by 33.3 chains long (1 chain = 66 feet/ 20.12 metres). The drawing at right is an example of an east half double front survey, where concessions are numbered west to east from a centre-line, and lots are numbered south to north.

Settlers began arriving shortly after the survey was complete. The first arrivals were primarily second generation United Empire Loyalists from Niagara, although families from New Brunswick, the United States, and other parts of Upper Canada also took up land (Walker & Miles 1877:90). The population of the township in 1821 numbered only 412, but in twenty years this number had increased to 3,965 and included concentrations of settlement in the villages of Brampton, Cheltenham, Edmonton (now Snelgrove), Sand Hill, Campbell's Cross, Huttonville, Springbrook, and Mayfield, and smaller communities such as Terra Cotta and Alloa (Smith 1846; Walker & Miles 1877:90). By 1846 it was reported that over 90% of the assessed acreage of 80,271 had been granted, and 26,266 of the 'excellent land' was cleared and under cultivation (Walker & Miles 1877:90). The township could also boast a grist mill, seven saw mills, and twenty-three schools (Walker & Miles 1877:47,82). At mid-century, all the lands in Chinguacousy Township had been settled, the population had grown to 5,489, and two grist mills and eight saw mills were in operation (Smith 1850). A decade later, the population had grown again, reaching 6,897 (Mitchell & Co. 1866).

Events in Europe dramatically improved the township's fortunes; a combination of failed harvests and disrupted trade routes caused by the Crimean War suddenly created a market for Canadian wheat producers, then centred in Ontario, to meet global demand. Simultaneously, the 1854 Canadian-American Reciprocity Treaty prompted farmers to also take up livestock rearing for export to the United States (Scheinman 2009:6). Getting these products to consumers was aided by the new railway lines: the Grand Trunk Railway connected Brampton to Toronto by 1859, and it was joined in 1879 by the Credit Valley Railway that ran through Snelgrove (Currie & Henderson 2008:7). During the late 19<sup>th</sup> century, a general shift away from agricultural production toward industrial and commercial enterprises in urban centres caused the growth of Chinguacousy Township to plateau, with populations declining to 5,154 by 1880. Despite this decline, roughly 85 percent of the buildings in Chinguacousy



Township could be considered “first class” or built of brick, stone, or first-class frame. The remainder were either constructed of log, or inferior frame (Ontario Agricultural Commission 1880:418).

At the opening of the 20<sup>th</sup> century economic development of Chinguacousy Township, like that of adjacent counties and townships, relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles brought changes to urban and rural development. As vehicular traffic increased, the network of roadways throughout the region improved, providing Chinguacousy Township and its communities with better connections to the growing metropolis of Toronto.

Significant new growth and development has occurred in the past four decades. In 1973, the portion of Chinguacousy Township north of Mayfield Road became part of the Town of Caledon, while the portion to the south was amalgamated with the Town of Brampton and the Township of Toronto Gore to form the City of Brampton in the new Regional Municipality of Peel. In 2006, the population of the City of Brampton numbered 433,806, while in 2011 it had grown to 523,911 (Statistics Canada 2006, 2011).

### 4.3 Study Area

The 1819 Crown Lands Department map of the historical Township of Chinguacousy (Bristol 1819) indicates that the Study Area was originally part of the east half of Lot 2, Concession 6 West of Centre Road (WCR), in Chinguacousy Township, Peel County. A summary of the abstract index records for the east half of Lot 2, Concession 6 WCR, Chinguacousy Township is provided in Appendix A, and the following description was extracted from title abstract index records, tax assessment rolls, census records, birth/marriage/death records, and commercial directories.

The Crown Patent for all 100 acres of the east half of Lot 2, Concession 6 WCR was granted to Owen Thomas in 1822. The following year the entire property was sold to John Leflar for £50. John Leflar was born in the State of New Jersey in 1773 but immigrated to Canada with his wife, Elizabeth, and their five children (William, Joseph, Hiram, Ira, and John Jr.) in 1822, eventually settling in Chinguacousy Township. Assessment roll records for Chinguacousy Township from the early 19<sup>th</sup> century and *Brown's Toronto City and Home District Directory 1846-7* all confirm that John Leflar Sr. resided on Lot 2, Concession 6 WCR (Brown 1846). By 1850, it appears that John Sr. could no longer farm his property, as assessment roll records indicate that 97 acres had been leased to a David Conover. The remaining three acres were reserved for John Sr. and his wife, who lived together in a one and half storey frame house. The cumulative value of the property at this time was £222.

Three years before his death in 1856, John Sr. granted the east half of Lot 2, Concession 6 WCR to his son Ira for £400. After mortgaging the property for an unknown amount, Ira sold all 100 acres of the east half of Lot 2 to the previously mentioned lessee, David Conover, in May 1853, who in turn immediately mortgaged the property for £1,500. Despite having sold the property, assessment roll records from 1855 indicate that Ira Leflar continued to reside on Lot 2, Concession 6 WCR, which was reportedly valued at £700 at this time. It is unclear where David Conover was living in 1855, but his name is shown on the lot in the 1859 Tremaine map (Figure 4).

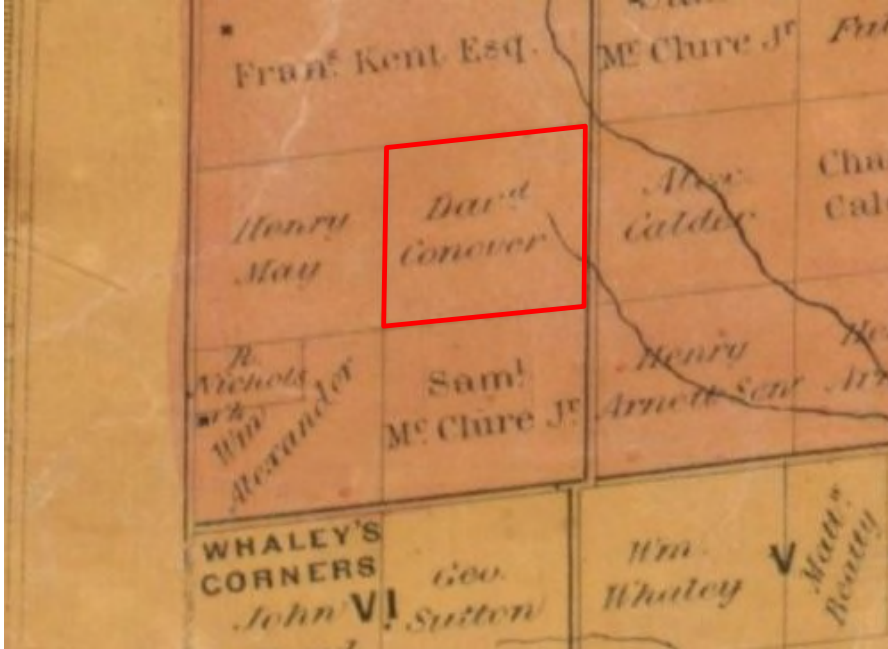


Figure 4: Portion of Tremaine's 1859 map listing David Conover on the east half of Lot 2 (outlined in red).

By 1861, David Conover had relocated with his family to the Village of Brampton and the £1,500 mortgage he had taken out on the east half of Lot 2, Concession 6 WCR had been assigned to James M. Bussell. Information in the 'Personal and Agricultural Schedules' of the 1861 Canada Census indicates that the lease for the property had been transferred to George Banks at this time, who lived in a single storey log cabin with his wife Elizabeth and their daughter Mary. It is unclear how long the Banks family leased the property.

In 1863, a pending lawsuit recorded for the east half of Lot 2, Concession 6 WCR suggests that Mr. Bussell foreclosed on Mr. Conover for nonpayment of his mortgage. Mr. Bussell must have won the lawsuit, as he is subsequently listed as the freeholder of the property in assessment rolls and directory records from 1866. These sources also indicate that the property value had increased to \$2,700 at this time, and that the lease had been transferred to a John Copeland.

Mr. Bussell sold the east half of Lot 2, Concession 6 WCR to Samuel McClure in 1867 for \$4,000, who immediately mortgaged the property for \$3,000. It is possible that this mortgage may have been used to construct the octagonal house that currently stands at 8280 Heritage Road. Subsequent assessment roll records from 1874 indicate a further increase in the property value to \$3,800, suggesting that several improvements, such as the construction of an improved dwelling or outbuildings, were likely made to the property between 1866 and 1874. This hypothesis is consistent with information contained in a 1996 letter written by Phillip McClure, great grandson of Samuel McClure, to the City of Brampton Planning and Development Department stating that the construction of the octagonal house was commissioned by Samuel McClure (PAMA n.d.[i]). Additional support for this hypothesis can be found on the 1877 map of Chinguacousy Township in the *Illustrated Historical Atlas of Peel County* (Walker & Miles 1877), which depicts a house at the eastern edge of Lot 2, Concession 6 WCR, in approximately the same location as the octagonal house (Figure 5). Archival research suggests that the house may have been constructed



by local builder, Isaac Bird, who was mentioned in an interview recorded by William Perkins Bull in 1933 as having constructed a similar octagonal house on Lot 4, Concession 5 ECR in Chinguacousy Township around 1850 (PAMA n.d.[ii]).

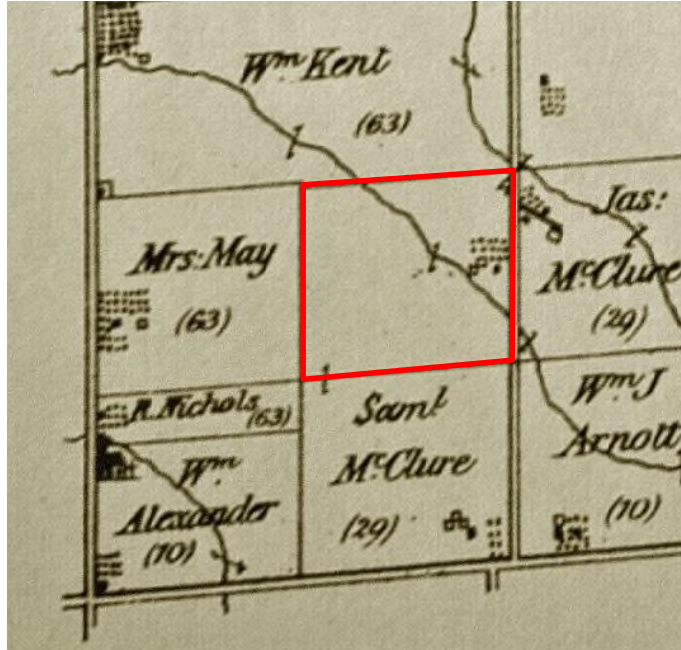


Figure 5: Portion of the 1877 Illustrated Historical Atlas of Peel County showing a house, outbuildings, and orchards on the east half of Lot 2 (outlined in red).

Samuel 'Little Sam' McClure (Figure 6) was born in August 1818 in County Antrim, Ireland, the third son of Samuel Sr. and Mary (née Eccles) McClure (Gilchrist 2009). He immigrated to Canada with his mother and six siblings in 1827, eventually settling in Chinguacousy Township. Samuel married Mary Smith on July 2, 1856, and the couple had five children together: Samuel, Eliza, Darius, Benajah, and John. Tremaine's 1859 *Map of the County of Peel* and the Personal Schedule of the 1861 Canada Census both indicate that the McClure family originally resided on Lot 3, Concession 5 WCR, with Samuel also listed as owning Lot 1, Concession 6 WCR. According to McClure family tradition, Samuel was also a Justice of the Peace (PAMA n.d.[i]).



Figure 6: Little Sam McClure, undated photograph from The "Clan" McClure: Historical Highlights (Gilchrist 2009:9).



The Personal Schedule of the 1871 Canada Census indicates that the McClure family eventually relocated to Lot 2, Concession 6 WCR, as both Lot 3, Concession 5 WCR and Lot 1, Concession 6 WCR were being leased by other parties at this time. The McClure family continued to reside together on Lot 2, Concession 6 WCR until Samuel's death in January of 1883.

One month prior to his death, Samuel willed the entire property to his wife, Mary. It appears that Mary continued to reside on the lot until her own death in 1901, at which point the ownership of the property passed to their youngest son, John. The ownership of the east half of Lot 2, Concession 6 WCR remained with the McClure family until 1920, when all 100 acres were sold to James C. Young for \$8,000, and immediately resold to Irwin R. Black for \$9,000.

The Black family continued to own all 100 acres of the property until 1966 when Roy and Harry Black, the Executors of Irwin Black's estate, began subdividing the property, granting small portions to Nancy Wetmore and Hans and Brunhilt Kallweit. The remaining 93 acre portion of the lot was eventually acquired by the joint parties of Hills and Valley Company Limited and Golden Town Company Limited in 1969, and finally granted to Jean May Limited in 1979.

## 5.0 RESOURCE DESCRIPTION

### 5.1 Landscape

The topography of the Study Area is generally flat with the exception of the ground around McClure House, which is on the reverse slope of a small hillock that rises gently to 205 m Above Sea Level (mASL) from the north, then drops steeply to 198 mASL southwest of the building toward a tributary of Levi's Creek and a small, stagnant pond (Figure 7, Figure 8, Figure 9, Figure 10, and Figure 11). The area around the house is a cut lawn that transitions to tall grasses, with deciduous trees lining Heritage Road and banks of the creek. McClure House is set back approximately 11 m from Heritage Road, and has stood by itself since its associated barns and outbuildings were demolished sometime after 1967. It is accessed by a gravel driveway approximately 14 m north, and this continues as a private road to Maple Lodge Farms. North of McClure House is a large and flat cultivated field that is cut by the meandering course of the creek, which turns northwest approximately 230 m west of McClure House. Although views to and from McClure House and the road are partially obscured by trees, the elevated position of McClure House combined with the flat topography of surrounding cultivated fields to the north, and cleared zones around commercial development to the south, gives McClure House a prominent silhouette on roadside and allows for clear and unimpeded views of the surrounding landscape from the building.



## HIA - 8280 HERITAGE ROAD



*Figure 7: View of the Study Area facing south showing the gently rising topography toward McClure House.*



*Figure 8: View of the Study Area facing east showing the gently rising topography toward McClure House on the north (left) and the creek valley on the south (right).*



*Figure 9: View facing east of the sloping terrain southwest of McClure House.*



## HIA - 8280 HERITAGE ROAD



*Figure 10: View facing south of Heritage Road (left), the entrance driveway, and McClure House.*



*Figure 11: View facing northwest of the Study Area from Heritage Road.*



## 5.2 Built Elements: General Description

McClure House is a single-detached, one-and-one half storey structure with overall dimensions of 65 ½ feet north-south by 39 ½ feet east-west (Figure 12, Figure 13, Figure 14, and Figure 15). As an octagonal house it is not divided into typical bays, although if the east side of the building facing Heritage Road is presumed to be the principal façade (which is supported by the difference in masonry bonding technique, see below), then the structure has three bays, each marked by a central door. With the principal façade on Heritage Road, the building is essentially T-shaped plan, composed of the main octagonal block with the wing extending to the west. These two elements are described individually in the following sub-sections.



*Figure 12: View of McClure House facing south.*



*Figure 13: View of McClure House facing northwest.*



*Figure 14: South façade of McClure House.*



*Figure 15: View of McClure House facing east.*



## 5.3 Octagonal Block

### 5.3.1 Exterior

Overall the Octagonal Block measures 65 ½ feet by 65 ½ feet, with each of the eight sides measuring approximately 16 feet 5 inches. From ground level to the eaves, the walls stand between 14 feet 5 inches (north corner) and 15 feet 1 inch (southwest corner). The split fieldstone, random coursed rubble foundation stands approximately 60 cm high, and is capped by a course of header brick (Figure 16). The remainder of the wall is red brick laid in English Garden Wall bond (three stretcher courses between each header course) on the southwest, south, north, and north west faces, while the northeast, east, and southeast faces are laid in Flemish bond (Figure 17). At the corners are dogleg bricks and all jointing is flat or flush joint. At the top of the wall is a projecting frieze bordered at the top and bottom by Flemish bond, and in the centre are three courses of Flemish bond brick with alternating inset and white-painted stretchers and two headers forming a repeating, cruciform pattern (Figure 18). With exception of window openings on the foundation, which have flat arch heads with a single order of soldier brick voussoirs, all door and windows have flat, Jack arch heads formed by a single order of alternating soldier and rowlock brick voussoirs (Figure 19). It is likely, given the width of the window openings and foundation, that the walls are double-wythe construction. Poured concrete buttresses support the southwest and northwest faces (Figure 20 and Figure 21).

The roof is best described as hipped, with each of the eight faces rising toward the centre (Figure 22). Capping the centre of the roof is a feature variously described as a lantern (Rempel 1967) or belvedere (Fram 2003; Blumenson 1990), but the terms cupola and clerestory monitor are also used (Blumenson 1990). Lantern is the preferred descriptor for McClure House as this feature appears to have been primarily to provide light to the second level. At the cornice of the main roof section are projecting eaves with a plain fascia, and a two-part soffit with dentils that alternate with dentils on a narrow wood frieze. At the corners are solid wood brackets oriented as modillions, and shaped as a double ogee (Figure 23). All these elements have been painted white, although the fascia is obscured by modern pre-fabricated metal gutters and rain-water leaders. The roof of the lantern is a shallower pitch than the main roof section, but its cornice shares the projecting eaves, and white-painted modillions, two-part soffit with dentils, and denticulated frieze on seven sides (Figure 24). However, here the wood frieze is wider, and the modillions are more bulbous and oriented more horizontally than those below. On the west side of the lantern, all cornice details were removed, probably when the Rear Wing roof was added the west side of the Octagonal Block. Metal flashing covers the fascia. Cladding on the sides of the lantern is wide, grey-painted horizontal clapboard that lacks cornerboards. Positioned centrally on each of the lantern's eight sides are horizontal-sliding, metal-framed windows that lack framing on the head and sides and have plain wood slip sills. Piercing the roof on the north and south are sanitary vents, and the only chimney is a low aluminum pipe extending from inside the centre, north façade wall.

Windows are symmetrically and centrally placed on the southwest, south, north, and northwest faces of the Octagonal Block, but the former two are covered in particle board. Paired, one-over-one fixed-sash vinyl insert windows have been installed on the latter two faces (Figure 25). Removable muntins divide the top sashes into four sections. All first level windows have plain wood lug sills, although those on the north and northwest faces also have wood aprons (Figure 26). Directly beneath the south and north first-level windows are sunken windows that pierce the stone foundation. These have also been covered in particle board. Historical photos show a third window through the foundation and off-set beneath the southeast entrance.



Three wide entrances are centrally placed on the southeast, east, and northeast faces, and have white-painted wood thresholds. All have been covered in particle board, but it is known from historical photographs that these were double-leaf, glazed panel doors. All east facade entrances are covered by a steep-pitch, hipped-roof open verandah with white-painted, decorated posts (Figure 27). There are no steps to the verandah, the deck of which is level with the top of the stone foundation. At the top of each corner post are perforated brackets with a double cyma-reversa form, and a central tri-foil surrounded by linear tracery (Figure 28). There is no balustrade and the underside of the verandah is open, and supported at the midsection by plain square posts. With the exception of the asphalt shingles, all of the verandah construction is in wood.



*Figure 16: Split fieldstone, random-course rubble foundation visible on the north face.*



*Figure 17: Flemish bond masonry on the east face.*



*Figure 18: The brick frieze on the southwest and south faces.*



*Figure 19: Jack or flat arch of the south face window opening.*



*Figure 20: Poured concrete buttress on the southwest face.*



*Figure 21: Poured concrete buttress on the northeast face.*



*Figure 22: South façade of the Octagonal Block showing the hipped roof and lantern.*



*Figure 23: Detail of the denticulated frieze and soffit with and corner bracket on the main roof cornice.*



*Figure 24: View of the lantern facing southeast.*



*Figure 25: Vinyl insert windows on the north and northwest faces.*



*Figure 26: Wood apron on the north face window.*



*Figure 27: North side of the verandah.*



*Figure 28: Perforated bracket with trefoil design on the verandah roof.*



### 5.3.2 Interior

#### 5.3.2.1 First Level

The first level is divided into eight spaces: a large kitchen associated with the north and northwest faces; a small irregular-shaped room associated with the northeast and east faces; a square room associated with the east face; a triangular room on the southeast face; a large rectangular room associated with the south face; a large, irregular-shaped room associated with the southwest face; and a central closet, bathroom, and staircase to the second level.

The kitchen has been extensively re-modelled and includes modern cabinets, wood panelling with narrow crown mouldings, a laminate floor, and an applique ceiling beam used to give the impression of timber framing (Figure 29). At its southwest corner the kitchen leads to a north-south running corridor with doors to the east room, the central closet, and the south room (Figure 30). The northeast-east room has fibreboard ceiling panels and the walls are covered in what appears to be mid-to-late 20<sup>th</sup> century floral wallpaper (Figure 31). In the northeast corner is an aluminum heating pipe.

Walls of the east room are also wallpapered and there is a fibreboard ceiling but this room retains original wood architraves and tall baseboard (Figure 32, Figure 33, and Figure 34). Across the corridor from the east room is a small closet with wood-panel door and triangular-shaped shelving.

At the end of the corridor is the south room, but just inside it to the right is access to the southeast room. It has green-painted, plaster walls, and the door architraves have an unusual projecting and scrolled hood (Figure 35). In the ceiling is a plaster medallion partially damaged by water infiltration (Figure 36). The flooring is painted wood plank and, like the rest of the carpentry and plasterwork, is likely original. In the south room there is a moulded border near the top of the walls that also marks the extent of the striped purple wallpaper. This room also has a plaster ceiling and original wood architraves and wood panel doors (Figure 37).

Access to the southwest room is either through the southwest side of the kitchen or the west door of the south room. In the northwest corner of the southwest room is a fireplace with wood mantle and brick hearth, and high in the north wall is an inset cabinet with panel door and shelving (Figure 38). The ceiling is painted, tongue-and-groove wood planking. The walls are covered in wallpaper. A small central bathroom accessed through the southwest room has painted plaster walls and ceiling, but late 20<sup>th</sup> century fixtures and cabinetry (Figure 39). Entrance to the central staircase is through the south wall of the kitchen.



*Figure 29: The Octagonal Block kitchen.*



*Figure 30: Corridor to the east and south rooms.*



*Figure 31: Interior of the northeast room.*



*Figure 32: Interior of the east room.*



Figure 33: Baseboard in the east room.



Figure 34: Door architrave in the east room.



*Figure 35: Door architrave in the southeast room.*



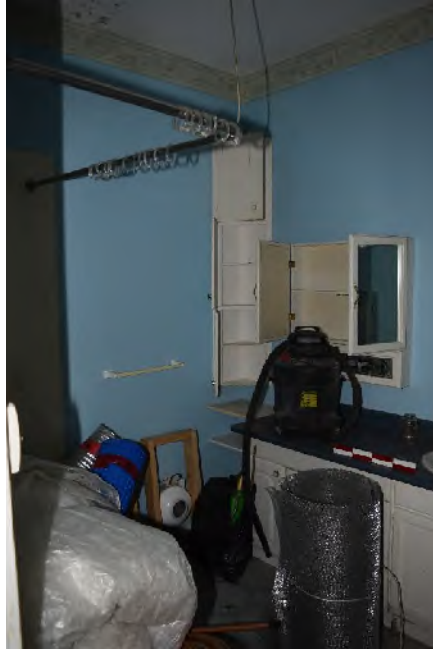
*Figure 36: Plaster ceiling medallion in the southeast room.*



Figure 37: Interior of the south room.



Figure 38: Interior of the southwest room with brick hearth and wood mantle (centre).

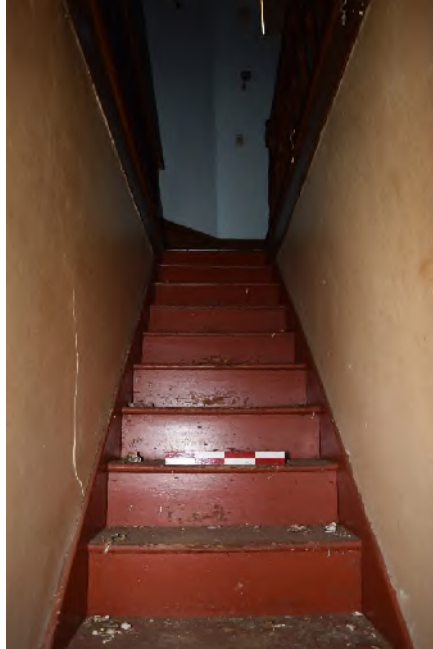


*Figure 39: Interior of the bathroom.*

#### **5.3.2.2 Second Level**

The second level is accessed via a narrow, painted wood staircase that opens onto an octagonal landing (Figure 40). Surrounding the staircase at the landing is a wood balustrade with rounded wood handrail and narrow and widely spaced turned balusters (Figure 41). The windows of the lantern are at the top of the wall and, interestingly, also have surrounding openings in the ceiling to allow more light. At the centre of the ceiling is an octagonal opening that likely served as a skylight (Figure 42).

On the same level as the landing is the attic, which occupies the angular space between the parapet of the masonry exterior walls and the plasterwork for the second-level interior walls (Figure 43). Remnants of the partially demolished chimney stack are found on the west side of the parapet (Figure 44), and the lathe and plaster keys used to fill between the second level studs are exposed throughout the attic. Instead of the more common circular-sawn strips, the lathe is made using split boards (Figure 45).



