

HERITAGE IMPACT ASSESSMENT

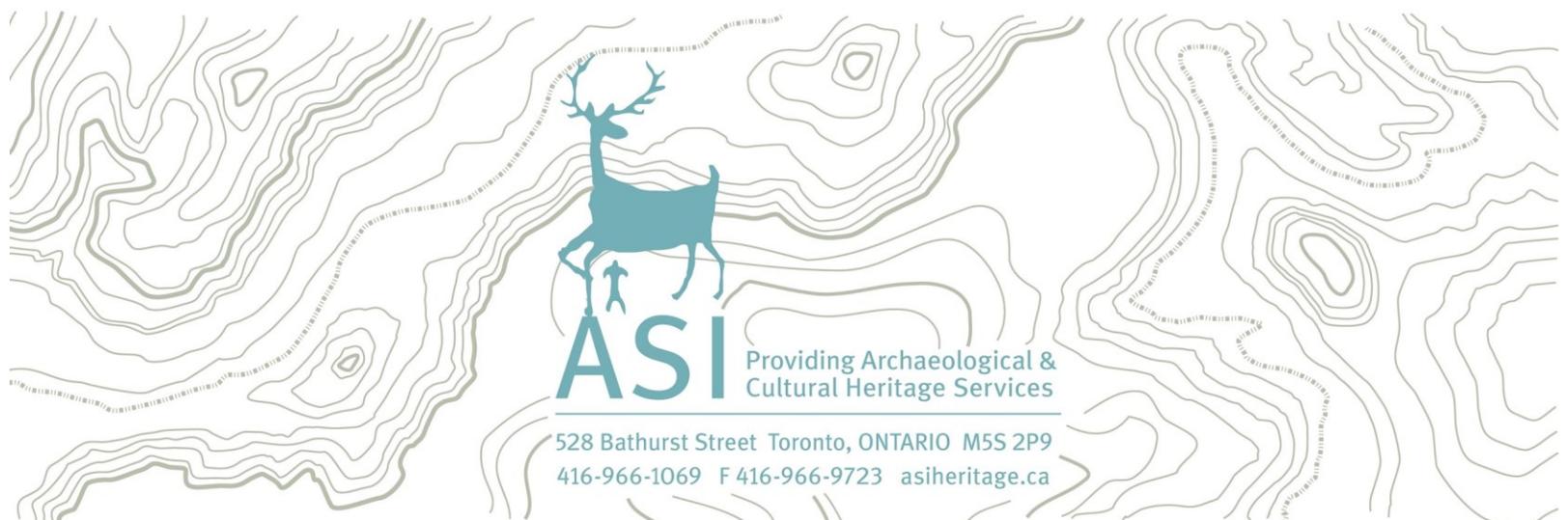
**45 MILL STREET NORTH
CITY OF BRAMPTON, ONTARIO**

DRAFT REPORT

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ASI File: 19CH-154

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HERITAGE IMPACT ASSESSMENT

45 MILL STREET NORTH
CITY OF BRAMPTON, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by Associated Engineering Ltd. to prepare a Heritage Impact Assessment (HIA) for the property at 45 Mill Street North in the City of Brampton, Ontario in advance of work scheduled to be done for the extension of Denison Avenue East, from Park Street to Mill Street. The subject property consists of a two-and-a-half storey Edwardian Classicism style red brick residence with a one-storey porch across the front elevation. The property is currently not identified on the City of Brampton's Heritage Register.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property does not meet the criteria outlined in Ontario Regulation 9/06.

The proposed development involves the extension of Denison Avenue East from Park Street to Mill Street North, in accordance with the City of Brampton's Transportation Master Plan (2015), resulting in a new roadway between Park Street south of Denison Avenue to Mill Street North. The interim solution involves paving an 8.5 metre in width roadway, a sidewalk to the north, and the construction of the three proposed entrances to the 45 Railroad Street development and does not directly impact the property at 45 Mill Street North. However, ultimately the property at 45 Mill Street North will need to be acquired and demolished to allow for the subsequent construction of the full 23 metre right-of-way width.

The following recommendations are proposed regarding the Denison Avenue extension adjacent to 45 Mill Street North:

1. This Heritage Impact Assessment should be submitted to heritage staff at the City of Brampton as part of the review of the development application.



PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted by Associated Engineering Ltd. to prepare a Heritage Impact Assessment (HIA) for the property at 45 Mill Street North, in part of Lot 6, Concession 1 West of Centre Road, in the City of Brampton, Ontario. This HIA is structured to evaluate the cultural heritage value of the subject property and to provide an assessment of the proposed impacts to any identified cultural heritage attributes within the subject property in accordance with the City of Brampton's HIA Terms of Reference (City of Brampton n.d.).

The subject property at 45 Mill Street North is located on the southwest side of Mill Street North (Figure 1). The property contains a two-and-a-half storey residence and small garage at the rear of the lot. The property is not currently part of the City of Brampton's Municipal Register of Cultural Heritage Resources Designated under Part IV of the *Ontario Heritage Act* nor is it listed in its Municipal Register of Cultural Heritage Resources.

