



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, May 18, 2021

Members Present: Peter Dymond (Co-Chair)
Douglas McLeod (Co-Chair)
Stephen Collie
Kathryn Fowlston
Janet Millington
Basavaraj Toranagal
Paul Willoughby

Members Absent: Palvinder Gill
Yugeshwar Singh Kaushal
Vipul Shah
Ken Wilde
Regional Councillor P. Vicente - Wards 1 and 5

Staff Present: Jeffrey Humble, Manager, Policy, Program & Implementation
Pascal Doucet, Heritage Planner
Harsh Padhya, Heritage Planner
Merissa, Lompart, Assistant Heritage Planner
Bindu Shah, Policy Planner
Mirella Palermo, Policy Planner
Tristan Costa, Planner
Melinda Yogendran, Assistant Policy Planner
Gloria Ruiz, Coordinator, Community Safety
Chandra Urquhart, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:08 p.m. and adjourned at 8:20 p.m.

2. Approval of Agenda

HB018-2021

That the agenda for the Brampton Heritage Board meeting of May 18, 2021 be approved as amended, to add the following:

- 6.2. Delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) (See Item 11.5)

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board Meeting - April 7, 2021

The minutes were considered by Planning and Development Committee on April 26, 2021, and approved by Council on May 5, 2021. The minutes were provided for the Board's information.

5. Consent

Nil

6. Presentations\Delegations

6.1 Delegation by Keba Thomas, Brampton resident, re: Heritage Space and Conservation Areas

Keba Thomas, Brampton resident, provided a presentation entitled Heritage Spaces and Conservations Areas with the focus on the following topics:

- Revitalization Project and Vacancies
- Park Space / Creek and River Cleaning
- Community Centre / Park Renaming for Indigenous recognition
- Indigenous, Urban Indigenous Migrants and Settlers Histories

Ms. Thomas referenced park spaces, cemeteries, conservation areas, including Claireville, Churchville, Heritage Heights, and Downtown Brampton and questioned how these spaces align with the City's 2040 Vision. She noted the following:

- The absence of historical signage that includes urban indigenous migrants in Brampton and inquired whether Committee was in a position to recognize and acknowledge historical landmarks throughout the City to be considered for indigenous naming
- Recognition for the area of Churchville not only being settler colonial but also for its having Indigenous roots

Committee discussion on this matter included the following:

- Acknowledgement that Indigenous contribution and recognition are important to the history of Brampton and need to be addressed, reflected and noted throughout the community
 - The dates prior to settler colonial surveying of what we now know as being Peel County
 - Indigenous People were the original caretakers of this land
- Clarification that Churchville cemetery is privately owned and maintenance is the responsibility of the owners

- Information on the Credit Valley Trail project that staff, along with the Credit Valley Conservation Area are working with the Indigenous community to acquire appropriate signage along the new trails
- Suggestion that the delegation may wish to join the staff and membership of the Credit Valley Trail project to provide input

In response to the comments, staff provided information which included the following:

- Heritage Heights is located west of Brampton between Winston Churchill Boulevard and Mississauga Road
- Staff are currently working on a integrated downtown plan and attention is focused on appropriate development
- Assurance was provided that the City intends to protect the heritage resources in the downtown

Ms. Thomas noted that the information regarding the integrated downtown plan should be shared with the public.

The following motion was considered:

HB019-2021

That the delegation by Keba Thomas, Brampton resident, to the Brampton Heritage Board meeting of May 18, 2021, re: **Heritage Spaces and Conservation Areas** be received.

Carried

- 6.2 Delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) (See Item 11.5)

Marcus Letourneau, Letourneau Heritage Consulting Inc., on behalf of the property owner, expressed support for the recommendations in

the staff report, with the exception of the retention and conservation of the silo on the property, and the heritage easement agreement. He noted the following:

- Silo will not remain in its existing condition and will not demonstrate the heritage significance of the main farmhouse
- Deferral of the conservation easement agreement to a later application as it is premature
- Need for a temporary protection plan and a condition assessment of the farmhouse prior to the heritage easement agreement and before securities are assigned

Item 11.5 was brought forward and dealt with at this time.

Pascal Doucet, Heritage Planner, provided an overview of the staff report noting details of the structures proposed for demolition and the purpose of the heritage easement agreements as they relate to the protection and conservation of the heritage resources, including the retention of the silo at this time.

Mr. Doucet noted the following:

- Rapid rate of the loss of agricultural heritage
- Silo is considered to be in good condition
- Conservation and integration of the silo should be explored in future development
- Current demolition of the silo is premature and owner may reapply for demolition of the silo at a future date
- The heritage easement agreement can be negotiated in good faith with the owner based on the submission of a final condition assessment of the farmhouse

Committee commented that every effort should be made to retain heritage resources wherever possible.