*Figure 40: Staircase to the second level.*



*Figure 41: Landing and balustrade on the second level.*



*Figure 42: Octagonal skylight and lantern window sills.*



*Figure 43: Parapet wall as seen from the attic space on the second level.*



*Figure 44: Remnants of the chimney stack in the west attic space.*



*Figure 45: Split-board lathe-and-plaster as seen from the second level attic.*



### 5.3.2.3 Basement

Entrance to the basement is through the southwest corner of the kitchen and opens into a large space that encompasses all but the centre and south sections of the octagonal plan. The floor is covered in gravel and the fieldstone walls of the foundation are exposed, as are the floor joists, which measure 2 ¾ by 9 inches and are on a 19 inch to 26 inch centre depending on location (Figure 46). In the centre of the basement is a large square room entered from the north that has brick walls laid in a highly irregular bond. On the east interior of this room, bins have been formed in masonry, and may be the 'cold room where carrots, beets and other vegetables were stored in sand over the winter' that is described in a 1978 *Toronto Star* article (Figure 47). The brick walls and floor of the south room is unfinished and entered through a door on the east. Through the west face foundation a passage has been cut that provides access to the basement of the Rear Wing.



*Figure 46: View of the central brick wall and fieldstone foundation.*



*Figure 47: Brick bin construction on the interior of the central basement room.*

## 5.4 Rear Wing

The rectangular rear wing is oriented east-west, and measures 26 feet 2 inches on its long north and south façades, and 17 feet 3 inches on its west end wall (Figure 48 and Figure 49). This variance by as much as a foot from its east dimension at the connection with the Octagonal Block is a result of the base of the wall being constructed wider to support the wall above, as well as subsequent settling. The wing is designed as a storey-and-a-half, although at the west end wall the height follows the topography and stands two-and-a-half storeys.

At the northwest corner and for much of the south wall the foundation is plain fieldstone random rubble, while the southwest corner and west face is built using concrete masonry unit (CMU) with some brick in-fill (Figure 50). The red brick masonry is laid in Garden Wall or Old English bond (Smith 1985:53), with five courses of stretchers between each header-stretcher-header course (Figure 51). Most of the original north and south face masonry is intact, but considerable portions of the west wall at the second level have been re-clad in more recent brick and laid entirely in stretcher or running bond. On the west end wall and on the south face near the southwest corner, re-cladding to correct slumping has required that some wedge-shaped bricks be used. Three courses above the south-face fieldstone foundation is a watertable made with splayed stretchers and capped by a course of headers (Figure 52). On the south and north façades, all window and door heads are a single order of soldier voussoirs in a segmental arch (Figure 53 and Figure 54); an exception is the window in the cross-gable, which has two orders of headers formed in a pointed or equilateral arch. Windows on the west end wall do not have any special masonry treatment at the heads (Figure 55).

Running east-west over the walls is the medium gable roof with steep cross-gable centred on the north facade. The ridge line is as high as the cornice of lantern, and on the west end wall and cross-gable are projecting eaves and a two-part fascia. The soffit is plain throughout, and on the north facade is a narrow frieze of cyma reversa



moulding. Prefabricated metal gutters and rainwater leaders are either side of the cross-gable and run the entire length of the south fascia.

A single-flue chimney extends through the south-facing roof face and is inside the west end wall. It is constructed of red brick with a plain concrete crown, and is lined with a square ceramic pipe that is exposed above the crown. Other roof features include a number of pre-fabricated roof and sanitary vents.

The fenestration of the north facade is symmetrical, with an off-centre door and a centred first level window directly beneath the second level cross-gable window. A single-leaf, glazed panel door is within the entrance, and is protected on the exterior by an ornamental iron gate. The window to its west is a one-over-one double-hung vinyl insert with removable muntins dividing the top sash into four sections. A similar division is seen in the cross-gable window, which is framed in wood to match the equilateral arch of the opening (Figure 56). Both windows also have plain, white-painted concrete lug sills. On the south face the windows and doors are asymmetrical in placement and shape. There is a central door but the 'belly-flop' wood window above it is offset to the west and has neither a segmental arch head nor a sill. To the east and offset in height to the door is a wood window frame with glazed top section and blind bottom section, and has a plain concrete lug sill. A course of rowlock brick forms the sill of the door, which is filled with a thick plain frame and a glazed four-panel door. Steps or a porch to access the door have been removed. Symmetrical fenestration is evident on the west end wall, which has paired second level windows directly above a large bank of three windows at the first level. Centred beneath this window is a large door to access the basement. The two top level windows are separated by a column of brick but connected by a continuous sill made of two stones or formed concrete. A segmental arch head was used for the northern-most of these two windows, but the glazing within has a square head. Both windows are fixed sash with true, one-over-one divisions. The first level vinyl insert windows have a rusticated lug sill, double-hung one-over-one windows with removable muntins on the north and south, and a central fixed-sash window with removable muntins used to divide the light into a four-over-one appearance.

A hipped roof covers the front verandah, and is supported by plain wood posts, with the exception of those against the wall, which are chamfered. The balustrade is plain with a flat rail cap and square balusters nailed to the exterior of the top rail. There are no stairs, only an opening near the northeast corner of the verandah and a pre-cast concrete step placed near it. The verandah posts are laid in partially exposed concrete sonotubes and the underside is enclosed by vertical lathe or pickets and large field stones.

On the east side of the off-centre entrance is a large oval plaque (Figure 57) with the City's crest and inscription in relief that reads:

### THE OCTAGONAL HOUSE

Build circa 1854 by Samuel McClure the Octagonal House is an excellent and well preserved example of the octagonal mode of building. The foundation is of rough fieldstone with brick walls executed in a rich Flemish bond. French double doors are centred in each of the three sides which face the road. The roof of the house has a gentle pitch and below the eaves a band of decorative brickwork contains a contrasting white brick cruciform motif.

Designated by the City of Brampton under the Ontario Heritage Act on February 12, 1979

The Brampton Heritage Board



*Figure 48: Northwest corner of the Rear Wing.*



*Figure 49: South façade of the Rear Wing.*



*Figure 50: CMU and fieldstone foundation on the southwest corner of the Rear Wing.*



*Figure 51: Old English bond used for the Rear Wing masonry.*



*Figure 52: Watertable on the south façade.*



*Figure 53: Segmental arched window on the south façade.*



*Figure 54: Segmental arched doorway on the south façade.*



*Figure 55: The west end wall.*



Figure 56: Equilateral arched window in the cross gable of the Rear Wing.

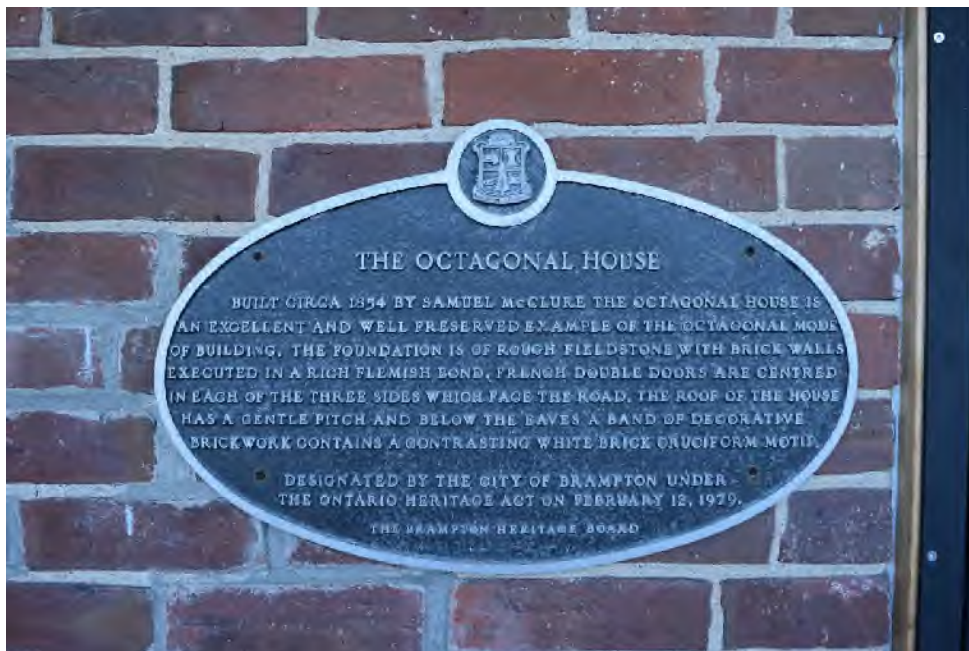


Figure 57: Brampton Heritage Board plaque mounted east of the north entrance to the Rear Wing.



### 5.4.1 Interior

#### 5.4.1.1 First Level

The first level of the Rear Wing is undivided except for a small mudroom with closet at the north door, and staircase to the second level in the southeast corner (Figure 58 and Figure 59). Between these spaces is an arched corridor leading to the kitchen of the Octagonal Block. The walls appear to be plasterboard and have narrow, prefabricated crown mouldings, door and window architraves, and baseboard. In the southwest corner is a woodstove that links to internal chimney stack (Figure 60).

#### 5.4.1.2 Second Level

The wood stairs terminate on the second level at a large landing with unfinished, particle board subfloor (Figure 61). Two small rooms occupy the western third of the Rear Wing, and are finished only with painted plasterboard walls and particle board subflooring (Figure 62). The slope of the roof at this half-storey further constrains the liveable space.

#### 5.4.1.3 Basement

The basement space is partially finished with particle board, wood strip nailers, and vapour barrier for the walls and ceiling, and poured concrete for the floor (Figure 63).



Figure 58: The mudroom and entrance to Octagonal Block from the first level of the Rear Wing.



*Figure 59: Stairs to the second level of the Rear Wing.*



*Figure 60: Woodstove and large window in the first level of the Rear Wing.*



*Figure 61: Stairway and second level landing.*



*Figure 62: Rooms on the west side of the second level.*



*Figure 63: Basement of the rear wing, facing west.*

## 6.0 STRUCTURAL HISTORY

Although McClure House dates to the 19<sup>th</sup> century and has seen nearly continuous occupation into the present day, the historical and structural evidence only allows for four structural phases to be identified. These represent construction of the Octagonal Block (Phase 1, c.1867-c.1874), construction of the Rear Wing (Phase 2, c. 1874 to c. 1969), and renovations and repairs after 1969 (Phase 3 and Phase 4). Each are described below and visually summarized in Figure 69.

### 6.1 Phase 1: circa 1867 to circa 1874

The relatively precise construction dates for the Octagonal Block provided on the Brampton Heritage Board plaque ('circa 1854') and in the media ('early 1850s', *Toronto Star* 1978) are at odds with the oral history and archival data. McClure family tradition maintains that Samuel McClure had the Octagonal Block built but McClure did not take ownership of the lot until 1867 and the next available assessment roll dates to 1874. No further clues are found in the architecture of the building as the style was popular in Ontario in the fifty years following publication in 1849 of *A Home for All or the Gravel Wall and Octagon Mode of Building* by American phrenologist Orson Squire Fowler (Figure 64) (Blumenson 1990:71-76; Rempel 1967:174-175). The surviving interior trim is also typical for this time period, although the split-wood lathe of the second level—that lacks saw marks— suggests a date closer to 1867 than 1874; after 1850 circular sawn boards or individually cut lathe was increasingly popular (Garvin 2001:66-67).

Despite the absence of a firm date of construction, the following elements of the Octagonal Block date to the first phase:



- All exterior construction of the Octagonal Block except a section of the southwest face;
- Interior trim in the east, southeast, south, and southwest first-level rooms;
- Ceilings in the southeast, south, and southwest first level rooms;
- Wood stairs and plastered staircase from first to second level;
- Balustrade, flooring, trim and lathe-and-plaster in the second level; and,
- Lantern, not including the horizontal sliding windows;



Figure 64: 'Residence of John J. Brown, Williamsburgh, N.Y.' used as a frontispiece for the 1854 edition of *A Home for All* or the Gravel Wall and Octagon Mode of Building, by Orson Squire Fowler. Note the denticulated frieze and brackets at the cornices similar to those seen at McClure House.

## 6.2 Phase 2: circa 1874 to 1969

Determining a date for the Rear Wing construction is even more conjectural than for the Octagonal Block. The quality and expedience of the masonry bonding —Old English is the most economical bonding but also the weakest, (Smith 1985:53) — suggests a much later date of construction than the Octagonal Block. The same is suggested by the inexpert brick masonry in the basement of the Octagonal Block. Although the cross-gable with equilateral arched window is typical of the Gothic Revival style introduced to Ontario as early as 1840, in this context it may represent the end of its popularity around 1900 (Blumenson 1990:37).



The following elements of McClure House date to the second phase:

- All construction of the Rear Wing except for portions of the south façade and west end wall;
- Construction of the Octagonal Block 'cold room';
- Horizontal sliding windows of the Octagonal Block lantern;
- Removal of the front verandah; and,
- Construction of barns and outbuildings (these can be seen on a 1967 air photo - Figure 65)



Figure 65: 1967 air photo of the Study Area showing a barn and small outbuildings northwest of McClure House (National Air Photo Library L5530BP008).

### 6.3 Phase 3: 1969 to 1981

To define this phase the 1978 *Toronto Star* article was used because it references the work completed to that date, and work that was proposed for the near future (Figure 66). The start point of this phase corresponds to the purchase date by Jean May Limited, and the end date was selected based on the next available photographic evidence published in the *Peel Seniors Regional News* (Figure 67). Demolition of the barns and outbuildings may have also occurred during this period as they are not depicted on the 1974 National Topographic System map, but do appear on the 1942 edition. Elements dating to this phase include:

- Bathroom and furnace installation;
- Kitchen and northeast room renovations, with restoration of all other first-level rooms;



- Repairs to the Octagonal Block and Rear Wing roofs;
- Masonry repairs to southwest face of Octagonal Block;
- Poured concrete buttresses on the southwest and northwest faces of the Octagonal Block;
- Masonry repairs and foundation replacement on the Rear Wing;
- Rear Wing chimney and stove;
- Installation of the Brampton Heritage Board plaque; and,
- Demolition of the barns and outbuildings.



Figure 66: The east and south faces of McClure House, photographed in 1978 for the Toronto Star.



Figure 67: The east façade of McClure House in 1981.

## 6.4 Phase 4: 1981 to present

The earliest available information on this phase is a photograph taken sometime prior to its publication in Blumenson's *Ontario Architecture* in 1990 (Figure 68). It shows that by this date the verandah had been reconstructed. The perforated brackets on the verandah, however, are absent in this picture. Elements that date to this final phase include the:

- Octagonal Block verandah and possibly Rear Wing verandah;
- Vinyl insert windows;
- Particle board window and door coverings;
- Rear Wing basement wall covering and concrete flooring; and,
- Rear wing first and second level renovations.



*Figure 68: The east façade of McClure House before 1990 (Blumenson 1990:76).*



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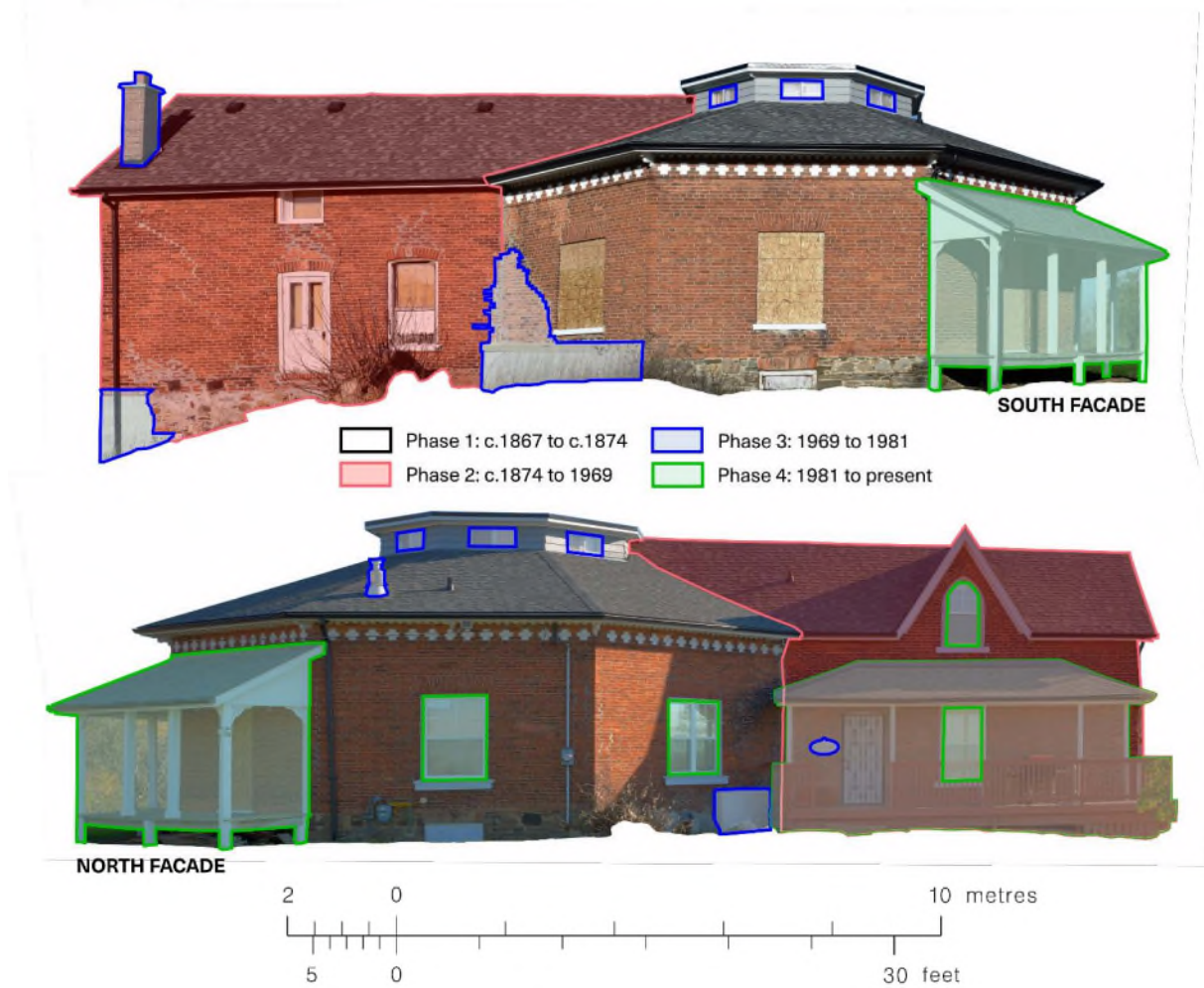


Figure 69: Structural phases identified at McClure House.



## 7.0 HERITAGE & PHYSICAL INTEGRITY

### 7.1 Heritage Integrity

The concept of 'heritage integrity' is closely linked to ideas about preservation and authenticity, rather than structural condition. In this context heritage integrity refers to the literal definition of 'wholeness' or 'honesty' of a historic place, and is measured by understanding how much of its historic, social, spatial, aesthetic or contextual value survives (English Heritage 2008:45; Historic Scotland 2007:18).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there is no widely accepted criteria. The MTCS *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MTCS, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06*, yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* includes 'integrity' as a criteria, yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'.

Research commissioned by Historic England in 2004, however, proposed a method for determining levels of change in conservation areas (The Conservation Studio 2004) that also has utility for evaluating the integrity of individual structures. To evaluate the heritage integrity of McClure House, Kalman's and the Historic England approaches have been combined, and the results presented in Table 1:

**Table 1: Heritage Integrity Analysis for McClure House.**

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	Original	None	100	Very Good	Original site and lot size
Footprint	Octagonal	Rectangular wing added late 19 <sup>th</sup> to early 20 <sup>th</sup> century	100	Very Good	The rear wing was added historically and is compatible in style, scale, and materials.
Wall	Brick	Repointing on all façades in Portland cement, two poured concrete buttresses, and outer wythe brick replacement (southwest face) on the Octagonal Block; significant brick replacement on west end wall of Rear Wing	85	Very Good	Overall good
Foundation	Stone	Repointing on all visible façades of Octagonal Block in Portland cement; CMUs used to replace field stone foundation of west	85	Very good	Note that this rating refers to heritage integrity, not structural integrity

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Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
		end wall of the Rear Wing.			
Exterior doors	Wood	All exterior doors replaced with exception of south door on Rear Wing.	25	Poor	No further comment
Windows	Wood	Vinyl inserts or particle board cladding has replaced all original wood framing except for the windows and door of Rear Wing south façade, and second level windows of the Rear Wing's west end wall	40	Fair	Most windows have been boarded up or replaced with vinyl inserts.
Roof	Unknown covering, wood fascia, frieze, soffit, and brackets	Asphalt shingle	98	Very good	Apart from the asphalt shingles, the roof maintains all original shape and details.
Chimneys	One on west face of Octagonal Block	Octagonal Block chimney removed and one added to the southwest corner of the Rear Wing	50	Fair	The chimney survives up to the attic of the Octagonal Block.
Water systems	Unknown, likely iron	Prefabricated gutters and rain water leaders throughout	0	Poor	No comment
Exterior decoration	Octagonal Block: projecting brick frieze with cruciform decoration, denticulated wood soffit and frieze, solid wood corner brackets, Flemish bond masonry of east façade; wood lug sills	No change	100	Very Good	No comment



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Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Verandah/ exterior additions	Verandah on east façade, possibly encircled house  One-and-a-half story Rear Wing added prior to 1950	Verandah replaced after 1979 and before 1990	95	Very Good	Although replaced, a verandah was an original element of the Octagonal Block, as evidenced by the wood nailer incorporated into the masonry of the east façade that can be seen in a 1979 photo. The Rear Wing was added historically and is compatible in style, scale, and materials.
Interior plan	All details of interior plan are unknown but likely follow existing divisions	The Rear Wing first level floor may have recent divisions	95	Very Good	Overall the original floorplan of the Octagonal Block and second level of the Rear Wing survives intact.
Interior walls	Split-board Lathe-and-plaster	Most walls of the Rear Wing replaced with plasterboard  Some ceilings in Octagonal Block replaced in fibre-board	75	Good	The extent of change to the walls is unknown but the presence of original baseboard and architraves suggests that a high proportion of the original wall fabric is intact inside the Octagonal Block. The Rear Wing appears to have been extensively renovated with plasterboard
Interior trim	Stained or painted, plain and wide wood moulding for baseboard and architraves	No apparent change in Octagonal Block Extensive replacement with narrow prefabricated wood mouldings in Rear Wing	75	Very good	The extent of change to the interior trim was not quantified.
Interior features (e.g., hearth, stairs, doors)	Brick hearth, plaster ceiling medallion, and wood panel interior doors. Possibly other features recommended by Fowler such as a dumb-waiter and ventilation system	Brick hearth and plaster medallion survives intact.	75	Good	The extent of change is unknown and possibly not quantifiable but score generated from the number of surviving interior features.



## HIA - 8280 HERITAGE ROAD

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Landscape features	Presumed to be garden plots, activity areas or tree plantings associated with domestic yard Barns, outbuildings and associated features of farmyard	All barns and outbuildings demolished post 1967	50	Fair	Landscape rating of poor is based on the assumption that a number of structures and features were present around the house
<b>AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY</b>			<b>72</b>	<b>Good</b>	<b>Rating of Good is based on original element survival rate of between 50-75%</b>

Overall, McClure House has a high (Good) level of heritage integrity. If evaluated independently from the Rear Wing, it is anticipated that the heritage integrity score for the Octagonal Block would be in the Very Good range.

## 7.2 Physical Condition

The condition of the foundations, exterior walls, roofing, and interior of McClure House ranges from fair to good. The condition assessment presented in Table 2 is based on a checklist developed by Fram (2003), but these observations are based solely on non-specialist and superficial inspection. An engineering report to determine the most significant structural issues was prepared for Winston Steeles by B Design Engineering Services Inc. and is included in Appendix B.

