



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 161 - 2016

To designate the property at 10955 Clarkway Drive, Brampton
as being of cultural heritage value or interest pursuant to the *Ontario Heritage Act*.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, ("Act") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the prescribed criteria and the designation follows the process set out in section 29 of the Act;

AND WHEREAS Council has consulted with the Brampton Heritage Board regarding the designation of the property as described in this by-law;

AND WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act;

AND WHEREAS the Notice of Objection filed by the property owner has been withdrawn;

AND WHEREAS the owner supports designation of the property as described in this by-law;

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

1. The property located at 10955 Clarkway Drive, more particularly described in Schedule "A" to this by-law, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Act.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 10955 Clarkway Drive and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 6th DAY OF JULY 2016.

Approved as to
form.
24/06/2016

MR
Matthew Rea

Approved as to
content.
27/06/2016

DW on behalf of
Heather MacDonald

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Linda Jeffrey, Mayor


Peter Fay, City Clerk

SCHEDULE "A" TO BY-LAW 161-2016

LEGAL DESCRIPTION

**PART OF LOT 15, CONCESSION 11, ND TORONTO GORE AS IN RO624686;
BRAMPTON**

PIN: 14213-0023 (LT)

SCHEDULE "B" TO BY-LAW 161-2016

Description of Property:

The subject property is municipally known as 10955 Clarkway Drive and legally described as in Schedule A to this by-law. It is 10.42 acres in size and located at the southeast corner of Clarkway Drive and Countryside Drive. It contains a farmhouse, a series of outbuildings, landscaped terraces and agricultural fields. The concentration of cultural heritage value is found on the western half of the property fronting Clarkway Drive.

Statement of Cultural Heritage Value or Interest:

The Pinebrook Farmhouse was built circa 1880 in the Gothic Revival Style. Notable architectural features of the Pinebrook Farmhouse include dichromatic brickwork such as buff brick quoins, arched voussoirs and lozenges, two-over-two sash windows, Gothic arched window at front-gable, bay windows, stone foundation, front entrance with transom and sidelights, and large porch. The later addition of an Edwardian front porch with columns and balustrade further distinguishes the home. The portion of the house at the rear is believed to pre-date the large brick front portion. It appears to be an original Gothic Cottage that was eventually incorporated into the construction of a larger farmhouse. The property also contains several significant landscape features. A meandering gravel laneway, a tributary creek, mature trees, steep terraced landscape with stone steps, and split rail fencing help create a picturesque landscape.

The cultural value also lies in its association with early residents of the Toronto Gore Township, particularly with regards to four generations of the Clark family, for whom Clarkway Drive was named. The property is also directly associated with Brampton's rich agricultural history. Toronto Gore Township was noted for being prosperous since farms were usually in a high state of cultivation. In the late 19th century, the township experienced an economic boom much like its neighbouring township, Chinguacousy. At this time, the shift from log to brick farmhouses represented the agricultural prosperity that prevailed in Brampton. As a masonry farmhouse constructed in the mid-19th century, Pinebrook Farmhouse is an early token of an important phase in the growth of Toronto Gore.

The contextual value of the property lies in its status as a landmark on the southeast corner of Clarkway Drive and Countryside Drive. As an aesthetically beautiful and relatively large farmhouse on a picturesque property, Pinebrook Farmhouse is considered a landmark in the Toronto Gore. The mature vegetation that characterized the landscape also establishes and supports the rural character of the intersection.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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:

- Gothic Revival architectural influence
- Gothic Cottage portion at rear
- Masonry construction
- 2 storey height
- Buff brick detailing
- Fieldstone foundation
- Edwardian style front porch
- Front entrance with transom
- Asymmetrical front façade
- 2-over-2 sash wood windows
- Wood storm window
- Pointed arch window in front gable
- Voussoirs
- Bay windows
- Wood soffit and fascia
- Intricate raised brick detailing below windows
- Front doors and associated hardware
- Meandering gravel driveway
- Tributary adjacent to Clarkway Drive
- Steeped terraced landscape with stone steps
- Split rail fence
- Mature vegetation
- Landmark status
- Unobstructed view to surrounding road of Coleraine Drive
- Association with Clark family
- Association with rich agricultural history of Toronto Gore township and the economic boom of the late 19th century