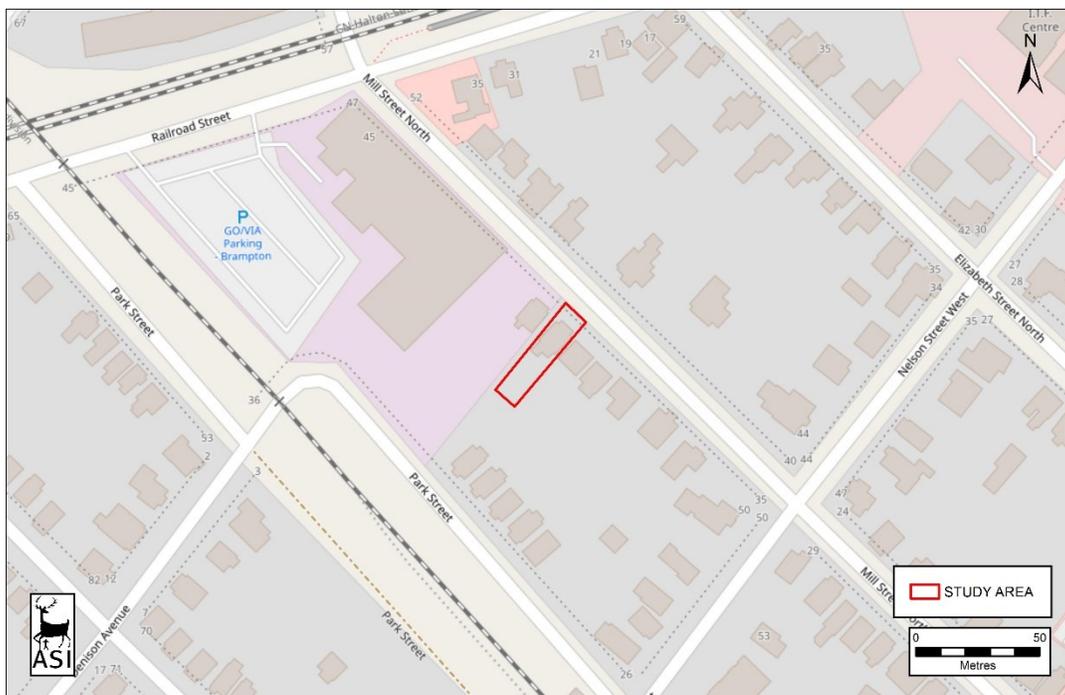


Figure 1: Location of the study area

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)

1.1. Background

The proposed development involves the extension of Denison Avenue east from Park Street to Mill Street North, resulting in a new roadway between Park Street south of Denison Avenue to Mill Street North, in accordance with the City of Brampton's Transportation Master Plan (2015a). The interim solution involves the construction of a paved roadway, a sidewalk to the north, and the three proposed entrances to the 45 Railroad Street development and does not directly impact the property at 45 Mill

Street North. However, ultimately the property at 45 Mill Street North will need to be acquired and demolished to allow for the construction of the full 23 metre right-of-way width. The property at 45 Mill Street North was identified as a potential cultural heritage resource during the Cultural Heritage Resource Assessment conducted as part of the Class Environmental Assessment Study for the extension of Denison Avenue between Park Street to Mill Street North.

The research, analysis, and fieldwork were conducted by Michael Wilcox and Johanna Kelly, under the senior project direction of Lindsay Graves, ASI. A site visit was conducted on 12 November 2019. This HIA follows the Ministry of Heritage, Sport, Tourism, Culture Industries (MHSTCI) *Ontario Heritage Toolkit* (2006), the City of Brampton's HIA Terms of Reference (n.d.); and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document, and evaluate the subject property.

This document will provide:

- A description of the subject property, including location, a detailed land use history of the site, and photographic documentation;
- An evaluation using the criteria in Ontario Regulation 9/06 (O. Reg. 9/06); and,
- If found to meet the criteria in O. Reg. 9/06:
 - A description of the subject property's cultural heritage value based on archival research and site analysis, and contribution to the surrounding area;
 - An assessment of impacts of the proposed undertaking; and,
 - A description of potential mitigation measures and recommendations for approval by the Municipality.

1.2. Location and Study Area Description

The property at 45 Mill Street North in the City of Brampton, Ontario is a rectangular shaped residential lot located on the southwest side of Mill Street North, between Railroad Street and Nelson Street West (Figure 2). The property contains a two-and-a-half storey Edwardian style red brick residence with a one-storey porch across the front elevation (Figure 3). The surrounding area consists of mostly residential properties with the exception of nearby 45 Railroad Street, a designated property on the City of Brampton's Municipal Register of Cultural Heritage Resources, currently under construction for adaptive reuse as a high-rise apartment complex.

1.3. Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the existing or potential cultural heritage value of the property at 45 Mill Street North and to request additional information generally:

- City of Brampton's *Municipal Register of Cultural Heritage Resources designated under the Ontario Heritage Act, Designated Properties*, which includes properties individually designated under Part IV of the *Ontario Heritage Act* (City of Brampton 2019a) [Accessed 14 November 2019];

- *Municipal Register of Cultural Heritage Resources, 'Listed' Heritage Properties*, which included properties which are not designated but believed to be of cultural heritage value or interest (commonly referred to as "listed" properties) (2019b) [Accessed 14 November 2019];
- Parks Canada's Canadian Register of Historic Places (n.d.) [Accessed 15 November 2019];
- Parks Canada's National Historic Sites (2017) [Accessed 15 November 2019];
- Ontario Heritage Trust's *Ontario Heritage Plaque Guide* (n.d.) [Accessed 15 November 2019];
- Ontario Heritage Trust's Places of Worship Inventory [Accessed 15 November 2019];
- Ontario Heritage Trust's Ontario Heritage Act Register [Accessed 15 November 2019];
- The Federal Heritage Buildings Review Office (FHBR) [Accessed 15 November 2019]; and
- Historical and genealogical records at Ancestry.com.

The following correspondence was conducted during the course of this assessment:

- Email correspondence with the Peel Art Gallery Museum and Archives (PAMA) [4, 5, and 12 November 2019]; and
- Email correspondence with Municipal/Regional Staff [4, 6, and 26 November 2019]. Cassandra Jasinski, Heritage Planner at the City of Brampton, provided the Property Information Sheet for 45 Mill Street North (Appendix A) as well as heritage reports relating to comparable properties on the City's Heritage Register.