**Table 2: Physical Condition Assessment.**

Element	Observed Conditions
Building site	<ul style="list-style-type: none"> <li>There were no areas of standing water but the steep grade to the south toward the pond appears to be unstable (as evidenced by cracking and masonry repairs)</li> <li>Vegetation along Heritage Road is thick and obscures views of the house, but is not impacting the physical structure. A tree has been removed from near the south wall of the Rear Wing, but there is regrowth on the stump that may eventually impact the wall and foundation</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>Minor sagging in the roof ridge line of the Rear Wing</li> <li>No visible rot or damage on the wood fascias, soffits, brackets, or eaves, and the flashing and gutters appear sound</li> <li>The asphalt roof covering is in good condition</li> </ul>



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Element	Observed Conditions
	<ul style="list-style-type: none"> <li>Water damage to the ceiling medallion and in the southwest room of the Octagonal Block, and in the ceilings of the Rear Wing suggest water infiltration or roof leak</li> <li>The chimney and cap appears sound</li> </ul>
Walls	<ul style="list-style-type: none"> <li>Overall the masonry of the Octagonal Block appears sound, although there are several areas exhibiting slumping, minor cracking along mortar joints, and minor displacement at the brick frieze.</li> <li>The southwest face of the Octagonal Block exhibits bowing at the projecting brick frieze and cracking in the wall and foundation, as well as a significant brick repair at the junction with the Rear Wing.</li> <li>Concrete buttresses at the southwest and northwest faces indicates areas of subsidence or other movement.</li> <li>Extensive repointing in Portland cement on the Octagonal Block and Rear Wing has exacerbated the opening of mortar joints and cracking</li> <li>Extensive repairs have been carried out on the southwest corner and west end wall of the Rear Wing, indicating subsidence or other movement.</li> <li>The variance in dimension between the east and west end walls of the Rear Wing suggest subsidence or other movement has occurred</li> </ul>
Foundations	<ul style="list-style-type: none"> <li>Large cracks in the Octagonal Block foundation were observed on the foundation of the west face (at the junction with the Rear Wing)</li> <li>Efflorescence on the fieldstone foundation and spalling of the brick dividing walls suggests water infiltration</li> <li>On the southeast corner the mortar joint has opened and there is some displacement of the stones</li> <li>Some mortar wash-out or poorly executed repointing in Portland cement that has exfoliated, creating open joints.</li> <li>No buckling or bulging was observed on the foundations</li> </ul>
Windows and Doors	<ul style="list-style-type: none"> <li>Door and window elements on the south façade of the Rear Wing appear to be in poor condition</li> <li>Window framing on the second level of the Rear Wing appears to be in poor condition</li> </ul>



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Element	Observed Conditions
	<ul style="list-style-type: none"> <li>Wood lug sills on the south façade windows of the Octagonal Block appear to be in poor condition</li> </ul>
Verandah	<ul style="list-style-type: none"> <li>Both verandahs are in good condition</li> </ul>
Basements	<ul style="list-style-type: none"> <li>Exfoliated brick and paint in the basement spaces of the Octagonal Block suggests a high level of moisture infiltration</li> <li>All exposed floor joists and flooring appears to be in good condition with no evident sagging</li> <li>Interior walls in the basement of the Rear Wing could not be investigated since they are covered.</li> </ul>
Living and working spaces	<ul style="list-style-type: none"> <li>Isolated areas of paint exfoliation and plaster damage suggests a high level of moisture infiltration</li> </ul>
Attics, shafts, and concealed spaces	<ul style="list-style-type: none"> <li>Original split board lathe-and-plaster in Octagonal Block attic is in good condition</li> <li>Chimney has been removed to second-level floor in Octagonal Block</li> <li>Animal damage and some floorboards removed in attic of Octagonal Block</li> <li>Minor animal damage in attic of Rear Wing</li> </ul>



## 8.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Although the Study Area is a protected heritage property designated under Part IV of the *OHA*, its designation in 1979 was prior to the introduction of *O. Reg. 9/06*. To more clearly articulate the CHVI of the property, to identify the full range of heritage attributes, and to inform an updated Statement of CHVI, an evaluation using the criteria prescribed in *O. Reg. 9/06* is provided in the following sub-sections.

### 8.1 Design or Physical Value

Criteria	Evaluation	Rationale
<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Meets criteria	The City's <i>Inventory</i> notes one other octagonal house in the municipality (227 Main Street North) and a search of the Canadian Inventory of Historic Places ( <a href="http://historicplaces.ca">historicplaces.ca</a> ) using the term 'octagonal' and limited to Ontario returned 113 results; of these, only five are residences and contemporary in architectural heritage to McClure House. Rempel's 1967 inventory lists 33 surviving octagonal houses in Ontario, some of which may have since been demolished or significantly altered. The house at 227 Main Street North, for example, is referred to by Rempel as a 'half-octagon' and had a second storey added in 1962 (City of Brampton 1986). Given the geographic size of Ontario, and high degree of heritage integrity on the exterior and interior, McClure House is a rare, representative, and early example of the octagonal type constructed in brick.
<i>Displays a high degree of craftsmanship or artistic merit.</i>	Meets criteria	Several elements of McClure House display a high degree of craftsmanship including the: <ul style="list-style-type: none"> <li>■ Octagonal form with equal sides, hip roof, and lantern;</li> <li>■ Brick masonry with Flemish bond 'public' east façade, and English Garden Wall bond for the other sides;</li> <li>■ Projecting frieze with repeating cruciform design created with inset brick work;</li> <li>■ Jack arch window and entrance heads;</li> <li>■ Denticulated soffit and frieze on the cornices of the main roof and lantern; and,</li> <li>■ Interior wood baseboard, door and window architraves, and second-level balustrade.</li> </ul>
<i>Demonstrates a high degree of technical or scientific achievement.</i>	Meets criteria	In addition to being built to a high degree of craftsmanship, McClure House demonstrates a high technical achievement through the equal dimensions of all eight sides, and a hip roof sufficiently framed to support a lantern.



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## 8.2 Historical or Associative Value

Criteria	Evaluation	Rationale
<i>Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</i>	Meets criteria	McClure House is directly associated with the theories of American phrenologist and architectural theorist Orson S. Fowler. As a Justice of the Peace, Samuel McClure would have been an important member of the community, and the 1877 Atlas map indicates he may have had extensive landholdings. The Brampton Heritage Board plaque mounted on the house also tangibly reflects early efforts by the Heritage Board and the City to celebrate and commemorate heritage assets in the City. It was the fourth structure designated by the City, and was used as a meeting site for the Board in 1981 ( <i>Toronto Star</i> 1978; <i>Peel Seniors Regional News</i> 1981).
<i>Yields, or has the potential to yield information that contributes to an understanding of a community or culture.</i>	Meets criteria	Study of McClure House can contribute to a small but fascinating body of architectural scholarship on octagonal houses, but also presents interesting questions on the diffusion and adoption of Fowler's ideas in Canada, and their expression in Ontario. For example, what led McClure to select this form and how was it modified or adapted by local builders?
<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	Meets criteria	McClure House demonstrates and reflects the ideas of American phrenologist and architectural theorist Orson S. Fowler, whose influence extended into Canada by the mid-19 <sup>th</sup> century.

## 8.3 Contextual Value

Criteria	Evaluation	Rationale
<i>Is important in defining, maintaining or supporting the character of an area.</i>	Meets criteria	Although no longer associated with barns and outbuildings, the storey-and-a-half brick farmhouse bordered on the north, west, and east by open agricultural land maintains and supports the formerly rural character of the area, now increasingly encroached upon by suburban development.
<i>Is physically, functionally, visually or historically linked to its surroundings.</i>	Meets criteria	McClure House is visually and historically linked to Heritage Road, formerly Fifth Line West, and the dispersed settlement pattern of rural, 19 <sup>th</sup> and early 20 <sup>th</sup> century southern Ontario farmsteads, some of which still survive in the immediate area.
<i>Is a landmark.</i>	Meets criteria	Although a residential structure and partially obscured from Heritage Road by tree growth, the prominent location of McClure House at the crest of a low hill, and its unique octagonal architecture and lantern roof feature, make it a recognized local landmark. Media reports in the late 1970s and early 1980s also reference how the building 'attracted numerous visitors and photographers over the years' ( <i>Toronto Star</i> 1978), and was 'a historical landmark' ( <i>Peel Seniors Regional News</i> 1981).



## 8.4 Evaluation Results

The preceding evaluation has confirmed the original designation that McClure House is of CHVI, and found that it meets all criteria of *O. Reg 9/06*.

## 8.5 Statement of Cultural Heritage Value of Interest

Bylaw 26-79 presents the following 'Reasons for Designation':

The Octagonal House is an excellent and well preserved example of the octagonal mode of building. The foundation is of rough fieldstone with brick walls executed in a rich Flemish bond. French double doors are centred in each of the three sides which face the road. The roof of the house has a gentle pitch and below the eaves a band of decorative brickwork contains a contrasting white brick cruciform motif.

While this description provides a general summary of the property and identifies important components, such as the Flemish bond masonry, it does not follow the values-based evaluations adopted in Ontario's 'Statements of Cultural Heritage Value or Interest' or Canada's Historic Places 'Statements of Significance'. It does not mention other heritage values of the property, such as those relating to historical and associative or contextual values, nor list all of the heritage attributes, which were found through field investigation to be extensive. Interestingly, it also omits much of the first sentence of the plaque text referencing an 1854 date of construction and Samuel McClure. A revised Statement of CHVI is therefore proposed.

### Description of Property – 8280 Heritage Road

Believed to have been built for Irish immigrant and Justice of the Peace Samuel McClure sometime between 1867 and 1874, McClure House is a storey-and-a-half octagonal farmhouse on the west side of Heritage Road, formerly Fifth Line West, Chinguacousy Township, now part of the City of Brampton.

### Statement of Cultural Heritage Value or Interest

McClure House is of cultural heritage value as one of few vernacular expressions in Ontario of the architectural theories introduced by American phrenologist and architectural theorist Orson Squires Fowler. Its precisely executed octagonal plan, with one-and-a-half storey massing and prominent lantern, is complemented by Flemish bond brickwork on the three sides of the east façade and a projecting brick frieze with repeating cruciform pattern created with inset brick and white paint. Also demonstrating the technical proficiency and craftsmanship of the builder, possibly Isaac Bird, is the denticulated frieze and soffit of the cornices, and jack arches of the window openings and three, double-leaf entrances. The interior also has design or physical value for its surviving baseboard and architraves, and second level balustrade.

The octagonal form and surviving interior division of space is of historical or associative value as a vernacular expression of Fowler's theories on the optimal domestic housing design, and is of contextual value as a landmark in the predominately rural and agricultural cultural landscape of the north section of Heritage Road.

### Description of Heritage Attributes

Key attributes that reflect the design or physical value of the property are the:

- Octagonal plan of eight walls of equal length;
- One-and-a-half storey massing;



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- Masonry construction combining a random coursed fieldstone foundation, Flemish bond brick construction for the southeast, east, and northeast faces (combined as east façade), and English Garden Wall bond for all other sides;
- Projecting brick frieze with repeating cruciform pattern created with inset brick and white paint;
- Projecting eave cornices on the main roof and lantern with denticulated frieze and soffit, and Gothic-profile, solid wood brackets at the corners;
- A lantern with centred windows, decorated cornice, and skylight;
- Reconstructed open verandah on the east façade;
- Tall window openings with Jack arch heads and wood lug sills;
- Double leaf door openings on the east façade;
- Interior carpentry for baseboard, architraves, plank wood ceiling, and second-level balustrade;
- Interior plaster work for ceiling medallion and split-board lathe-and-plaster; and,
- Rear wing with single-order segmental arched window and entrance heads, cross-gable with pointed arch window head, 'belly-flop' window, and Old English bond brick masonry.

Key attributes that reflect the historical or associative value of the property as reflecting the architectural theories of Orson Fowler and its vernacular expression in 19<sup>th</sup> century Ontario, and its association with early efforts to commemorate Brampton's heritage are the:

- Octagonal form and one-and-a-half storey massing;
- Interior divisions and central staircase; and,
- Brampton Heritage Board plaque.

Key attributes that reflect the contextual value of the property are the:

- Rural location at the crest of a low hill and with relatively distant setback from the road; and,
- Siting near a creek surrounded by cleared and cultivated fields.



## 9.0 IMPACT ASSESSMENT

### 9.1 Proposed Development

Winston Steeles has proposed to rehabilitate the Octagonal Block and has identified two alternatives:

- Retain the Octagonal Block in its current location but demolish the Rear Wing; or,
- Demolish the Rear Wing and move the Octagonal Block immediately north of the pond, approximately 60 m west of the current location (Site 1).

Additionally, the City of Brampton is proposing to undertake a road improvement program on Heritage Road (Figure 70). Currently, the preferred design includes:

- Widening Heritage Road equally on the centreline from two lanes to four lanes (7.25 m, total width on west side of centreline);
- Constructing a curb and gutter, and splash pad (1.5 m total width on west side of centreline); and,
- Establishing a boulevard, sidewalk, and buffer (6.25 m total width on west side of centreline).

In total, these proposed works on the west side of the Heritage Road centreline will total 15 m in width (Figure 71). Based on mapping calculations conducted by Golder, the western extent of these proposed works may be within 5 m of the east façade of McClure House.

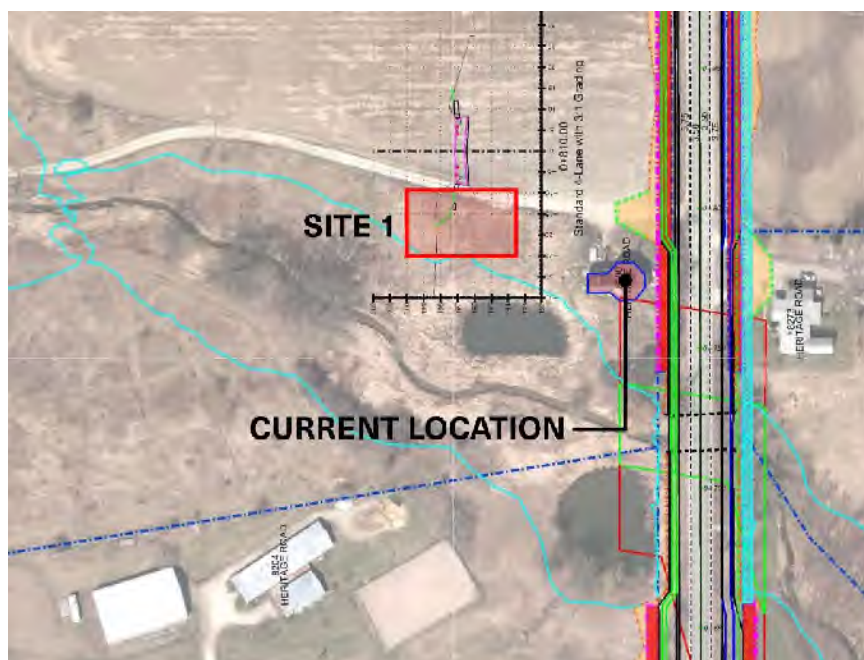


Figure 70: The current location and proposed relocation site superimposed on the Heritage Road Preliminary Preferred Design (base map by CIMA+ for the City of Brampton, 2016).

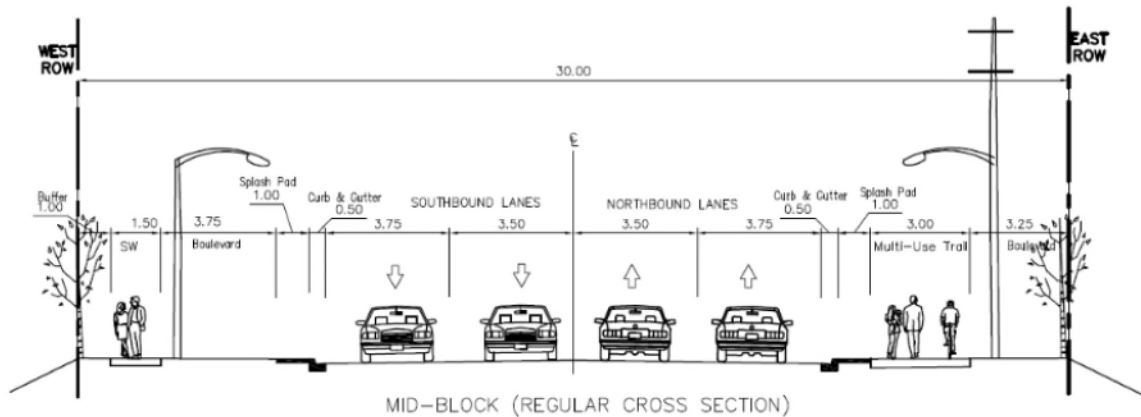


Figure 71: Cross section of the Preliminary Preferred Design for Heritage Road (City of Brampton 2016).

## 9.2 Potential Adverse Impacts

Following direction provided in the MTCS *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, the proposed development of the Study Area was assessed for seven direct or indirect impacts to cultural heritage resources identified in the Study Area. An additional impact identified by the City was the effect of commercial operations on nearby properties.

Although the MTCS and City's guidance identifies types of impact, it does not advise on how to describe the magnitude or severity. Likewise, impact assessment guidelines produced at the federal level lack clear advice to illustrate the extent of each impact. In the absence of a Canadian source of guidance, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges: Volume 11*, HA 208/07 (2007) is used here:

- Major – Change to key historic elements, such that the resource is totally altered and/or comprehensive changes to the setting.
- Moderate – Change to many key historic building elements, such that the resource is significantly modified.
- Minor – Change to key historic buildings, such that it is significantly modified.
- Negligible – Slight changes to historic building elements or setting that hardly affect it.
- No impact – No change to fabric or setting.

An assessment of impacts resulting from the proposed move and road improvements on the heritage attributes identified in the Study Area is presented in Table 3.



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Table 3: Assessment of Direct &amp; Indirect Impacts Resulting from Proposed Development of the Study Area

Criteria	Assessment	Rationale
<b><i>Destruction</i></b> of any, or part of any, significant heritage attributes, or features;	<p>Moderate impact from retaining in place</p> <p>Moderate impact from move to Site 1</p> <p>Potential major impact from road improvements</p>	<p>As currently proposed, retaining McClure House at its current location or moving the house to Site 1 will involve demolishing the Rear Wing. While this is a heritage attribute of McClure House, its removal will not significantly effect the heritage integrity of McClure House as a rare and well-preserved example of an octagonal farmhouse.</p> <p>Due to the short distance between McClure House and the proposed road works for the Heritage Road improvements, there is potential that the structure's foundation will be damaged during construction by vibration from heavy machinery and from the cumulative effects of high-volume vehicle traffic.</p>
<b><i>Alteration</i></b> that is not sympathetic or is incompatible, with the historic fabric and appearance.	<p>No impact if retained in place</p> <p>No impact from move to Site 1</p> <p>Minor impact from road improvements</p>	<p>Moving McClure House to Site 1 will not be an unsympathetic or incompatible alteration to the structure's historic fabric and appearance.</p> <p>The road improvements will encroach on the historic setback of McClure House, and its relationship with the ditch, narrow shoulder, and two-lane historic 'roadscape' identified for Heritage Road (ASI 2013:27).</p>
<b><i>Shadows</i></b> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	<p>No impact from retaining in place or moving to Site 1</p> <p>Potential minor impact from road improvements</p>	<p>Under the preferred road improvement design, trees are shown in the buffer area. If planted, these would cast shadows altering the east façade of McClure House, which historical images show as surrounded by open lawn.</p>
<b><i>Isolation</i></b> of a heritage attribute from its surrounding environment, context or a significant relationship	<p>No impact from retaining in place</p> <p>No impact from move to Site 1</p> <p>No impact from road improvements</p>	<p>Moving McClure House to Site 1 will not sever the significant relationship between the structure and the crest of the low hill, the pond, the creek, or Heritage Road.</p> <p>The proposed Heritage Road improvements will not isolate McClure House from its surrounding environment although widening and increased traffic will impact the relationship between the house and the formerly rural roadscape.</p>
<b><i>Direct or indirect obstruction</i></b> of significant views or vistas within, from, or of built and natural features	<p>No impact from retaining in place</p> <p>No impact from move to Site 1</p>	<p>Moving McClure House to Site 1 will not obstruct significant views or vistas of Heritage Road, the surviving agricultural landscape, or of the pond and creek.</p>



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Criteria	Assessment	Rationale
	Potential minor impact from road improvements	The proposed Heritage Road improvements will not obstruct views of McClure House unless the trees as shown in the preferred design buffer zone are planted.
<b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	Negligible impact from retaining in place, or moving to Site 1  Negligible impact from road improvements	Although plans have not been formalized, the intent is to rehabilitate McClure House for office or residential use. The proposed use as an office represents a change in land use although not a substantial adverse impact since it will promote sustainable, long-term conservation of the building.  The proposed Heritage Road improvements will result in negligible impact to the overall agricultural land use of the property surrounding McClure House, though will substantially change the roadscape of Heritage Road from a rural route to a major thoroughfare.
<b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	No impact from retaining in place, or moving to Site 1  No impact from road improvements	Site 1 will be prepared prior to the relocation effort to ensure it is sufficiently drained and graded.  Beneficial grading and drainage will be carried out as part of the road improvement project.
<b>Adjacent commercial operations</b> such as odours related to food production. This is considered as an impact on the sustainability of the resource as a residence or for adaptive re-use.	Negligible impact from retaining in place, or moving to Site 1  Not applicable to road improvements	Operations at the nearby Maple Lodge Farms are reputed to create odours relating to meat processing. However, these odours are reported to be infrequent in the Study Area and future technological controls may further reduce emitted odours.  Since the current location and Site 1 are northeast of the Maple Lodge Farms plant, the prevailing summer southwesterlies are likely to carry odours over both locations. There is less risk during the winter months, when the prevailing winds are northwesterlies (Nav Canada 2002:74-75).

### 9.3 Results of Impact Assessment

This assessment has determined that the proposed options to rehabilitate McClure House:

- **Will** directly and indirectly impact heritage attributes identified within the Study Area.

Additionally, the preferred design for road improvements to Heritage Road:

- **Will** directly and indirectly impact heritage attributes identified within the Study Area.

An options analysis of potential mitigation strategies to address these impacts is provided in the following section.



## 10.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

There is no single, uniform way to mitigate direct and indirect impacts on heritage properties. Although the preferred approach is *minimal intervention*—that is, ‘doing only enough to meet realistic objectives while protecting heritage values’—the *Standards and Guidelines for the Conservation of Historic Places in Canada* recognizes that ‘conservation is a case-by-case pursuit, based on an understanding of the specific values of an historic place.’ Achieving minimal intervention and meeting the objectives of new development therefore requires ‘rigorous assessment, options analysis and creativity’ (Canada’s Historic Places 2010:21, 26).

Four, prioritized conservation options are listed in Section 4.10.1.12 of the City’s *Official Plan*. Each is listed below in relation to planning for McClure House:

- Option 1: On-site retention in the original use and integration with the surrounding or new development;
  - Although a ‘do-nothing’ option, this may involve extensive stabilization or repairs to retain the Rear Wing.
- Option 2: On site retention in an adaptive re-use;
  - This will require demolition of the Rear Wing.
- Option 3: Relocation to another site within the same development;
  - This option refers to demolishing the Rear Wing and moving the Octagonal Block to Site 1.
- Option 4: Relocation to a sympathetic site within the City.
  - This option is not being considered by Winston Steeles and therefore is not included in the following options analysis.

An analysis of the City’s *Official Plan* conservation Option 1 to Option 3 is provided in Table 4.

**Table 4: Conservation Options Analysis**

Option	Advantages	Disadvantages	Comment
1 On-site retention in the original use and integration with the surrounding or new development (retain Rear Wing)	<p>This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all heritage attributes of the property.</p> <p>The preservation also meets the highest priority for conservation under Section 4.10.1.12 of the <i>Official Plan</i> and the <i>MTCS Guiding</i></p>	<p>Preservation is not a ‘do nothing’ approach: to ensure the building does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors.</p> <p>This option will also have to address the serious structural issues and soil</p>	<p>While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability; in the case of McClure House, it will take intensive effort to overcome the structural and soil stability issues and extensive repairs will be required to ensure that the Octagonal Block and Rear Wing are not</p>



Option	Advantages	Disadvantages	Comment
	<p><i>Principle No. 5: Appreciate the original location of a structure by not moving it to a different location.</i></p> <p>Additionally, it will maintain the contextual linkages to surrounding landforms and continue the prominence of McClure House as a landmark.</p>	<p>instability affecting the Octagonal Block and Rear Wing.</p> <p>In its current location the Octagonal Block may be damaged by vibration from heavy equipment during the Heritage Road construction, and understanding of its contextual value will be reduced by its proximity to a two-lane urban road.</p>	<p>damaged through natural erosion, or vibration during road widening and the cumulative effects of high-volume vehicle traffic.</p> <p>Understanding of the structure as a farmhouse will also be reduced by its nearness to the widened Heritage Road.</p>
2 On site retention in an adaptive re-use	<p>As defined in the Parks Canada <i>Standards &amp; Guidelines</i>, rehabilitation and re-use can 'revitalize' a historic place. Not only are structures repaired and in some cases restored when adapted for new uses, they are regularly maintained and protected, and the heritage attributes are understood, recognized, and celebrated.</p> <p>Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake.</p> <p>Since the house will stay in its original location, the contextual linkages to the surrounding landforms will be maintained, and it will</p>	<p>Adapting the building to new uses may still prove difficult given the number of heritage attributes on the interior of the Octagonal Block, and will require demolition of the Rear Wing. The Rear Wing is considered to be a heritage attribute for its form and decorative elements (segmental arch voussoirs and cross gable with equilateral arched window) and represents vernacular construction and part of the whole history of McClure House (see MTCS <i>Guiding Principle No. 3</i>).</p> <p>Once the Rear Wing is removed, foundation repairs and slope stabilization will still be required on and around the Octagonal Block.</p>	<p>Incorporation and rehabilitation for adaptive re-use is one of most common conservation approaches since it balances new development with retention and appreciation of architectural and social heritage.</p> <p>However, in the case of McClure House it will require innovative solutions to ensure the heritage attributes of McClure House are respected.</p> <p>Removal of the Rear Wing also does not respect the full history of McClure House. However, the structural instability of the Rear Wing is detrimentally affecting the integrity of</p>



Option	Advantages	Disadvantages	Comment
	continue to serve as a landmark	The same threats to the Octagonal Block posed by the Heritage Road improvement project listed in Option 1 will apply, as does the impact to the structure's contextual value.	the Octagonal House, which is of higher priority for conservation due to its numerous heritage values. Removal of the Rear Wing would also serve to reinstate attention to the character-defining lantern of the Octagonal Block.
3 Relocation to another site within the same development (demolish the Rear Wing and move to Site 1)	<p>This option would require demolition of the Rear Wing, but would:</p> <ul style="list-style-type: none"> <li>■ reinstate the Octagonal Block to its original form;</li> <li>■ maintain the contextual linkages to the McClure property, Heritage Road, surrounding landforms, and any surviving archaeological remains of the farmyard;</li> <li>■ retain the contextual value of the house as a rural property with set back from the road; continue its prominence as a landmark; and,</li> <li>■ offers long-term protection from the road construction and cumulative effects of the Heritage Road widening.</li> </ul>	<p>Relocation is sanctioned in the <i>Official Plan</i> but only in cases where 'all options for on-site retention... [have been] exhausted'.</p> <p>This option would require demolition of the Rear Wing, which is considered to be a heritage attribute for its form and decorative elements (segmental arch voussoirs and cross gable with equilateral arched window) and represents part of the whole history of McClure House (see Guiding Principle No. 3).</p> <p>Since the site is within 300 m of a natural watercourse, there is potential that archaeological resources will be disturbed during site preparation and foundation excavations.</p>	<p>Relocating a heritage structure of this scale and construction is not without risk from accidental damage, and heritage integrity and authenticity is impacted when a structure is moved from its original location. However, under this option visual, physical, and historical relationships with the McClure property and the pond, crest of the hill, and Heritage Road would be retained.</p> <p>Removal of the Rear Wing also does not respect the full history of McClure House. However, the structural instability of the Rear Wing is detrimentally affecting the integrity of the Octagonal House, which is of higher priority for conservation due to its numerous heritage values. Removal of the</p>



Option	Advantages	Disadvantages	Comment
			Rear Wing would also serve to re-instate attention to the character-defining lantern of the Octagonal Block.