The following motion was considered:

HB020-2021

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: **Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road)** be received;
2. That the report by Pascal Doucet, Heritage Planner, re: **Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road)**, to the Brampton Heritage Board Meeting of May 18, 2021, be received;
3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the *Ontario Heritage Act*, as amended (the “Act”), subject to the following conditions:
 - a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
 - i. Enter into a Heritage Easement Agreement for the property at 11722 Mississauga Road to conserve and protect the two-and-a-half-storey brick house (“Dolson Farmhouse”), in accordance with the appropriate conservation approach that will be informed by as-built and measured drawings and the final

Structural Condition Assessment required in conditions 2.a.ii and 2.a.iii below;

- ii. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- iii. Provide a complete set of as-built and measured drawings of all elevations, floor plans, heritage building fabric, details and finishes of the Dolson Farmhouse to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- iv. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;
- v. Provide a final itemized list of cost for the work required to bring the Dolson Farmhouse in a state of good repair, to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- vi. Provide a Letter of Credit, including a 30% contingency, in a form and amount satisfactory to the Commissioner of Planning, Building and Economic Development to secure all work in the approve itemized list of cost for bringing the Dolson Farmhouse into a state of good repair; and
- vii. Provide a complete application made in accordance with section 33 of the Act for the work required to bring the Dolson Farmhouse in a state of good repair.

b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

c. That the existing silo on the property at 11722 Mississauga Road be retained and maintained on the property; and

d. That any documentation and information required in conditions 2.a.ii, 2.a.iii, 2.a.iv, 2.a.v, and 2.b.i above be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development; and

4. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11722 Mississauga Road to secure the conservation and protection of the Dolson Farmhouse (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

Carried

7. Sub-Committees

Nil

8. Designation Program

Nil

9. **Heritage Impact Assessment (HIA)**

- 9.1 Report by Pascal Doucet, Heritage Planner, re: Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) - Ward 6 (H.Ex. 11687 Chinguacousy Road)

Pascal Doucet, Heritage Planner, Planning and Development Services, provided an overview of the subject report.

David Eckler, Architects Rasch Eckler Associates Ltd., consultant for the property owner, and Mitchell Taleski, Paradise Homes, Project Manager, were in attendance. They indicated support for the staff recommendation. Mr. Eckler noted that the date of the construction of the heritage stone farmhouse was (circa 1870's).

The following motion was considered:

HB021-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of May 18, 2021, re: **Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road)** be received;
2. That the Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd., and attached as Appendix A to this report (the “HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the Robert Hall House.
3. That City Council state its intention to designate the property at 11687 Chinguacousy Road under Part IV, Section 29 of the *Ontario Heritage Act*, as amended (the “Act”) in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix B to this report;

4. That staff be authorized to publish and serve the Notice of Intention to designate 11687 Chinguacousy Road in accordance with the requirements of the Act;
5. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
6. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and
7. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

Carried

10. Correspondence

Nil

11. Other/New Business

- 11.1 Report by Harsh Padhya, Heritage Planner, re: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Road

Harsh Padhya, Heritage Planner, provided an overview of the subject report.

The following motion was considered:

HB022-2021

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of May 18, 2021, re: **Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Road**, be received;
2. That the Heritage Permit application, previously approved, for the Conservation Work at 11651 Bramalea Rd. be extended and approved subject to the following terms and conditions:

- a. That the owner undertake all work substantially in accordance with the previously approved permit and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and
- b. That prior to the release of financial securities associated with the site plan application SP18-056.000 for 11651 Bramalea Rd., the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of City Planning & Design, Planning, Building & Economic Development Department.

Carried

11.2 Report by Harsh Padhya, Heritage Planner, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington St W. – Ward 1

Harsh Padhya, Heritage Planner, provided an overview of the subject report.

In response to a question with respect to the heritage plaque, Committee was advised that the heritage plaque was already mounted on the wall.

The following motion was considered:

HB023-2021

1. That the report from Harsh Padhya, Heritage Planner, dated May 5, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington Street West – Ward 3 (HE.x 8 Wellington St W.)** be received;

2. That the Heritage Permit application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing, be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing for 8 Wellington St. W. be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

Carried

11.3 Report by Harsh Padhya, Heritage Planner, re: Heritage Permit Application – 250 Main Street North – Ward 1

Harsh Padhya, Heritage Planner, provided an overview of the subject property.

The following motion was considered:

HB024-2021

1. That the report from Harsh Padhya, Heritage Planner, dated May 11, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: **Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x 250 Main Street North)** be received; and
2. That the Heritage Permit application for 250 Main Street North for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door, be approved.

Carried

11.4 Report by Harsh Padhya, Heritage Planner, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.)

Harsh Padhya, Heritage Planner, provided an overview of the subject report.

The following motion was considered:

HB025-2021

1. That the report from Harsh Padhya, Heritage Planner, dated April 19, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.)** be received;
2. That the Heritage Permit application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of kneewalls located on either side of the front entrance for 38 Isabella St. be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

Carried

11.5 Report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road)

Dealt with under Item 6.2 Recommendation HB020-2021

12. Referred/Deferred Items

Nil

13. Information Items

Nil

14. Question Period

Nil

15. Public Question Period

Nil

16. Closed Session

Nil

17. Adjournment

HB026-2021

That Brampton Heritage Board meeting do now adjourn to meet again on June 15, 2021.

Carried

Douglas McLeod, Co-Chair

Peter Dymond, Co-Chair