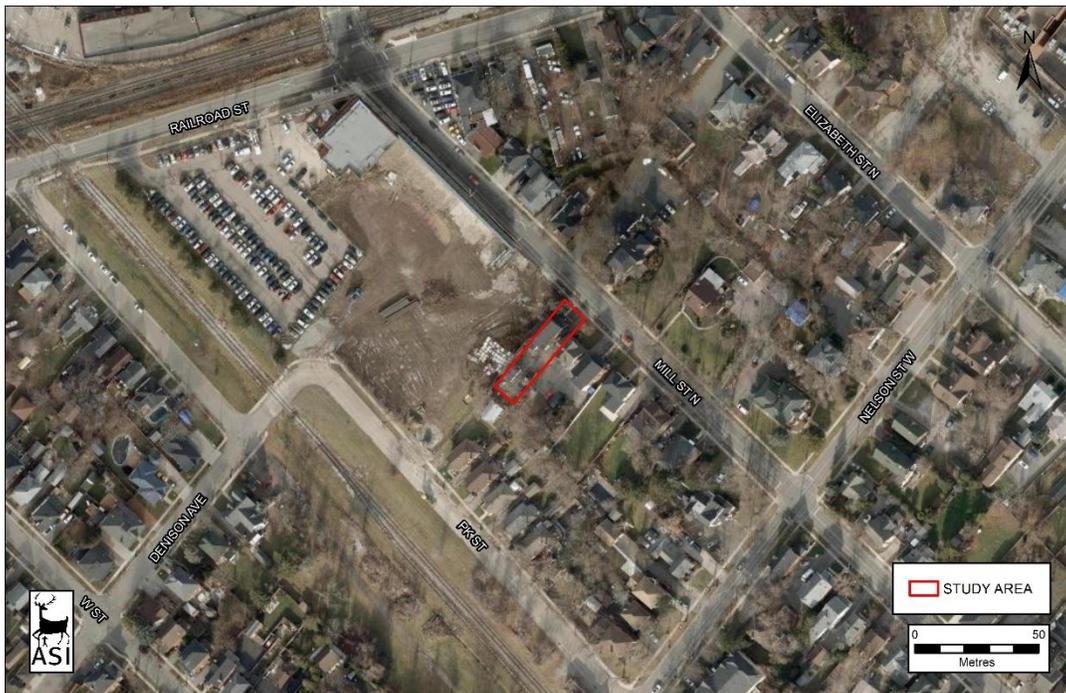


Figure 2: Aerial photo. The property at 45 Mill Street North is depicted in red

Base Map: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Figure 3: The residence at 45 Mill Street North (ASI 2019)

1.4. Property Ownership

The property at 45 Mill Street North is privately owned.

1.5. Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act* (2017), Section 2(d) of the *Planning Act* (1990), the *Provincial Policy Statement* (2014), and the City of Brampton's *Official Plan* (2015b).

The list below includes the legislation reviewed in the preparation of this HIA:

- *Ontario Heritage Act* and Ontario Regulation 9/06 Criteria (2017);
- *Planning Act* (1990);
- *Environmental Assessment Act* (1990);
- *Provincial Policy Statement* (PPS) (2014);
- *Official Plan* for the City of Brampton (2015b); and
- The City of Brampton's Heritage Impact Assessment Terms of Reference (n.d.).

1.6. Adjacent Heritage Properties

There are no listed or designated properties immediately adjacent to the subject property. The industrial property at 45 Railroad Street and the residential property at 44 Mill Street North are designated under Part IV of the *Ontario Heritage Act*. Nearby, the property at 39 Mill Street is listed on the City of Brampton's Municipal Register of Cultural Heritage Resources, 'Listed' Heritage Properties.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Indigenous and Euro-Canadian settlement and land-use. The following section provides the results of this research.

Historically, the property is located in Lot 6, Concession 1 West of Centre Road in the former Township of Chinguacousy, Ontario.

2.1. Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by former Township of Chinguacousy has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the history of Indigenous land use and settlement of the area.¹

Table 1: Outline of Southern Ontario Prehistory

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN PERIOD			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
ARCHAIC			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
WOODLAND PERIOD			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
POST-CONTACT PERIOD			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa	CE 1650-1800's	
	Euro-Canadian	CE 1800-present	European settlement

¹ While many types of information can inform the precontact settlement of the City of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



The land in which the subject property is located is included in Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Aboriginal Affairs and Northern Development Canada 2013). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

2.2. Township and Settlement History

2.2.1 Township of Chinguacousy

The township is said to have been named by Sir Peregrine Maitland after the Mississauga word for the Credit River meaning “young pine.” Other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of ‘Chinguacousy,’ “under whose leadership Fort Michilimacinaq was captured from the Americans in the War of 1812” (Mika and Mika 1977; Rayburn 1997). The township was formally surveyed in 1818, and the first legal settlers took up their lands later in that same year. It was recorded that the first landowners in Chinguacousy included settlers from New Brunswick, the United States, and also United Empire Loyalists and their children (Mika and Mika 1977; Armstrong 1985; Walker and Miles 1877).

Due to the small population of the newly acquired tract, Chinguacousy was initially amalgamated with the Gore of Toronto Township for political and administrative purposes. In 1821, the population of the united townships numbered just 412. The population grew to 7,469 in 1851 before declining in the decades that followed, to 6,129 by 1871 (Walton 1837; Walker and Miles 1877).

Chinguacousy Township was the largest in Peel County and was described as one of the best settled townships in the Home District. It contained excellent, rolling land which was timbered mainly in hardwood with some pine intermixed (Smith 1846; Smith 1851). The principal crops grown in Chinguacousy included wheat, oats, peas, potatoes, and turnips. It was estimated that the only township in the province which rivaled Chinguacousy in wheat production at that time was Whitby. Other farm products included maple sugar, wool, cheese, and butter (Smith 1851).

Chinguacousy was originally included within the limits of the Home District until 1849, when the old Upper Canadian Districts were abolished. It formed part of the United Counties of York, Ontario and Peel until 1851, when Peel was elevated to independent county status under the Provisions 14 & 15. A provisional council for Peel was not established until 1865, and the first official meeting of the Peel County council occurred in January 1867.

In 1974, part of the township was amalgamated with the City of Brampton, and the remainder was annexed to the Town of Caledon (Mika and Mika 1977; Armstrong 1985; Rayburn 1997; Walker and Miles 1877).

2.2.2 Land Use History – 45 Mill Street North

The land on which the subject property sits was once part of a large parcel belonging to George Wright in the early part of the nineteenth century. The large parcel was subdivided in 1854 and Chisholm Miller, provincial land surveyor, confirmed that Lot 6 (the current location of 45 Mill Street North) would be part of Plan No. BR 4, Block 9 (Ontario Land Registry Access) (Figure 4).