## 10.1 Ranking of Options Analysis

The conservation options that best balance the long-term sustainability of McClure House as a valued historic resource with intact heritage attributes are ranked below in order from *most to least preferred*:

### 10.1.1 Most Preferred Option

#### Option 2: On site retention in an adaptive re-use (includes demolishing the Rear Wing)

This option:

- Retains McClure House in its original geographic and historical setting, and thereby supports understanding of the cultural heritage value or interest of the McClure House as an octagonal farmhouse built at a prominent location on Heritage Road;
- Ensures that heritage attributes with the highest significance —those related to the Octagonal Block— are protected and conserved. This comes at the expense of the Rear Wing, but the latter can be preserved by record and its design elements can also be incorporated into plans for future compatible additions; and,
- Is the most cost-effective conservation option with the highest potential for future sustainability.

### 10.1.2 Secondary Preferred Option

#### Option 1: On-site retention in the original use and integration with the surrounding or new development (Rear Wing is retained)

This option:

- Retains McClure House in its original geographic and historical setting, and thereby supports understanding of the cultural heritage value or interest of the McClure House as an octagonal farmhouse built at a prominent location on Heritage Road and modified through time;
- Requires extensive stabilization of the creek bank and repairs to the walls and foundation of the Rear Wing and Octagonal Block;
- May require extensive testing to ensure no archaeological remains are disturbed in the area surrounding the house and the creek banks during the slope stabilization; and,
- Is expensive to undertake carries the risk that it may not succeed in preventing the Rear Wing from subsiding and critically damaging the Octagonal Block.



### 10.1.3 Least Preferred Option

#### Option 3: Relocation to another site within the same development (includes demolishing the Rear Wing and moving the Octagonal Block to Site 1)

This option:

- Retains McClure House near its original geographic and historical setting, and still supports understanding of the cultural heritage value or interest of the McClure House as an octagonal farmhouse built at a prominent location on Heritage Road;
- Ensures that heritage attributes with the highest significance are protected and conserved, including from vibration or collision damage that may occur during widening construction and operation of Heritage Road;
- Is expensive to undertake and carries the risk of accidental loss during relocation; and,
- May require limited testing to ensure no archaeological remains are disturbed within the footprint of Site 1.

## 11.0 SUMMARY STATEMENT & CONSERVATION RECOMMENDATIONS

This HIA reaffirms that McClure House is of CHVI, and found that this is more extensive than the reasons for designation expressed in Bylaw 26-79. The level of interior and exterior preservation of the Octagonal Block is unusually high, and can perhaps be regarded as one of the finest surviving examples of a vernacular octagonal house in Ontario. Given this high level of heritage integrity and architectural significance, any future work on the structure should be undertaken to the highest technical standards and level of respect for the building's heritage attributes.

To address the threats posed by structural and slope instability and imminent road construction, a number of conservation measures are required. Based on a rigorous options analysis that addresses the critical structural issues, prioritizes the heritage integrity of the Octagonal Block of McClure House, and ensures the long-term survival and use of the structure as a valued heritage asset, Golder recommends to:

- ***Retain and rehabilitate the Octagonal Block in its current location, but demolish the Rear Wing.***

This operation will require the following immediate, short-term, and long-term actions, presented in the following subsections.

### 11.1 Immediate Conservation Actions

The following actions should be carried out as soon as possible:

- ***Continue to comply with the City Minimum Maintenance (Property Standards) By-law 154-2012 with amendment for Cultural Heritage Resources) and Vacant Building By-law 155-2012; and,***
- ***Conduct periodic structural and maintenance monitoring, with increased frequency during construction for the Heritage Road improvements;***

### 11.2 Short-term Conservation Actions

The following actions are required in the short-term:



- ***Demolish the Rear Wing; and,***
- ***Stabilize, protect, and monitor the Octagonal Block until subsequent conservation/ adaptive re-use work is underway.***

### 11.3 Long-term Conservation Actions

The following long-term actions are presented in priority order:

- ***Prepare a conservation plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and implementation schedule;***
- ***Amend By-law 26-79 to incorporate the current understanding of the cultural heritage value and attributes of McClure House;***
- ***Officially name the house 'McClure House' and install a City of Brampton Heritage Wall Mounted Plaque in a location and manner that will be visible from public rights of way but will not impact any heritage attributes; and,***
- ***Retain and remount the existing plaque as an early example of municipal heritage commemoration.***



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### Report Signature Page

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## APPENDIX A

Abstract index records for the Study Area (formerly East half of Lot 2, Concession 6 West of Centre Road, Chinguacousy Township)



**APPENDIX A**  
HIA - 8280 Heritage Road

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
	Patent	27 April 1822		The Crown	Owen Thomas	100 acres		
7858	B & S	24 February 1823	21 March 1854	Owen Thomas	John Leflar	All	£50	
999	Grant	15 February 1853	14 October 1854	John Leflar et ux	Ira L. Leflar	All	£400	
1027	Mortgage	15 February 1853	25 October 1854	Ira L. Leflar	John Leflar	All		
2024	B & S	18 May 1853	12 October 1855	Ira L. Leflar	David Conover	All		
2273	Mortgage	18 May 1853	19 December 1855	David Conover et ux	Ira L. Leflar	All	£1500	8423
8331	Assignment of Mortgage	3 June 1860	17 July 1860	Ira L. Leflar	James M. Bussell	All	£1500	
8423	discharge of Mortgage	15 September 1860	19 September 1860	James M. Bussell	David Conover	All		
8425	Mortgage	15 September 1860	19 September 1860	David Conover et ux	James M. Bussell	All	£1131	
9888	Assignment of Mortgage	12 February 1862	15 February 1862	James M. Bussell	John May	All	£1131	
10248	Assignment of Mortgage	4 May 1862	2 May 1862	John May	James M. Bussell	All	£1131	
11363	In Chancery	11 May 1863	21 May 1863	Marcus Bussell	David Conover	All		
15611	B & S	16 April 1867	5 June 1867	James M. Bussell	Samuel McClure	All	\$4,000	



**APPENDIX A**  
HIA - 8280 Heritage Road

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
15612	Mortgage	16 April 1867	5 June 1867	Samuel McClure	James M. Bussell	All	\$3,000	
15637	discharge of Mortgage	13 June 1867	13 June 1867	William D. Leflar	Samuel McClure	All		1027
327	discharge of Mortgage	27 March 1869	27 March 1869	James M. Bussell	Samuel McClure	All		15612
3253	Mortgage	1 February 1879	15 February 1879	Samuel McClure	Corporation of Esquesing	All	\$1,500	
4535	Will	25 December 1882	20 March 1883	Samuel McClure	Mary McClure et ux	All		
4785	Discharge of Mortgage	21 January 1884	6 February 1884	Corporation of Esquesing	Mary McClure et ux	All		3253
7562	[illegible]	22 November 1892	20 December 1892	John H. McClure	Mary McClure et ux	All	\$100	amount 1/2 yrlly
13868	Mortgage	20 March, 1920	6 April, 1920	James C. Young	John H. McClure	100 acres	\$6,000	E 1/2
13869	B & S	20 March, 1920	6 April, 1920	John H. McClure	James C. Young	100 acres	\$8,000	E 1/2
13870	B & S	20 March, 1920	6 April, 1920	James C. Young	Irwin R. Black	100 acres	\$9,000	E 1/2
15134	Mortgage	25 April, 1925	25 April, 1925	John H. McClure	Nash Ostander	100 acres	\$4,000	E 1/2
16302	Mortgage	26 May, 1928	26 May, 1928	Irwin R. Black	Agricultural Development Board	100 acres	\$5,500	E 1/2



**APPENDIX A**  
HIA - 8280 Heritage Road

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
16314	Assignment of Mortgage	5 June, 1928	7 June, 1928	Nash Ostander	John H. McClure	100 acres	\$4,000	E 1/2
16315	Discharge of Mortgage	5 June, 1928	7 June, 1928	John H. McClure	Irwin R. Black			discharge No. 13868
16359	Grant	30 August, 1928	7 September, 1928	Irwin R. Black	Alexander R. Black	100 acres	\$7,500	E 1/2
19665	Grant	6 June, 1945	8 June, 1945	Alexander R. Black	Irwin R. Black	100 acres	\$500	E 1/2
25601	Easement	2 July, 1957	31 March, 1958	Irwin R. Black	Trans Canada Pipelines Limited		\$780	E 1/2
30419	Discharge of Mortgage	12 June, 1961	16 February, 1962	The Commission of Agricultural Loans	Irwin R. Black			discharge No. 16302
20645VS	Grant	10 August, 1966	16 September, 1966	Roy H. J. Black et ux, Harry R. Black et ux, in their personal capacities, and as Executors or Irwin R. Black Estate	Nancy Wetmore	13 acres	\$1	Part E1/2, commencing at E then SW 1345.97' x nw 55



**APPENDIX A**  
HIA - 8280 Heritage Road

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
36799VS	Grant	5 April, 1967	14 April, 1967	Roy H. J. Black et ux, Harry R. Black et ux, in their personal capacities, and as Executors or Irwin R. Black Estate	Hans G. Kallweit and Brunhilt E. M. Kallweit as joint tenants	1 acre	\$1	Part E1/2, commencing at NE then SE 200.00' x sw 219.30' x nw 200.00, x ne 219.30'
103125VS	Grant	25 March, 1969	31 March, 1969	Roy H. J. Black et ux, Harry R. Black et ux, in their personal capacities, and as Executors or Irwin R. Black Estate	Joseph Cunningham	93 acres	\$1	Part E1/2 commencing 2000'SW of NL, then SW 219.30' x nw 200' x sw 2,148.42' x se 1,988.70' x ne 997.64' x nw 55.54' x nw 431.41'
103129VS	Grant	27 March, 1969	31 March, 1969	Joseph Cunningham	Hills and Valley Company Limited (1/2 interest), and Golden Town Company Limits (1/2 interest)	93 acres	\$2	Part E1/2 as in No 103125VS
114577VS	Grant	14 June, 1969	15 July, 1969	Hills and Valley Company Limited and	Enwood Investments Limited	93 acres	\$2	Pt as in No. 103125VS



**APPENDIX A**  
HIA - 8280 Heritage Road

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
				Golden Town Company Limited				
213283VS	Certificate	25 April, 1972	2 June, 1972	Enwood Investments Limited	Golden Town Company Limited, Hills and Valley Company Limited			Parts as in No. 114578VS. It ordered that the applicants are hereby allowed to exercise their power of sale
213448VS	Grant	3 May, 1972	5 June, 1972	Golden Town Company Limited, Hills and Valley Company Limited	Patrick J. Morris in Trust			Part E1/2 commencing 2000'SW of NL, then SW 219.30' x nw 200' x sw 2,148.42' x se 1,988.70' x ne 997.64' x nw 55.54' x nw 431.41'
507662	By-Law	12 February, 1979	5 March, 1979	The Corporation of the City of Brampton				By-Law No. 26-79, a by-law to designate The Octagonal House



**APPENDIX A**  
HIA - 8280 Heritage Road

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
520311	Grant	8 January, 1974	4 July, 1979	Patrick J. Morris	Jean May Limited		\$2	Part E1/2, as in No. 213448VS



## APPENDIX B

**B Design Engineering Services Inc.: Review of the Structural Conditions of the Octagonal House a [sic] 8280 Heritage Road, Brampton (September 14, 2016)**

September 14<sup>th</sup>, 2016

### **Review of the Structural Conditions of the Octagonal House a 8280 Heritage Road, Brampton**

September 1<sup>st</sup> 2016, we have reviewed the structural conditions of this house at the above mentioned address.



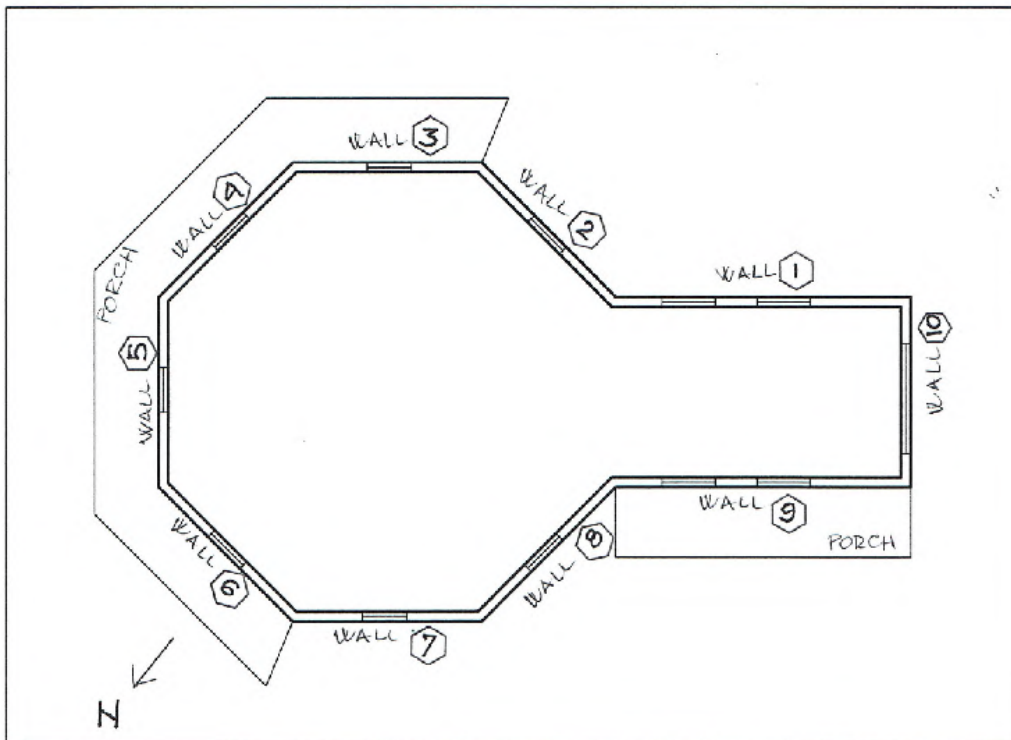
#### **Description of the House and the Lot**

The House was built 1854, and it is one story with the second floor only in the rectangular section of the house. The house has a full basement. The foundation walls were built with fieldstone. The foundation walls are ending approximately 24" above the grade. The double brick walls is 10" - 11" thick.

The house has a octagonal shape with the rectangular two story section at the back. The house is locate in close proximity of the to the Heritage Road. The grade has mild slope towards the front and the back of the house. At the back of the house, at approximately 11 feet of the wall 10, the grade starts a steep slope towards the South-East.

Relatively close to the house, on South-East side of the backyard, a big pond is located. At the time of our site visit the pond was dry.

There are wood porches and decks at the front and side of the house, as indicated on our sketch. On the sketch we also marked the exterior walls, from 1 to 10 for easier reading of this report.



### **My Observations:**

This house is subject of uneven settlements and the house has been sliding towards the direction of the South-East pond.

The cracks on the walls are consistent with the those caused by horizontal movement of the foundation. There were attempt in the past to fix the cracks by tuck pointing the brick joint, parging and replacing the sections of the walls with the new brick.

At two locations a concrete gravity retaining walls were built, at the exterior of the foundation walls, to prevent the future movement of the foundations. Retaining walls were built along the complete length of the wall 2 and partiality along the wall 8.

The walls marked with 1 and 10 have the most severe cracks. The wall 10 is twisted and out of plumb. A section of the stone foundation wall was replaced with the concrete masonry block wall, with the new basement opening was constructed. The wall 1 appears to loose the lower support, rotated and moved from the wall marked 2. The wall 1 has a lot of cracks running at 45° angle indicating the movement of that wall.

There is repair area of a triangular shape between the walls 1 and 2. The width of that repair area is approximately 5" at the top and 1" at the bottom. The similar parging was noted between the walls 8 and 9.

In the basement, The movements of the foundation walls are visible that the foundation wall moved and cracks are located around the windows, where the wall is less stiff.

The cracks in the exterior brick are visible in almost all exterior walls. In the lower walls: 1, 2, 8, 9 and 10 the cracks are mostly under the 45° angle and in the rest of the walls the cracks are generally vertical and located at the wall junctions.

### **My Comments:**

The settlement of this house would have finished a few years after its completion, but a portions of this house is still moving to this day due to location of the house . The repair work was done with the intention to add more stiffness to the foundation walls and stop the movement of the entire house.

It is our professional opinion that the cause of the house movement is the instability of the grade slope at the back of the house. The foot of the slope is soften by presence of the pond and the top is pressured by the weight of the building it's self. We are of opinion that the house will continue to move mostly because the major cause of the sliding was not eliminated.

The future extension of the Heritage Road, closer to the house, will introduce more vibration to the already damaged fieldstone foundation wall.

The stability of the slope or reinforcing the existing foundation can not be achieved without the major recovery underground work.

The other option would be to move the Octagonal House to a new location with the new solid foundations.

For both foundation option the repair of the existing brick is mandatory. It should include the tuck pointing of the mortar joint, removing and re-installing the brick and replace the certain section of the walls with the new brick.

# 10.4-131

**B design**

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**Wall 1**



**Wall 1**



**Wall 2**



**Wall 3**

# 10.4-133

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**Wall 4**



**Wall 5**

# 10.4-134

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**Wall 6**



**Wall 7**

# 10.4-135

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**Wall 8**



**Wall 9**

**B design**

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**Wall 10**

Should you have any further questions, please do not hesitate to call.

Sincerely,



Viktor Ginic, P.Eng.



As a global, employee-owned organisation with over 50 years of experience, Golder Associates is driven by our purpose to engineer earth's development while preserving earth's integrity. We deliver solutions that help our clients achieve their sustainable development goals by providing a wide range of independent consulting, design and construction services in our specialist areas of earth, environment and energy.

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# SOIL-MAT ENGINEERS & CONSULTANTS LTD.

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10.4-138



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Milton: PO Box 40012 Derry Heights PO L9T 7W4 T: 905.875.3228

PROJECT NO.: SM 177792-G

September 18, 2017

Revised: September 29, 2017

BLACK ROCK SERVICES  
6951 Derry Road West  
Bldg. B, Unit #40067  
Milton, Ontario  
L9T 7W4

Attention: Mr. Mike Hoefer, P. Eng.

**GEOTECHNICAL CONSIDERATIONS  
FOUNDATIONS AND PROPOSED RETAINING WALL  
HERITAGE HOUSE – MAPLE LODGE FARMS  
BRAMPTON, ONTARIO**

Dear Mr. Hoefer,

As requested, a representative of SOIL-MAT ENGINEERS visited the above noted site on September 7, 2017. The purpose of this site visit was to examine the exterior of the existing structures and evaluate the founding soils in a series of test pits, to complete a slope stability analysis, and to provide our comments and recommendations with respect to the foundations of the existing structure as well as the design and construction of a proposed retaining wall, from a geotechnical point of view.

## SITE CONDITIONS

We understand that the octagonal building was originally built in the mid 1850's and the rectangular addition was built on the west side sometime afterwards. The original octagonal structure is a brick façade with a field stone foundation wall. The addition is also a brick veneer and field stone foundation wall, however with a concrete block foundation wall repair at the southwest corner. The grade around the structure is relatively flat and even to the north and east, but slopes to the south and west towards a pond feature. The addition is constructed extending down the hill, as a walk-out style, from the original structure.

The addition has evidently experienced settlement and movement over time, with step cracking in the brick façade and concrete block foundation walls, along with evidence of historical repairs. The original structure also displays evidence of some cracking of mortar joints and minor movement, specifically in the walls adjacent to the addition [i.e. on the downhill side of the structure]. There is evidence of historical repair and stabilization efforts, with concrete underpinning or stabilizing walls cast against the field stone foundation wall on the two walls of the original structure adjacent to the addition.

At the time of our site visit, the contractor advanced a total of four [4] test pits at the locations illustrated in the attached Drawing No. 1, Test Pit Location Plan. Test Pit No. 2 was advanced adjacent to the foundation wall on the west side of the addition to expose the footings and founding soils. The test pits were advanced to depths of up to approximately 1.2 metres below the existing ground surface.

The subsurface conditions encountered in the test pits have been summarised as follows:

Test Pit No.	Depth	Material Encountered
1	0 to 0.6 m	Topsoil mixed with granular fill
	0.6 to 1.2 m	Clayey Silt/Silty Clay – brown to dark brown, organics in upper level, occasional rootlets, stiff to very stiff
2	0 to 0.6 m	Clayey Silt Fill – brown with construction debris (bricks, boulders), loose
3	0 to 1.2 m	Clayey Silt Fill – brown with construction debris (bricks, boulders), loose
4	0 to 0.3 m	Topsoil
	0.3 to 0.8 m	Clayey Silt/Silty Clay – brown, occasional cobbles, stiff to very stiff

As noted, Test Pit No. 2 was advanced to expose the footings and founding soils of the addition. The underside of the footing level was observed to be at a depth of approximately 0.2 metres below the existing ground surface. The footing was noted to be approximately 150 millimetres [~6 inches] and approximately 200 millimetres [~8 inches] wide from the concrete block foundation wall. The soils encountered at the founding elevation of the existing foundations were noted to consist of loose clayey silt fill with construction debris including bricks, cobbles and boulders. Test Pit No. 3 was advanced approximately 1.2 metres 'downhill' from Test Pit No. 2 and encountered similar fill conditions to a depth of 1.2 metres.

Test Pit Nos. 1 and 4 encountered native clayey silt/silty clay beneath the topsoil and fill. The clayey silt/silty clay was brown to dark brown and had organics in the upper levels. Probing of the native clayey silt/silty clay soils with a 15-millimetre diameter steel rod yielded limited penetration, indicating a relatively stiff to very stiff consistency.



#### SLOPE STABILITY ANALYSIS

The subject slope was noted to have a height of approximately 6 to 8 metres and inclinations as steep as approximately 2.0 horizontal to 1 vertical. The slope is lightly vegetated with mostly grass, shrubs and occasional trees. There was no evidence of failure scars, past landslides, or other global instability of the slope noted at the time of our evaluation.

A stability analysis of the subject slope was performed with a computerized modelling program [SLOPE/W 2007] utilising multiple methods of analysis [Ordinary, Bishop and Janbu] and considering different slip planes and centres of rotation. Soil properties for the subsurface soils have been conservatively attributed based on the soil conditions encountered in the test pits as noted above, along with our past experience in the area. As noted above, the subsurface soils have been considered as fill and clayey silt. The fill has been attributed a unit weight of  $\gamma = 19.0 \text{ kN/m}^3$ , a cohesion of  $c = 0 \text{ kPa}$ , and an angle of internal friction of  $\phi = 26 \text{ degrees}$  and the clayey silt has been attributed a unit weight of  $\gamma = 19.0 \text{ kN/m}^3$ , a cohesion of  $c = 0 \text{ kPa}$ , and an angle of internal friction of  $\phi = 30 \text{ degrees}$ .

Based on our analyses, the subject slope was found to have minimum factors of safety with respect to the physical crest on the order of approximately 1.4 from the octagonal building [A-A] and 1.2 from the addition [B-B].

The Ministry of Natural Resources "Geotechnical Principles for Stable Slopes" publication, Table 7.2 lists a minimum Factor of Safety of 1.3 to 1.5 for Active Land Use application [habitable or occupied structures]. On this basis the slope with respect to the original octagonal structure would be considered sufficiently stable in the long-term, from a geotechnical point of view. However the slope from the addition would be potentially prone to slow long-term movements and settlement. Such movements could be further exacerbated depending on the depth and condition of the variable loose fill materials encountered in Test Pits Nos. 2 and 3. This is consistent with the observed movements and settlement of the addition.

