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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 67.2009

To designate the property at 12 Victoria Terrace as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter O. 18* (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

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

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

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

1. The property at 12 Victoria Terrace more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk 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 12 Victoria Terrace and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. 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.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 14th DAY OF March 2009.

Approved as to form
<i>[Signature]</i>
Feb 22/09

[Signature]
 SUSAN FENNELL - MAYOR

[Signature]
 PETER FAY- CLERK

Approved as to Content:
[Signature]
 Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW *67.2009*

LEGAL DESCRIPTION

PLAN C88 LOT 14 OF VICTORIA TERRACE; BRAMPTON

141280007 (LT)

SCHEDULE "B" TO BY-LAW 67.2009

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 12 VICTORIA TERRACE:

The cultural heritage value of 12 Victoria Terrace is related to its design or physical value as a well-designed late 19th century masonry home. It is a unique example of a residential home with Queen Anne influences, reflecting a high degree of craftsmanship. The Queen Anne style is distinguished by a variety of details: intricate woodwork, palladian windows, eclectic wall surfaces, and windows containing coloured glass. The Queen Anne style draws on elements from a variety of styles and periods.

The property also has historical or associative value as it reflects the work of William B. McCulloch. McCulloch came to Brampton in 1878 from Norval. He worked as a local contractor/builder in the Brampton area and was responsible, along with Jesse Perry, for the construction of several projects. The property reflects the history of Brampton by contributing to one's understanding of its residential development, and to one's knowledge of the contractors/builders who were responsible for the construction of much of Brampton.

The cultural heritage value of the property is connected to its contextual value as it maintains and defines the character of the streetscape. The property contributes to the character and identity of the area as it relates to the other 19th century homes that surround the structure to the west. Moreover, it is believed that this home was once heated by the Dale Estates, thus revealing its close proximity to the once prominent Dale greenhouse operations.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include:

- Well designed residential home with Queen Anne influences
- Asymmetrical form
- Truncated hip roof with projecting ornamental gables on east, south and west sides
- Casually intermingled details on the exterior façade
- Enclosed two-storey porch
- Side veranda with separate entrance

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- Windows of various sizes and shapes including double, multi paned Queen Anne style windows in ornamental gable
- Sections of coloured glass on the south and west palladian style windows
- Unique and decorative concave cornice which include wood brackets and frieze
- Decorative wood trim and mullions with applied millwork spindles characterize the window located in the front façade gable
- Windows with wood muntins separating the panes of glass
- Highly decorative exterior mouldings
- Intricate masonry detailing on principle façade including: pressed brick panels in a quatrefoil motif and one course of vertical brickwork characterizes the horizontal massing
- Segmental arch over the south and west façade windows (windows are Romanesque-like)
- Second home of local contractor, William McCulloch
- Home to W. J. Galbraith, Brampton High school teacher
- In 1929 it was home to David Wilson, the Peel County Clerk
- Maintains and defines the 19th century residential streetscape located to the west
- Was once heated by the Dale Estates; this reveals its previous surroundings and provides insight about the newer homes located to the west (where the Dale greenhouses once stood)

The lot is a rectangle with a 50 ft frontage and a 130ft depth, covering a total area of 6500 square feet. The plan of the principle structure is irregular. The principle elevation (main façade) is emphasized by the following elements: two and-a-half storey masonry structure, truncated hip roof with a projecting gable, segmental arched window opening heavily detailed with stain glass and carvings, gable end with decorative brickwork and brackets, some decorative brickwork, enclosed front porch, and large wooden deck on the east side. Landscaping elements include: front yard is fenced with a black iron gate, and mature trees at the lot line.

SCHEDULE "C" TO BY-LAW 67-2009

AFFIDAVIT OF PETER FAY

I, **PETER FAY**, of the City of Mississauga in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate 12 Victoria Terrace was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on Wednesday, November 12 2008.
4. The by-law to designate the 12 Victoria Terrace came before City Council at a Council meeting on *March 11,* 2009 and was approved.
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on _____ 2009.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this)
day of ,)

A Commissioner for Taking Affidavits, etc.