In 1868, Arthur McDonald took ownership of the entire west side of Mill Street North between Nelson Street and Denison Avenue (which extended east to Mill Street North at this time). Individual lots were then sold off through the late nineteenth and early twentieth century.



Figure 4: The property at 45 Mill Street North is depicted in red on historical mapping dating to 1859.

Base Map: (Tremaine 1859)

The lot containing 45 Mill Street North was sold by Arthur Macdonald to Michael Phalan in 1872 and then to Edward G. Graham in 1912.

The house standing at 45 Mill Street North in Brampton was not built until the 1910s. The 1911 fire insurance map does not show a house on the subject property (Figure 5). The map shows that the area around the subject property is a mix of industrial and residential. The Canadian Pacific Railway runs in a northwest-southeast direction slightly to the southwest of the property, while the Grand Trunk Railway (later the Canadian National Railway) had a railway line running in an east-west direction to the north of the property. Several large brick houses have been built in the vicinity, mostly to the south, closer to Nelson Street. To the north lies a large factory owned by the Copeland-Chatterson-Crain Company, manufacturers of loose-leaf products such as office and bookkeeping supplies (Figure 6 and Figure 7). Originally constructed in 1905, the factory itself was located on Mill Street North while the

administrative offices were on the corner of Railroad Street and Mill Street North. There were several outbuildings, including a storage shed, and there was “Scattered Lumber” around what would become the rear of the subject property. According to the Brampton Heritage Times Newsletter from 2014, Copeland-Chatterson was one of several manufacturing facilities sited in a cluster around Railway Street, which collectively formed “Brampton’s most historic industrial heritage precinct” (The Brampton Heritage Times 2014:4).



Figure 5: The property at 45 Mill Street North is depicted in red on the 1911 Fire Insurance Plan

Base Map: (Underwriters Survey Bureau 1911)



Figure 6: A postcard showing the Copeland-Chatterson Factory, circa 1910 (PAMA n.d.).

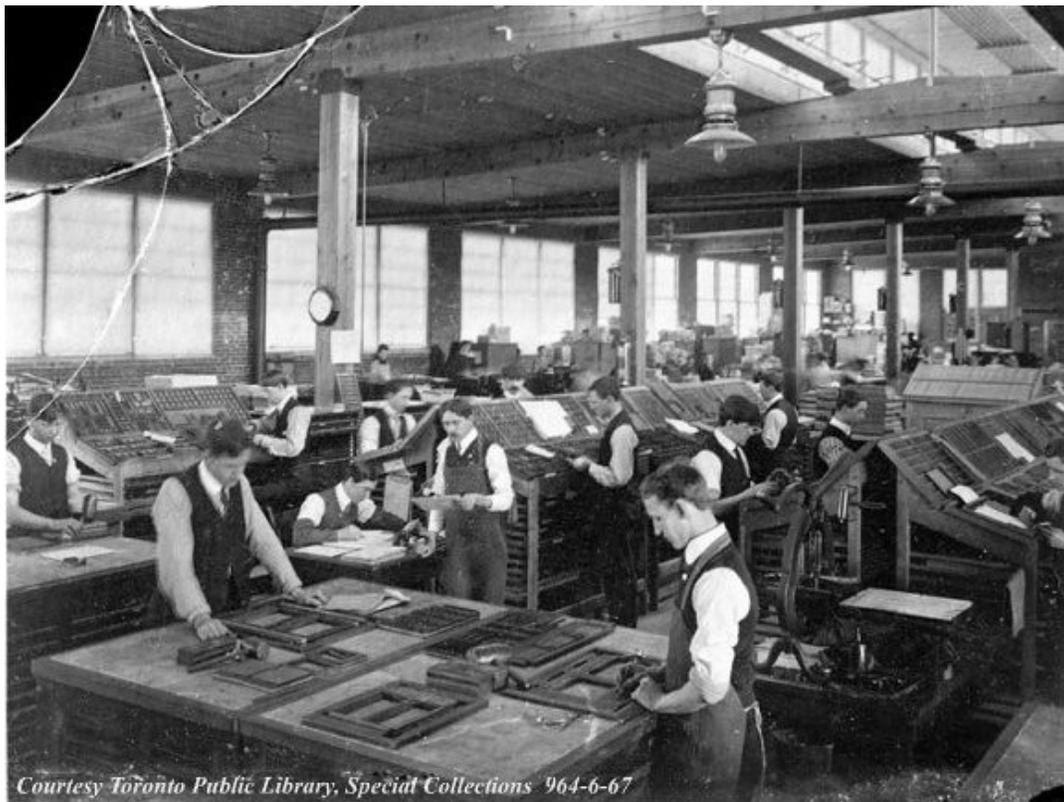


Figure 7: The interior of the Copeland-Chatterson Factory, photographed by Charles A. Williams, circa 1905-1906 (Toronto Library n.d.).

The house at 45 Mill Street North is enumerated on the Tax Assessment Roll for 1919, therefore it is most likely that the house was built between 1912 and 1918 (City of Brampton 1919). During this time the property changed hands several times, making it difficult to identify who ordered the construction. The property is sold by Edward G. Graham in 1914, two years after Graham took ownership, to Emerson E. Ball who in turn sold it to John H. Goddard in 1915 (Ontario Land Registry Access). John H. Goddard sold the property to Mary E. Morrow in 1918, and it is Mary and her husband Hugh who are enumerated in the 1919 tax assessment. This assessment lists Hugh Morrow, a 52 year old florist, his wife Mary, and one child. The 1921 census names their daughter, Edna, a 23 year old typist, as living with them in a 6 room brick house (Library and Archives Canada). The 1924 and 1931 fire insurance maps show a two-and-a-half storey house, made of brick, with a wood garage in the rear, and open property at the rear of the lot (Underwriters' Survey Ltd. 1924) (Figure 8 and Figure 9). By this time houses had been built along the whole west side of Mill Street North. North of the neighbouring house at 47 Mill Street North (no longer extant, demolished in the 2016) were a few outbuildings of the Copeland-Chatterson Company, including a garage.