#### FOUNDATION AND SETTLEMENT CONSIDERATIONS

Based on our observations on site, it is likely that the octagonal building is founded within the competent native clayey silt as observed in Test Pit Nos. 1 and 4, however the footings for this building were not exposed during this investigation. As noted, the factor of safety for the slope running from the octagonal building to the pond was determined as 1.4. As such the original octagonal structure would be considered to be stable in the short and long-term, from a geotechnical point of view.



The footings for the addition were exposed in Test Pit No. 2, and found to be at a shallow depth of only approximately 0.2 metres and to be bearing on loose variable fill material of unknown condition or depth. This foundation condition would not afford competent bearing support for the structure, and would also allow the foundations to be effected by frost action. This would lead to ongoing settlements and frost heaving, resulting in damage consistent with the cracking and settlement observed in the addition. As well, as noted above, the factor of safety of the slope downhill of the addition was determined as 1.2, and so would be prone to potential ongoing movements over time.

Based on our observations, it is apparent that the support conditions for the addition are inadequate and would be considered as the primary cause of the cracking and settlement experienced by the structure. As well, the construction of the addition as a 'walk-out' style foundation from the original octagonal building would have required excavation adjacent to the 'downhill' foundation wall of the original structure. Given the observed foundation construction of the addition, it is considered likely that insufficient care was taken during these excavation works, which would have a high potential for undermining or disturbance of the foundations and/or founding soils of the downhill foundation wall of the octagonal structure. This would be consistent with the observed cracking of the walls adjacent to the addition.

Given the above, it would be necessary either for proper foundation support be established for the addition in order to prevent further ongoing settlements and cracking, or for the addition to be removed and the affected wall of the original structure stabilized as necessary. It is noted that pursuing stabilization or reconstruction of the foundations of the addition would have significant risk for further damage to the structures.

Considering the associated risks of implementing supplemental support of the addition by underpinning and/or reconstructing the foundations, along with the likely significant cost, it would likely be preferred to remove the addition and reinstate the grade sufficient to support the downhill foundation walls of the original octagonal structure. In this approach it may be necessary to effect localized underpinning of the downhill foundation wall of the octagonal structure, which has potentially been undermined or effected by the construction of the addition. The specific need for and detail of such efforts would be best assessed once the addition has been removed.

If supplemental support of the addition were to be pursued, further geotechnical investigations would be required to determine the depth and condition of the variable fill materials to confirm the feasibility and detailed design requirements. Proper foundation support for the addition would involve underpinning to establish support on the competent native soils, as well as to establish adequate frost protection. With field stone or rubble stone foundation walls such underpinning efforts are noted to be extremely sensitive and carry a high risk of further damage or movement of the structure, along with associated risks to workers. It would also be warranted to undertake a structural review of the existing foundations and structure above on order to assess the feasibility and associated risks of such underpinning efforts.



Traditional concrete underpinning methods are often referred to as the 'ABC' method. In this approach the existing foundations are divided into 1.2m wide panels, labelled as A, B, C, A, B, C, and so on. Excavation and concrete underpinning are conducted on the A panels, followed by the B, and then C panels. In this fashion the existing foundations are not undermined by more than about 1.2 to 1.5 metres, maintaining adequate support in the short term. However, given that the existing foundation walls are field stone or rubble stone, as noted above, there is a high risk of potential movements and further damage. As such the use of traditional concrete underpinning methods may not be feasible. At a minimum, the width of underpinning panels would need to be reduced, or more appropriately a secondary foundation wall would be required to provide adequate support for the structure. Again, such efforts would have a risk of further movements and damage to the structure.

Alternatively, supplementary support of the addition may be achieved with the installation of helical piers [screw in piles], which would transfer the load through the fill into the underlying competent native soils. In such an approach, considering a field stone or rubble stone foundation wall, it would be necessary to construct a supplemental foundation wall or grade beam to carry the load from the structure to the helical pier members. It would also be necessary to provide supplemental insulation, such as with rigid foam board, in order to protect the foundation from frost action. As the design of helical pier systems is proprietary it is recommended that an experienced design-build helical pier contractor be consulted regarding the design requirements. In this regard it would be recommended to undertake a borehole investigation in order to establish the subsurface soil conditions at depth, specifically the depth of the fill and condition of the native soils at depth, to support the design of the helical pier members. As noted above it is reiterated that such foundation reconstruction methods would carry risk of further damage to the existing structure during construction.

#### RETAINING WALL DESIGN CONSIDERATIONS

It is understood that it is proposed to construct a retaining wall structure along the slope in order to accommodate the change in grade, and also to stabilise the slope from further ongoing erosion or movement. It is noted that the established factor of safety of the majority of the slope is such the long-term stability would not be a significant concern, with the exception of the slope adjacent to the addition. Where required it may also be feasible to address the slope stability by flattening the grade to 3 horizontal to 1 vertical, and undertaking supplementary compaction of the fill soil on the slope.

Where required or desired, the proposed retaining wall section may be supported within the competent native clayey silt/sandy silt soils identified at Test Pit Nos. 1 and 4. These soils may be conservatively attributed design bearing values of 150 kPa [~3,000 psf] SLS and 225 kPa [~4,500 psf] ULS. The exposed founding soils should be hand

cleaned of any loose or disturbed material immediately prior to the placement of footing concrete or granular base material. Higher bearing values are likely available in the native soils, however these would need to be confirmed through more detailed evaluation.

The depth of fill on the 'downhill' side of the slope was not confirmed in the current test pits, but would be anticipated to be greater than 1.2 metres. In this regard further evaluation of the depth of fill beneath the slope would be prudent to confirm the design requirements. Where the depth of fill is greater it would be feasible to remove any unsuitable material to expose competent native soils and replace with quality engineered fill up to the design founding level of the retaining wall.

The new retaining wall may be designed on the basis of the following parameters for Lateral Earth Pressure Coefficients;

Active case,  $K_a = 0.33$

At rest case,  $K_o = 0.5$

Passive case,  $k_p = 3.0$

It is expected that the wall will be designed using the active case (wall moving away from the hill) or the at rest condition (wall not moving), but it is not expected to use the passive condition (wall moving into the hill).

The surcharge loading of the retained soil may be calculated using the following wet unit weights:

20mm Clear Stone,  $\gamma_{wet} = 17.0 \text{ kN/m}^3$

Granular B,  $\gamma_{wet} = 20.0 \text{ kN/m}^3$

Clayey Silt/Silty Clay,  $\gamma_{wet} = 19.0 \text{ kN/m}^3$

The new retaining walls should be provided with a proper drainage layer leading to a weeping tile at the base of the wall. The drainage layer would be ideally consist of a minimum of 300 millimetres of 20-millimetres [ $\sim 3/4$ "] clear stone immediately behind the wall. The clear stone must be fully encased in a heavy geofabric to prevent the migration of fines, and attendant ground settlements above the wall. The use of OPSS Granular B as backfill would also allow for positive drainage, although the use of clear stone is preferred. The weeping tile may consist of a geofabric encased 100-millimetre diameter perforated plastic pipe at the bottom of the clear stone backfill. The weeping tile should be provided with regularly spaced discharge points through the retaining wall, fitted with suitable screens to prevent access by wildlife.

PROJECT NO.: SM 177792-G

## GENERAL COMMENTS

The comments provided in this document are intended only for the guidance of the design team. The subsoil descriptions and borehole information are only intended to describe conditions at the test pit locations. Contractors placing bids or undertaking this project should carry out due diligence in order to verify the results of this investigation and to determine how the subsurface conditions will affect their operations.

We trust that this information is satisfactory for your purposes. Should you have any queries please do not hesitate to contact the undersigned.

Yours very truly,

SOIL-MAT ENGINEERS &amp; CONSULTANTS LTD.



Jeremy Yang, M.Sc. Eng., EIT



Ian Shaw, P. Eng.  
Senior Engineer


Distribution: Black Rock Services [1, plus pdf]

Enclosures: Drawing No. 1 - Test Pit Location Plan  
Drawing Nos. 2-3, Slope Profile A-A & B-B  
Slope/W analyses results [Profile A-A & B-B]



## LEGEND


 Slope Profile Location

 Test Pit Location  
TP#

## NOTES

1. This drawing should be read in conjunction with SOIL-MAT ENGINEERS & CONSULTANTS LTD. Report No. SM 177792-G.

2. Test pit locations are approximate.

## SOIL-MAT

ENGINEERS &amp; CONSULTANTS LTD.

Geotechnical Considerations  
Proposed Retaining Wall  
Maple Lodge Farms  
Brampton, Ontario

Test Pit Location Plan

Project No. SM 177792-G

Date: September 2017

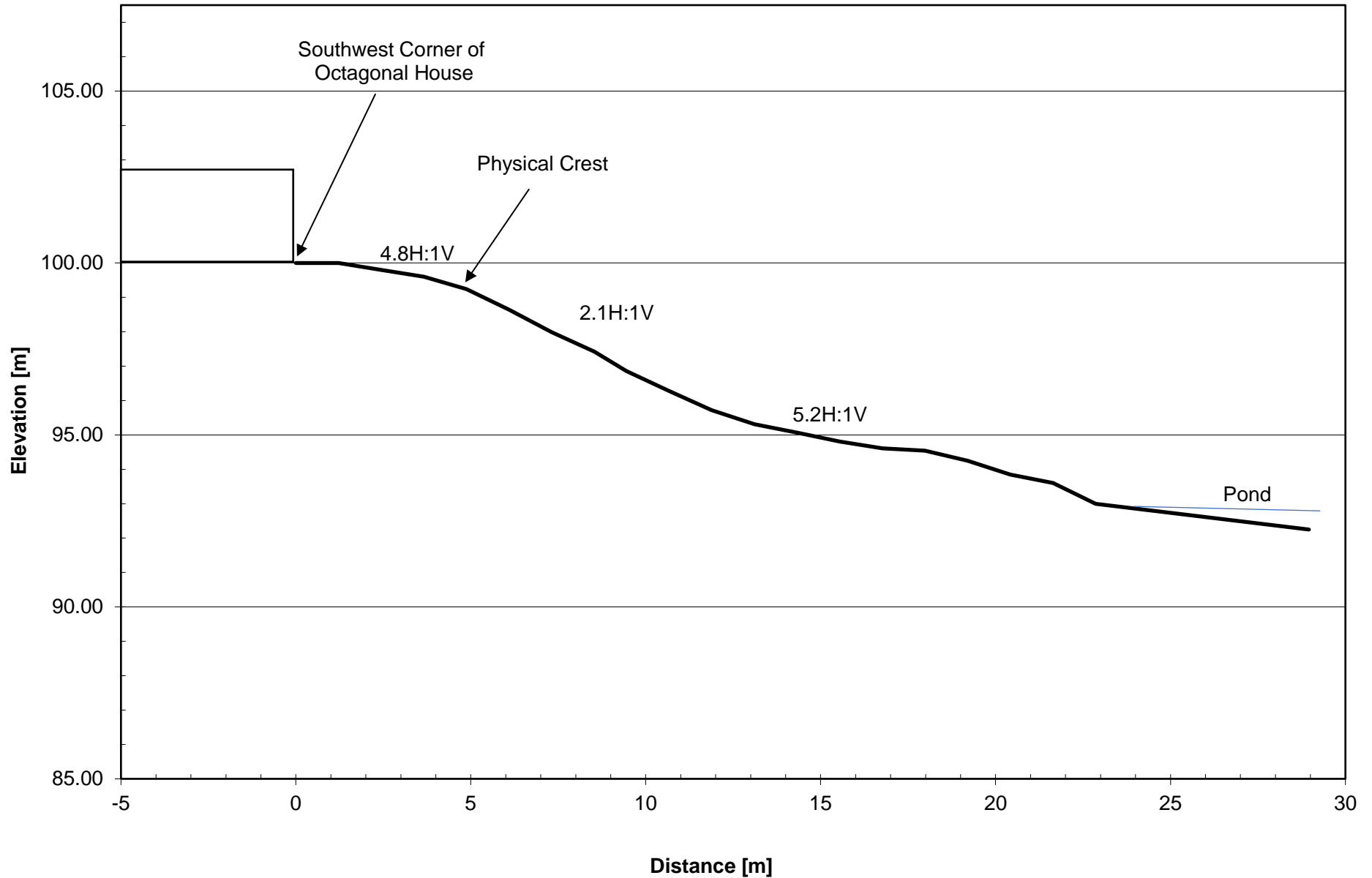
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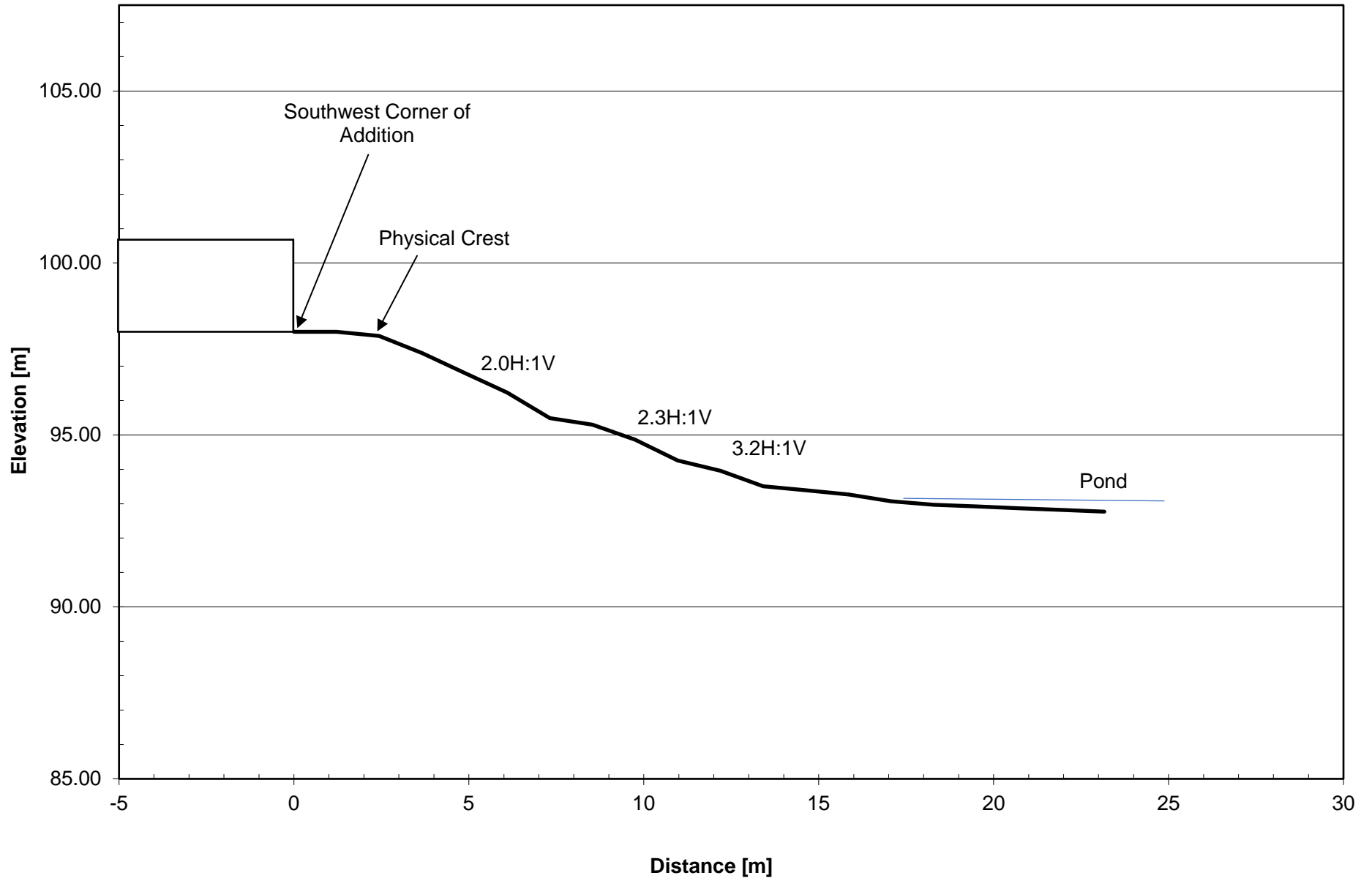
SM 177792-G Test Pit Location Plan

Drawing No. 1

10.4-146  
Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile A-A

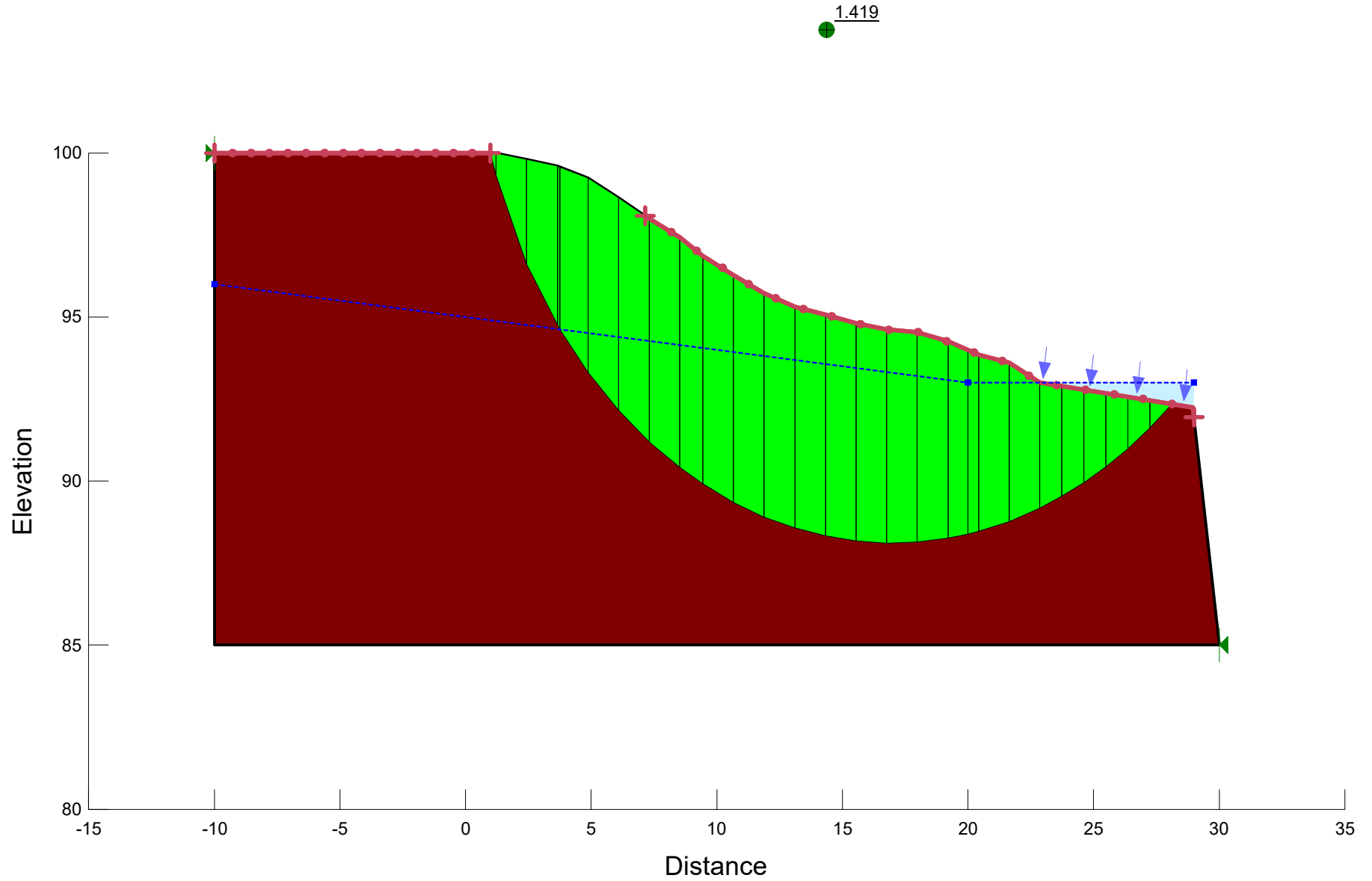


10.4-147  
Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile B-B



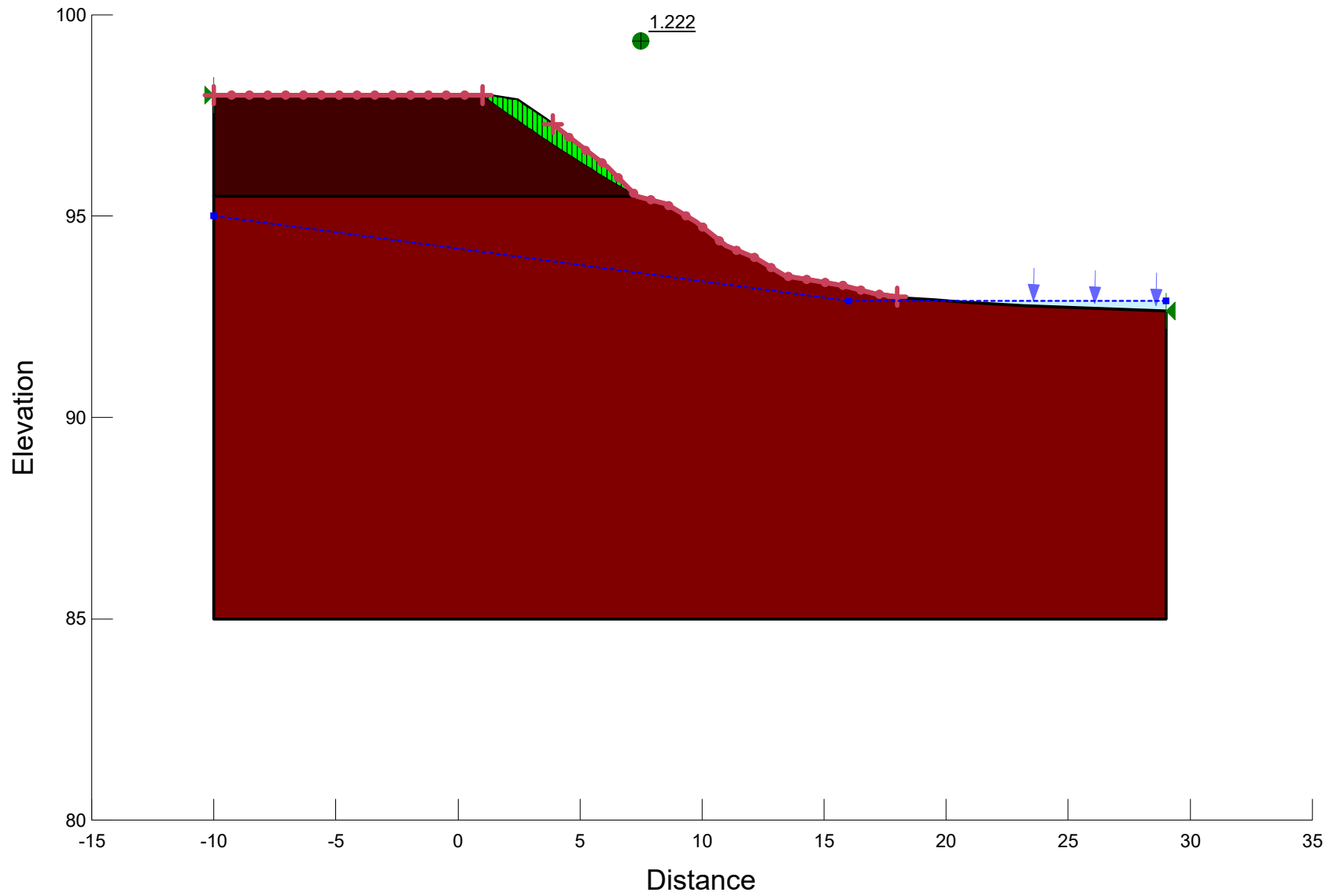
# 10.4-148

Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile A-A



# 10.4-149

Slope Stability Analysis  
Maple Lodge Farm  
Brampton, Ontario  
Slope Profile B-B



10.4-150

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March 28, 2018

**Review of the Geotechnical Reports  
for the Heritage House at 8280 Heritage Road, Brampton**

We have reviewed the geotechnical report “Geotechnical Considerations / Foundations and proposed Retaining Walls / Heritage House – Maple Lodge Farms, Brampton, ON” prepared by Soil-Mat Engineers & Consultants Ltd. Dated September 29, 2017 and signed and stamped by Ian Shaw, P.Eng.

**My conclusions are as follows:**

- The original house was constructed on the stiff to very stiff soil. That indicates that the damage of this magnitude would not have happened to the Octagonal House if the addition was not built.
- Based on the test pits results of the soil, the areas where the additional work is proposed, does not have a good geomechanical property.
- The slope where the Octagonal house was built has a factor of stability of 1.4, which is considered long-term sufficiently stable.
- The Octagonal House foundation walls are accessible from the basement. After the removal of the addition the foundation walls would be re-examined and it would be determined at that time how best to proceed.

