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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 61-2009

To designate the property at 285 Steeles Avenue West 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 285 Steeles Avenue West 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 285 Steeles Avenue West 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 11th DAY OF March 2009.

Approved as  
to form  
gfb

Feb 12/09

SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Karl Walsh, Director, Community Design, Parks Planning and Development

**SCHEDULE "A" TO BY-LAW *61-2009***

**LEGAL DESCRIPTION**

**BLOCK 30, PLAN 43M-1644; BRAMPTON**

**140790381 (LT)**

## **SCHEDULE "B" TO BY-LAW 61-2009**

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 285 STEELES AVENUE WEST:**

The property at 285 Steeles Avenue West 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 three categories of design or physical value, historical value and contextual value.

The cultural heritage value of 285 Steeles Avenue West is related to its design or physical value as a 2-storey well-designed brick home. It is a unique example of Italianate architecture with some gothic revival influences reflecting a high degree of craftsmanship. The Italianate style was predominant from the 1860s to the 1890s, and became a popular choice for domestic architecture in Ontario during the 1860s. Its popularity was due, in part, to the flexibility it offered as it was easily adaptable to various designs and homes, both grand and ordinary, large and small. Major identifiers do not define the Italianate style nor is it regulated by rigid proportion. Rather, it is known for its design elements the most notable being the highly decorated eave brackets. This home is rendered distinctive because of its two projecting bay windows and the ornate fretwork that characterizes the front porch.

The property also has historical or associative value as it reflects the work of the Neeland family who occupied the home for over 60 years. The property reflects the history of Brampton because it was once a farmhouse located on an active farm and inhabited by immigrants who came from Ireland. Therefore, the property is illustrative of broad patterns of the cultural, social, and economic history of Brampton and its early citizens.

The cultural heritage value of the property is also connected to its contextual value as it maintains, supports and defines the rural character of southern Brampton. The property contributes to the character and identity of the area in the following ways: it contributes to the rural character of the area because it once functioned as a farmhouse and is one of the few reminders along Steeles Avenue of Brampton's past architecture.

### **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 specifically and they include:

- Land upon which the subject property is situated belonged to the Neeland family since 1819

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- For over a century this land was owned by Neeland's and the current home was occupied by Neeland's for over 60 years
- The Neeland's built a log house prior to building the current structure
- The Neeland's were originally Irish
- The house in question was built by the Neeland's c. 1870
- Daniel Neeland's lived in the subject property
- Daniel was born in 1832 and died in 1914
- Other Neeland's owned homes and farms in this area and as a result the Orange Lodge referred to this area as the "Neeland's corner"
- The Neeland's were farmers
- Members of the Neeland family are buried in the Churchville Cemetery
- The Neeland's occupied the home until it was purchased by the Gowland family in 1933
- The Gowland's occupied the home from 1933 until 1940
- The Gowland's were prominent figures in Brampton and this is probably why the home is referred to as the Gowland house rather than the Neeland house
- At one time this home function as the Day Care facility for the nearby Sheridan College
- 2-storey brick building
- Italianate Style home
- dichromatic brick quoins and voussoirs
- fieldstone foundation
- hip roof
- 2 projecting bays with ornate brackets
- segmental voussoirs

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- decorative bracketing under the eaves
- long, narrow window openings
- saw-tooth brick work surrounds the voussoirs
- prominent 2-storey wood verandah with highly decorative fretwork detail
- 2-storey board and batten addition to the rear of the home
- the property is a defining characteristic of this segment of Steeles Avenue West
- acts as a landmark along Steeles Avenue West and functions as the gateway to the newly built subdivision to the South
- the home is also indicative of Brampton's past pioneers, their work, and their accomplishments

#### **GENERAL PROPERTY DESCRIPTION:**

The lot is irregular in shape. The frontage covers 85 feet and the total area of the property is 0.25 acres. The plan of the principle structure is a simple rectangle. The principle elevation (main façade) is emphasized by the following elements: dichromatic brick quoins and voussoirs, a projecting bay window with ornate woodwork, decorative brackets under the eaves, and a 2-storey verandah with decorative fretwork detail. Landscaping elements include: to the West the land slopes drastically into a ravine area and is characterized by mature trees and shrubs and there is a large driveway to the East of the home. Adjacent property features include: to the west there is the ravine and Sheridan College, to the north there is an older subdivision and high-rise apartments, and the both the south and the east there is a newly built subdivision comprised of townhomes.

**SCHEDULE "C" TO BY-LAW 61-2009**

**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 285 Steeles Avenue West 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 285 Steeles Avenue West 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.