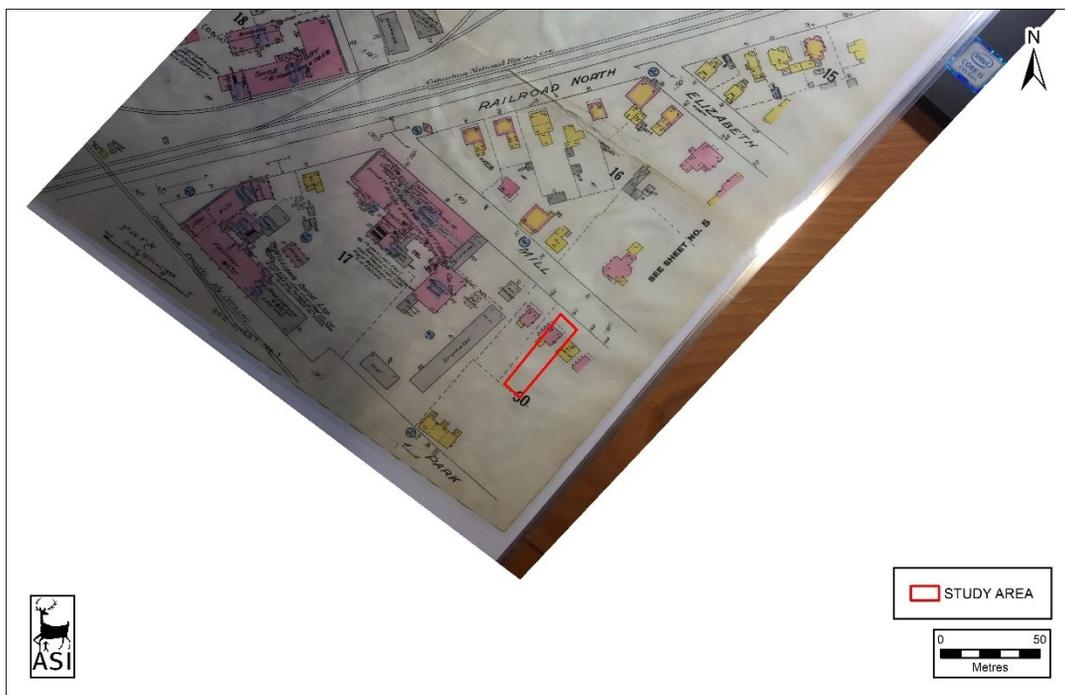


Figure 8: The property at 45 Mill Street North is depicted in red on the 1924 Fire Insurance Plan

Base Map: (Underwriters' Survey Ltd. 1924)



Figure 9: The property at 45 Mill Street North is depicted in red on the 1931 Fire Insurance Plan

Base Map: (Underwriters Survey Bureau 1931)

The 1930 Assessment Roll continues to show Hugh and Mary E. Morrow as owners, and the 1935 voters list shows that Hugh, Mary, and their daughter Edna continued to reside at 45 Mill Street North (City of Brampton 1930; Government of Canada 1935). Edna married Clarence Sackrider in 1937 and moved away (Government of Ontario 1937). Mary Morrow died at home, on May 7 1942 (Government of Ontario 1942). Her death certificate was witnessed by A. E. Charles, listed as her daughter, presumably married and already living elsewhere by the time the Morrrows purchased 45 Mill Street North in 1918. No information was found on Hugh Morrow's death but is likely that he passed away in 1945 or 1946. In February of 1946 the property is passed to their daughter, Edna Sackrider, who would sell the house later that month to William F. Weiler and Illeen E.A. Weiler (Ontario Land Registry Access).

In 1952, the Assessment Roll records that William was a machine operator born in 1917 (City of Brampton 1952). Both he and Illeen are listed as owners. However, Bruce and Shiela (sic) Hill, both born in 1927, are listed as tenants. It is not clear if all four people are living together in the house, or if the Hills occupy the house, renting it from the Weilers. In 1958 the Weilers sell the property to Irene and Earl McGugan.

The property would change hands many times in the years that followed. Table 2 provides a summary of ownership from the mid-twentieth century, when the Weilers sold the property in 1963, to present.

Table 2: Ownership information for 45 Mill Street North in the late twentieth century

Owner	Year purchased
Joseph and Mary De Carvalho	1963
John De Carvalho	1968
Rolando Pacheco and Margot Heinz	1968
Manfred J. Murschiz, Diane L. Murschiz, and Johannes Devries	1977
Glen B. Wright	1980
Vincent M. Derrick	1983
George Nunes	1993
Michael Krane (Current Owner)	2012

3.0 EXISTING CONDITIONS

A field review was conducted by Mike Wilcox, Cultural Heritage Assistant, on 12 November 2019 to survey and document the study area and environs. Permission to enter the property was not given and so all field work was conducted from publicly accessible rights-of-way.

3.1. Landscape and Surrounding Environs

The subject property is located on the southwest side of Mill Street North (Plate 1). The rectangular shaped property is within residential subdivided lands. The building is situated in the northeast half of the property, closer to Mill Street North, and an asphalt driveway extends along the southeast side of the house from Mill Street North to an asphalt paved yard at the rear of the house (Plate 2). A grass lawn is located between the house and Mill Street north and a cement pad path leads from the sidewalk to the porch. Large trees occupy the northwest and rear portions of the property. A small shed is located at the rear of the property and features a hipped roof and white clapboard siding (Plate 3).

Mill Street North is a two-lane roadway with curbs and sidewalks that carries northwest and southeast bound vehicular and pedestrian traffic in a residential context adjacent to the subject property (Plate 4).

The subject property is surrounded by residential properties to the rear (southwest), southeast, and across Mill Street North (northeast). The property located across the street, at 44 Mill Street North, is designated under Part IV of the *Ontario Heritage Act* (Plate 5). The residential property to the northwest (47 Mill Street North) was demolished in 2016 and is currently fenced on all sides. The land between Railroad Street and the subject property is currently undergoing construction for the adaptive reuse and protection of 45 Railroad Street, a property designated under Part IV of the *Ontario Heritage Act* (Plate 6 and Plate 7).