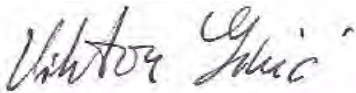
With all the above observations we would answer the questions from the Heritage staff:

- **Does the removal of the addition guarantee the preservation of the Octagonal House in perpetuity at this site?**
  - *While nothing is ever guaranteed, we believe, based on the geotechnical findings on the rear foundation and soil conditions of the back half, the removal of the addition is warranted in order to better protect the main Octagonal House which has been made the priority of the HIA.*
- **What stabilization option is the most viable given the construction of the Octagonal House and its present condition?**
  - *The most viable stabilization plan for this house would be to remove the back addition. In the geotechnical report, there were 4 test samples taken. The 2 test pits, one and four, (around the Octagonal portion), encountered native clay beneath the topsoil. Based on my inspection of the house, these findings support my conclusion the Octagonal House is on solid ground, however the rear portion is not. The rear portion of the house cannot be stabilized as it is not on native soil but rather on a loose fill with rubble, brick, sand, and debris.*
- **Would slope stabilization rectify the foundation problem with the addition?**
  - *No - it cannot rectify the problem that the rear addition is not on solid ground and will continue to pull away.*
- **Would a retaining wall ensure the preservation of the Octagonal House in perpetuity?**
  - *If the rear addition is removed it would then have to be assessed whether or not a retaining wall would be necessary - we may have the option to reshape the slope to step it out.*
- **Heritage staff require clarity as to how the foundations of the Gothic addition and the main Octagonal dwelling are connected as this will inform the nature and method of the conservation works.**
  - *The Octagonal foundation walls are accessible from the basement. After the removal of the rear addition and upon inspection of the rear wall, repairs and/or replace would be undertaken at that time, which would continue to stabilize the Octagon House. No further geotechnical investigation would be required.*

Based on the all noted facts, it is our professional opinion, that at this moment, only the removal of the addition can ensure the preservation of the Octagonal House.

Should you have any further questions, please do not hesitate to call.

Sincerely,



Viktor Ginic, P. Eng.



**Date:** 2018-05-25

**Subject:** **Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street - Ward 6 (H.Ex. 85 Victoria Street)**

**Contact:** Pascal Doucet, Heritage Planner, Planning and Development Services, 905-874-2780, pascal.doucet@brampton.ca

**Recommendations:**

1. That the report from Pascal Doucet, dated May 25, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, **re: Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street - Ward 6 (H.Ex. 85 Victoria Street)**, be received; and
2. That the Heritage Permit Application for the construction of two accessory buildings and alterations of the designated heritage property at 85 Victoria Street be approved in accordance with section 42 of the Ontario Heritage Act, subject to the following terms and conditions:
  - a. that the construction of the two accessory buildings and alterations for a new gravel driveway on the property at 85 Victoria Street be carried out in accordance with the plans, drawings and specifications attached as appendix D to this report; and
  - b. that the trees and hedgerows along the northerly lot line and the lot line abutting Victoria Street that are located within the rows of cedar trees shown on the Survey prepared by David B. Searles Surveying Ltd., dated June 16, 2014, on file with Planning and Development Services (Heritage) and attached as appendix C to this report be maintained and preserved.

**Overview:**

- **The property at 85 Victoria Street is located within the Village of Churchville Heritage Conservation District and is subject to the Ontario Heritage Act.**
- **In accordance with Section 42 of the Ontario Heritage Act, a permit is**

**required for the construction of any building or structure and the alterations of the exterior of the property at 85 Victoria Street.**

- **This report recommends that the Brampton Heritage Board endorse the application to construct two accessory buildings and permit a gravel driveway on the designated heritage property at 85 Victoria Street, subject to the terms and conditions recommended in this report.**

## **Background:**

### **Village of Churchville Heritage Conservation District**

The property at 85 Victoria Street is located within the Village of Churchville Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act. The purpose of designating a Heritage Conservation District is to protect and enhance the cultural heritage value and character of a specific area by managing its change over time. The Village of Churchville is defined by a dominating rural character that provides a distinctive context for the streetscapes and scenery found in the District.

### **Legislative Framework**

The property at 85 Victoria Street is subject to the Ontario Heritage Act. Section 42 of the Act provides that no erection, demolition or removal of any building or structure on a property and no alteration of the exterior of a property may occur within a Heritage Conservation District without first obtaining a permit from the municipality. An application made under section 42 shall be accompanied by a detailed plan and include information that the council may require. The Ontario Heritage Act provides a period of 90 days for Council to make a decision upon receipt of an application accompanied by the detailed plan for the proposal and the information required by Council.

### **Policy Framework**

The application made under section 42 of the Ontario Heritage Act and referred to in this report is subject to the following policy framework:

### **The Planning Act**

The *Planning Act* guides development in the Province of Ontario and states that municipalities must have regard for matters of provincial interest. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest is identified under paragraph 2(d) of the Act as a matter of provincial interest.

### **Provincial Policy Statement (2014)**

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act*. The *Planning Act* requires that all decisions affecting land use planning be consistent with the Provincial Policy Statement. Policy 2.6.1 of the Provincial Policy Statement directs that: “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

# 10.5-3

## **Growth Plan for the Greater Golden Horseshoe (2017)**

The Growth Plan for the Greater Golden Horseshoe (2017) provides a framework for managing growth within the Greater Golden Horseshoe region. Policy 4.2.7.1 of the Growth Plan states that: *“Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.”*

## **Official Plan**

The Cultural Heritage Objectives and Policies in the City of Brampton Official Plan provide a policy framework that offers direction for the conservation of identified and unidentified heritage resources in the City. The following Official Plan objectives and policies are relevant in the context of this report:

### **Objectives**

It is the objective of the cultural heritage resource policies to:

- a) “Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significance historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views”

### **Policies**

- 4.10.3.8 “Any private and public works proposed within or adjacent to a designated District shall respect and complement the identified heritage character of the District as described in the Plan.”
- 4.10.3.10 “A Permit is required for all alteration works for properties located in the designated Heritage Conservation District. The exceptions are interior works and minor changes that are specified in the Plan.”
- 4.10.3.12 “In reviewing permit applications, the City shall be guided by the applicable Heritage Conservation District Plan and the following guiding principles:
  - (i) Heritage buildings, cultural landscapes and archaeological sites including their environs should be protected from any adverse effects of the proposed alterations, works or development;
  - (iv) New construction and/or infilling should fit harmoniously with the immediate physical context and streetscape and be consistent with the existing heritage architecture by among other things: being generally of the same height, width, mass, bulk and disposition; of

# 10.5-4

similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

## **Bram West Secondary Plan**

The property at 85 Victoria Street is subject to Chapter 40(c) of the Bram West Secondary Plan. The following Community Vision, Planning Principle, Goal and Objective are part of this chapter and apply to 85 Victoria Street:

### 1.0 Purpose

“The land use designations and policies contained in this amendment are intended to implement the following Community Vision for the Bram West Secondary Plan:

The preservation and protection of heritage resource areas, including the community attributes of the Churchville and Huttonville settlement areas;”

### 3.1 Planning Principles

“The Planning Vision for Bram West is as follows:

Bram West will continue to celebrate and preserve its unique cultural and natural heritage, including such features as the Credit River and the historic settlement areas of Churchville and Huttonville.”

### 3.2 Goals

“The goals of the Bram West Secondary Plan are:

3.2.12 To develop excellence in community living based on the application of the following principles:

(ix) preservation, to the greatest extent practical, of the area’s cultural heritage and built-up resources including the community attributes of the Churchville and Huttonville settlement areas, in the long term development of Bram West;”

### 3.3 Objectives

“Considering the goals enunciated in the Official Plan (Part I) and those set out in Section 3.2 of this Chapter, the following objectives constitute the basis for the formulation of this part of the Bram West Secondary Plan:

(xiv) to ensure that new development occurs in an orderly and efficient manner with sensitivity to the existing settlement areas of the Churchville Heritage Conservation District and the Village of Huttonville;”

## 10.5-5

Furthermore, section 5.3.4 of Chapter 40(c) of the Bram West Secondary Plan is reaffirming the following guidelines and minimum standards found in the Village of Churchville Heritage Conservation District Plan: “Ancillary buildings should be located towards the rear of the lot. Garages, in particular, should not form part of the front façade and are best located towards the rear of the building.”

### **Village of Churchville Heritage Conservation District Plan**

The Village of Churchville Heritage Conservation District Plan contains a section that deals specifically with the construction of new buildings. This section provides guidelines and minimum standards to ensure that new buildings are compatible with the character of the District. These guidelines and minimum standards were included in the District Plan to provide clarity and direction by establishing thresholds to achieve an acceptable and harmonious level of consistency in the location, massing, design and appearance of new buildings. New buildings and structures are subject to the guidelines and minimum standards that are provided under section 5 of the District Plan.

### **Description of Property**

The property at 85 Victoria Street is located within the landscape Unit ‘A’ area identified in the Village of Churchville Heritage Conservation District Plan (appendix B). The subject property contains a row of cedar trees along a portion of the northerly lot line and a portion of the lot line abutting Victoria Street. The lot has a dual frontage and contains a variety of trees screening the property from the roadway. The new house on the property is concealing the portion of the lot where the two accessory buildings are proposed.

### **Decision History**

Council designated the Churchville Heritage Conservation District with the passing on October 10, 1990 of By-law No. 219-90. Formerly known as 58 Church Street, the property at 85 Victoria Street has been part of the District since the passing of this By-law.

At its meeting of December 9, 2015, Council adopted staff’s recommendation to approve with terms and conditions the heritage permit application to demolish an existing residential building and construct a replacement structure (Council Resolution C385-2015). The owner appealed to the Ontario Municipal Board the terms and conditions adopted by Council for this heritage permit application (OMB Case No. MM160003). This appeal was allowed in part by amending two of these conditions.

### **Current Situation:**

#### **Application for construction and alterations**

An application to construct two accessory buildings on the property at 85 Victoria Street was filed with Planning and Development Service (Heritage), and subsequently amended based on comments provided by Heritage staff. The application, as amended, was deemed complete by Heritage staff on May 15, 2018. This application proposes the

## 10.5-6

construction of two accessory buildings and a gravel driveway as shown on the plans, drawings and specifications attached as appendix D to this report.

### **Comments**

Heritage staff has reviewed the application made under section 42 of the Ontario Heritage Act and referred to in this report. The Provincial policy context regarding cultural heritage, the cultural objectives and policies of the City of Brampton Official Plan and the Village of Churchville Heritage Conservation District Plan and Study have been continuously and carefully considered to determine the appropriateness of this application.

### **Accessory buildings**

This application proposes the construction of a two car-garage containing two separate single-car garage doors facing Victoria Street and a second accessory building. The exterior materials and window type proposed for these buildings consist of: stucco (wall), asphalt shingles (roof), steel (door and garage doors), and vinyl (single-hung sash window). These buildings will be subordinate to the house because they are substantially smaller in size and height. Located next to the north elevation of the new house, and screened by cedar trees, the visibility of the proposed accessory buildings will be mitigated from the roadway. Heritage staff is satisfied that the proposed accessory buildings are in accordance with the guidelines and minimum standards provided in the District Plan:

- The proposed location, orientation and setbacks are consistent with the District Plan. These buildings will be detached, located next to the north elevation of the new house, and screened by deciduous and coniferous vegetation. The garage is proposed parallel to the roadway as recommended by the District Plan (sections 5.5.2 and 5.5.5).
- The proposed height is considered appropriate because both accessory buildings will be lower than the height of the new house (section 5.5.5).
- The roof type, roof pitch and location of roof vent proposed for these accessory buildings are considered appropriate based on the District Plan guidelines, and visual impact on the roadway and character of the area (section 5.5.3).
- The materials for the walls, roof, windows and doors as well as the window type proposed for both accessory buildings are in accordance with the guidelines of the District Plan (sections 5.5.3, 5.5.4 and 5.5.5).

### **Proposed gravel driveway**

A gravel driveway leading to the front gable wall of the two-car detached garage is proposed under this application. Heritage staff is considering the proposed driveway appropriate because the existing driveway frontage will be maintained, the extended portion of the driveway will be concealed by a row of cedar trees along Victoria Street, and the use of gravel is compatible with the rural character of the District.

# 10.5-7

## **Maintenance and preservation of vegetation**

The District Plan states that the property line hedgerows along Victoria Street and Church Street located within the landscape Unit 'A' area should be retained. The maintenance and preservation of the trees and hedgerows within the rows of cedar trees shown on the Survey prepared by David B. Searles Surveying Ltd., dated June 16, 2014 and on file with Planning and Development Services (Heritage) will provide screening for the proposed accessory buildings while achieving the District's Plan objective to conserve the scenic quality and rural character of the area.

## **Corporate Implications:**

### Financial Implications:

There is no financial implication resulting from the adoption of the recommendation in this report.

### Other Implications:

There is no other implication resulting from the adoption of the recommendation in this report.

## **Strategic Plan:**

This report achieves the Strategic Plan priorities by:

- Preserving and protecting heritage environments with balanced and responsible planning.

### Living the Mosaic – 2040 Vision:

This report aligns with the following visions:

- **Vision 1:** In 2040, Brampton will be a mosaic of **sustainable** urban places, sitting within an interconnected green park network, with its people as **environmental stewards** – targeting 'one-planet' living.
- **Vision 5:** In 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting with **social responsibility**, respect, enjoyment, and justice.

## **Conclusion**

Heritage staff is of the opinion that the effectiveness of the designation of the Village of Churchville Heritage Conservation District relies on making decisions that are consistent with the measures that have been adopted to manage change within the area. The successful implementation of the Village of Churchville Heritage Conservation District Plan relies on effective policies, guidelines and procedures that are applied in a consistent manner. A successful implementation will ensure transparency and provide

## 10.5-8

predictable requirements for property owners, applicants and developers. The proposal to construct two accessory buildings and alter the heritage property for a new gravel driveway is consistent with the Churchville Heritage Conservation District Plan and the Policy Framework mentioned in this report. The terms and conditions recommended in this report will ensure that the cultural heritage character and value of the District will be conserved.

Approved by:

Approved by:

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Pam Cooper, MCIP, RPP  
Manager (Interim),  
Land Use Policy

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Bob Bjerke, MCIP, LPP  
Director, Policy Planning

Report authored by: Pascal Doucet, MCIP, RPP, Heritage Planner, Planning and Development Services, 905-874-2780, [pascal.doucet@brampton.ca](mailto:pascal.doucet@brampton.ca)

### **Attachments:**

Appendix A – Location Map – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District – 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)

Appendix B – Village of Churchville Cultural Heritage Landscape Map – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)

Appendix C – Survey – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)

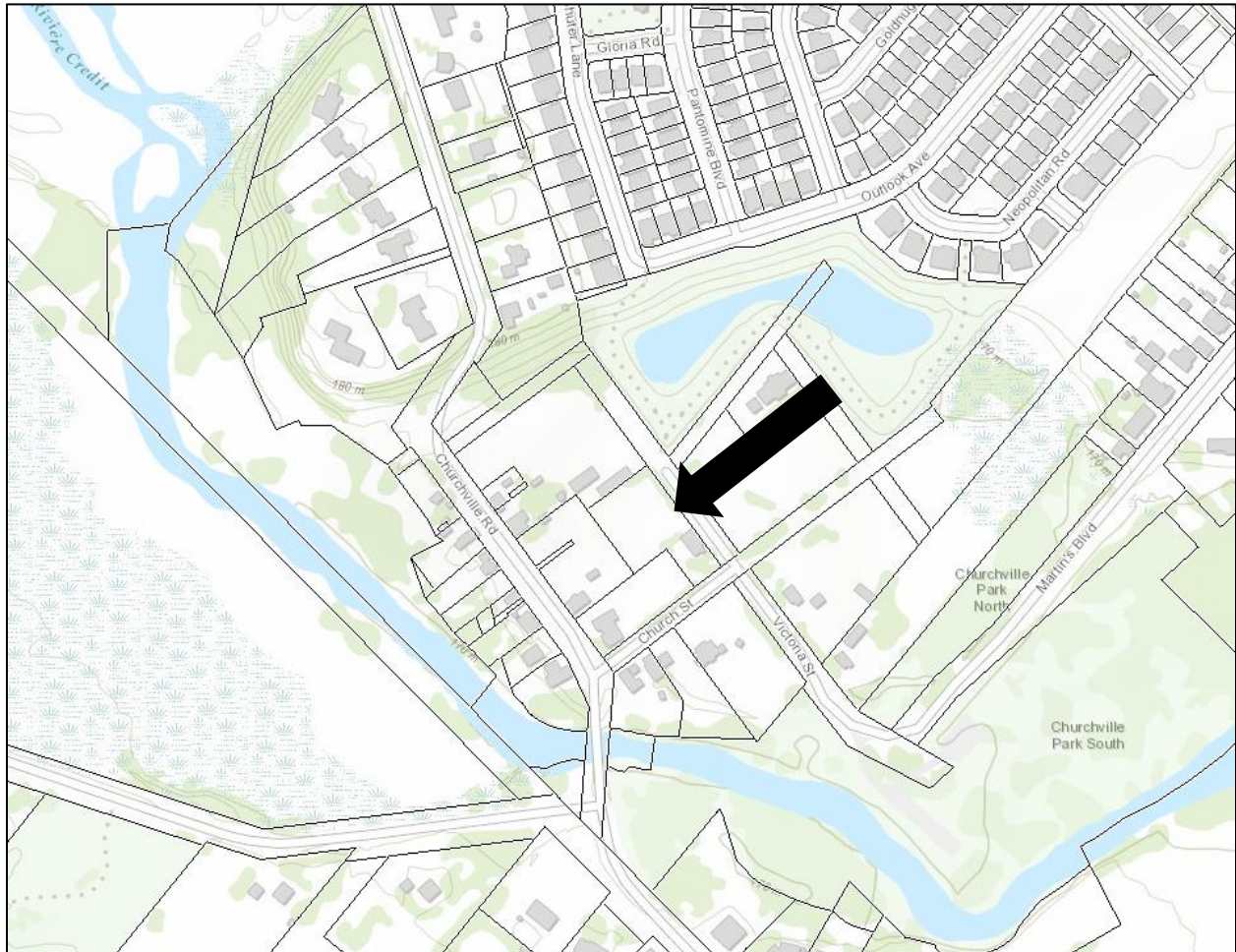
Appendix D – Plans, Drawings and Specifications – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)

Appendix E – Survey and Site Plan Drawing provided with accentuations – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)

Appendix F – Photographs – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District – 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)

## 10.5-9

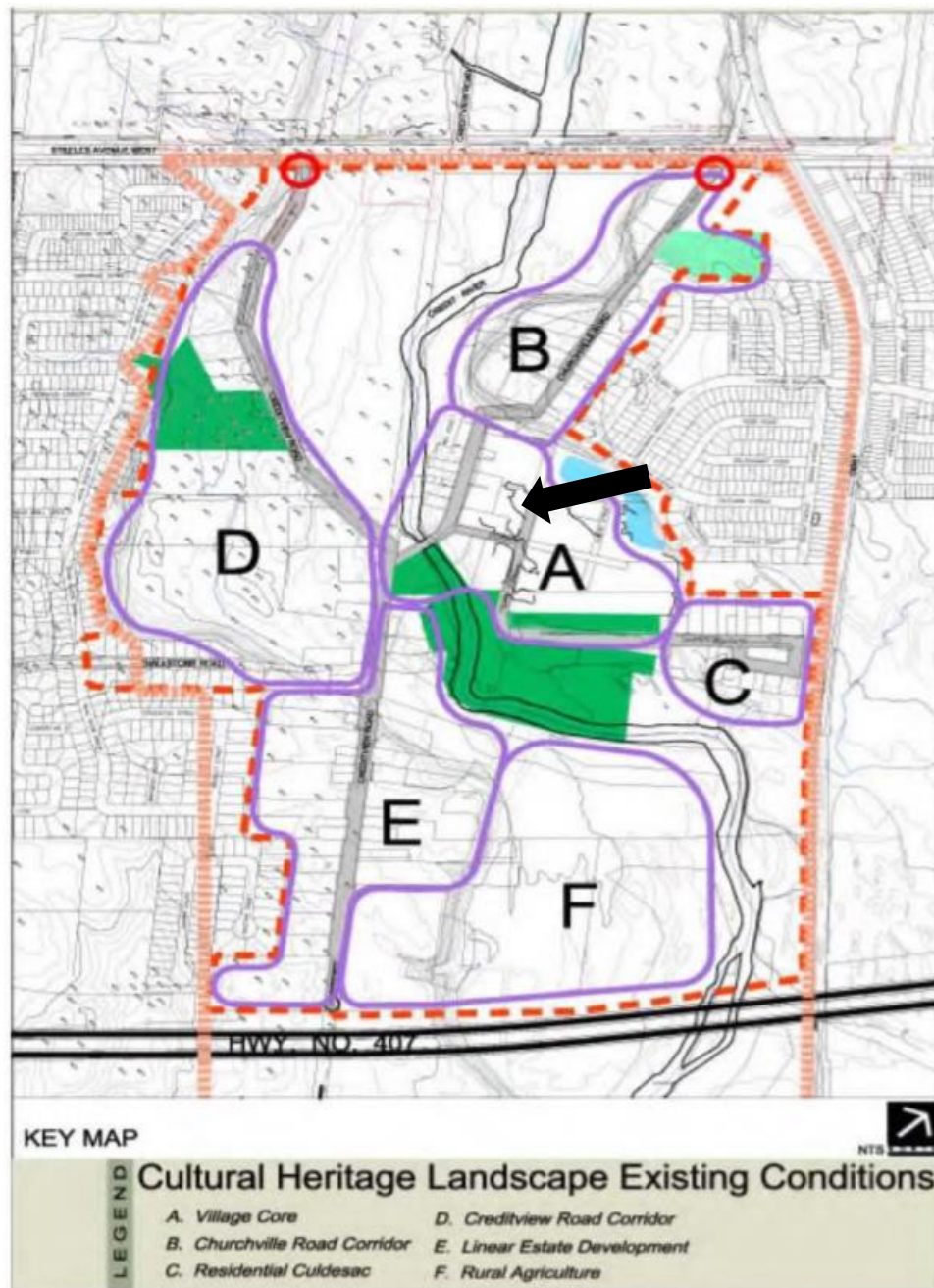
Appendix A – Locations Map – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)



This map is for information purposes only and is oriented with the North at the top. The exact boundaries of the property are not shown. The arrow marks the location of the property at 85 Victoria Street.

# 10.5-10

Appendix B – Village of Churchville Cultural Heritage Landscape Map – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)



This map is for information purposes only and is oriented with the white arrow located at the right end side of the map and on top of the legend. The exact boundaries of the property are not shown. The black arrow marks the location of the property at 85 Victoria Street within the landscape Unit 'A' area of the Village of Churchville Heritage Conservation District.



# Appendix D - Plans, Drawings and Specifications - Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street - Ward 6 (H.Ex. 85 Victoria Street)

**CITY OF BRAMPTON**  
Planning & Development Services  
(Heritage) Received:

**MAY 15 2018**

**REVISED**

SKETCH ILLUSTRATING  
TOPOGRAPHIC INFORMATION  
85 VICTORIA STREET  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

**10.5-12**

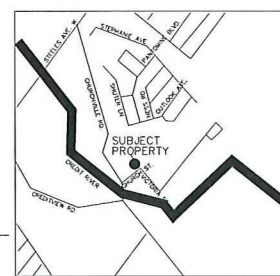
SCALE 1: 250

David B. Searles Surveying Ltd.

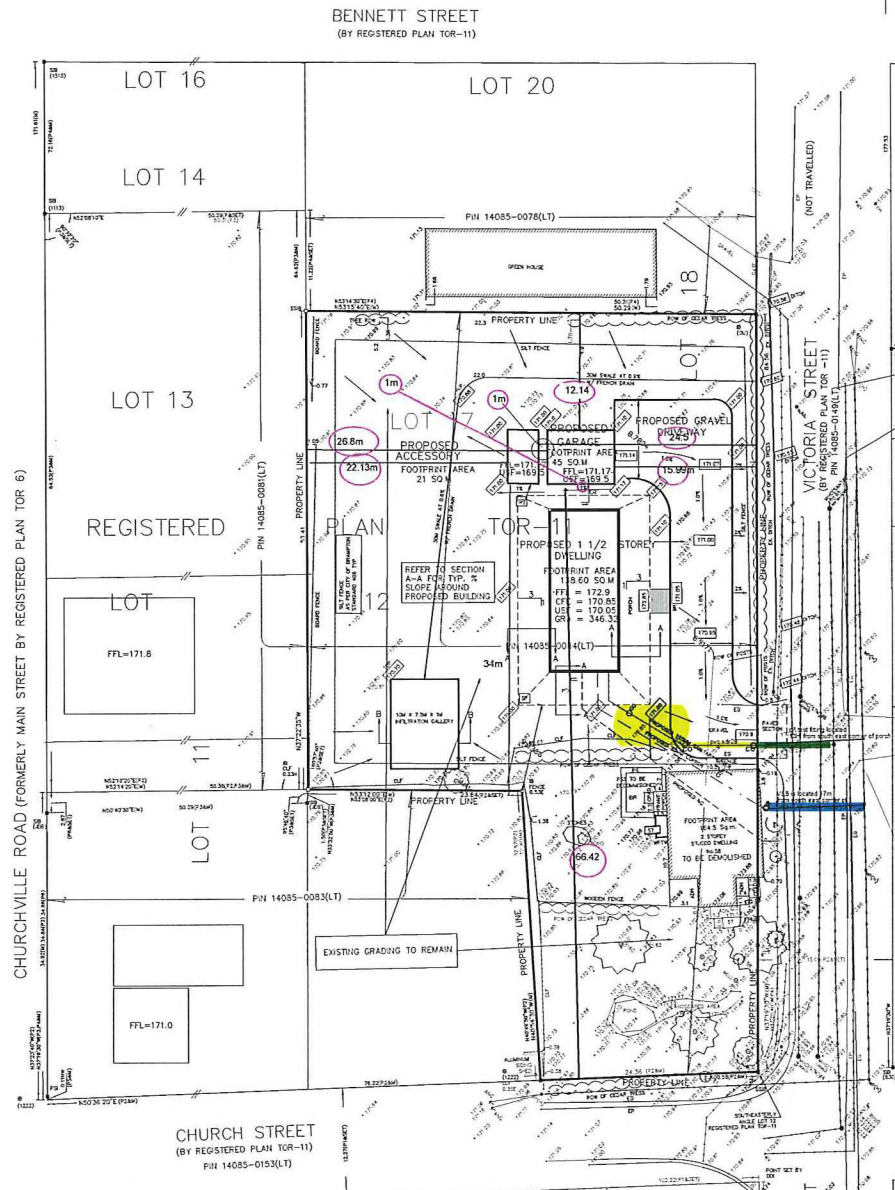
ONTOLEAD SURVEYORS

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**KEY PLAN**



**BENCHMARK NOTE:**  
ELEVATIONS SHOWN HEREON ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK No. ES-496 LOCATED ON A NORTH WALL OF HOUSE OF No. 2 WOODSIDE RUN. TABLE IS SET 9.2M EAST OF NORTHWEST CORNER 0.15M BELOW BRICK AND 0.10M ABOVE GROUND. ELEVATION = 211.079

**region of peel general notes**

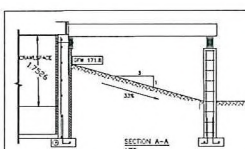
- all materials and construction methods must correspond to the current public works standards and specifications.
- water main and/or water service materials 100mm (4") and larger must be of 18 psi pipe manufactured to a WPA spec. <500-18 spec. complete with tracer wire.
- size 50mm (2") and smaller must be type k soft copper pipe per ASTM B88-49 spec.
- water mains and/or water services are to have a minimum cover of 1.7m (5'6")
- minimum horizontal spacing of 1.2m (4') from themselves and all other utilities.
- provisions for flushing water line prior to testing, etc. must be provided with at least a 50mm (2") outlet on a 100mm (4") and larger lines.
- copper lines are to have flushing points at the end, the same size as the line. They must also be hoisted or piped to allow the water to drain onto the parking lot or down a drain. On fire lines, flushing outlet to be 100mm (4") diameter minimum on the hydrant.
- all curb stops to be 3.0m (10') off the face of the building unless otherwise noted.
- hydrant and valve set to region standard 1-6-1 dimension a and b, 0.7m (2') and 0.5m (1'6") and have pump nozzle.
- water mains to be installed to grades as shown on approved site plan. Copy of grade sheet must be supplied to inspector prior to commencement of work, where requested by inspector.
- water mains must have a minimum vertical clearance of 0.3m (1') over 1.05m (3'5") under sewers and all other utilities when crossing.
- all proposed water piping must be isolated from existing lines in order to allow independent pressure testing and draining from existing systems.
- all live tapping and operation of region water valves shall be arranged through the regional inspector assigned or by contacting the operation and maintenance division.
- location of all existing utilities in the field to be established by the contractor. The contractor shall be solely responsible for the location, exposing, supporting and protecting of all underground and overhead utilities and structures existing at the time of construction in the area of work whether shown on the plans or not and for repairs and consequences resulting to damage to same.
- the contractor shall be solely responsible to give 72hrs written notice to the utilities prior to crossing such utilities, for the purpose of inspection by the concerned utilities. This inspection will be for the duration of the construction, with the contractor responsible for all costs arising from such inspection.
- all proposed water piping must be isolated through a temporary connection that shall include an appropriate cross connection control device, consistent with the degree of hazard, for back flow prevention of the active distribution system, conforming to the region of peel standards 1-7-7 or 1-7-18.

**GENERAL NOTES:**

1. AT ALL ENTRANCES TO THE SITE THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGHOUT THE DRIVEWAY.
2. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK, AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
3. DOWNSPOUTS TO DISCHARGE ONTO THE GROUND VIA SPLASH PADS. DOWN SPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
4. DRIVEWAY GRADE SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
5. LAWN SLOPS SHALL HAVE A MINIMUM SLOPE OF 2% AND NOT GREATER THAN 8%.
6. WHERE GRADES IN EXCESS OF 4% ARE REQUIRED THE MAXIMUM SLOPE SHALL BE 3 TO 1. GRADE CHANGES IN EXCESS OF 1M ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6M SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
7. ALL DISTURBED AREAS MUST BE SEED OR SOODED. TOP SOIL TO BE A MINIMUM OF A 150MM IN DEPTH.
8. THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF THE DRIVEWAY AND UTILITY STRUCTURE IS 1.2M.
9. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED PRIOR TO UNDERTAKING ANY WORKS WITHIN THE CITY RIGHT OF WAY.
10. DRAINAGE OF A BUILDING PROPERTIES WILL NOT BE ADVERSELY EFFECTED. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED, AND DISCHARGED TO AN APPROVED LOCATION.
11. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

SITE PLAN STATISTICS		METRIC:	IMPERIAL:
LOT AREA:		9054.91	97466.27
LOT COVERAGE:		414.42	4460.78
house including porches and decks		349.42	3750.36
GROSS FLOOR AREA PERMITTED:		255.46	2750.00
GROSS FLOOR AREA:			
PROPOSED:		254.32	2737.73
GROUND FLOOR:		137.83	1483.73
SECOND FLOOR:		116.49	1254.00
TOTAL:		254.32	2737.73
BASEMENT/CRAWLSPACE:		137.83	1483.73
PORCHES:		131.81	1418.68
MIN. HEIGHT:		8.53	28.00
PERMITTED:		8.70	28.54
proposed garage		45	484.58
proposed accessory		21	226.84

SETBACKS	EXISTING	PROPOSED	ALLOWABLE
FRONT YARD		11.88 m	MIN 9.00 m (Zoning Notice 07/04/2015)
REAR YARD		23.37 m	MIN 7.5 m
NORTH SIDE YARD		20.31 m	MIN 1.2 m
SOUTH SIDE YARD		41.69 m	MIN 1.2 m
BUILDING HEIGHT		7.47 m	MAX 9.5 m
HEIGHT OF EAVES		5.06 m	MAX 6.5 m



LEGEND	
PSS	PRIVATE SEWER SYSTEM
DFL	FINISHED FIRST FLOOR
USF	UNDERSE OF FOOTING
CFL	CRAWLSPACE FINISHED ELEVATION
WS	WATER SERVICE
CO	SANITARY CLEAN OUT
NG	NATURAL GAS LINE
SP	SPLASH PAD
GC	GRADE AT FOUNDATION WALL
GC	GRADE AT DECK CAISSON
EXX	EXISTING GRADE
EXX	PROPOSED GRADE
EX	EX. SANITARY
WM	EX. WATER MAIN
GM	EX. GAS MAIN
GM	GROSS ROOF AREA - INC. PORCHES

David B. Searles Surveying  
ONTOLEAD SURVEYORS  
4255 Sandhurst Rd., Suite 206, Mississauga, Ontario L4T 1V5  
Tel: (905) 273-6540 Fax: (905) 654-0183  
Email: info@dsurveying.com

**AIM Engineering**  
Civil/Structural Engineers  
(905) 206-9005  
3045 Southcreek Road, Unit 23, Mississauga, L4T 2K7



**NEW 1 1/2 STOREY RESIDENCE**  
85 VICTORIA STREET  
BRAMPTON, ONTARIO

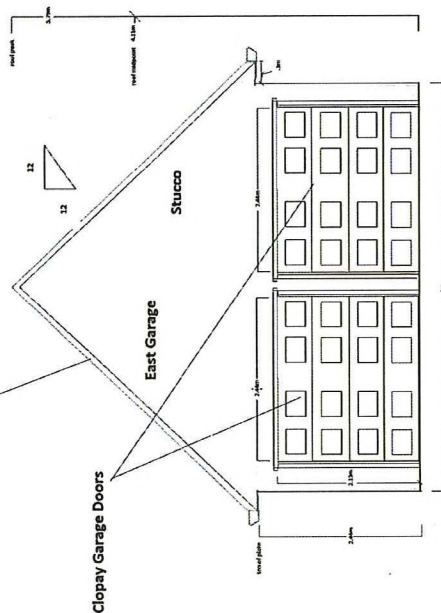
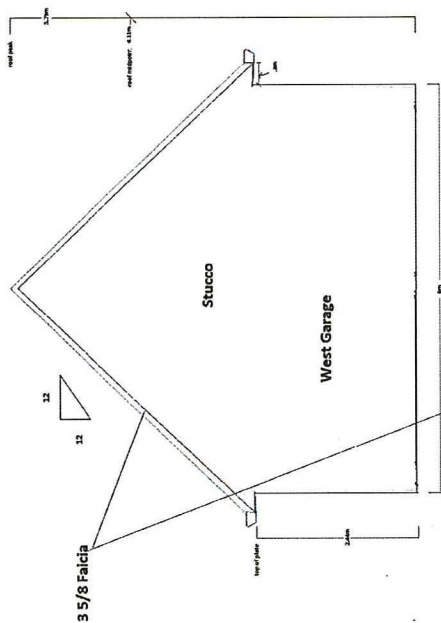
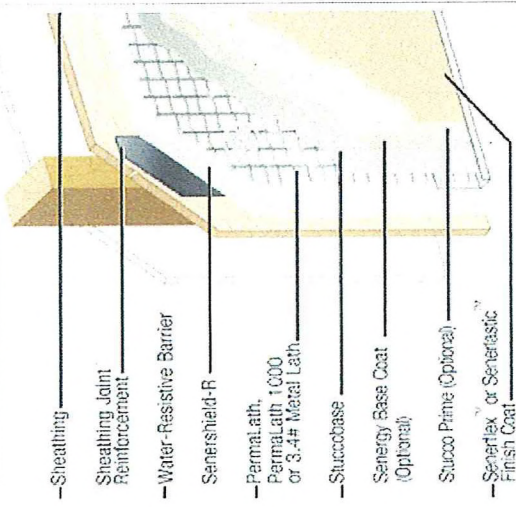
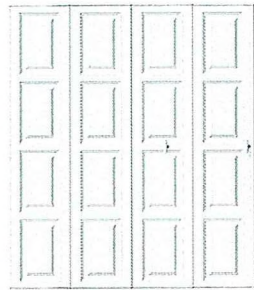
**GRADING PLAN**  
SHEET TITLE:  
DESIGNED BY: AU/SB DATE: SEPT. 21/2017 PROJECT NO. DRAWING NO.  
CHECKED BY: SB SCALE: 1: 250 **A.0.0**

10.5-13



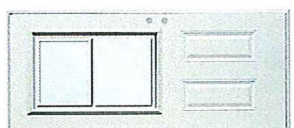
Clipay  
Premium Series 8 ft. x 7 ft.  
Garage Door

★★★★★ (4) Write a Review Questions & Answers (0)

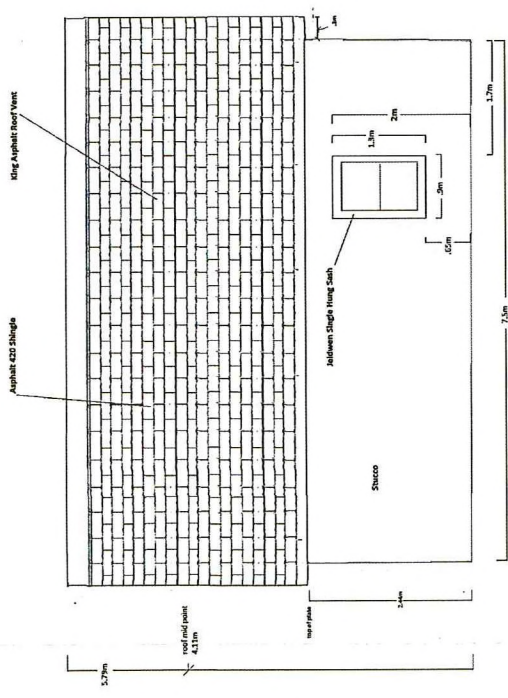
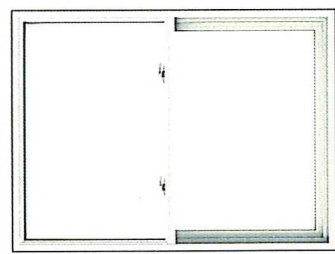


Stanley Doors  
33.375 inch x 82.375 inch  
Clear 1/2 Lite 2-Panel  
Prefinished White Left-Hand  
Inswing Steel Prehung Front  
Door with Vented Window

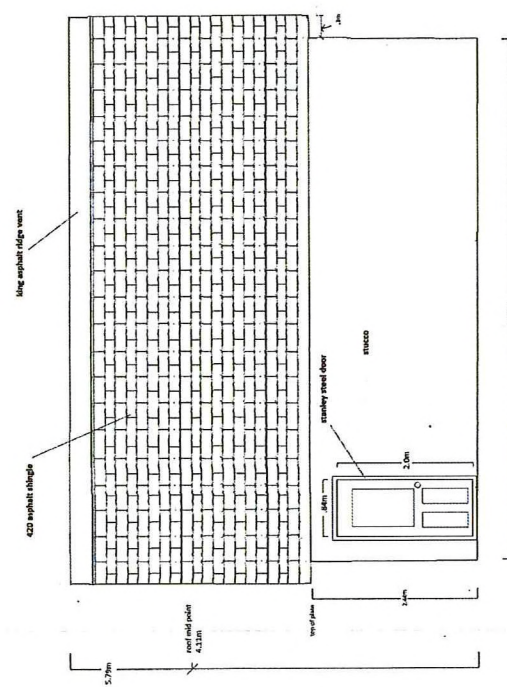
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WILLMAR VINYL  
SINGLE-HUNG  
WINDOW



85 Victoria Garage North



85 Victoria Garage South

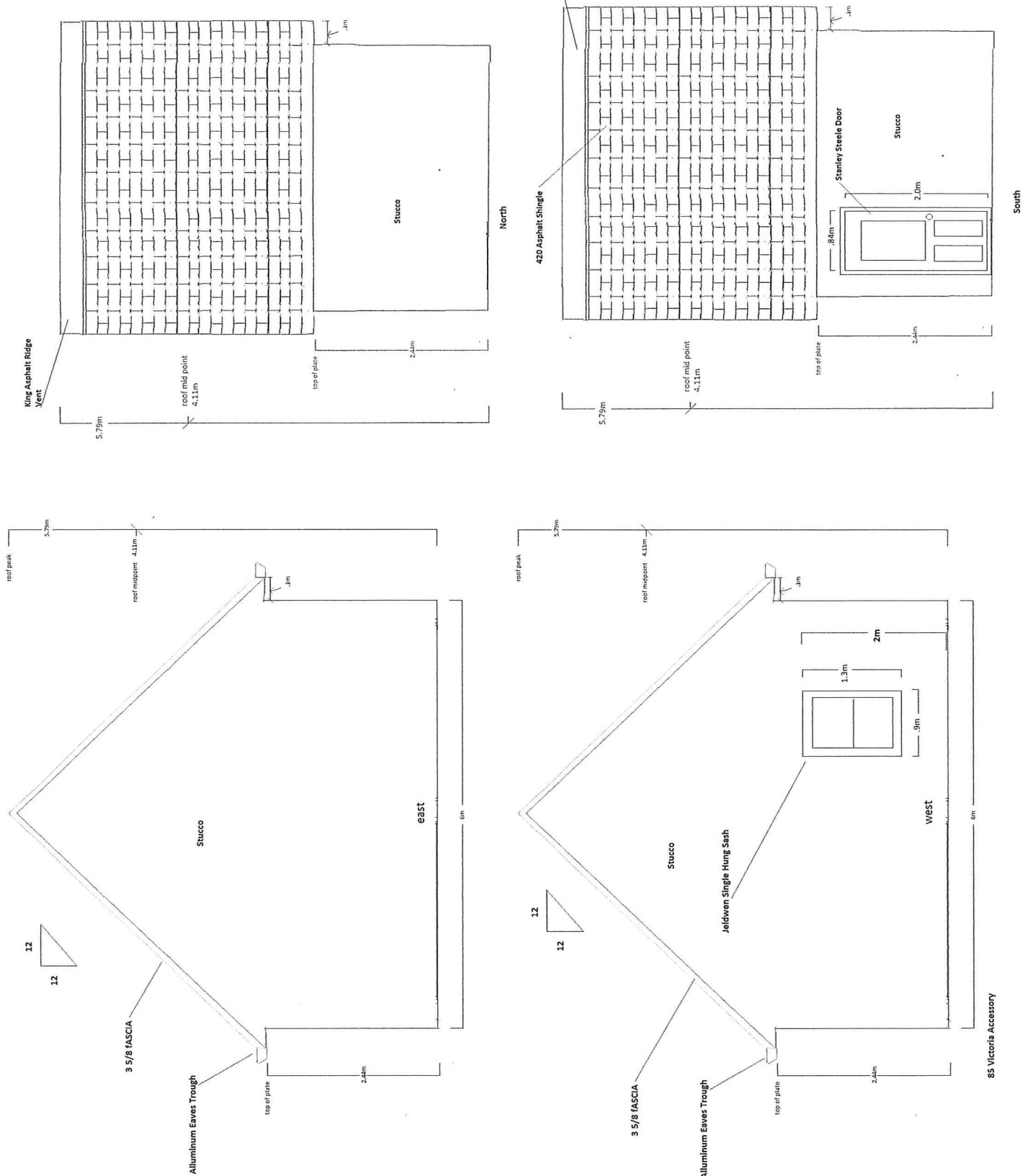
CITY OF BRAMPTON  
Planning & Development Services  
(Heritage) Received:

FEB 27 2018

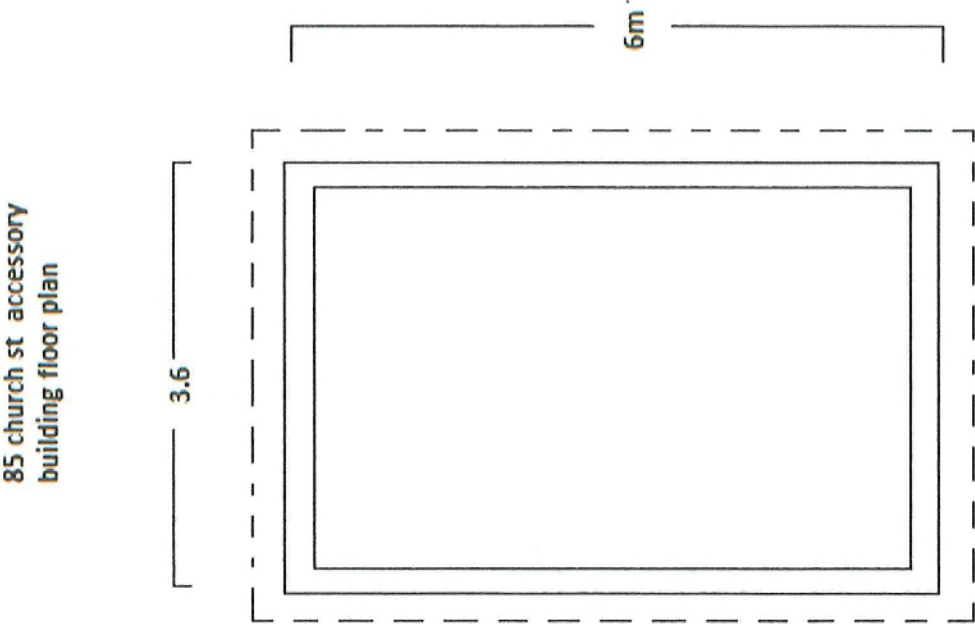
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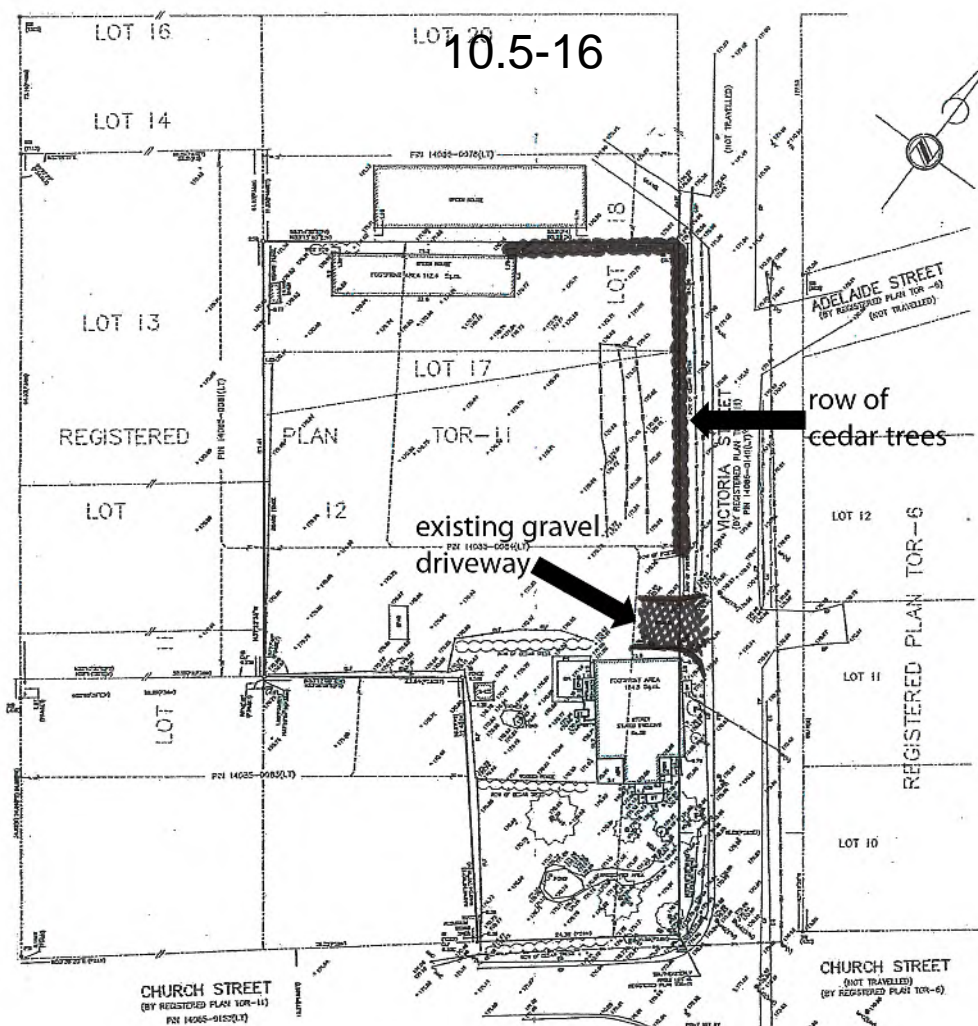
10.5-14



10.5-15

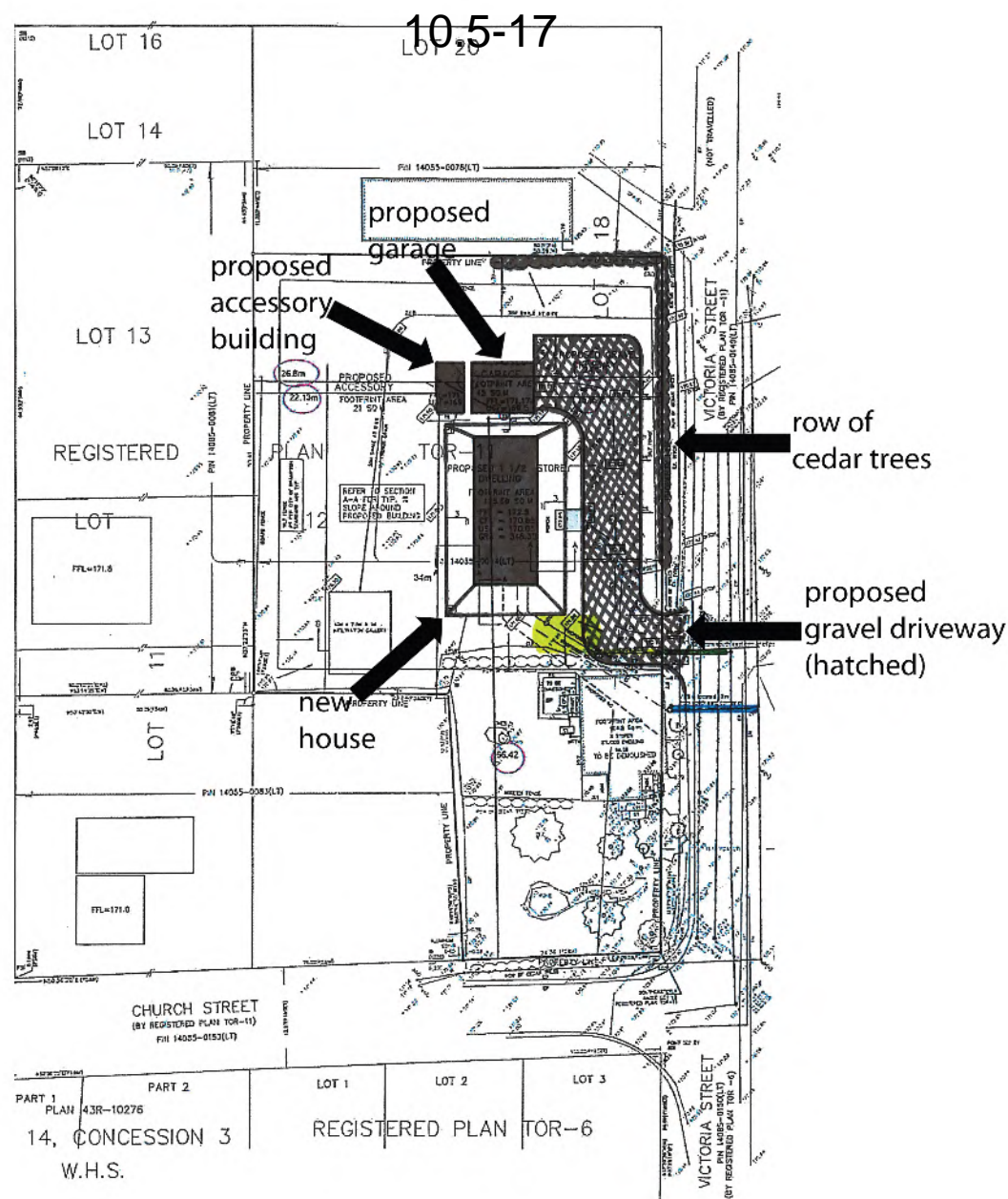


Appendix E - Survey and Site Plan Drawing provided with accentuations -  
Construction of two accessory buildings and alterations of a property in the Village  
of Churchville Heritage Conservation District - 85 Victoria Street (H.Ex. 85 Victoria Street)



The black arrows are showing features that are shown on the Survey recieved for this application. These features have been accentuated by Heritage staff to clarify their location, scale and disposition.

Appendix E - Survey and Site Plan Drawing provided with accentuations - Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street - Ward 6 (H.Ex. 85 Victoria Street)



The arrows are showing features that are shown on the Site Plan Drawings received for this application. These features have been accentuated by Heritage staff to clarify their location, scale and disposition.

## 10.5-18

Appendix F – Photographs – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)



Photographs provided by the applicant showing the property looking southwest from Victoria Street. This photograph is showing the proposed location of the detached garage, the new house (under construction) and the row of cedar trees along the edge of the property and Victoria Street.

## 10.5-19

Appendix F – Photographs – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)



Photographs provided by the applicant showing the property looking northwest from the easterly side yard of the property at 85 Victoria Street. This photograph is showing the proposed location of the detached garage, the new house (under construction) and the row of cedar trees along the edge of the property's north side lot line.

## 10.5-20

Appendix F – Photographs – Construction of two accessory buildings and alterations of a property in the Village of Churchville Heritage Conservation District - 85 Victoria Street – Ward 6 (H.Ex. 85 Victoria Street)



Photographs provided by the applicant showing the visibility of the property at 85 Victoria Street looking east from Churchville Road. This photograph is showing the proposed location of the accessory buildings.



**Heritage Report:  
Reasons for Heritage Designation**



**82 - 86 Main Street North  
Heritage Theatre**

**MARCH 2016**

# 11.1-2

## Profile of Subject Property

<b>Municipal Address</b>	82 - 86 Main Street North
<b>PIN Number</b>	141240089
<b>Roll Number</b>	10-01-0-002-13900-0000
<b>Legal Description</b>	PL BR 2 PT LOTS 47, 48
<b>Ward Number</b>	1
<b>Property Name</b>	Heritage Theatre
<b>Current Owner</b>	City of Brampton
<b>Owner Concurrence</b>	-
<b>Current Zoning</b>	Commercial (DC1)
<b>Current Use(s)</b>	Vacant
<b>Construction Date</b>	1922
<b>Notable Owners or Occupants</b>	Thomas H. Moorehead
<b>Heritage Resources on Subject Property</b>	Building
<b>Relevant Council Resolutions</b>	-
<b>Additional Information</b>	-

## **1. Current Situation:**

The property at 82 - 86 Main Street North (Heritage Theatre) 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 its design/physical value, historical/associative value, and contextual value.

## **2. Description of Property**

The property at 82 - 86 Main Street North, known as the Heritage Theatre, is located on the southeast corner of Main Street North and Theatre Lane and contains a three storey building. The Heritage Theatre along with three other properties forms a continuous stretch of commercial buildings known as the "Heritage Theatre Block". Market Square Boulevard runs along the north edge of the Heritage Theatre property. Theatre Lane, formerly Hanna Street, which primarily serves the Rose Theatre and Garden Square, is located along the eastern edge of the property.

## **3. Statement of Cultural Heritage Value or Interest**

### **Design/Physical Value:**

The cultural heritage value of the Heritage Theatre at 82 - 86 Main Street North is related to its design or physical value as a representative example of an early 20th century theatre. The three storey building, constructed in 1922, was designed by renowned Toronto architects Herbert George Duerr and B. Kingston Hall. Herbert George Duerr was known for building theatres and was contracted by companies such as Famous Players and Columbia Pictures.

In 1919, Duerr and Hall formed a partnership and specialized in the construction of theatres at a time when the motion picture was coming into its heyday. Unlike many of the surviving theatres designed by Duerr and Hall, which were built after the end of the silent film era, the Heritage Theatre was adapted to conform with the changing arts and culture fabric of North America during the crucial transition to 'talkies'.

The theatre is built of solid brick construction covered with stucco on the front and rear elevations. The main roof over the auditorium is flat. In some areas, the building drops to a height of two storeys. The overall massing harmonizes the large auditorium at the rear with the rest of the two storey commercial buildings along Main Street.

## 11.1-4

The front façade features a pitched roof with decorative wooden brackets under the eaves which give the building an Italianate appearance. Its original design created a semi-public space. The main entrance was flanked by two retail spaces which facilitated the continued flow of commercial space along the east side of Main Street. The marquee, which has now been removed, changed over the years with the theatre's owners.

The interior features an auditorium which was designed to have perfect acoustics. An orchestra pit was originally located near the stage but was removed after the end of the silent film era to make room for more seating. There is a second floor balcony to the back of the auditorium, accessed by two sets of stairs from the foyer. The ceiling retains its original decorative pressed tin frieze in the Liberty Torch pattern and the walls of the theatre are elegantly decorated in a corresponding pattern.

There were previously two outdoor terraces on the second level which were accessed from the interior balcony level and contributed to the original character of the building as a semi-public social space, integrating the exterior space with the interior. During the 1940s these terraces were enclosed and transformed into washrooms.

The Heritage Theatre has a 714 seat capacity, a size which was not usually encountered outside of major cities in the 1920s. Brampton had the population not only to support the Capitol Theatre, as it was then known, but the Giffen Theatre on Queen Street as well.

The theatre's appearance and layout has changed over time in accordance with its uses and, especially in the first half of its existence, those changes reflected the evolution of the motion picture industry. The Heritage Theatre is the last theatre of its kind in Brampton and is a good example of the early work of Duerr and Hall.

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

The property at 82 - 86 Main Street North has associative value as a result of its connection with its owner and operator, Thomas H. Moorehead, and is an integral part of Brampton's cultural history. Moorehead, who was a Peel Magistrate, started a theatre chain with the Capitol Theatre which later expanded to Ottawa, Orillia, Midland, Welland, St. Thomas, London, and Belleville.

It officially opened on February 28, 1923 as the Capitol Theatre. The Capitol Theatre was originally built to put on Vaudeville shows. It was then converted to a silent movie

## 11.1-5

house with a live orchestra. It was the scene of many large and heated political rallies and a frequent venue for Brampton High School commencements and plays.

The Capitol Orchestra, conducted by Jim Algie, who also played coronet, often entertained on Sunday evenings. The famed Dumbells, a troupe of World War One veteran entertainers, played at the Capitol in 1926. On stage were Ross Hamilton, Capitol Plunkett, Pat Rafferty and Red Newman.

The Capitol Theatre was upgraded in 1928 when it began to show movies with sound and the orchestra pit was filled in to provide space for more seats. Thomas Moorehead sold the theatre to Les Gregory, who also operated theatres in Georgetown and Hamilton. Les Gregory was killed in a private airplane crash and the ownership of theatre changed once more. The theatre, which is located on a former flood plain, even survived the historic flood of 1948.

In 1949, the new Canadian Odeon Theatre chain took over ownership and operation of the Capitol Theatre and operated it as the Odeon Theatre. The equipment used inside was updated to provide the best movie-going experience possible. It operated as the Odeon Theatre until its sale to the City of Brampton in 1981.

A steering committee was formed to decide the fate of the Capitol/Odeon Theatre. It was ultimately refurbished as a live theatre venue and officially opened in November 1983. In 1989, the City of Brampton, with a matching grant from the Ontario Government, restored the theatre and renamed it The Heritage Theatre for the Performing Arts. Now owned by the City, it has been unoccupied since 2006 when the City's new venue, the Rose Theatre, opened.

The Heritage Theatre has been host to many big name artists such as Henry Youngman, Alan Thicke, Natalie MacMaster, Remy Shand, David Usher, Liona Boyd, Burton Cummings, Randy Bachman, Rita MacNeil, Amy Sky, the Royal Canadian Air Farce, Canadian Brass, and Holly Cole. It was also the site of the world premiere of Sarah Churchill's (Winston Churchill's daughter) movie "All Over the Town" in 1949.

### **Contextual Value:**

The property at 82 - 86 Main Street North has contextual value as an iconic landmark for many of Brampton's citizens. It is associated with a vibrant time in Brampton's past and was once a main attraction in the downtown core. The Heritage Theatre is also integral to the existing character of the commercial streetscape along Main Street and to the Four Corners area of downtown Brampton.

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The Heritage Theatre is a lasting testament to Brampton's early arts and culture scene and to the rich cultural heritage that has been an important component in the growth and development of Brampton over the years. It was a cultural hub for Brampton's citizens during most of the 20th century and a well-known venue in the area.

## **4. 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 street edge condition
- Oval medallion centered on second storey of façade
- Brick construction
- Stucco cladding
- Centered ground floor entrance
- Large flanking display windows by entrance
- Scale, form and setbacks of the principal elevation on Main Street
- 2 1/2 storey peaked gable roof with ornamental wooden brackets
- Original horse hair theatre seats
- Decorative pressed tin frieze and ceiling in the Liberty Torch pattern
- Auditorium design and massing
- Second floor balcony to the rear of the auditorium

## **5. Alteration History and Heritage Integrity**

The following are the known alterations to the subject property:

- A two-storey rear addition constructed of brick piers and clay tile units shortly following its original construction in 1922.
- Original exterior terraces enclosed in 1947 to provide additional washroom space on the second level.
- Slope towards street in lobby removed to create a distinct foyer and entrance landing in 1947.
- Changes were made to the appearance and façade during 1980s restoration work.
- A new wood screen and guard rail were added to the rear of the building in 2005 as part of an exterior improvement scheme.

- The marquee (canopy) was removed as part of an adaptive reuse plan in 2012 for health and safety reasons.

## **6. Archaeological Potential**

The property has no known archaeological potential.

## **7. 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.

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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.

## **8. Resources**

History of the Heritage Theatre, City of Brampton

ERA Architects. *70-86 Main Street North Heritage Background Assessment*. May 2009.  
Prepared for City of Brampton

A link to this report can be found at:

**<http://www.brampton.ca/en/Business/planning-development/Documents/CD/UD/UDS/Heritage%20Theatre%20Report.pdf>**

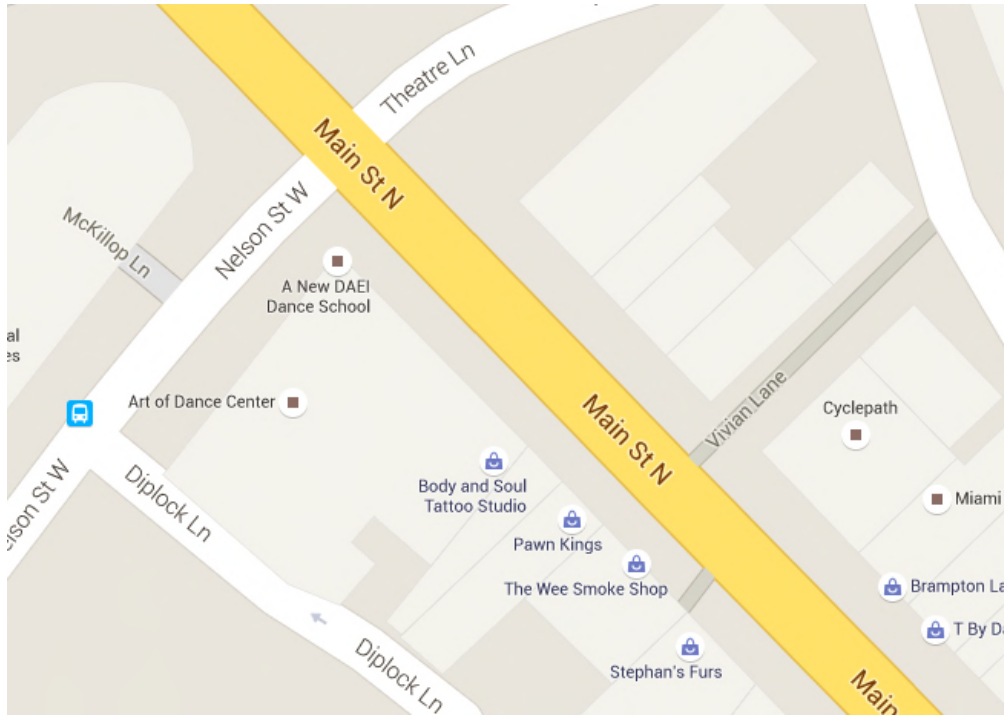
**9. Appendix**

Figure 1: Map showing 82-86 Main St N (Source: Google Maps)

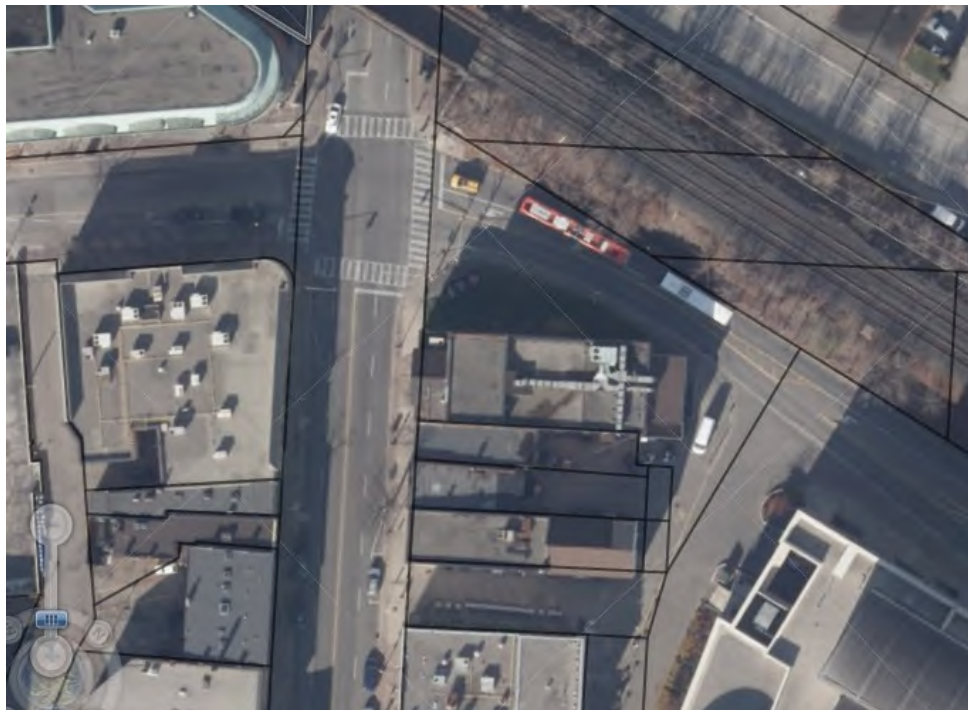
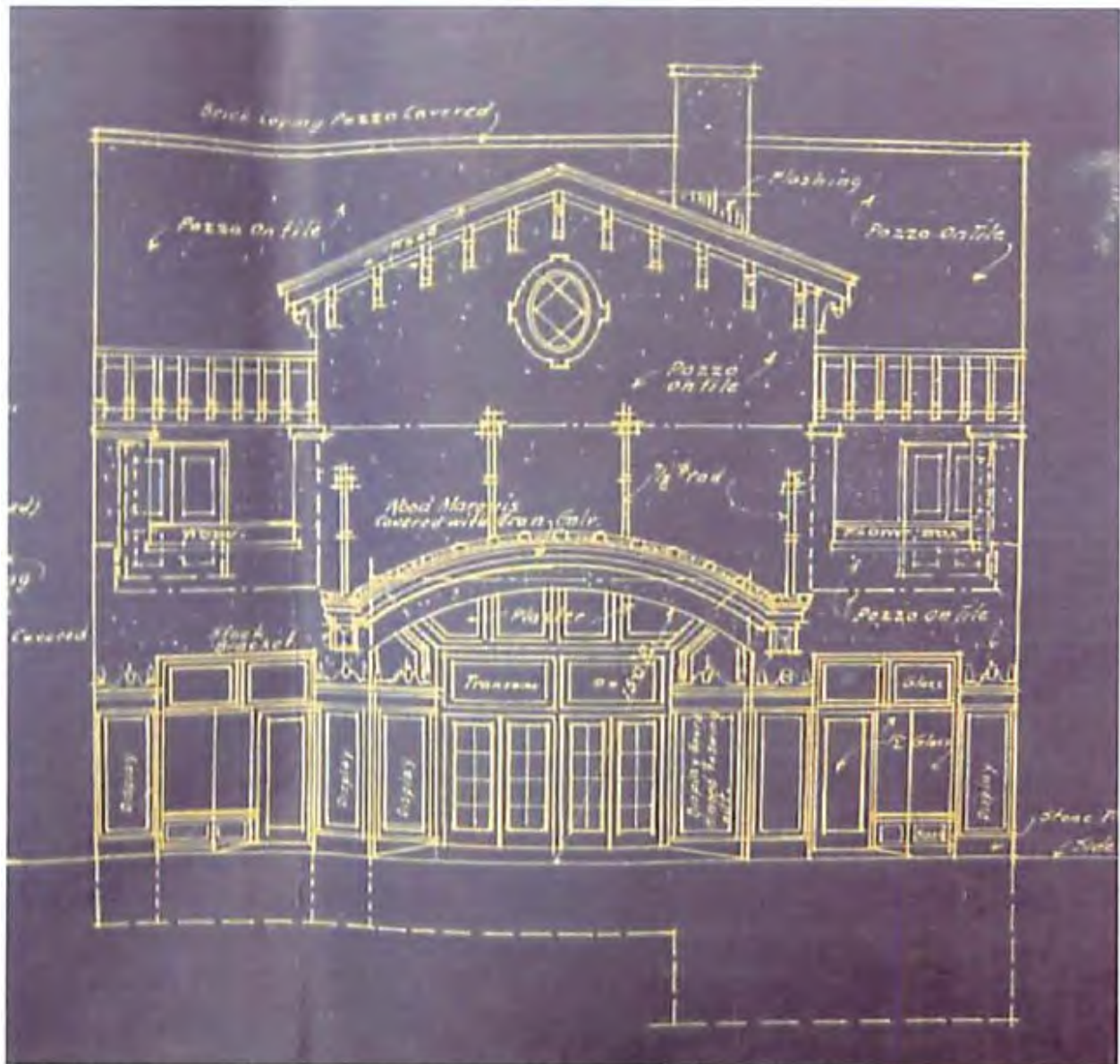
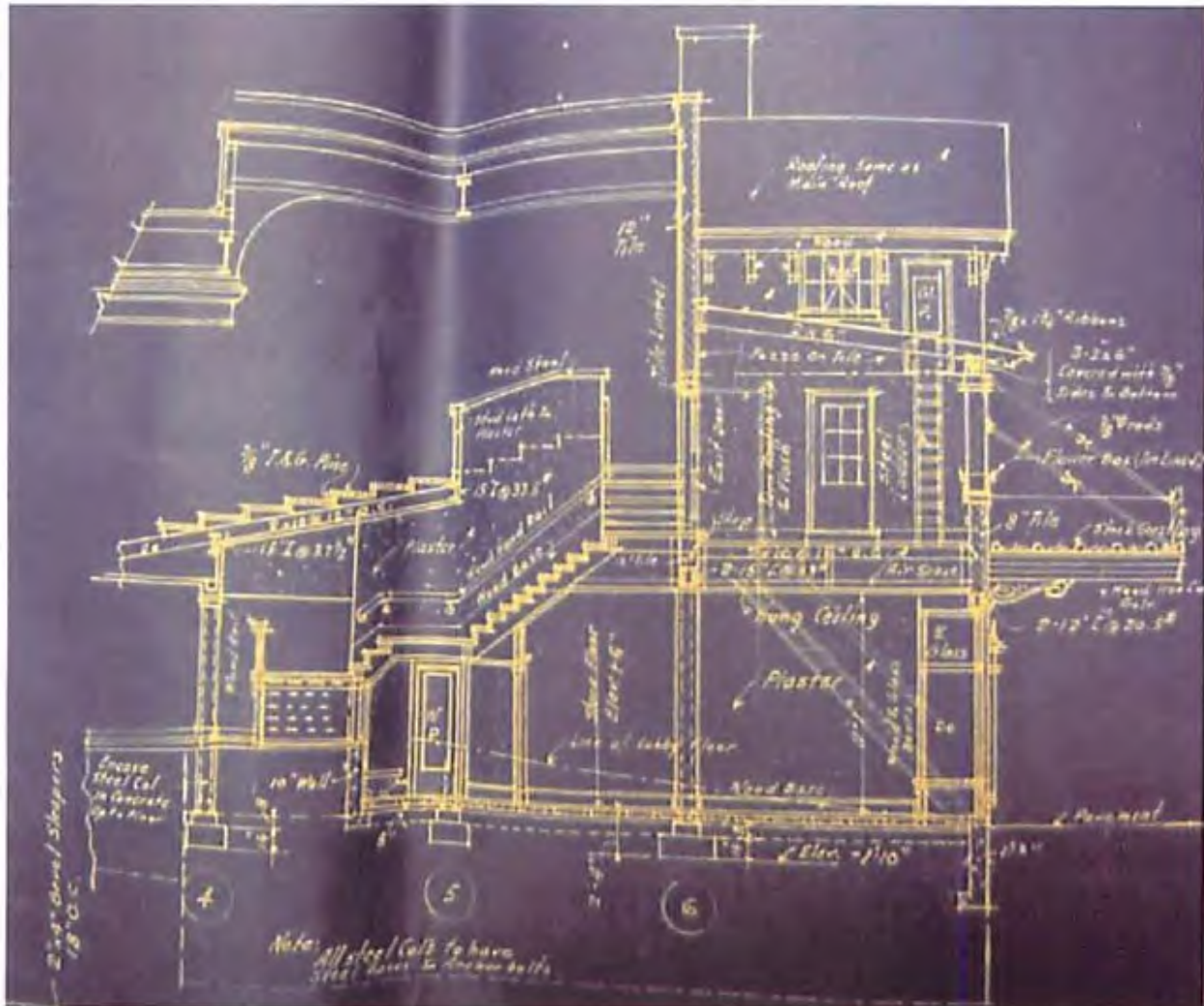


Figure 1: Aerial view of Heritage Theatre (Source: Brampton Maps)



Original 1922 Main Street Elevation (Source: Archives of Ontario, RG 56-10, Container 59)

Figure 3: Original 1922 front elevation of the theatre (Source: ERA Architects)



Section showing original 1922 lobby, balcony seating and exterior terrace  
 (Source: Archives of Ontario, RG 56-10, Container 59)

Figure 4: Original 1922 section drawing of the theatre (Source: ERA Architects)



Figure 5: Archival image showing front façade of the theatre in 1930 (Source: PAMA)



Figure 6: Archival image showing front façade of the theatre, date unknown (Source: PAMA)

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Figure 7: Archival image showing theatre and surrounding streetscape, circa 1950  
(Source: PAMA)



Figure 8: Archival image showing theatre and surrounding streetscape, date unknown  
(Source: PAMA)



Figure 9: Archival image showing front façade of the theatre, date unknown (Source: PAMA)



Exterior c.1950



1953 show ad

Figure 10: Front façade of the theatre circa 1950, and 1953 show ad (Source: ERA Architects)

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Figure 11: Existing Heritage Theater Block (Source: Google Maps)



Figure 12: Pressed tin ceiling (Source: City of Brampton)

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Figure 13: Original theatre seats (Source: City of Brampton)



Figure 14: HERITAGE THEATRE BRAMPTON (Photo Courtesy of Jeff Chalmers)



Figure 15: BALCONY

(Photo Courtesy of Jeff Chalmers)



Figure 16: DETAIL

(Photo Courtesy of Jeff Chalmers)

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Figure 17: DETAIL

(Photo Courtesy of Jeff Chalmers)



Figure 18: BALCONY TO STAGE

(Photo Courtesy of Jeff Chalmers)



Figure 19: CORNICE WITH GOLD LEAF DETAIL (Photo Courtesy of Jeff Chalmers)