Plate 1: View south towards the subject property.
(ASI 2019)



Plate 2: Detail of the front yard and asphalt driveway entrance.
(ASI 2019)



Plate 3: Asphalt driveway and rear parking area with a portion of the shed visible.

(ASI 2019)



Plate 4: View northwest along Mill Street North, the subject property is visible at the end of the row of houses.

(ASI 2019)



Plate 5: 44 Mill Street North.

(ASI 2019)



Plate 6: Construction zone adjacent to the subject property (subject property is visible at the centre of the photo).

(ASI 2019)



Plate 7: 45 Railroad Street.

(ASI 2019)

3.2. Exterior

The early twentieth century Edwardian Classicism style residence is a two-and-a-half storey red brick structure with a single-storey porch across the front elevation and a single-storey brick tail at the rear. The residence has a rectangular footprint with a gable roof with projecting eaves, the porch features a sloped roof, and the rear tail is topped with a hipped roof. The building has one external chimney at the rear. All of the original windows appear to have been replaced.

The northeast elevation features a single-storey porch and the entrance to the house (Plate 8). The wooden porch is accessed by a wooden staircase. The railings of the staircase and porch feature a sunburst design, and the underside of the porch is hidden from view with wood lattice (Plate 9). The sloped roof is supported by three straight-sided square columns which rest on square brick pillars. The north side of the porch is closed with vertical boards and a single rectangular window, while the south side is open and contains a decorative wood framed rectangular 15-pane window in the centre of the space. The house is accessed via the entrance on the right side of the lower level and a large fixed window with two sliding panes below one large fixed pane is located to the left (Plate 10). Two of the same modern windows are seen on the upper storey. These have replaced the original windows and the space left on either side has been filled in with grey brick (Plate 11). The windows feature plain stone lintels and slip sills, which would have spanned the width of the original windows. The gable features horizontal siding and a single sliding window.

The southeast elevation features two more windows that feature a single large fixed pane over two sliding panes, one on the upper storey and one on the lower storey, both at the rear of the house (Plate 12). Plain stone lintels and sills are visible above and below, these have been painted red to match the brick. A third single pane fixed window is located on the first-storey, and would be located high, towards the ceiling. The foundation is visible and parged. It appears to be stone laid in a rusticated manner, but the material could not be verified from the public right-of-way (Plate 13). Two sliding windows are contained within the foundation, each with a slightly arched vertical brick voussoir. The southeast elevation of the rear addition features two large unidentifiable windows and is encased in the same red brick as the rest of the house.

The southwest elevation, at the rear of the house, features a single-storey red brick tail, likely the same wood tail as indicated on the 1924 fire insurance plan, since reclad in brick. A second addition projecting further to the southwest on the left-hand side (Plate 14). The smaller addition is clad in horizontal siding and has a saltbox style roof. This smaller addition is mostly hidden from view from the public right-of-way. The rear elevation of the house features the external red brick chimney; visible extending upwards on the second-storey and within the gable. The gable features two of the same style windows as the rest of the house, a single larger fixed pane over two smaller sliding windows, one on either side of the chimney.

The northwest elevation has two windows on the second-storey, two windows on the first-storey, and one window between levels, suggesting a stairwell (Plate 15). The two first-storey windows are partly hidden from view by a construction fence. All visible windows follow the same type as the rest of the house, one large fixed pane above two smaller sliding panes. The exception to this is the smaller of the two windows on the upper storey, this window features the large fixed pane below the two smaller sliding panes. The size and arrangement of the panes suggests this is likely a bathroom window. Plain

grey stone lintels and sills are visible above and below all visible windows, painted red to match the brick.



Plate 8: Northeast elevation of the house at 45 Mill Street North.

(ASI 2019)



Plate 9: Detail of the first-storey and porch.

(ASI 2019)



Plate 10: Detail of the first-storey entrance and windows.

(ASI 2019)



Plate 11: Detail of the second-storey and gable.

(ASI 2019)



Plate 12: Southeast elevation of the house at 45 Mill Street North.

(ASI 2019)



Plate 13: Visible foundation on the southeast elevation.

(ASI 2019)



Plate 14: Southwest elevation of the house at 45 Mill Street North.

(ASI 2019)



Plate 15: Northwest elevation of the house at 45 Mill Street North.

(ASI 2019)



Plate 16: Alternate view of the northwest elevation of the house at 45 Mill Street North.

(ASI 2019)

3.3. Interior

Permission to enter was not granted and so the interior of the residence was not available for evaluation.

4.0 CULTURAL HERITAGE VALUE

4.1. Existing Cultural Heritage Value

The property at 45 Mill Street North is not currently listed on a municipal register or designated under Part IV of the *Ontario Heritage Act*. The property is known to the City of Brampton as a potential heritage property (Appendix A).

4.2. Comparative Analysis

An examination of the City of Brampton’s Heritage Registers (City of Brampton 2019b; City of Brampton 2019a) were conducted to identify comparable buildings that have been designated under Part IV of the *Ontario Heritage Act* or Listed on the City’s Heritage Register for the purposes of establishing a comparative context for evaluating this property.

The City of Brampton has seven properties in its Heritage Register that are considered to be Edwardian Classicism in style (Table 3). Four of these are listed and three are designated under Part IV of the *Ontario Heritage Act*.

Table 3: Properties included on the City of Brampton’s Heritage Register with Edwardian architectural elements

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
25 Craig St	Listed on the City of Brampton’s Heritage Register	This two-storey Edwardian Classicism red brick residence was constructed in 1910 and features a four square style design, hipped roof with central dormer, stone lintels, with a large porch that features short Tuscan columns atop brick piers (City of Brampton 2008)	
30 James St (Balfour House)	Listed on the City of Brampton’s Heritage Register	An excellent, well preserved example of Edwardian Classicism style. Constructed in 1906, the house features a hipped roof with central dormer and large verandah with classical design motifs. The skill of the bricklayers is evidenced by the decorative pressed brick labels and unusual masonry railing on the verandah (City of Brampton 2009).	

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
57 Elizabeth St S	Listed on the City of Brampton's Heritage Register	This two-storey Edwardian Classicism red brick residence was constructed circa 1910 and features a four square style design, hipped roof with central dormer, rusticated window sills and lintels, and a large porch with a pediment and Doric columns atop brick piers (City of Brampton 2017)	
80 Elizabeth St S	Listed on the City of Brampton's Heritage Register	Described in the Heritage Register as an Edwardian House (City of Brampton 2019b).	
36 Isabella St	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 325-2013)	This two-storey Edwardian Classicism house was built circa 1910 and is considered to be a "well-built example of a typical turn-of-the-century Edwardian Classicism house". The house features decorative millwork, stone window sills, and a prominent porch with a railing of balustrade columns (City of Brampton 2012)	
35 Rosedale Ave W (Kodors House)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 108-2012)	This one-and-a-half story Craftsman style house was built circa 1924 and features Edwardian style details such as rectangular stone lintels over most windows, a large open front verandah with squared brick columns, and a rusticated stone foundation (City of Brampton 2011).	

Property	Heritage Recognition	Notes	Image (Photos courtesy of Google Streetview 2019)
21 Church St E (Genesis Lodge)	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law 58-2009)	The north elevation of this residence is Edwardian in style while the rear is a rare example of a Greek Revival style house. The north elevation features a gable roof, asymmetrical pedimented front porch, off-centre doorway, limestone window sills and headers, original window openings, projecting gable (City of Brampton 2007).	

The City of Brampton’s Heritage Register contains limited information for listed properties. Information on construction dates was mostly unavailable. The few available dates range from 1880 to 1920. This date range would make the subject property, with an approximate 1912-1918 construction date, a mid-late range example of this style within the local context.

Edwardian Classicism became one of the most popular building styles in Ontario for several decades after the turn of the century. Generally, this architectural style placed an emphasis on classical motifs and simplicity. Buildings following this architectural style feature a square footprint; either a hipped roof with a large centred dormer or gable roof, typically with a pediment style front gable with double hung windows; a large porch with classically inspired columns; and flat arches made with bricks standing on end or large plain stone lintels accentuate windows and doors (Mikel 2004; Blumenson 1990). The house at 45 Mill Street North displays some characteristic architectural features that are typical of the Edwardian Classicism style, such as the large pediment style gable of the roof, symmetrical window placement, front porch with plain Tuscan columns, large plain stone lintels and brick arches accenting the windows. However, subsequent modifications including the alteration of window styles, the contrasting brick fillers around the windows of the upper storey, and the painting of the supporting brick footings and stone lintels are noticeable alterations when compared to similar Edwardian style residences included in the City’s Heritage Register which have retained a higher degree of integrity. Properties such as 25 Craig Street, 30 James Street, and 57 Elizabeth Street feature representative Edwardian Classicism elements such as such as an expansive front porch, Classical-inspired columns on the covered porches, symmetrical fenestration, and plain stone lintels (see Table 3). As such, the subject structure is not considered an outstanding or representative example of Edwardian Classicism within the local context.

4.3. Ontario Regulation 9/06 Evaluation

Table 4: Evaluation of 45 Mill Street North using Ontario Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	No	The property at 45 Mill Street North does not meet this criterion. The property contains a two-and-a-half storey Edwardian Classicism style red brick residential structure that features a large porch with classically inspired columns, a gable roof with pediment like gables, and symmetrical fenestrations with plain stone lintels. However, the alteration of the brick surrounding the upper storey windows and painted masonry detracts from the style. Several properties on the City of Brampton’s Heritage Register are better examples of this architectural style. The subject property is not considered an outstanding or representative example of this architectural style in the local context.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property at 45 Mill Street North does not meet this criterion. The building does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property at 45 Mill Street North does not meet this criterion. The building does not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property at 45 Mill Street North does not meet this criterion. The house was likely built for Hugh and Mary Morrow who are not evidenced to have contributed significantly to the local community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The property at 45 Mill Street North does not meet this criterion. The residence does not have potential to yield information that contributes to an understand of the community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 45 Mill Street North does not meet this criterion. The house was likely built for Hugh and Mary Morrow but the architect or builder of 45 Mill Street North is unknown.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	No	The property at 45 Mill Street North does not meet this criterion. While many of the houses along Mill Street North were constructed in the early twentieth century there is much variation in date of construction, setbacks, height, and architectural style. As a result, there is no identifiable distinctive character for the area to maintain or support.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	The property at 45 Mill Street North does not meet this criterion. The subject property is linked to its surroundings but does not have a significant relationship to its broader context.
iii. is a landmark.	No	The property at 45 Mill Street North does not meet this criterion. The subject property is not considered to be a landmark that is meaningful to a community.

4.4. Draft Statement of Significance

As the property at 45 Mill Street North was not found to meet the requirements for designation under Ontario Regulation 9/06 based upon a review of existing heritage recognition, archival research, site visit, and comparative analysis therefore no statement of significance or list of heritage attributes have been prepared.

5.0 PROPOSED DEVELOPMENT

5.1. Description of Proposed Development

The proposed development involves the extension of Denison Avenue east from Park Street to Mill Street, in accordance with the City of Brampton’s Transportation Master Plan (TMP), which recommends the extension of Denison Avenue from Park Street to Mill Street by 2021. The proposed extension of Denison Avenue will result in a new roadway between Park Street, south of Denison Avenue, to Mill Street North, with entrances to the proposed 45 Railroad Street development constructed from Denison Avenue, Park Street, and the newly constructed road extension (Figure 10). The proposed roadway will extend through a currently vacant space to the south of the existing designated heritage property at 45 Railway Street, north of 45 Mill Street North.

The interim solution involves paving an 8.5 metre in width roadway, a sidewalk to the north, and the construction of the three proposed entrances to the 45 Railroad Street development and does not directly impact the property at 45 Mill Street North. However, ultimately the property at 45 Mill Street North will need to be acquired and demolished to allow for the construction of the full 23 metre right-of-way width.

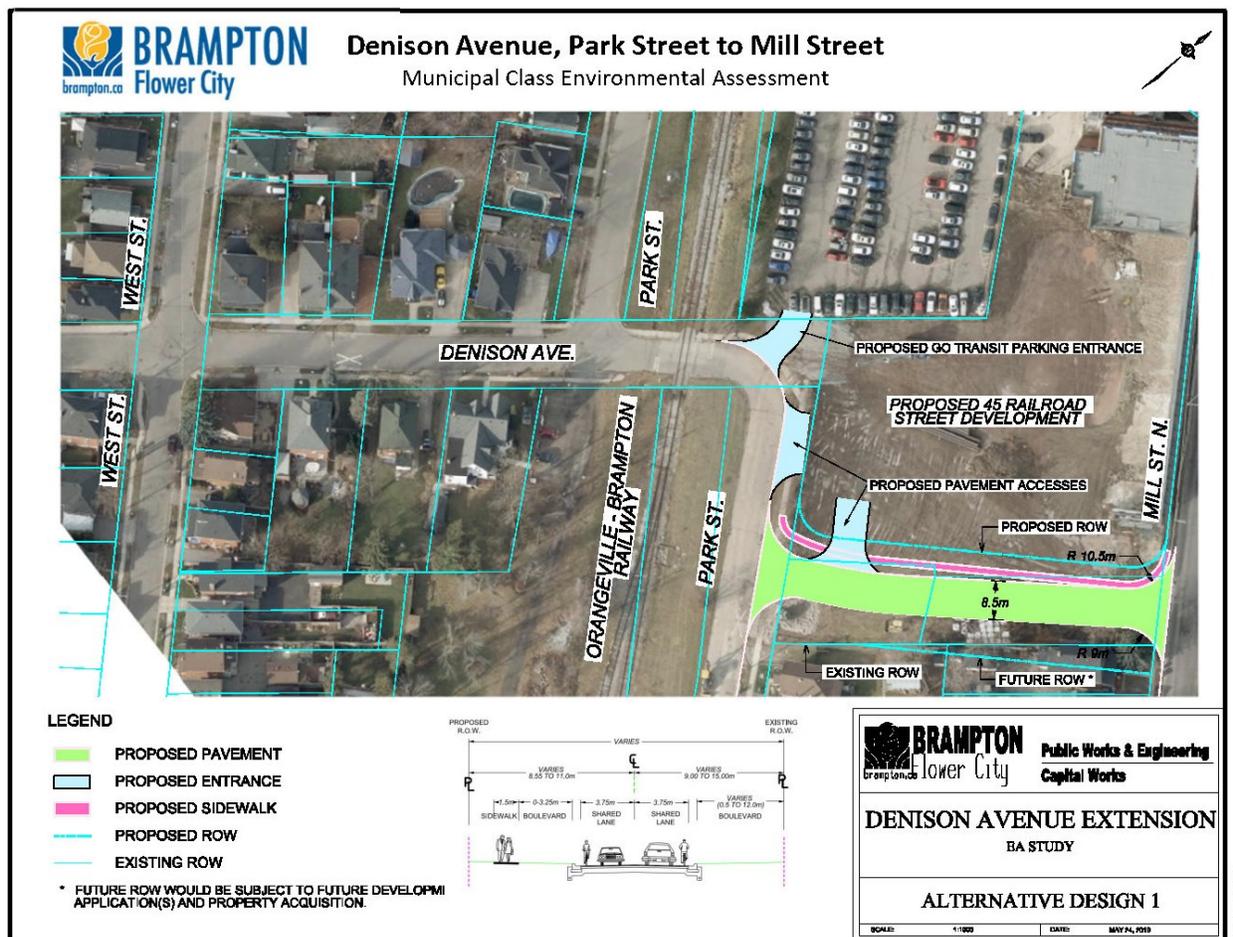


Figure 10: The preferred interim alternative for the proposed extension of Denison Avenue.



5.2. Impact Assessment

The Ontario Regulation 9/06 evaluation of 45 Mill Street North contained in this report determined that the property does not have cultural heritage value or interest. As such there are no impacts to heritage resources anticipated as a result of the proposed works.

6.0 CONCLUSION AND RECOMMENDATIONS

The proposed development for the Denison Avenue extension involves the interim construction of a paved roadway, entrances, and a sidewalk between 45 Mill Street North and 45 Railroad Street. The ultimate solution involves the acquisition and demolition of the residence at 45 Mill Street North in order to construct the full 23 metre right-of-way required. This HIA has evaluated the existing property at 45 Mill Street North using Ontario Regulation 9/06 and determined that the property does not have cultural heritage value or interest. As such impacts to heritage attributes as a result of the proposed development are not anticipated.

6.1. Recommendations

The following recommendation is proposed as part of the proposed development:

1. This Heritage Impact Assessment should be submitted to heritage staff at the City of Brampton as part of the review of the development application.

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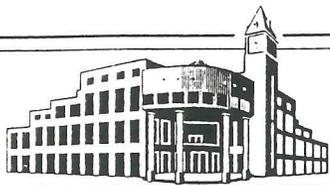


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APPENDIX A: PROPERTY INFORMATION SHEET FOR 45 MILL STREET NORTH





CITY OF BRAMPTON

HERITAGE RESOURCE INVENTORY

RES
4299

ADDRESS: 45 MILL ST. NORTH LOT: CONC.:

FEATURE: Residential Commercial Industrial Institutional Church/Cemetery
Public Works Transportation Park/Garden Agricultural Other

CONSTRUCTION PERIOD: Pre-1900 1901-1940 Date (if known):

CONSTRUCTION MATERIAL: Brick Frame Stone Log Other

BRICK: Bond STRETCHER Dichromatic Other PAINTED SIDES + VOUSSOIRS ON WINDOWS

CLADDING: Clapboard Board and Batten Stucco Synthetic Other

STOREYS: One One-and-a-half Two Two-and-a-half Three Other

ROOF TYPE: Front Gable Side Gable Cross/Centre Gable Hip Other

ROOF MATERIAL: Asphalt Cedar Slate Metal Other

STYLE: Vernacular Neoclassical Classic Revival Gothic Revival Italianate
Second Empire Four Square Queen Anne Other

ALTERATIONS/ADDITIONS: Little Altered Altered Much Altered Comments:

HISTORICAL ASSOCIATIONS (If known):

COMMENTS:

