

Regular Meeting Agenda Brampton Heritage Board The Corporation of the City of Brampton

Date: June 15, 2021

Time: 7:00 p.m.

Location: Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting

Members: Peter Dymond (Co-Chair)

Douglas McLeod (Co-Chair)

Stephen Collie Kathryn Fowlston Palvinder Gill

Yugeshwar Singh Kaushal

Janet Millington

Vipul Shah

Basavaraj Toranagal

Ken Wilde

Paul Willoughby

Regional Councillor P. Vicente - Wards 1 and 5

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited to Members of Council and essential City staff only. Public attendance at meetings is currently restricted. It is strongly recommended that all persons continue to observe meetings online or participate remotely.

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact: Chandra Urquhart, Legislative Coordinator, Telephone 905.874.2114, TTY 905.874.2130 cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

- 1. Call to Order
- 2. Approval of Agenda
- 3. Declarations of Interest under the Municipal Conflict of Interest Act
- 4. Previous Minutes
- 4.1. Minutes Brampton Heritage Board May 18, 2021

The minutes were considered by Planning and Building Committee on June 7, 2021, and are pending approval by Council on June 16, 2021. The minutes are provided for the Board's information.

5. Consent

The following items listed with an caret (^) are considered to be routine and non-controversial by the Committee and will be approved at this time. There will be no separate discussion of any of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(X.X)

- 6. Presentations\Delegations
- 7. Sub-Committees
- 8. Designation Program
- 9. Heritage Impact Assessment (HIA)
- 10. Correspondence

11. Other/New Business

- 11.1. Report by Pascal Doucet, Heritage Planner, re: Alterations to a Property Designated under Part V of the Ontario Heritage Act 7770 Creditview Road Ward 6 (HE.x 7770 Creditview Road)
- 11.2. Report by Pascal Doucet, Heritage Planner, re: Alterations to a Property Designated Under Part IV of the Ontario Heritage Act 18 Grafton Crescent Ward 10 (H.Ex. 18 Grafton Crescent)
- 11.3. Report by Harsh Padhya, Heritage Planner, re: Direction to enter into a Designated Heritage Property Incentive Grant Agreement as per the Bylaw 235-2020
- 11.4. Discussion at the request of the Co-Chairs, re: Application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision 115, 117, 119, 121, 123 Queen Street and 2/2A Mill Street
- 12. Referred/Deferred Items
- 13. Information Items
- 14. Question Period
- 15. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

- 16. Closed Session
- 17. Adjournment

Next Meeting: Tuesday, July 20, 2021 at 7:00 p.m.



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. <u>Declarations of Interest under the Municipal Conflict of Interest</u> <u>Act</u>

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. <u>Presentations\Delegations</u>

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
 - o 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 fate 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.

7. <u>Sub-Committees</u>

Nil

8. <u>Designation Program</u>

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.

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.

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.

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.	<u>Information Items</u>
	Nil
14.	Question Period
	Nil
15.	Public Question Period
	Nil
16.	Closed Session
	Nil
17.	<u>Adjournment</u>
	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



Report
Staff Report
The Corporation of the City of Brampton
2021-06-15

Date: 2021-06-04

Subject: Alterations to a Property Designated under Part V of the

Ontario Heritage Act - 7770 Creditview Road - Ward 6 (HE.x

7770 Creditview Road)

Contact: Pascal Doucet, Heritage Planner, pascal.doucet@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-722

Recommendations:

 That the report titled: Alterations to a Property Designated under Part V of the Ontario Heritage Act - 7770 Creditview Road – Ward 6 (HE.x 7770 Creditview Road), to the Brampton Heritage Board Meeting of June 15, 2021, be received; and

- 2. That City Council approve the alterations to the heritage property at 7770 Creditview Road, in accordance with section 42 of the Ontario Heritage Act, as amended (the "Act") for the construction of a one-storey addition and the removal of one tall and mature cedar tree, with such alterations substantially in accordance with the plans, drawings and outline of material specification, attached as Appendix A to this report, and subject to the following additional conditions:
 - b. That prior to the issuance of any permit for all or any part of the property at 7770 Creditview Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Act and as are acceptable to the Commissioner of Planning, Building and Economic Development, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2, including notes and specifications for a description of materials and finishes; and
 - ii. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012.

Overview:

- The property at 7770 Creditview Road is located within the Village of Churchville Heritage Conservation District ("HCD") and is designated under Part V of the *Ontario Heritage Act*, as amended (the "Act").
- In accordance with subsection 42 (1) of Act, a heritage permit is required for permitting the proposed addition and remove one large cedar tree as shown in the heritage permit application attached as Appendix A to this report.
- The City received a Heritage Permit application for 7770 Creditview Road for an addition to the south and side elevation of the existing house. The proposed addition will require the removal of one tall and mature cedar tree on the property.
- The proposed alterations and construction conform to the District Guidelines of the Village of Churchville Heritage Conservation District Plan ("HCD Plan"). The proposed change will not create a negative impact on the cultural heritage character and values of the HCD. The heritage permit application is therefore recommended for approval.
- The terms and conditions recommended in this report will ensure consistency between the submission materials for the issuance of a heritage permit and building permit. These terms and conditions are also recommended to confirm the application of the City's Tree Preservation By-law (317-2012).

Background:

The property at 7770 Creditview Road is located within the Village of Churchville Heritage Conservation District ("HCD"), which is designated under Part V of the *Ontario Heritage Act*, as amended (the "Act"). This property is therefore subject to the District Guidelines of the Village of Churchville Heritage Conservation District Plan ("HCD Plan").

The purpose of implementing a Heritage Conservation District is to protect and enhance the cultural heritage value and character of a specific area by managing its change over time. A Heritage Conservation District Plan is adopted as part of the designation of the HCD. The HCD Plan is an implementation tool to guide physical change over time in order to ensure the conservation and preservation of the heritage values and character of the HCD.

Applicable Law

The property at 7770 Creditview Road is subject to the Act. Subsection 42(1) of the Act states that:

No owner of property situated in a heritage conservation district that has been designated by a municipality shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. An application for a heritage permit made under Section 42 shall be accompanied by a detailed plan and include information that the council may require. The Act provides a period of 90 days for council to make a decision upon receipt of an application.

Policy Framework

The proposed construction and alterations to the heritage property are subject to the following policy framework:

The Planning Act

The Planning Act guides development in the Province of Ontario and states that municipalities must have regard for matters of provincial interest. The conservation of features of significant architectural, cultural, historical archaeological or scientific interest is identified under paragraph 2(d) of the Planning Act as a matter of provincial interest.

Provincial Policy Statement (2020)

Development and Site Alterations on or adjacent to designated heritage properties are required to be consistent with the policies under section 2.6 of the 2020 Provincial Policy Statement.

The Provincial Policy Statement directs municipalities and other planning approval authorities in Ontario to conform to policy 2.6.1, which reads as:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

City of Brampton Official Plan

The proposed construction and alterations to the heritage property are subject to the Cultural Heritage Policies of the Official Plan. More specifically, the policies that are relevant in the context of this report and heritage permit application made in accordance with Section 42 of the Act are:

- 4.10.3.7 Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District shall be established and enforced.
- 4.10.3.12 In reviewing permit applications, the City shall be guided by the applicable Heritage Conservation District Plan and following guiding principles:
 - Heritage buildings, cultural landscapes and archaeological sites including their environs should be protected from any adverse effects of the proposed alterations, works or development;
 - New construction and/or infilling should fit harmoniously with the immediate physical context and streetscape and be consistent with the existing heritage architecture by among other things: being generally of the same height, width, mass bulk and disposition; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

Current Situation:

On April 12, 2021 the property owner of 7770 Creditview Road submitted a complete Heritage Permit application to construct a one-storey addition to the southerly side elevation of the existing house and remove a mature cedar tree located in the backyard of the property. In accordance with the Act, City Council must respond to the application by July 11, 2021.

Proposed Addition

The square footage of the property will remain under the maximum permitted Gross Floor Area of 255 square meters (2750 square feet) after the proposed addition is constructed. The proposed addition maintains the height of the existing dwelling and is under the maximum height permitted by the Zoning By-law. The heritage permit application is conforming to the requirements of the RHM2 Zoning By-law. It is recommended the Heritage Permit application be approved, subject to the terms and conditions recommended in this report, and with the proposed material and sash windows as shown in the heritage permit application (Appendix A).

Mature Tree Removal

The removal of mature trees in the HCD requires careful attention and evaluation. In this case one existing tall cedar tree is proposed for removal. The tree is located in the backyard of the property and is partially visible from Creditview Road, behind the existing dwelling. The existing hedgerows and mature trees along the frontage of the property will be conserved and maintained. The location of the proposed addition is justified by the existing layout of the interior of the house. This layout can be shown in the attached floor plan drawings included as part of the heritage permit application (Appendix A).

City heritage staff is considering the proposed removal on one tall and mature cedar tree as being acceptable due to:

- The limited visibility of the cedar tree proposed for removal;
- The quantity of existing mature trees, vegetation and hedgerows that will be conserved and retained on the property; and
- The existing interior layout of the dwelling.

Corporate Implications:

<u>Financial Implications:</u>

There are no financial implications resulting from the adoption of the recommendations in this report.

Other Implications:

Not applicable.

Term of Council Priorities:

This report has been prepared in full consideration of the Term of Council Priorities (2019-2020).

This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report aligns with the following vision:

 Vision 5: in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting in social responsibility, respect, enjoyment and justice.

Conclusion:

City heritage staff is of the opinion that the effectiveness of the designation of the Village of Churchville Heritage Conservation District relies on making decisions that are consistent with the measures that have been adopted to manage change within the area. The successful implementation of the Village of Churchville Heritage Conservation District Plan relies on effective policies, guidelines and procedures that are applied in a consistent manner. Successful implementation will ensure transparency and provide predictable requirements for property owners, applicants and developers.

Heritage staff reviewed the heritage permit application for the proposed construction and alterations to the heritage property against the applicable policy framework and the

Village of Churchville Heritage Conservation District Plan. Heritage staff is concluding that the heritage permit application is supportable, provided that the heritage permit is subject to the terms and conditions recommended in this report.

Authored by:	Reviewed by:
Pascal Doucet, MCIP, RPP Heritage Planner	Jeffrey Humble, MCIP, RPP Manager, Policy, Program & Implementation
Approved by:	Submitted by:
Bob Bjerke, MCIP, RPP Director, City Planning & Design	Richard Forward, MBA, MSc. P. Eng. Commissioner, Planning, Building and Economic Development

Attachments:

Appendix A – Heritage Permit Application: 7770 Creditview Road and dated 12 April 2021 – 7770 Creditview Road

INDEX:

- 1. APPLICATION FORM
- 2. SURVEY
- 3. SITE PLAN
- 4. EXISTING FLOOR PLANS & ELEVATIONS
- 5. PROPOSED FLOOR PLANS AND ELEVATIONS
- 6. PHOTOGRAPHS AND MATERIALS

7770 CREDITVIEW ROAD BRAMPTON, ON L6Y 0G5

HERITAGE APPLICATION - PROPERTY PHOTOS

APRIL 12, 2021

HERITAGE PERMIT APPLICATION

The Village of Churchville is a designated Heritage Conservation District under Part V of the *Ontario Heritage Act*. In accordance with the Act, a permit is required to be issued by City Council for all applications proposing to erect, demolish, remove or alter the exterior of buildings or structures or other cultural heritage attributes within the District.

The Churchville Heritage Committee, in its advisory role to Brampton City Council, reviews development applications for properties located within the Village of Churchville Heritage Conservation District. Comments from the Churchville Heritage Committee are forwarded to the Brampton Heritage Board for review. The Brampton Heritage Board reviews the application, considers the submitted comments, and makes a recommendation that is brought forth to Brampton's City Council. City Council has the authority under the *Ontario Heritage Act* to approve any heritage application either with or without conditions or to reject the permit application entirely.

Please provide the following information (type or print)

NAME OF REGISTERED OWNER(S) ANITA	A & LUIGI PASCARELLA		
	Business: () Fax: ()		
MAILING ADDRESS 7770 CREDITVIE			
	Postal Code L6Y 0G5		
AGENT (Note: Full name & add	dress of Agent acting on behalf of applicant		
where applicable)	0 0 1,		
NAME OF AGENT(S) JENNIFER NI	ICHOLLS		
TELEPHONE No. HOME (Business: () Fax: ()		
Mailing Address 214 CLARKE ST			
Postal Code L1H 5G3			
	POSTAL CODE LITT 3G3		
Note: Unless otherwise requested,	all communications will be sent to the agent.		
Note: Unless otherwise requested,			
LOCATION / LEGAL DESCRIP	all communications will be sent to the agent. PTION OF SUBJECT PROPERTY		
LOCATION / LEGAL DESCRIP	PTION OF SUBJECT PROPERTY FOR 11 PT LOT 38 PT LOT 39 PL SSC		
LOCATION / LEGAL DESCRIPTION / LOTS(S)/BLOCK(S) PT LOT 14 PL TO CONCESSION NO. CONCESSION 4	PTION OF SUBJECT PROPERTY FOR 11 PT LOT 38 PT LOT 39 PL SSC 4 WHS REGISTERED PLAN NO.		
LOCATION / LEGAL DESCRIF LOTS(S)/BLOCK(S) PT LOT 14 PL T CONCESSION NO. CONCESSION 4	PTION OF SUBJECT PROPERTY FOR 11 PT LOT 38 PT LOT 39 PL SSC 4 WHS REGISTERED PLAN NO. REFERENCE PLAN NO.		

D. PROJECT DESCRIPTION / SUMMARY OF PROPOSAL (Describe as many details as possible. Include any further details on a sep of paper, if required.) PROPOSAL TO CONSTRUCT A ONE STOREY SIDE YARD ADDITION W					•		
	FRO	ONT COVERE	D PORCH AND	REAR YARI	D DECK. MII	NOR INTERI	OR
	ALT	ERATIONS W	/ITHIN EXISTIN	IG DWELLIN	G. ALL WOF	RK BEING DO	ONE TO AN
	EXI	STING ONE S	STOREY DETAC	CHED SINGL	E FAMILY D	WELLING.	
Ε.	sco	PE OF WORK	K (Check one an	swer in each	row)		
	THE	BUILDING IS:	PROPOSED		ALREADY EXIST	ING X	
	THE	REQUEST IS TO:	ERECT X	DEMOLISH	ALTER	RELOCATE	
F.	SITE	STATISTICS	(For additions Structures)	and/or cons	truction of ne	ew buildings	and accessor
	Lot [DIMENSIONS	FRONTAGE	99.34m	DEPTH	70.37m AV	ERAGE
	Lot A	AREA		7,292.44	m ²	78,495.12	ft ²
	Exis	ring Building Co	VERAGE	2.07	%		
	Exis	ring Gross Floo	R AREA	113.71	m ²	1,224	ft ²
	Prof	POSED GROSS FLO	OOR AREA	200.11	m ²	2,154	ft ²
	Buili	DING HEIGHT	EXISTING	5.49	m	18	ft
			PROPOSED	 5.49	m	18	ft
	Buili	DING WIDTH	EXISTING	10.36	m	34	ft
			Proposed	19.51	 m	64	ft
	Zonii	NG DESIGNATION	RHM2 - 1	386			
		MITTEE OF ADJUST JIRED?	MENT APPROVAL		YES*	Х	NO
	*(N ot	E: COMMITTEE OF A	DJUSTMENT HEARINGS	SHOULD BE SCHED	– ULED <u>AFTER</u> HERITA	AGE PERMIT HAS BE	EN APPROVED).
G.	REQ	UIRED INFOR	RMATION SUBI	MITTED			
	X	REGISTERED SI	URVEY				
	X		e plan should show	outline of all bu	ıildings and veg	etation on the p	roperty)
	X	EXISTING PLAN	s & ELEVATIONS		_	·	
	X	PROPOSED PLA	NS & ELEVATIONS				
	X)	PHOTOGRAPHS	(i.e. if building exi	sts)			

OUTLINE OF MATERIAL SPECIFICATIONS (i.e. building materials and sample colours)

X

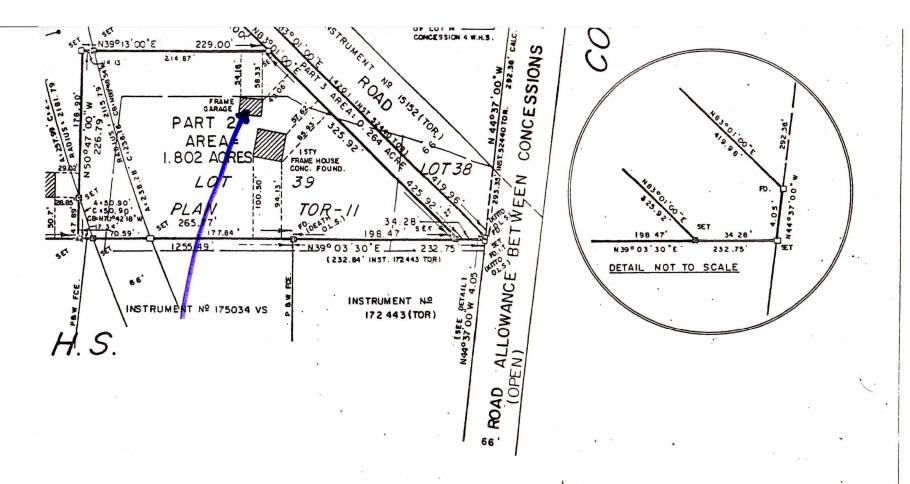
H. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE TO THE BEST OF MY BELIEF AND KNOWLEDGE, AND A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION. I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO PERMIT THE CHURCHVILLE HERITAGE COMMITTEE AND THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY TO FULLY ASSESS THE APPLICATION.

(Property entry, if required, will be organized with the applicant or agent prior to entrance)

I, JENNIFER NICHOL	LS		() 416-999-6300
(Name of app	licant – please print,)	(Area Code & Phone Number)
of 214 CLARKE STRE	214 CLARKE STREET		()
(Street No.	& Name)		(Area Code & Fax Number)
OSHAWA	ON	L1H 5G3	()
(City)	(Province)	(Postal Code)	(Area Code & Mobile Number)
solemnly declare that a		ontained in this a	application are true.
Jennife Nic	holls		
(signature of Applicant or A			signature of City Heritage Planner or Staff Member accepting application)
Heritage Coordinator, 2 Wellington OFFICE USE ONLY	Street West, Brampton	n, Ontario L6Y 4R2, 909	5-874-3825.
DATE RECEIVED BY HERITAGE	EPLANNER:	Bu	JILDING FILE#
CIRCULATED TO CHC:		CHC COMMENTS T	O HERITAGE PLANNER:
CHC COMMENTS FORWARDER	о То ВНВ <u>:</u>	Rесомме	ENDATIONS TO COUNCIL:
CITY COUNCIL DECISION:		DATE:	APPEALED:
HERITAGE PERMIT NO	HERITAGE PERMIT NODATE PER		RMIT ISSUED:
CHC = Churchvil	le Heritage Commit	ttee	BHB = Brampton Heritage Board



I HEREBY CERTIFY THAT

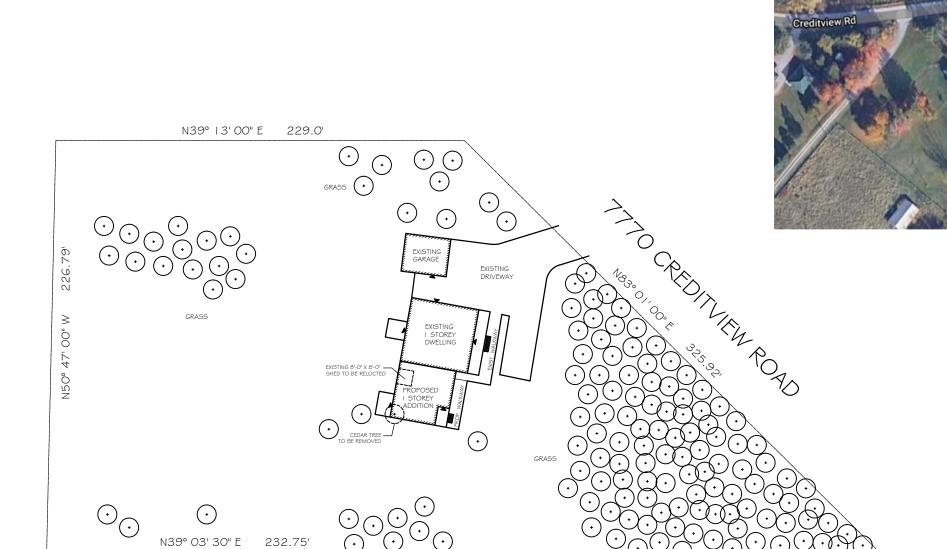
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

THIS SURVEY WAS COMPLETED ON THE 7th DAY OF SEPTEMBER 1971.

SEPTEMBER 15, 1971.

BRUCE I MEMURCHY
ONTARIO LAND SURVEYOR

7770 CREDITVIEW RD



PROPOSED SITEPLAN

CON 4 WHS PT LOT 14 PL TOR 1 I PT LOT 38 PT LOT 39 PL SSC

SITE STATISTICS:

ZONING: RHM2 - 1386

LOT AREA: ±7292.44m2

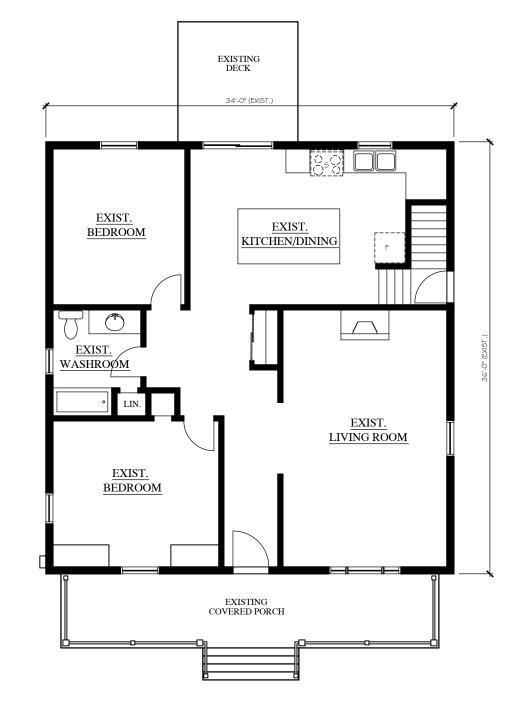
EXISTING BUILDING AREA: 113.71m2 EXISTING BUILDING AREA W/ PORCH: 132.67m2

PROPOSED BUILDING AREA: 200.11m2 PROPOSED BUILDING AREA W/ PORCH: 216.28m2

EXISTING DETACHED GARAGE: 37.16m2

EXISTING LOT COVERAGE W/ PORCH: 2.07% PROPOSED LOT COVERAGE W/ PORCH: 3.48%

Client: 7770 CREDIT	Client: 7770 CREDITVIEW ROAD		ON, ONTARIO
Project: ADDITION	Date: MAR 2021	Scale: NTS	Page: S1



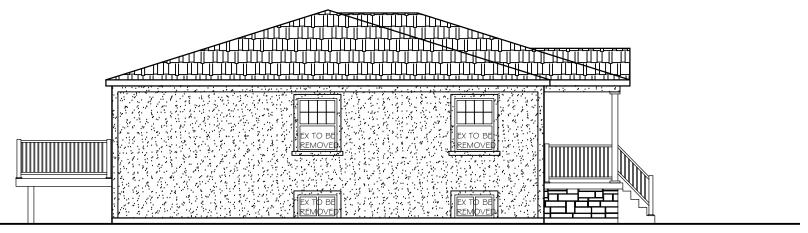
EXISTING GROUND FLOOR PLAN

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Client: 7770 CREDIT	Client: 7770 CREDITVIEW ROAD		, ONTARIO	
Project: ADDITION	Date: MAR 2021	Scale: 1/8"=1'-0"	Page: 1 OF 8	



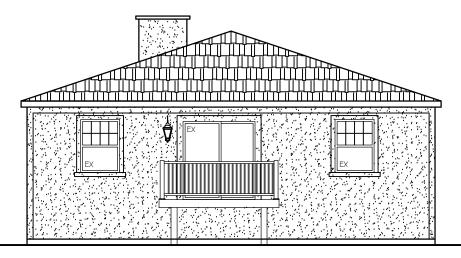
EXISTING FRONT ELEVATION



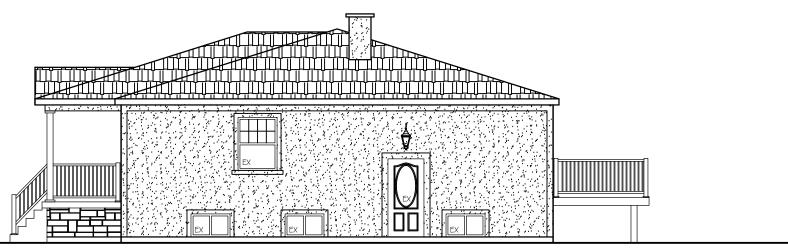
EXISTING LEFT ELEVATION

Client: 7770 CREDITVIEW ROAD		Location: BRAMPTON, ONTARIO	
Project: ADDITION	Date: MAR 2021	Scale: 1/8"=1'-0"	Page: 2 OF 8

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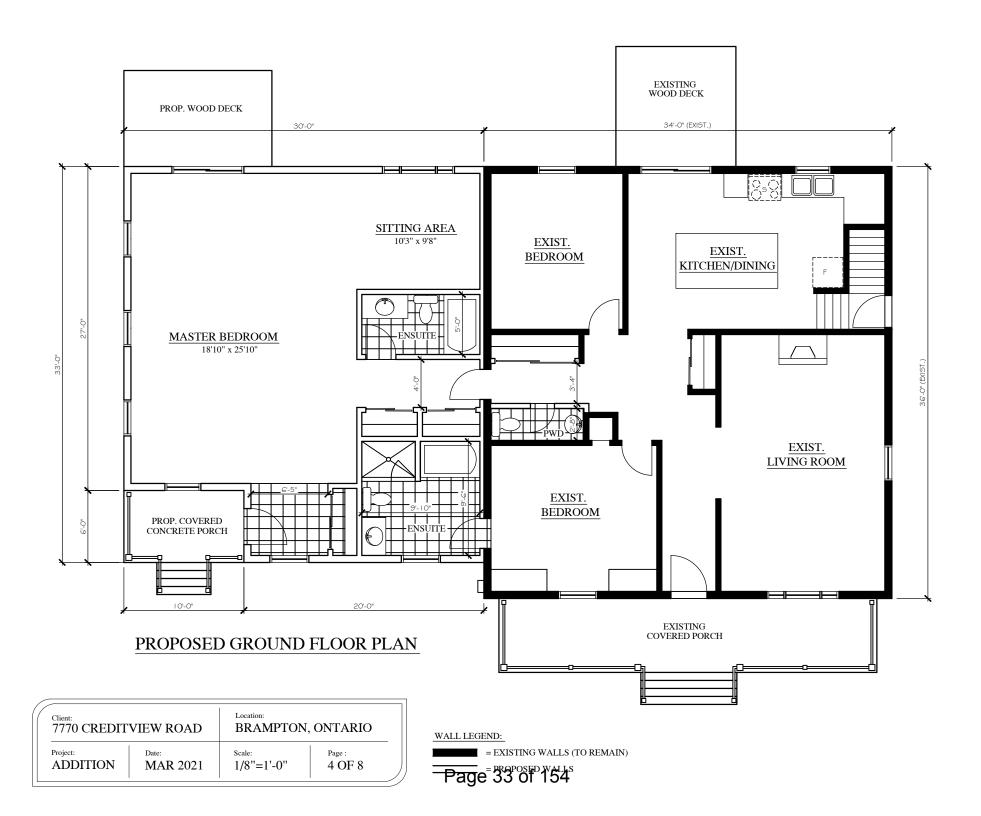
EXISTING REAR ELEVATION

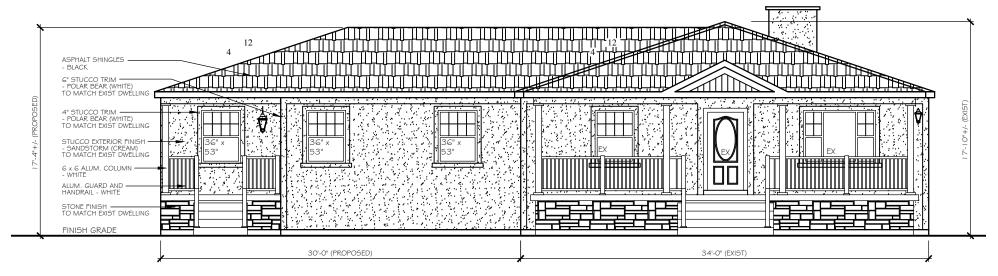


EXISTING RIGHT ELEVATION

Client: 7770 CREDIT	Client: 7770 CREDITVIEW ROAD		, ONTARIO
Project: ADDITION	Date: MAR 2021	Scale: 1/8"=1'-0"	Page: 3 OF 8

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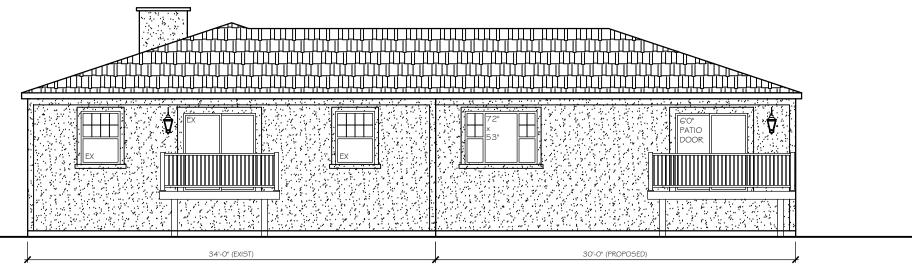
PROPOSED FRONT ELEVATION

Client: 7770 CREDITVIEW ROAD		Location: BRAMPTON, ONTARIO	
Project: ADDITION	Date:	Scale:	Page:
	MAR 2021	1/8"=1'-0"	6 OF 8



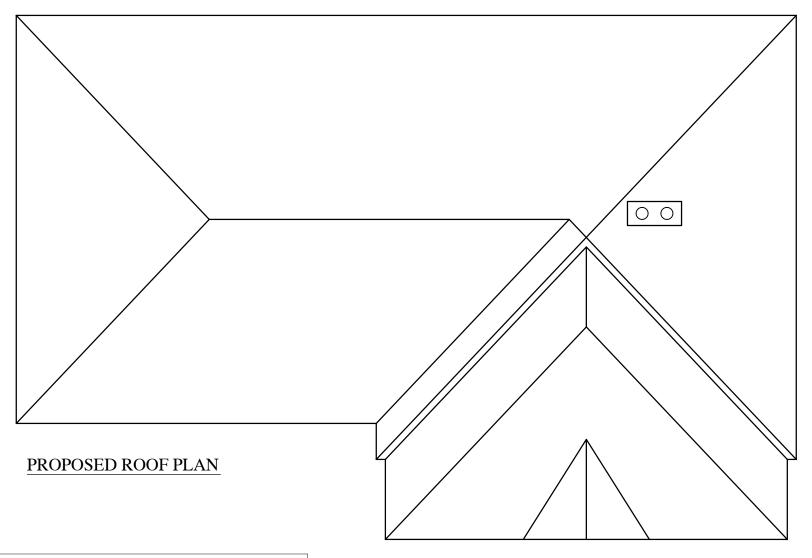
PROPOSED LEFT ELEVATION

Client: 7770 CREDIT	Client: 7770 CREDITVIEW ROAD		, ONTARIO
Project: ADDITION	Date: MAR 2021	Scale: 1/8"=1'-0"	Page: 7 OF 8



PROPOSED REAR ELEVATION

Client: 7770 CREDIT	Client: 7770 CREDITVIEW ROAD		ONTARIO
Project: ADDITION	Date: MAR 2021	Scale: 1/8"=1'-0"	Page: 8 OF 8



Client: 7770 CREDIT	Client: 7770 CREDITVIEW ROAD		Location: BRAMPTON, ONTARIO	
Project: ADDITION	Date: MAR 2021	Scale: 1/8"=1'-0"	Page: 5 OF 8	

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EXISTING FRONT ELEVATION



EXTERIOR STUCCO COLOUR TO MATCH EXISTING DUROCK STUCCO MAIN COLOUR: SANDSTONE DUROCK STUCCO TRIM COLOUR: POLAR WHITE

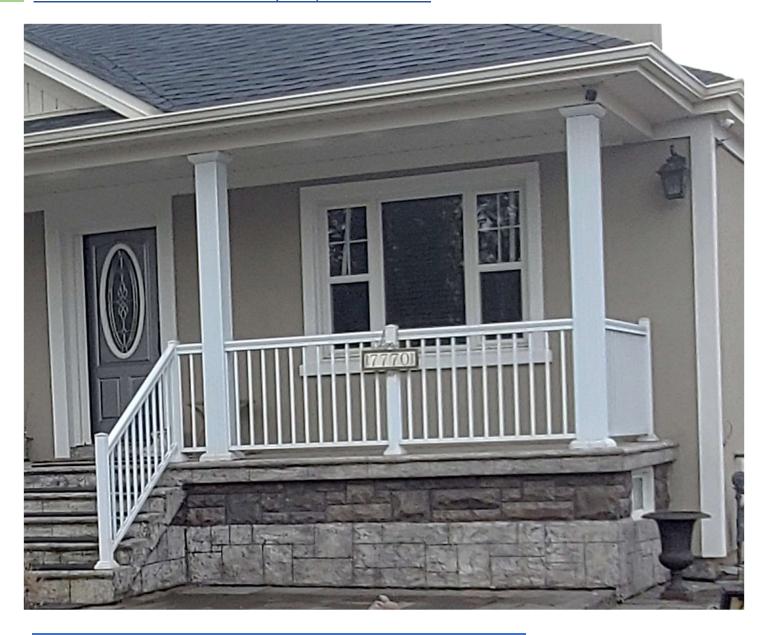


{EXISTING SOUTH SIDE}
PROPOSED LOCATION OF SIDE YARD ADDITION



{EXISTING SOUTH SIDE}
PROPOSED LOCATION OF SIDE YARD ADDITION.

7770 Creditview Road Brampton, On L6Y 0G5



{EXISTING 6'-0" WINDOW, PORCH GUARD & COLUMNS AND STONEWORK} PROPOSED DETAILS & MATERIALS TO MATCH EXISTING EXISTING GUARDS, HANDRAILS AND COLUMNS ARE WHITE ALUMINIUM



{EXISTING FRONT DOOR}
PROPOSED EXTERIOR DOOR & TRIM WORK TO MATCH EXISTING.

7770 Creditview Road Brampton, On L6Y 0G5



{EXISTING 3'-0" WINDOWS}
PROPOSED 3'-0" WINDOWS & TRIM WORK TO MATCH EXISTING



{EXISTING NORTH SIDE} NO PROPOSED CHANGES



Report
Staff Report
The Corporation of the City of Brampton
2021-06-15

Date: 2021-06-01

Subject: Alterations to a Property Designated Under Part IV of the

Ontario Heritage Act - 18 Grafton Crescent - Ward 10 (H.Ex. 18

Grafton Crescent)

Contact: Pascal Doucet, Heritage Planner, pascal.doucet@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-721

Recommendations:

 That the report titled: Alteration to a Property Designated Under Part IV of the Ontario Heritage Act – 18 Grafton Crescent – Ward 10 (HE.x 18 Grafton Crescent), to the Brampton Heritage Board Meeting of June 15, 2021, be received:

- 2. That the Heritage Impact Assessment of the Cassin Farmhouse at 18 Grafton Crescent, dated 03 May 2021, prepared by Megan Hobson (CAHP), Built Heritage Consultant, and attached as Appendix A to this report (the "HIA") be received and accepted to endorse the proposed conservation, preservation, rehabilitation of the two-storey heritage brick dwelling as well as the demolition of the existing non-heritage one-storey frame addition and the construction of a new contemporary one-storey addition.
- 3. That City Council approve the alterations to the heritage property at 18 Grafton Crescent, in accordance with section 33 of the Ontario Heritage Act, as amended (the "Act"), with such alterations substantially in accordance with the plans and drawings prepared by SMPL Design Studio Architectural Design Services, dated 2021.03.26, attached as Appendix A to this report, and subject to the following additional conditions:
 - a. That prior to final Site Plan Approval for the property at 18 Grafton Crescent, the owner shall;
 - Provide a final Landscape Plan, to the satisfaction of the Commissioner of Planning, Building and Economic Development; and

- ii. Provide final site drawings in accordance with the plans and drawings required in recommendation 3.
- b. That prior to the issuance of any permit for all of any part of the property at 18 Grafton Crescent, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that is not likely to affect a heritage attribute as are acceptable to the Commissioner of Planning, Building and Economic Development, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3.

Overview:

- This report recommends that City Council approve the alterations to the heritage property at 18 Grafton Crescent under Section 33 of the Ontario Heritage Act with the terms and conditions, as set out in this report.
- The property at 18 Grafton Crescent is designated under Part IV, section 29 of the Ontario Heritage Act, as amended (the "Act"). The property contains a twostorey brick house with Gothic-Revival vernacular style and influences and a grouping of mature trees surrounding the house.
- The proposed alterations consist of the removal of the existing non-heritage one-storey entryway and attached garage, to be replaced by the construction of a new contemporary one-storey addition with a new attached garage. The alterations also include the removal of two deciduous trees at the front of the property.
- The alterations will conserved, maintain and integrate the existing original heritage brick house with the new contemporary addition.
- The proposed addition is also subject to approval for Site Plan Control, in accordance with section 41 of the *Planning Act*. The application for Site Plan Approval provides a process that examines the design and technical aspects of the proposed development (City File number: SPA-2021-0014).
- The proposed alterations are considered acceptable under the Standards and Guidelines for the Conservation of Historic Places in Canada, as amended.

Background:

Description of Heritage Property

18 Grafton Crescent is a residential property at the end of the cul-de-sac of Grafton Crescent, located southwest and near the corner of Countryside and the Gore Road. The property contains a two-storey circa 1889 brick house with Gothic-Revival style and influences. This significant heritage dwelling is surrounded by a grouping of mature trees, which also contributes to the property's cultural heritage value. At its meeting of June 20, 2012, City Council passed a by-law designating the property in accordance with Part IV, section 29 of the *Ontario Heritage Act*, as amended (the "Act"). A copy of the designating by-law is included as part of the HIA attached as Appendix A to this report.

Application History

The City of Brampton received an application for Site Plan Approval to permit the demolition and removal of the existing one-storey entryway and attached garage addition in order to construct of a new one-storey addition. The new addition will be contemporary in design. The alterations will conserve, retain and incorporate the two-storey circa 1889 brick house with Gothic-Revial style and influences, which is the significant built heritage resource of the property. The alterations will conserve and retain the mature trees surrounding the heritage house with the exception of two deciduous trees near the front of the property. On May 12, 2021, the City received an application to alter the designated heritage property in accordance with section 33 of the Act. The application was deemed complete the same day. The application form for altering the designated heritage property is attached as Appendix B to this report.

Heritage Impact Assessment

Attached as Appendix A to this report is the Heritage Impact Assessment by Megan Hobson (CAHP), Built Heritage Consultant, dated 03 May 2021 and titled: Heritage Impact Assessment of the Cassin Farmhouse at 18 Grafton Crescent ("HIA"). This HIA was completed by the heritage consultant retained by the owner of the subject property and was received as part of the submission material for the Planning Application and Application made in accordance with section 33 of the Act, all in accordance with the City's Official Plan and the City's Heritage Impact Assessment Terms of Reference. The proposed conservation strategy described in this HIA for the property's heritage attributes and significant resources is supported by City heritage staff, provided that the alterations of the designated heritage property are approved in accordance with the terms and conditions recommended in this report.

Legislative Framework

The property at 18 Grafton Crescent is designated and, therefore, subject to the Act. No heritage attribute can be affected by any alteration without prior approval under section 33 of the Act. Heritage planning staff determined that the proposed alterations to the heritage property will affect the heritage attributes found on the rear (southwest) elevation of the historic building as well as two of the mature trees surrounding the house. The Act provides a period of 90 days for Council to make a decision on the proposed alterations

upon receipt of a complete application and after consultation with the Brampton Heritage Board.

Policy Framework

The proposed alterations to the heritage property at 18 Grafton Crescent are subject to the following policy framework:

The Planning Act

The Planning Act guides development in the Province of Ontario and states that municipalities must have regard for matters of provincial interest. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest is identified under paragraph 2(d) of the *Planning Act* as a matter of provincial interest.

Provincial Policy Statement (2020)

Development and Site Alterations on or adjacent to designated heritage properties are required to be consistent with the policies under section 2.6 of the 2020 Provincial Policy Statement.

The Provincial Policy Statement directs municipalities and other planning approval authorities in Ontario to conform to policy 2.6.1, which reads as:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

City of Brampton Official Plan

The proposed alterations are subject to the Cultural Heritage Policies of the Official Plan. More specifically, the policies that are relevant in the context of this report and application to alter the designated heritage property are:

- 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- 4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.
- 4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated

heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:

- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- (vi) Planning and other land use considerations.

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada is adopted as part of the City of Brampton Official Plan and is recognized thereunder as an official document to guide planning, development and conservation for heritage resources. Both the owner and the City shall be guided by and apply these Standards and Guidelines, an excerpt of which is hereto as Appendix C.

Current Situation:

Heritage planning staff reviewed the application and submission material for conformity with the Act, the Planning Act, the Provincial Policy Statement (2020), the Cultural Heritage Policies of the City's Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada. The proposed conservation strategy and approach will conserve and rehabilitate the heritage property at 18 Grafton Crescent.

The conservation and alterations of the property are described in the Heritage Impact Assessment and consists of:

- The conservation and retention in situ of the historic building;
- The removal of a portion of the rear wall of the historic building consisting of the southwest elevation of the circa 1889 brick house;
- The construction of a new contemporary one-storey addition replacing the non-heritage and non-significant existing one-storey entryway addition and attached garage;
- The conservation and retention of the mature trees surrounding the heritage house, with the exception of two deciduous mature trees at the front of the property; and
- The planting of new trees at the front of the property.

Design Impact Assessment

The design approach of the new addition is to maintain a low profile so that it is subordinate to the heritage building. The addition will be lower in height than the existing heritage brick structure. A visual separation and transition will be provided between the heritage building and the new addition.

The new contemporary addition will be attached to the rear elevation of the heritage building. The connection will be at the same place as the previous connection, which is minimizing the impact of the new development and site alterations to the heritage fabric and attributes of the house. The alterations and addition are mitigated with an appropriate transition and compatible design.

Proposed Addition

The design, scale and massing of the proposed addition were examined and assessed by urban design and heritage planning staff during the Site Plan Application review process happening in conjunction with this section 33 application. The addition as proposed is a successful example of meeting requirements for a new addition to be subordinate, distinguishable and compatible, all in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, as amended.

The physical and visual integrity of the built cultural heritage resource will be conserved by retaining the historic house in situ and by conserving the entirety of the circa 1889 heritage brick house, with the exception of a portion of the original rear wall. The three dimensional legibility of the historic building from the public realm will be maintained after the property is altered. The proposed alterations have been designed in accordance with an approach calling for minimal intervention on the historic fabric of the building. The existing one-storey entryway and attached garage that will be removed for the construction of the new larger one-storey addition were constructed in 2013 and have no cultural heritage significance.

Landscaping Design Assessment

The proposed alterations include the removal of two of the deciduous trees located at the front of the property. This removal will be mitigated by the planting of a line of new trees along the frontage of the property. The other mature trees identified as heritage attributes in the designating by-law will be retained and conserved.

Corporate Implications:

Financial Implications:

There are no financial implications resulting from the adoption of the recommendations in this report.

Other Implications:

Not applicable.

Term of Council Priorities:

This report has been prepared in full consideration of the Term of Council Priorities (2019-2020).

This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report aligns with the following vision:

• **Vision 5**: in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting **in social responsibility**, respect, enjoyment and justice.

Conclusion:

Heritage City staff has been working with the applicant and heritage consultant to develop and implement a conservation strategy and approach to mitigate the impact of the proposed development and site alterations on the heritage property. The design and landscape impact assessment as well as the proposed alterations and new construction are demonstrating that the property's significant heritage resources will be conserved, all in accordance with the applicable sections and policies of the City of Brampton Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada, as amended.

Authored by:	Reviewed by:
Pascal Doucet, MCIP, RPP Heritage Planner	Jeffrey Humble, MCIP, RPP Manager, Policy, Program & Implementation
Approved by:	Submitted by:
Bob Bjerke, MCIP, RPP Director, City Planning & Design	Richard Forward, MBA, MSc. P. Eng. Commissioner, Planning, Building and Economic Development

Attachments:

Appendix A – Heritage Impact Assessment of the Of the Cassin Farmhouse at 18 Grafton Crescent, dated 03 May 2021, prepared by Megan Hobson (CAHP), Built Heritage Consultant – 18 Grafton Crescent

Appendix B – Application Form: Application to Alter a Designated Heritage Property in accordance with Section 33, Part IV of the *Ontario Heritage Act*, dated May 12, 2021 – 18 Grafton Crescent.

Appendix C – Standards for the Conservation of Historic Places in Canada

HERITAGE IMPACT ASSESSMENT



CASSIN FARMHOUSE 18 Grafton Crescent CITY OF BRAMPTON

03 MAY 2021

MEGAN HOBSON CAHP M.A. DIPL. HERITAGE CONSERVATION BUILT HERITAGE CONSULTANT

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APPENDIX B: DESIGNATION BY-LAW AND SUPPORTING DOCUMENTS

APPENDIX C: SITE SURVEY

APPENDIX D: ARCHITECTURAL DRAWINGS (SIMPL DESIGN)

EXECUTIVE SUMMARY

Megan Hobson consulting was retained by the owners of 18 Grafton Crescent in the City of Brampton to complete a *Heritage Impact Assessment* (HIA) for a proposed 1-storey addition to an existing 1.5-storey dwelling. This HIA meets requirements of the City of Brampton and is required because 18 Grafton Crescent is Designated under Part IV of the *Ontario Heritage Act* and contains the Cassin Farmhouse, built c. 1889 for Edwin Cassin.

The proposed alterations have been evaluated and found to be compatible with the *Standards* and *Guidelines* outlined by Parks Canada and the *Eight Guiding Principles* outlined by the Ministry of Heritage, Sport Tourism & Cultural Industries.

Positive impacts of the proposed addition have been identified as:

- 1. the proposal includes preservation of the heritage building
- 2. the proposed alterations will support ongoing residential use

Adverse impacts of the proposed addition have been identified as:

 minor physical impacts to the rear wall of the heritage building as a result of demolition of an existing addition in this location and construction of a new addition in the same location

It is therefore recommended that the heritage permit application be approved subject to the following conditions:

- 1. that a *Building Protection Plan* (BPP) be provided to the satisfaction of heritage planning staff, prior to issue of a demolition permit for the existing (non-historic) addition
- 2. that a *Conservation Plan* (CP) be provided to the satisfaction of heritage planning staff, prior to the issue of any building permits for the new addition

The BPP and CP should include detailed architectural drawings and technical information required to ensure that the heritage building is protected prior and during construction of the proposed addition. A more detailed examination of the condition and assembly of the rear wall and foundation can be carried out at this time.

It is further recommended that the City of Brampton update the *Designation By-law* to remove the porch from the list of heritage attributes because that feature has been removed.

1.0 **METHODOLOGY**

Preparation of this report included a review of relevant heritage policies and applicable legislation, a review of existing historical information about the subject property and its cultural context, and consultation with Pascal Doucet, heritage planner at the City of Brampton. Photos and information about the current condition of the subject dwelling were provided by SIMPL Design.

The subject dwelling was formerly known as 10852 The Gore Road because it originally belonged to a larger property that fronted on The Gore Road. It is important to note that elevations that currently faces Grafton Crescent are the side and rear elevations of the heritage building. Throughout this report, the historic orientation will be referenced with an understanding that the proposed addition will be oriented towards Grafton Crescent but will be attached to the rear elevation of the heritage building.

2.0 **LOCATION**

The subject property is located in the north east corner of Brampton. Grafton Crescent, a residential road between The Gore Road and Cassin Park, terminates at the subject property. Grafton Crescent is a residential cul-de-sac that contains large single-detached homes on large lots.



AERIAL VIEW - 18 Grafton Crescent

Land use to the east of The Gore Road remains primarily agricultural. Land use to the north of Countryside Drive is primarily suburban residential with some encroachment south of Countryside Drive. Lands directly to the west of the subject property are a natural area that contains a meandering stream. Cassin Park is located within this natural area and located just south-west of the subject property.

3.0 SITE DESCRIPTION

The subject property is a large, irregularly shaped - roughly square - lot with frontage on Grafton Crescent. The subject dwelling is the only structure on the property and is located off centre and is skewed to the road. There is a row of mature Norway Spruce on the east side of the subject dwelling and trees along the rear property line.

The subject dwelling is a 1.5 storey brick dwelling with an L-shaped plan with a 1-storey frame addition attached to the west side that contains an entryway and garage that faces Grafton Crescent.



SITE SURVEY & STREETVIEW - 18 Grafton Crescent

4.0 HERITAGE STATUS

In 2012 the subject property was Designated under Part IV of the *Ontario Heritage Act* according to City of Brampton *By-law 162-2012*. The Designation report prepared by Heritage Brampton includes a Council approved *Statement of Cultural Value* (SCHV) and a list of Heritage Attributes. The Designation By-law is included in the appendix of this report.

5.0 HISTORICAL BACKGROUND

Historically the subject property is located on Lot 15, Concession IX in Toronto Gore Township and is associated with a 100-acre farm belonging to the Robinson family. It is believed that the subject dwelling was built in 1889 for William Robinson and may have replaced an earlier dwelling that appears on the 1877 County Atlas.

The Robinsons retained ownership of the 100-acre farmstead until 1933 when it was sold to the Cassin family. The 100-acre parcel remained intact under the Cassins ownership until 1978 when the farm was subdivided and the 50 acres that comprised the west half of Lot 15 were sold to Dino Ricci. In 1987, the 50 acres that comprised the east half, including the farmhouse, were sold to a numbered company. The current owners purchased the property in 2019.

In the later 20th century, agricultural activities in the Township declined and residential subdivisions were built on former farmlands. These changes resulted in the subject dwelling being severed from connections with The Gore Road. Today the house sits on a residential lot

(Lot 7 on Brampton Plan 43M-1862) and has a municipal address of 18 Grafton Crescent. The side elevation has been modified so that there is a front door and garage facing Grafton Crescent. An earlier rear addition in this location was removed when this addition was built. The wooden porch on the main elevation that is listed as a heritage attribute in the Designation Bylaw has been removed.





Earlier brick garage and porch

Existing frame garage and entryway

6.0 HERITAGE VALUE

The Designation applies to exterior elements of the subject dwelling that date from c. 1889 and mature trees around the house, specifically the Norway Spruce that may be part of the original layout of the grounds.

Statement of Significance

A Council-approved *Statement of Significance* is included in the Appendix of this report. A summary of identified heritage values is outlined below.

Architectural Value

The subject dwelling is a representative example of an 'Ontario Cottage', a popular vernacular design for rural residences in Ontario in the late 19th century. It is notable for its High Victorian Gothic features including its cross-gable roof with a center gable, dichromatic brickwork, ornamental woodwork and decorative iron railings.

Historical Value

The subject dwelling is primarily associated with the Robinson family, early settlers of Toronto Gore Township.

Contextual Value

The subject dwelling is contextually associated with the agricultural and settlement history of the Toronto Gore.

Heritage Attributes

The *Statement of Significance* indicates that heritage attributes of the subject property include the following:

- painted quoins and voussoirs
- dichromatic brickwork
- decorative bargeboard
- broad porch with intricate woodwork and columns *Note: the porch has been removed
- cross gable roof with bargeboard at front façade
- prominent bay windows below balconette with unique iron cresting
- mature trees surrounding the house

7.0 PROPOSED ALTERATION





PROPOSED ALTERATION SITE PLAN & STREETSCAPE DRAWING – the heritage building (outlined in red) will be preserved, an existing1-storey addition will be demolished, and a larger 1-storey addition will be constructed in the same location.

The proposed alteration includes demolition of the existing attached entryway and garage and construction of a new a one-storey addition in the same location. A 1-storey link will connect the new addition to the existing dwelling. The link structure will be attached to the rear wall of the heritage building and will have a basement level. The addition will be built on a concrete slab foundation and will not have a basement level.

The addition is designed in a contemporary style with a flat roof and large areas of glazing. Piers between the glazing and the end walls are constructed of brick that matches the heritage building. These vertical element breaks up the massing of the addition and reference the materials of the heritage building. There is a wooden screen across the front of the addition that provides privacy from the street. This design element screens the modern addition from the street so that the heritage building remains the most dominant feature.

The proposed addition will add approximately 2,700 square feet of ground floor living space and contains new living and dining areas, three bedrooms, two bathrooms, one powder room and a laundry. The addition includes an integrated garage with two parking bays that is approximately 1,500 square feet in size. The plans indicate that the existing configuration of

rooms in the heritage building will remain. The heritage building contains a kitchen, dining room, living room and den on the ground floor and three bedrooms and two bathrooms on the 2^{nd} floor.

New landscaping is proposed that includes paving of the existing driveway, new walkways to the existing deck and front door of the heritage building, and amenity spaces behind the addition where a spa pool will be located. New trees will be planted along the front property line for privacy and specimen trees will be planted in the rear yard for horticultural interest. The plan indicates that existing mature trees will be preserved, including the row of Norway Spruce on the east side of the house that is identified as a heritage attribute. Mature trees along the rear property are also being maintained. There will be two tree removals in near the front of the property. Neither of these trees are considered to be heritage attributes.



SITE SURVEY & PROPOSED LANDSCAPE PLAN – existing mature trees to be retained with the exception of two deciduous trees near the front of the property

8.0 HERITAGE IMPACT ASSESSMENT

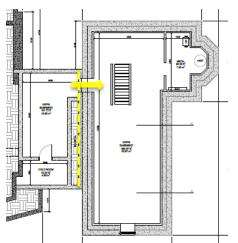
The design approach is to maintain a low profile so that the new addition is subordinate to the heritage building. The link structure provides a visual separation between the heritage building and the new addition and reduces impacts on the heritage building because it will be attached to the rear wall, below the roof line and second floor windows of the heritage building. The new link structure will be supported on its own foundation and will not place additional structural loads on the existing foundation or rear wall of the heritage building.

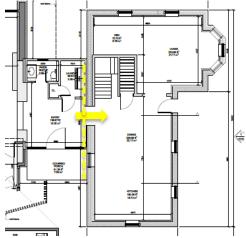




REAR ELEVATION OF THE HERITAGE BUILDING - direct impacts are limited to the rear wall of the heritage building

A new doorway will be cut through the foundation of the heritage building to connect the basement areas. An existing opening on the ground floor will be utilized to connect the new entryway and the existing kitchen in the heritage building.





BASEMENT FLOOR PLAN - a new doorway through the foundation of the heritage building will be made to connect the basement under the new link structure with the existing basement RIGHT: FIRST FLOOR PLAN - an existing masonry opening will be utilized to connect the new entryway to the kitchen in the heritage building

The location, height, form and materials of the proposed addition are considered to be appropriate for the following reasons:

- the addition will be attached to the rear elevation of the heritage building, in the same location as an existing non-historic addition, so that physical impacts on heritage attributes will be minimized
- the height of the new addition is limited to 1-storey and is lower than the 1.5 storey heritage building, so the addition will be subordinate to the heritage building
- the link structure between the heritage building and the addition avoids impacts to the
 existing roof and second floor windows of the heritage building and provides a
 separation that allows the heritage building to remain district and legible
- the horizontal form and flat roof of the new addition will be distinct from the traditional hip & gable roof form of the heritage building, so that the heritage building will remain distinct and legible
- the material choices for the new addition includes use of brick that references the materials of the heritage building without imitating the distinctive dichromatic brickwork

The following tables provide an evaluation of the compatibility of the proposed alterations with respect to the *Standards and Guidelines* outlined by Parks Canada and the *Eight Guiding Principles* outlined by the Ontario Heritage Trust (OHT) and the Ministry of Heritage, Sport Tourism & Cultural Industries (MHSTC).

Table 1.0: Evaluation according to the Standards & Guidelines for Historic Places in Canada

CONSERVATION STANDARDS & GUIDELINES	EVALUATION
Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements	Compatible - character-defining elements will be preserved and the alterations will support ongoing residential use of the heritage building.
Standard 2: Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	Compatible - the existing entryway and garage to be demolished are modern additions that are not character-defining elements.
Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.	Compatible – design measures have been implemented so that the alteration requires minimal intervention to original fabric because the new addition will be located where there is an existing addition and because the new roofline will be lower than the roofline of the heritage

	building. Impacts are limited to minor impacts to the rear
	masonry wall and foundation of the heritage building.
Standard 4: Recognize each	Not applicable - no new elements will be added to the
historic place as a physical record	heritage building.
of its time, place and use.	
<u>Standard 5</u> : Find a use for an	Not applicable - no change in use is proposed.
historic place that requires	
minimal or no change to its	
character-defining elements.	
Standard 6: Protect and, if	Mitigation required - the building appears to be
necessary, stabilize an historic	structurally sound and was recently occupied. Mitigation
place until any subsequent	in the form of protection measures for the heritage
intervention is undertaken.	building during site work and new construction should be undertaken.
<u>Standard 7</u> : Evaluate the existing	Mitigation required – the condition of the rear wall and
condition of character-defining	foundation should be confirmed. Detailed drawings and
elements to determine the	specifications should be provided for all interventions
appropriate intervention needed.	associated with the rear wall and foundation of the
Use the gentlest means possible	heritage building including new masonry openings and
for any intervention. Respect	new structures abutting or attached to the rear wall, to
heritage value when undertaking	ensure that the methods and materials are compatible
an intervention	with the heritage building.
Standard 8: Maintain character-	Compatible - residential occupancy will ensure that
defining elements on an ongoing	heritage elements are well maintained on an ongoing
basis.	basis.
Standard 9: Make any	Not applicable - no interventions to heritage attributes
intervention needed to preserve	are proposed.
character-defining elements	
physically and visually compatible	
with the historic place and	
identifiable on close inspection.	
Document any intervention for	
future reference.	

Table 2.0: Evaluation according to the *Eight Guiding Principles*

CONSERVATION PRINCIPLE	EVALUATION
Principle 1: Respect for documentary evidence	Not applicable - this pertains to restoration of missing elements. This approach could be used in the future to restore the missing porch, based on historic photos.
Principle 2: Respect of the original location	Not applicable - the heritage building is not being relocated.
Principle 3: Respect of historic materials	Compatible - original materials will be preserved and the new addition includes reference to the original materials in an appropriate manner

<u>Principle 4</u> : Respect for original	Compatible – original fabric will be preserved, and the
fabric	addition requires minimal intervention to original fabric
<u>Principle 5</u> : Respect for the	Compatible – the heritage building will be preserved and
building's history	will remain visually dominant for the street
<u>Principle 6</u> : Reversibility	Mitigation required – there will be no impact to the
	primary facades of the heritage buildings so the potential
	for reversibility is high. Mitigation in the form of
	construction details and materials related to the interface
	between the new link structure and the rear wall and
	foundation of the heritage building should be provided
	that allow for reversibility.
<u>Principle 7</u> : Legibility	Compatible – the form and outline of the heritage
	building will be maintained, and the new addition will be
	visually distinct and subordinate to the heritage building.
Principle 8: Maintenance	Compatible – the heritage building will be maintained as
	part of the renovated residence.

9.0 CONCLUSIONS & RECOMMENDATIONS

The proposed alterations will support the preservation of the Cassin Farmhouse and its ongoing use as a single-family home. Design measures have been successfully employed with regard to the placement, height and massing of the proposed addition so that direct impacts on the heritage building are avoided or minimized. The contemporary design will be clearly legible as a modern addition so that the heritage house will remain distinct and legible. The use of brick in a contemporary manner, and the addition of a wood screen across the front of the proposed addition, introduce traditional materials that respond to the materiality of the heritage building. The proposed alterations will conserve and enhance the existing heritage building; therefore, it is recommended that this application be approved. The minor impacts that have been identified can be successfully mitigated through a Building Protection Plan and a Conservation Plan for the rear wall and foundation of the heritage building.

10.0 QUALIFICAITONS OF THE AUTHOR

Megan Hobson is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

11.0 SOURCES

Ministry of Tourism, Culture & Sport (MTCS), Eight Guiding Principles in the Conservation of Built Heritage Properties

Parks Canada, Standards & Guidelines for the Conservation of Historic Places in Canada (2010)

City of Brampton *Designation By-law 162-2012*: "To designate the property at 18 Grafton Crescent (formerly 10852 The Gore Road) as being of cultural heritage value or interest."

Heritage Brampton, Designation Report; Cassin Farmhouse, 18 Grafton Crescent (formerly 10852 The Gore Road. (December 2011)

Kavanagh, A., et al. Yesterday Today (1982

APPENDIX A: SITE PHOTOS



VIEW FROM GRAFTON CRESCENT [Google]



EXISTING REAR ADDITION – a modern entryway and garage oriented towards Grafton Crescent are attached to the rear elevaiton of the heritage building – this addition will be removed and the new addition will be attached in the same location



REAR ELEVATION – existing entryway and garage attached to the rear elevation of the heritage building



REAR ELEVATION – existing addition attached to the rear elevation of the heritage building



FRONT ELEVATION – the wooden porch listed as a heritage attribute in the Designation was removed by the previous owner





FRONT & SIDE ELEVATIONS – heritage attributes include dichromatic brickwork, painted brick moulds, cross gable roof with a center gable and decorative bargeboards, bay window with decorative iron railings



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 162-2012

To designate the property at 18 Grafton Crescent (formerly 10852 The Gore Road) 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

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 18 Grafton Crescent (formerly 10852 the Gore Road), 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. 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 18 Grafton Crescent (formerly 10852 the Gore Road) 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 2000 DAY OF June, 2012.

Approved as to form

PETER FAY- CLERK

Michael Won, Director, Development Engineering

SCHEDULE "B" TO BY-LAW 162-2012

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 18 GRAFTON CRESCENT (FORMERLY 10852 THE GORE ROAD):

The property at 18 Grafton Crescent (formerly 10852 The Gore Road) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. 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 the Cassin Farmhouse on 18 Grafton Crescent is related to its design or physical value. The house is indicative of the High Victorian Gothic architectural style as it was interpreted in rural Central Ontario. The Cassin Farmhouse contains several elements of the High Victorian Gothic style, including a red brick body, buff brick trim, steep centre gable, and bargeboard.

The property also has historical or associative value as it is directly related to Brampton's early settlers, particularly the Robinson and Cassin families. The house is said to have been built on the 100 acre farm by a William Robinson in 1889. William Robinson may be a descendent of Abel Robinson I, who moved to Canada from York, England in 1837. Robinson died in 1851 and was buried in the Ebenezer Cemetery. His son, Abel Robinson II, served as a Pathmaster for the Toronto Gore in 1865 and 1868, a fence viewer in 1867 and 1869, and was also an auditor for the township in 1871. Abel Robinson II and wife Mary had five children — John, Anne, James, Abel and William. The Historical Atlas of Peel County (1877) shows a dwelling in the location of the subject structure owned by William Robinson. William Robinson is also listed as a carpenter in Lynch's Directory of the County of Peel for 1873-1874. In 1933, the house was sold to a member of the Cassin family who owned the property until 1978.

The Cassin Farmhouse also holds contextual value, as it is directly associated with the long agricultural history of Brampton and the former Toronto Gore, as well as the building boom of the late 1800s. Early examples of farmhouses in the Toronto Gore were of log construction, with a few examples of brick, frame, and stone construction. A Census Return (1861) reveals an increase in the number of brick farmhouses. The change to more substantial and permanent residences marks a movement towards prosperous farmsteads created by an economic boom at that time. The masonry farmhouse alludes to the agricultural character of that once dominated the area.

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:

Design / Physical Value:

- Painted quoins and voussoirs
- Dichromatic brickwork
- Decorative bargeboard
- Broad porch with intricate woodwork and columns
- Cross gable roof with bargeboard at front façade
- Prominent bay window below balconette with unique iron cresting
- Mature trees surrounding the house

Historical / Associative Value:

• Associated with the Robinson family, early settlers to Toronto Gore Township

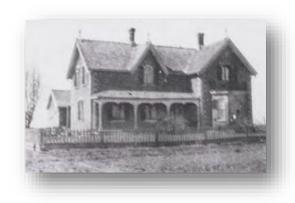
Contextual Value:

 The farmhouse is contextually associated with the agricultural and settlement history of the Toronto Gore





18 Grafton Court - Cassin Farmhouse



PIN: 142160356

Legal Description: Lot 7, Plan 43M-1862; Brampton Current Owner: Jennifer D'Andrea and Paul Sprovieri

Designation By-law: #162-2012 Designation Date: June 20, 2012

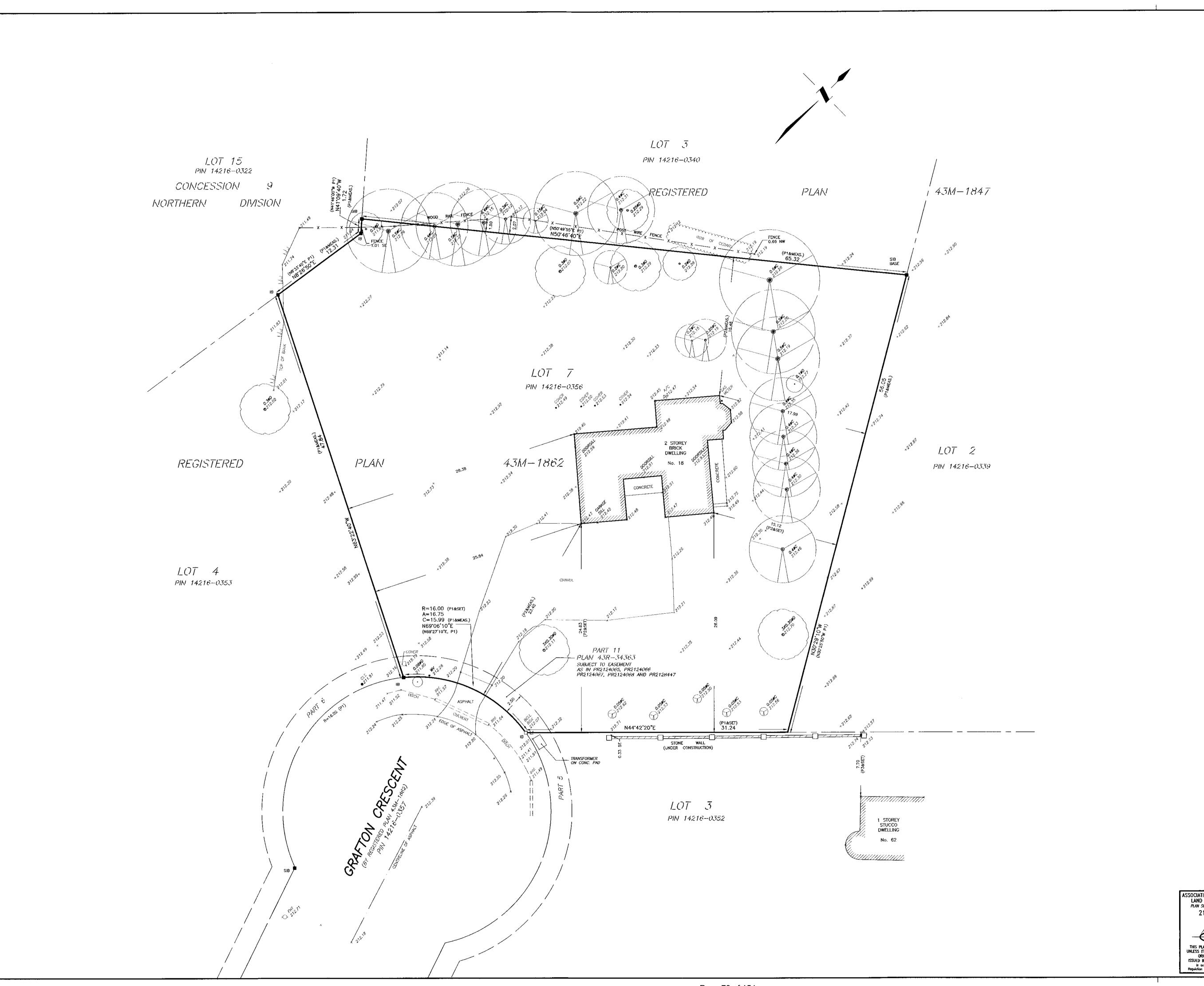
The cultural heritage value of the Cassin Farmhouse is related to its design or physical value as a well-designed example of the High Victorian Gothic architectural style as it was interpreted in rural Central Ontario. The house is distinguished by several architectural features, including a dichromatic brickwork, buff brick trim, steep centre gable, decorative bargeboard, and a prominent bay window with balconette and unique iron cresting.



The property also has historical value as it is associated with early Brampton settlers, particularly the Robinson family. The house is said to have been built on the 100 acre farm by a William Robinson in 1889. Robinson died in 1851 and was buried in the Ebenezer Cemetery. His son, Abel Robinson II, served as a Pathmaster for the Toronto Gore in 1865 and 1868, a fence viewer in 1867 and 1869, and was also an auditor for the township in 1871.

The Cassin Farmhouse also holds contextual value, as it is directly associated with the long agricultural history of Brampton and the former Toronto Gore, as well as the building boom of the late 1800s. Early examples of farmhouses in the Toronto Gore were of log construction, with a few examples of brick, frame, and stone construction. The change to more substantial brick residences, such as the Cassin Farmhouse, marks an agricultural and economic boom at that time.

Page 72 of 154

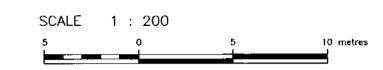


SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF

LOT 7 REGISTERED PLAN 43M-1862

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



TARASICK McMILLAN KUBICKI LIMITED ONTARIO LAND SURVEYORS

© COPYRIGHT, 2020

REPORT SUMMARY

PROPERTY DESCRIPTION: 18 GRAFTON CRESCENT, BEING LOT 7, REGISTERED PLAN 43M-1862, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL, PIN 14216-0356.

SUBJECT TO EASEMENT AS IN PR2124065, PR2124066, PR2124067, PR2124068 AND PR2128447.

COMMENTS: NOTE LOCATION OF FENCES.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF BRAMPTON BENCHMARK No. 546, HAVING A PUBLISHED ELEVATION OF 208.784 metres.

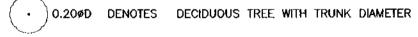
BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOT 7 AS SHOWN ON REGISTERED PLAN 43M-1862, HAVING A BEARING OF N63'22'40"W.

LEGEN

DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT PLANTED
B DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
CLS DENOTES CONCRETE LIGHT STANDARD
WV DENOTES WATER VALVE
FHT DENOTES FIRE HYDRANT TOP
P1 DENOTES REGISTERED PLAN 43M—1862
P2 DENOTES ROUSE SURVEYORS, O.L.S., SEPT 20, 2012
P3 DENOTES YOUNG & YOUNG SURVEYING, O.L.S. AUGUST 4, 2017

ALL FOUND MONUMENTS WERE SET BY TED VAN LANKVELD, O.L.S.



0.200C DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR JENNIFER YU AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON SEPTEMBER 21, 2020.

SEPTEMBER 25, 2020 DATE BORYS KUBICKI ONTARIO LAND SURVEYOR



TARASICK MeMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

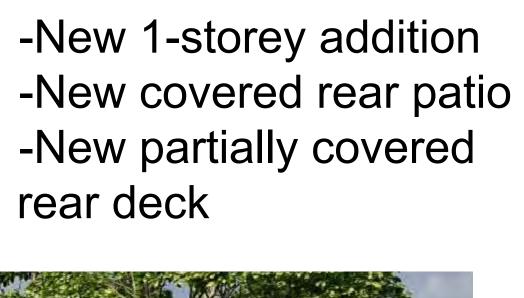
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: R.E. FILE No. 8624-SRPR-T

18 Grafton Crescent Brampton, Ontario

Project Description:

- -New 1-storey addition
- -New partially covered











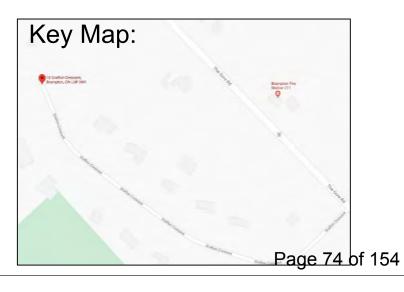
Square Footage:

Existing Basement: 1361.93 ft² (126.53 m²) New Garage: 1497.05 ft² (139.08 m²) New Main: 2683.90 ft² (249.34 m²) Existing Main: 1012.43 ft² (94.06 m²) Existing Second Floor: 981.15 ft² (91.15 m²) New Overall Coverage: 5100.28 ft² (473.83 m²) New Covered Porch: 81.27 ft² (7.55 m²) New Partially Covered Patio: 447.67 ft² (41.59 m²) Architectural Design Firm: SMPL Design Studio

Address: 15 Colbourne St, Hamilton, Ontario

Postal: L8R 2G2

Phone: 905-570-2201





18 Grafton Brampton,

Cover Page

Oct. 27, 2020 Dec. 21, 2020 Jan. 20, 2021 Feb. 05, 2021 Feb. 25, 2021 Mar. 26, 2021

Drawing Submissions:

Date: Type:

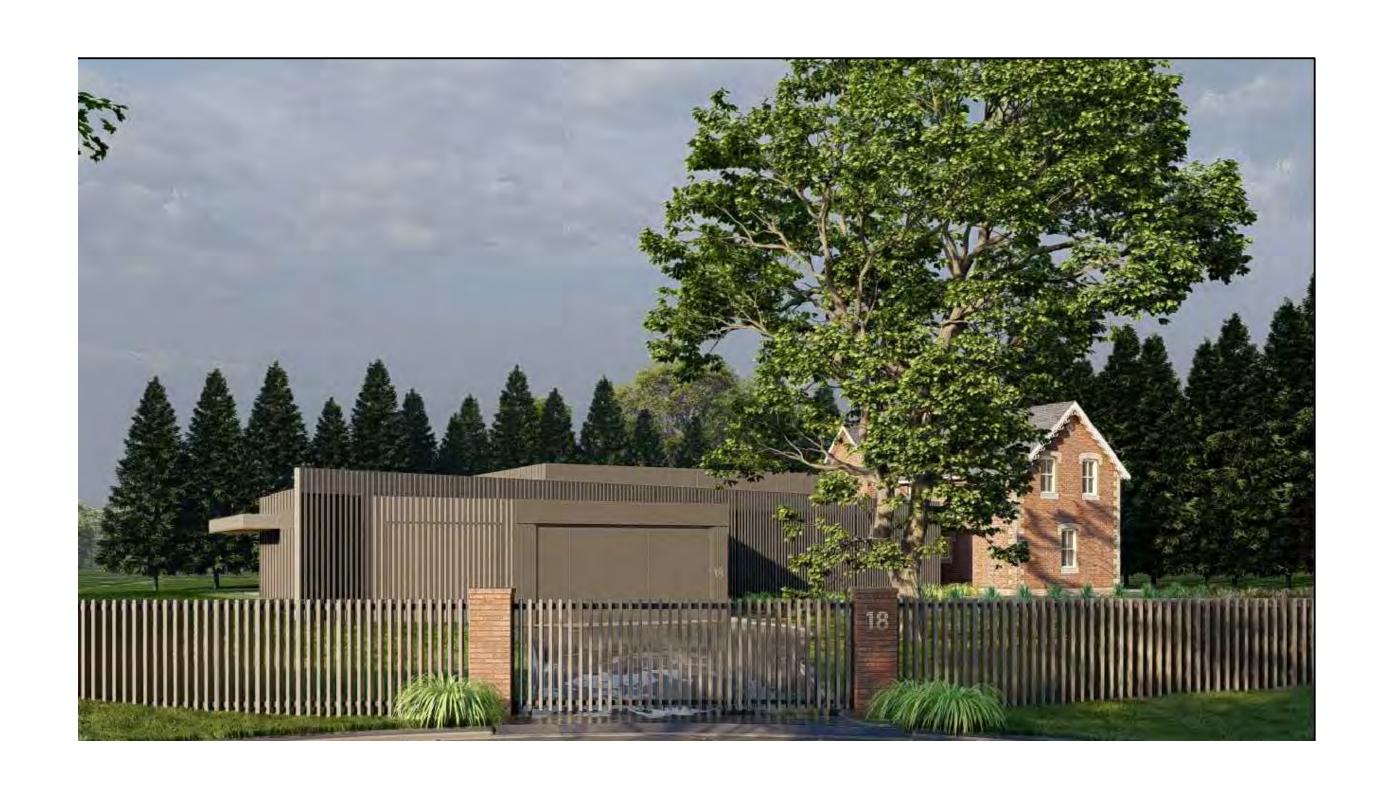
18 Grafton Crescent Brampton, Ontario

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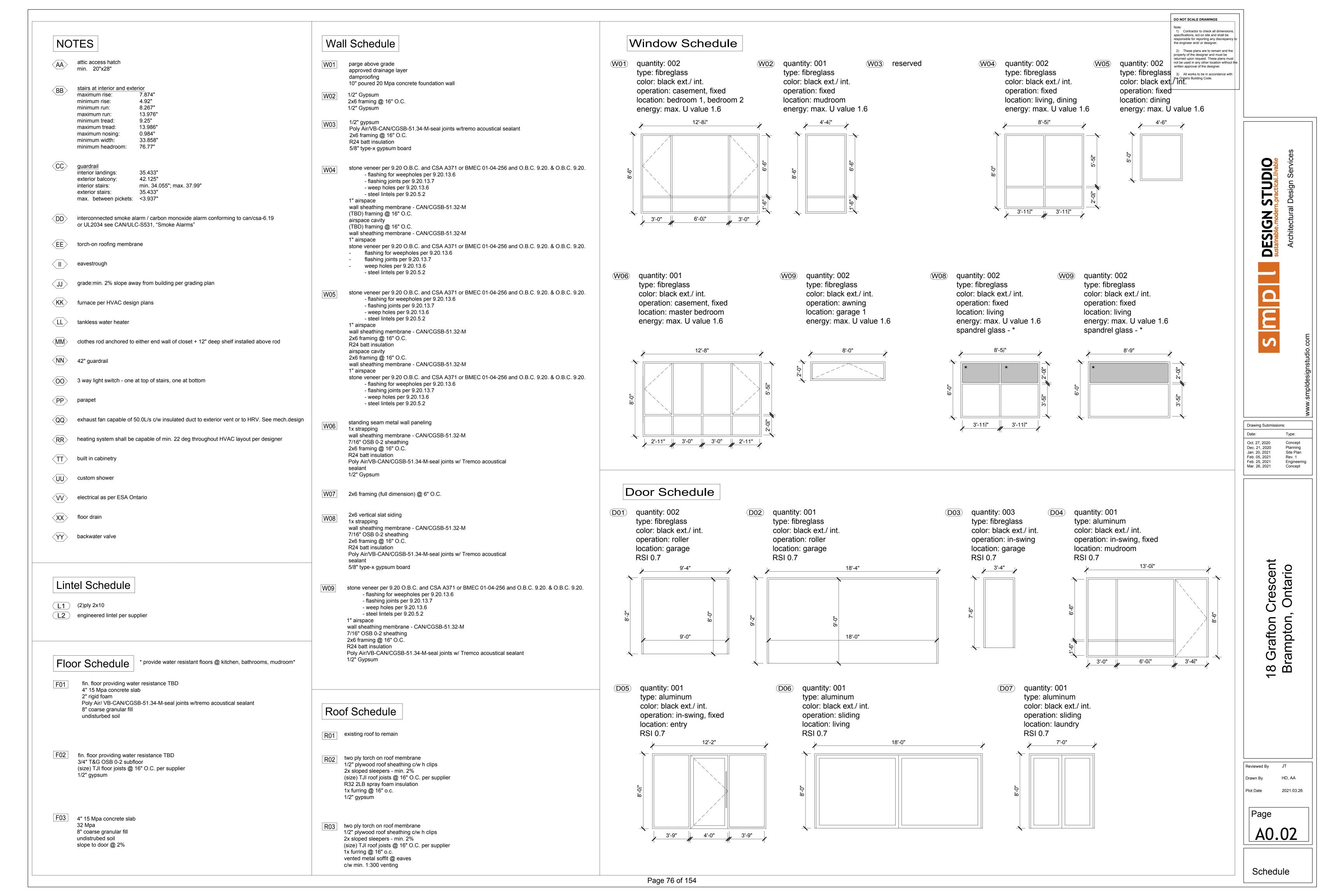
Drawn By HD, AA
Plot Date 2021.03.26

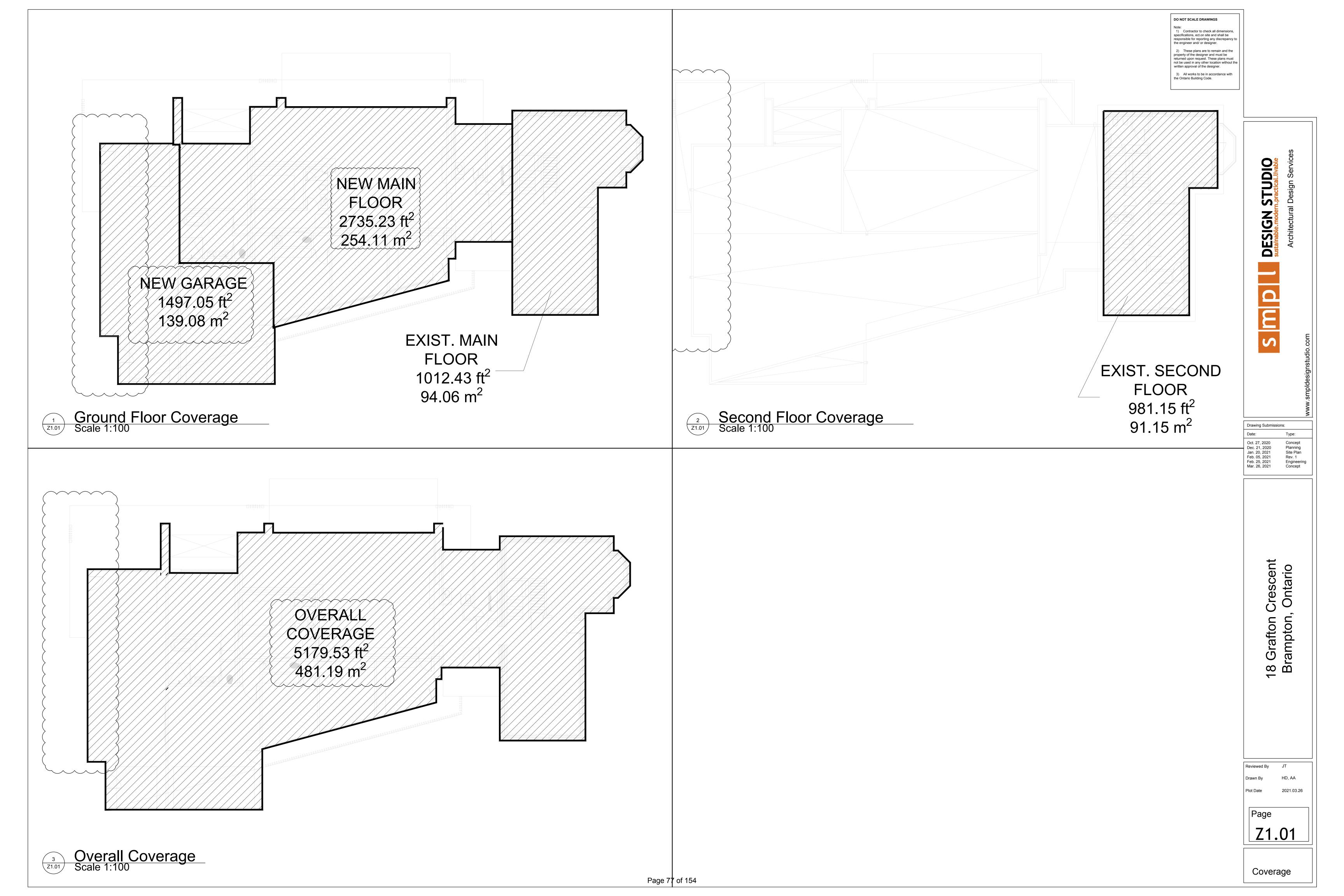
Page **A0.02**

Reference Material

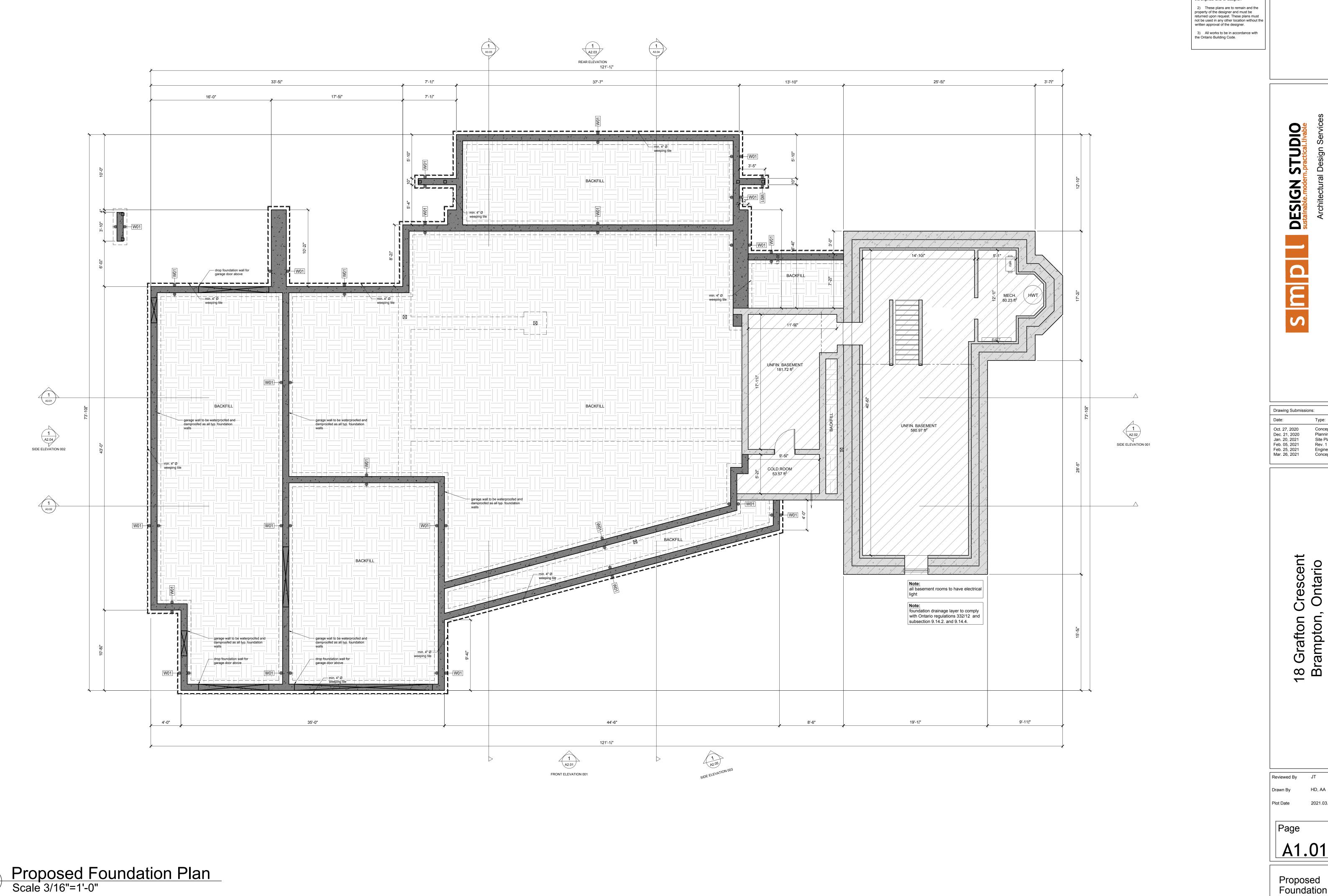










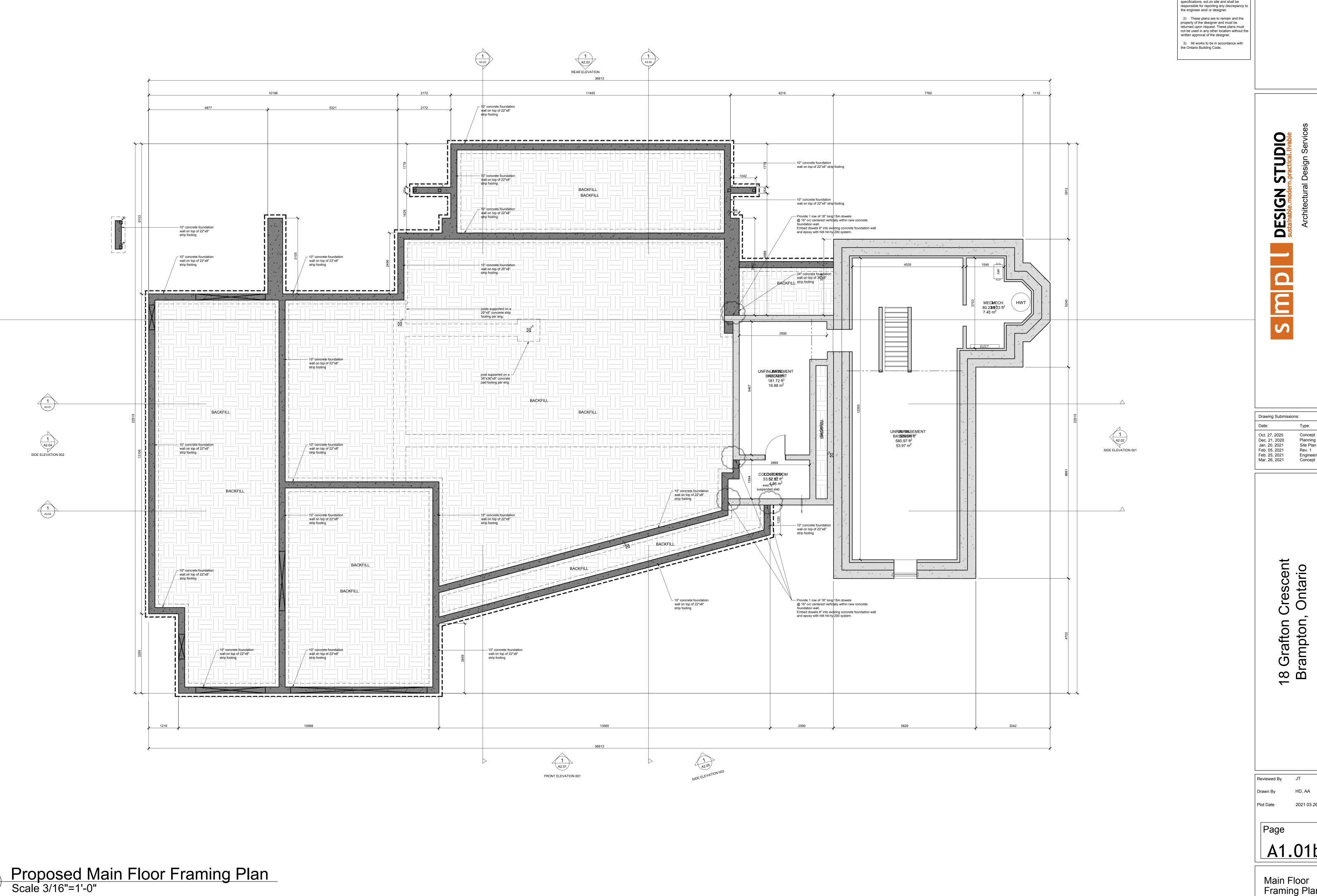


DO NOT SCALE DRAWINGS Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

> Type: Concept Planning Site Plan Rev. 1 Engineering Concept

A1.01a

Proposed Foundation

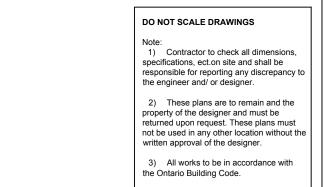


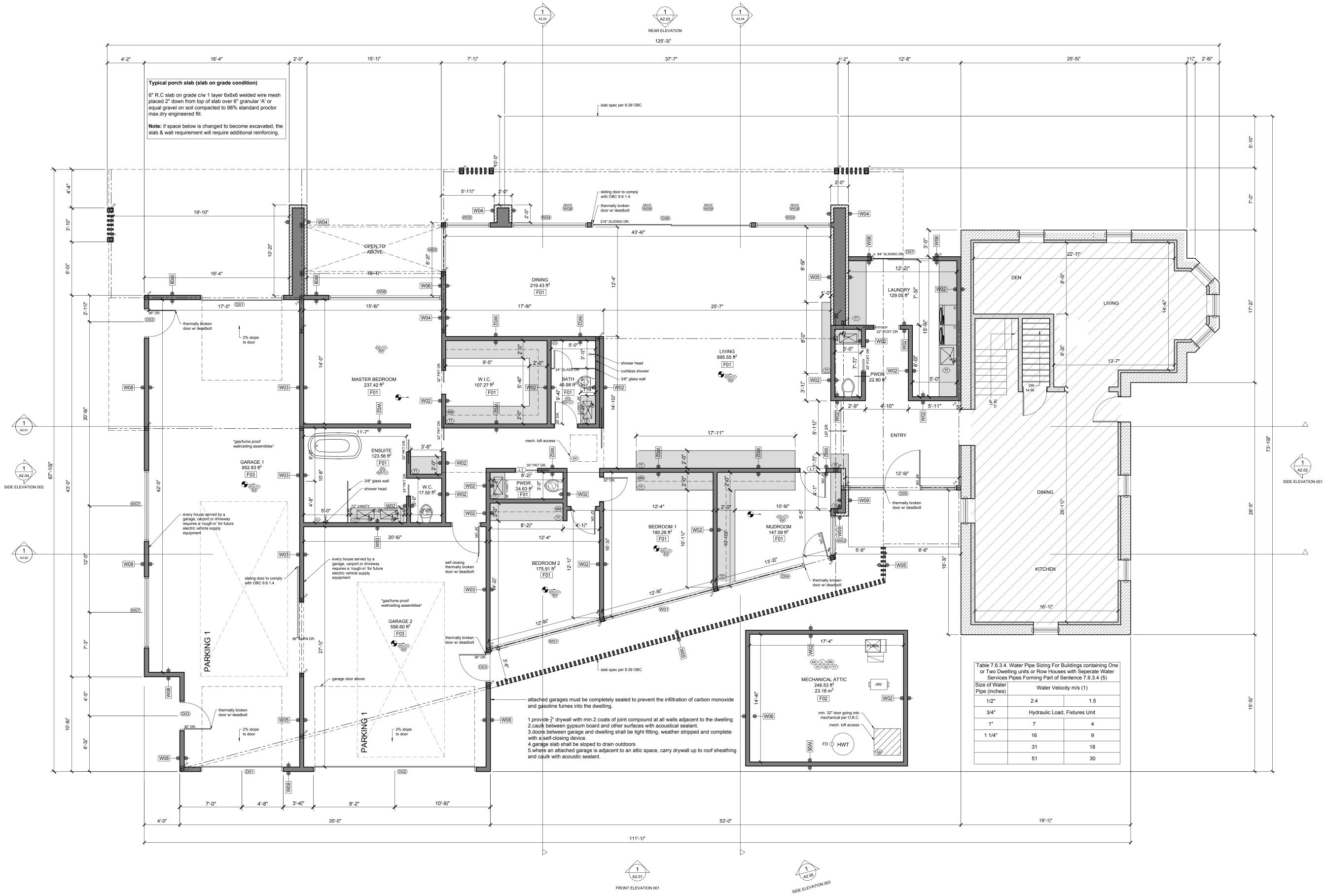
DO NOT SCALE DRAWINGS specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

Planning Site Plan Rev. 1

A1.01b

Main Floor Framing Plan





S M DESIGN STUDIO sustainable.modern.practical.livable Architectural Design Services

Drawing Submissions:

Date: Type:

Oct. 27, 2020 Concept
Dec. 21, 2020 Planning
Jan. 20, 2021 Site Plan
Feb. 05, 2021 Rev. 1
Feb. 25, 2021 Engineering
Mar. 26, 2021 Concept

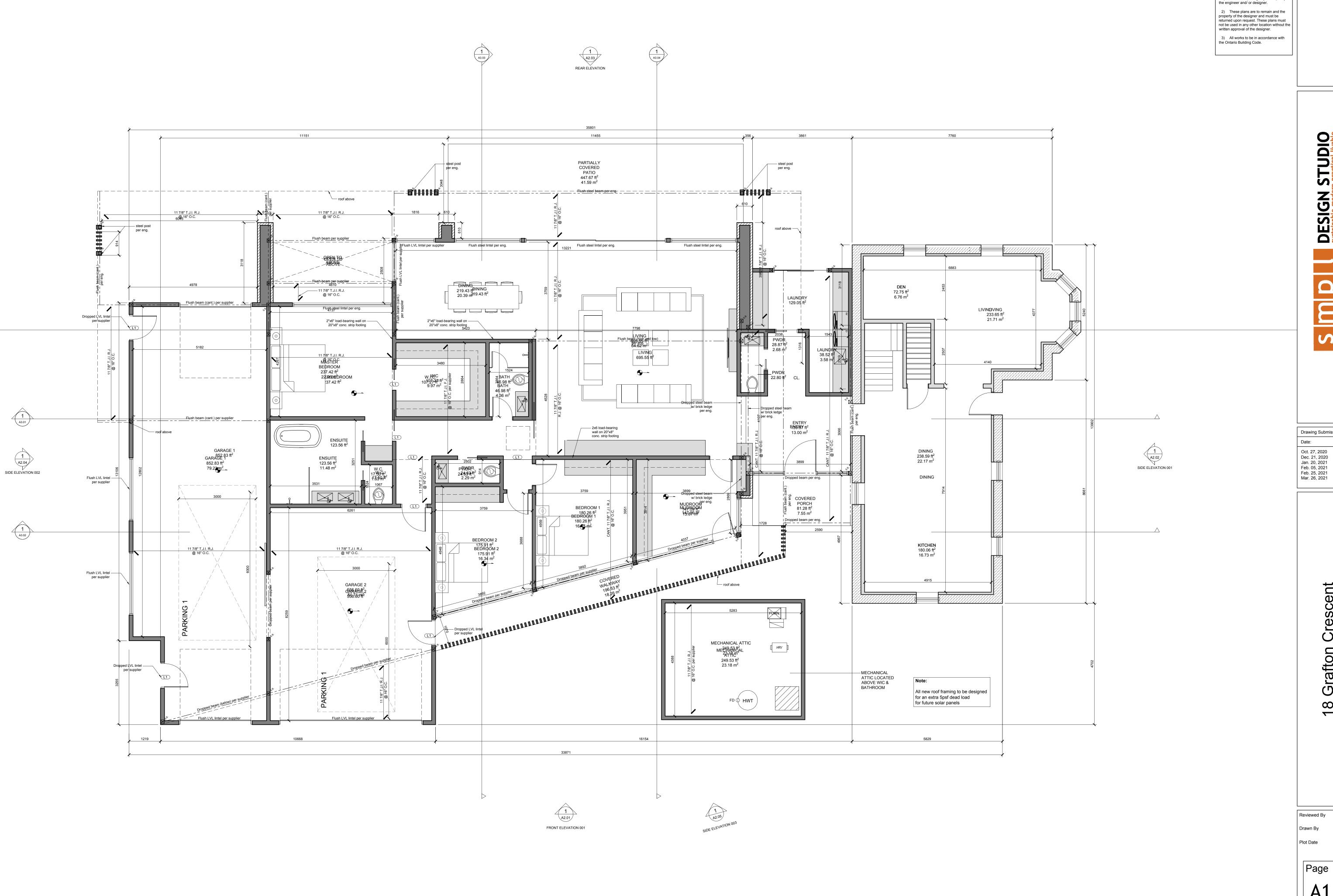
18 Grafton Crescent Brampton, Ontario

Reviewed By JT
Drawn By HD, AA

Plot Date 2021.03.26

Page **A1.02a**

Proposed Main Floor Plan



DO NOT SCALE DRAWINGS 1) Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

> STUDIO **DESIGN**sustainable.modern

Drawing Submissions:

Crescent , Ontario 18 Grafton Brampton,

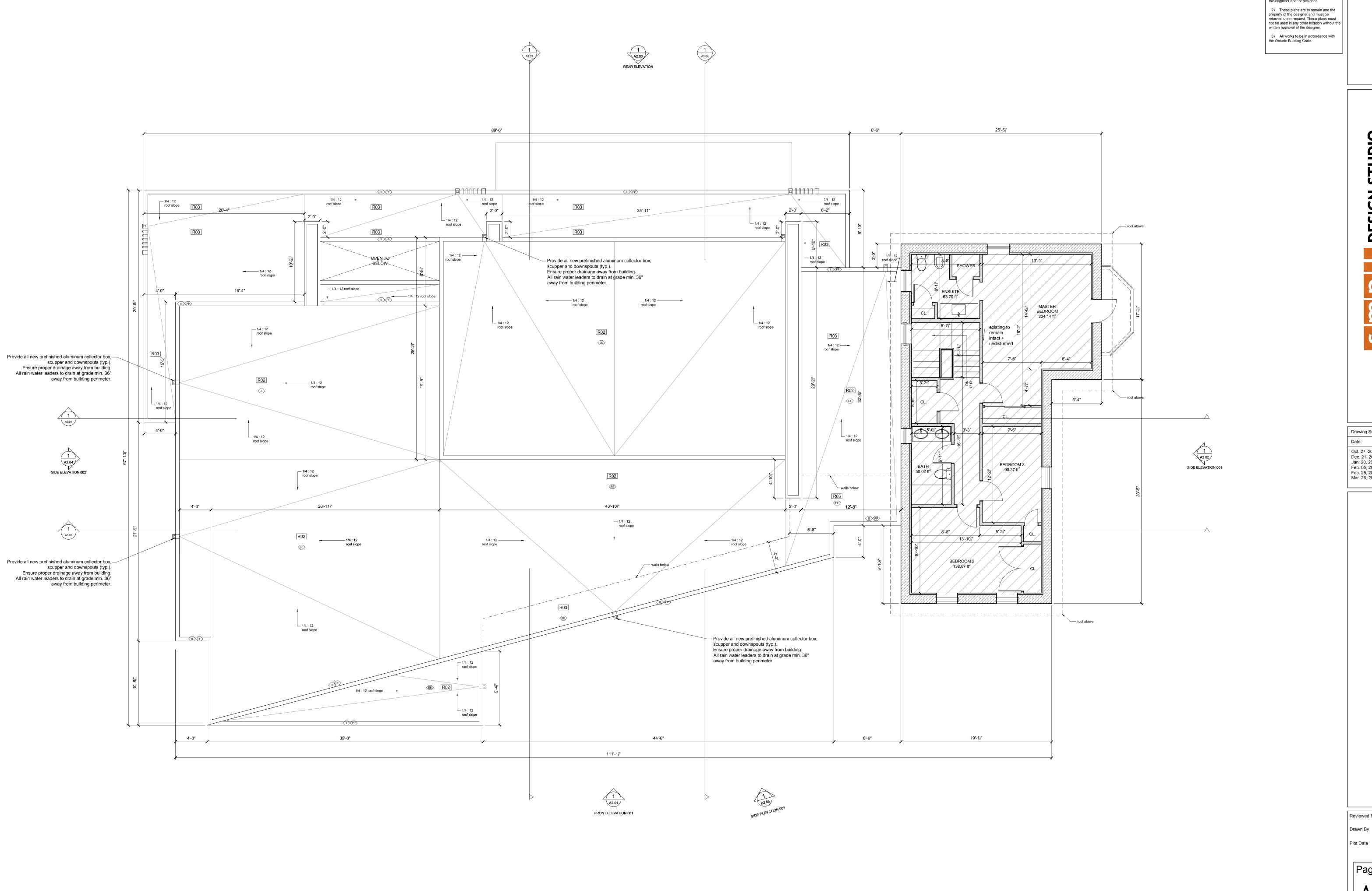
Reviewed By 2021.03.26

Page

A1.02b

Roof Framing Plan

Proposed Roof Framing Plan
Scale 3/16"=1'-0"



DO NOT SCALE DRAWINGS Note:

1) Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

> STUDIO **DESIGN**sustainable.moderi

Drawing Submissions: Type: Oct. 27, 2020 Dec. 21, 2020 Jan. 20, 2021 Feb. 05, 2021 Feb. 25, 2021 Concept Planning Site Plan Rev. 1 Engineering Concept Mar. 26, 2021

> Crescent , Ontario 18 Grafton Brampton,

Reviewed By HD, AA 2021.03.26

Page

A1.03

Proposed Roof Plan

Proposed Flat Roof Plan
Scale 3/16"=1'-0"

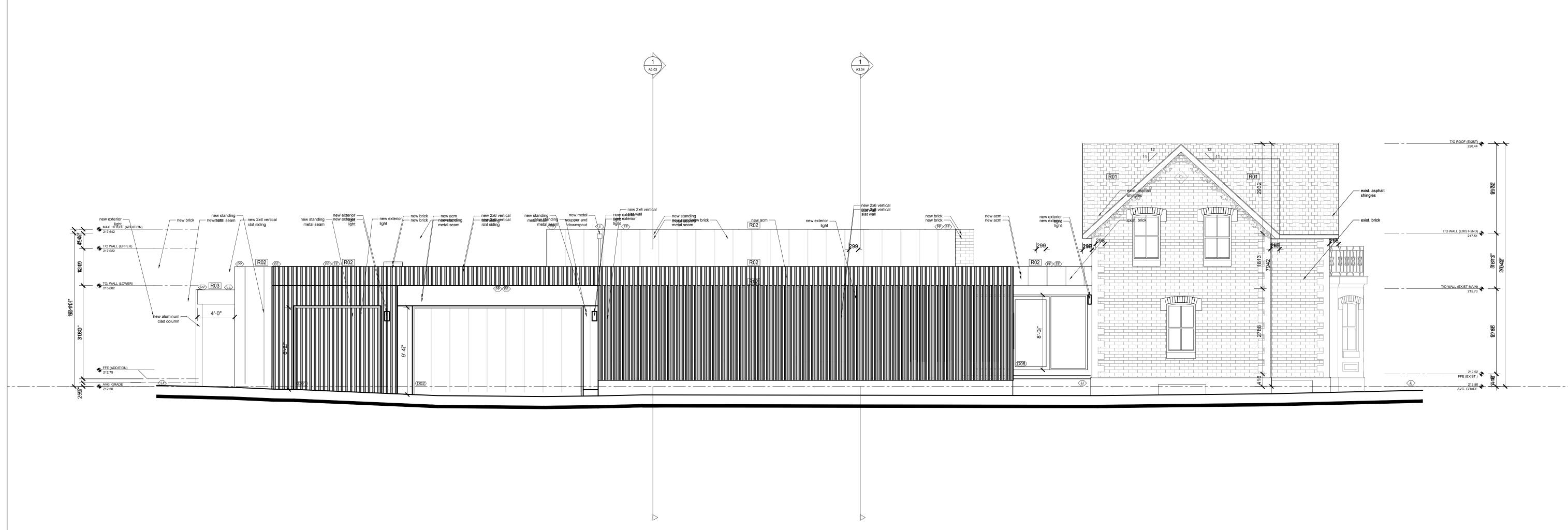
DO NOT SCALE DRAWINGS

Note:

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2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.



S M DESIGN STUDIO sustainable.modern.practical.livable
Architectural Design Services

Drawing Submissions:

Date: Type:

Oct. 27, 2020 Concept
Dec. 21, 2020 Planning
Jan. 20, 2021 Site Plan
Feb. 05, 2021 Rev. 1
Feb. 25, 2021 Engineering
Mar. 26, 2021 Concept

18 Grafton Crescent Brampton, Ontario

Reviewed By JT

Drawn By HD,

Plot Date 2021.03.26

Page **A2.01**

Elevations

Front Elevation
Scale 3/16"=1'-0"

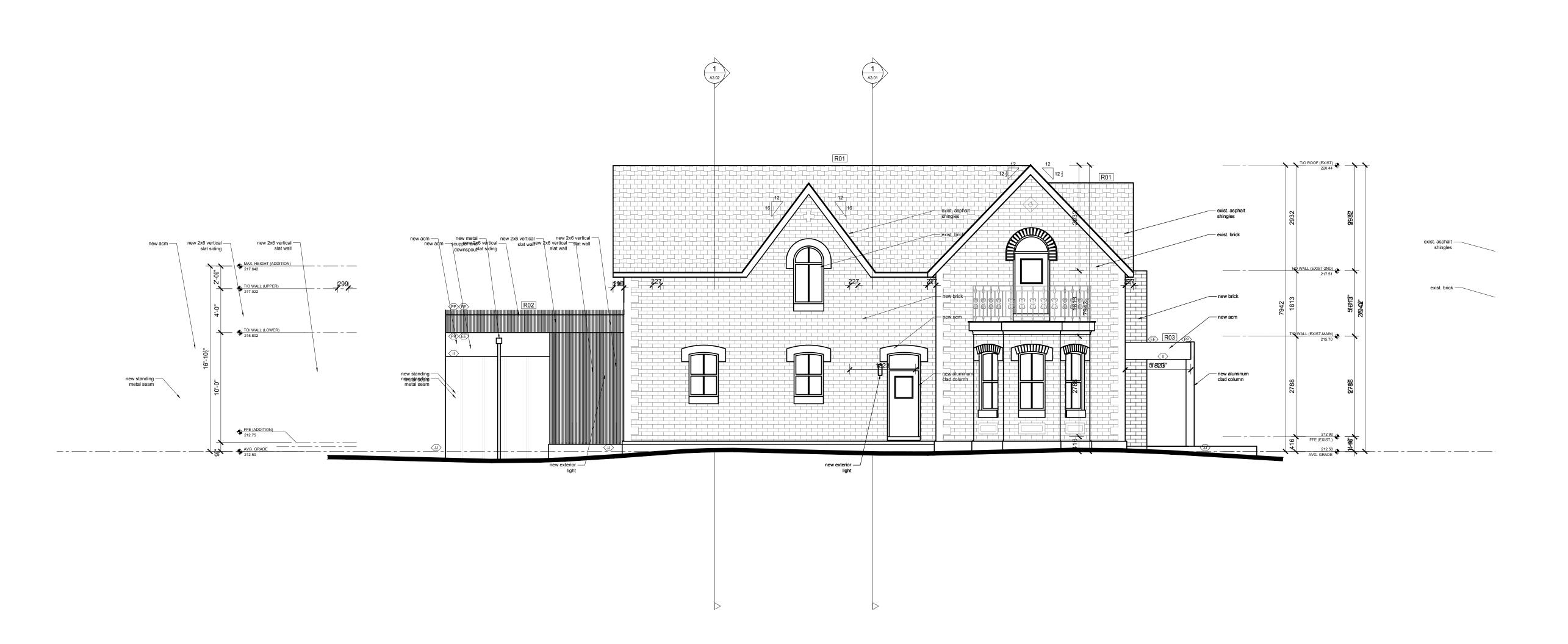


18 Grafton Crescent Brampton, Ontario

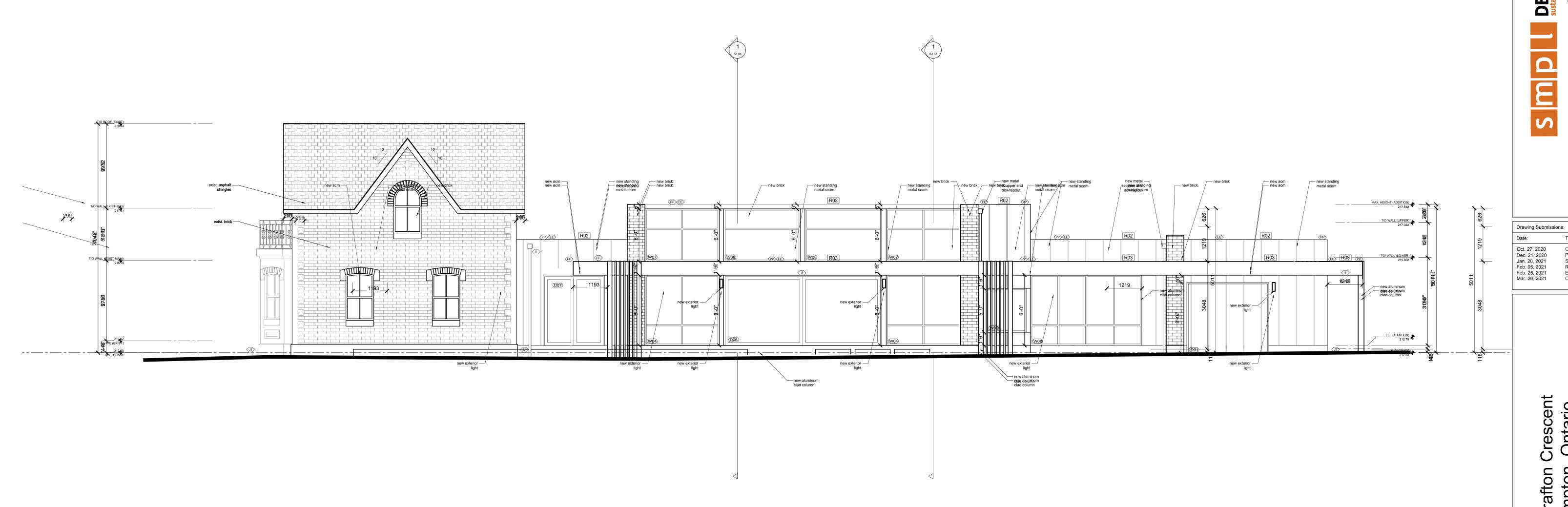
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Drawn By HD, AA
Plot Date 2021.03.26

Page **A2.02**



DO NOT SCALE DRAWINGS Note:
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Crescent , Ontario 18 Grafton C Brampton,

Concept Planning Site Plan Rev. 1 Engineering Concept

STUDIO

DESIGN sustainable.modern

Reviewed By

2021.03.26 Plot Date

Page A2.03

DO NOT SCALE DRAWINGS

Note:

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3) All works to be in accordance with the Ontario Building Code.



Drawing Submissions:

Date: Type:

Oct. 27, 2020 Concept
Dec. 21, 2020 Planning
Jan. 20, 2021 Site Plan
Feb. 05, 2021 Rev. 1
Feb. 25, 2021 Engineering
Mar. 26, 2021 Concept

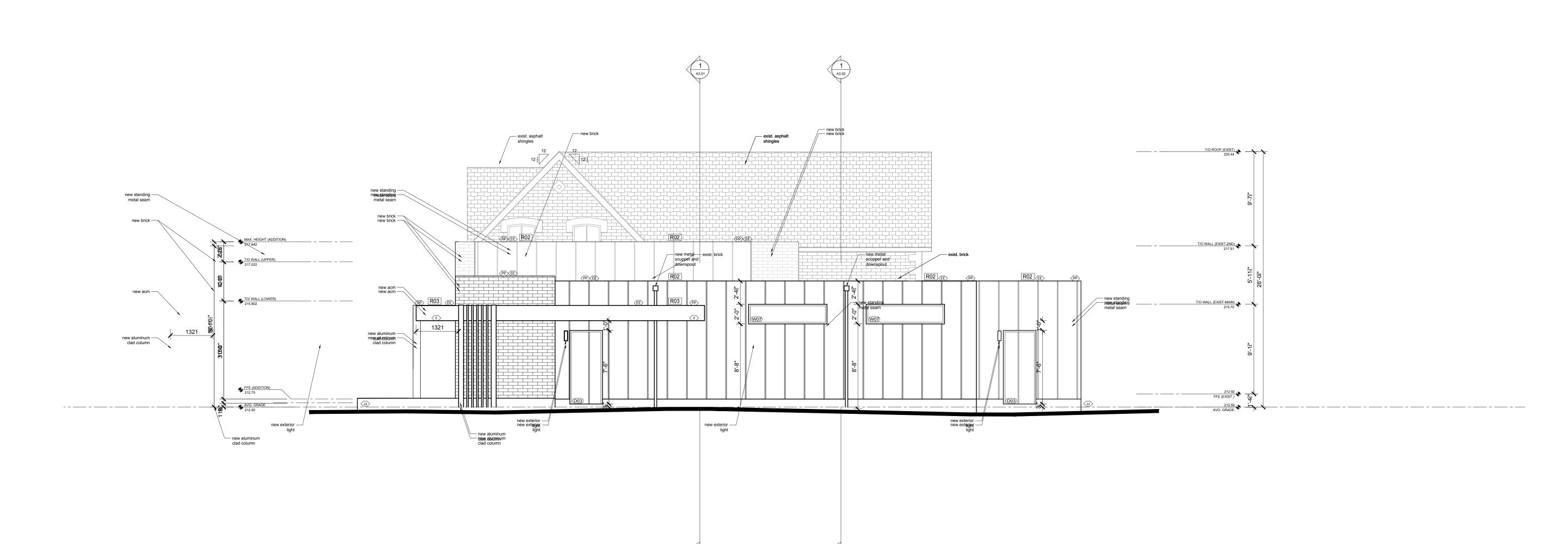
18 Grafton Crescent Brampton, Ontario

Reviewed By JT

Drawn By HD. A

Drawn By HD, AA
Plot Date 2021.03.26

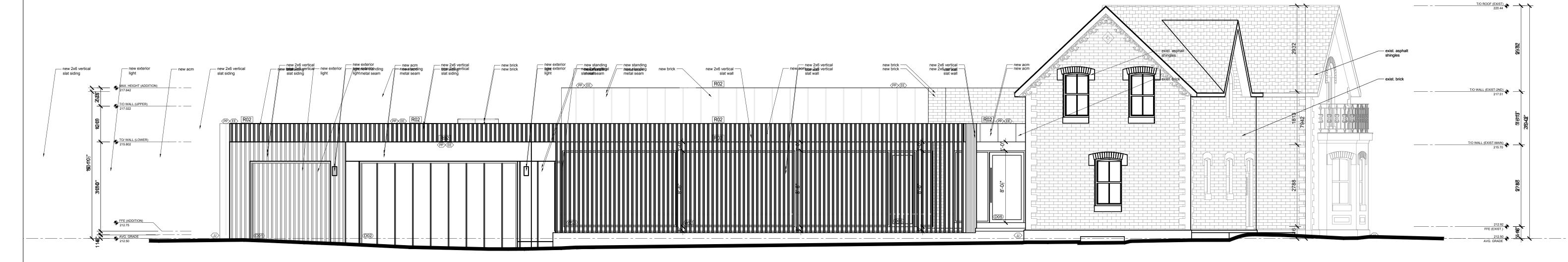
Page **A2.04**



Note:
1) Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.



S M DESIGN STUDIO sustainable.modern.practical.livable Architectural Design Services

Drawing Submissions:

Date: Type:

Oct. 27, 2020 Concept
Dec. 21, 2020 Planning
Jan. 20, 2021 Site Plan
Feb. 05, 2021 Rev. 1
Feb. 25, 2021 Engineering
Mar. 26, 2021 Concept

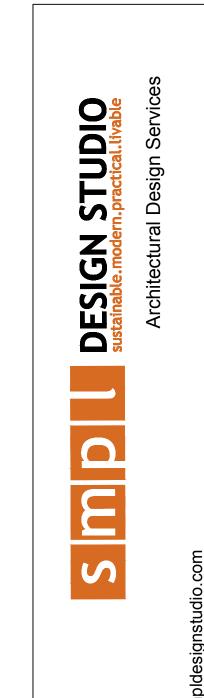
18 Grafton Crescent Brampton, Ontario

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Drawn By HD, AA

Plot Date 2021.03.26

Page **A2.05**



18 Grafton Crescent Brampton, Ontario

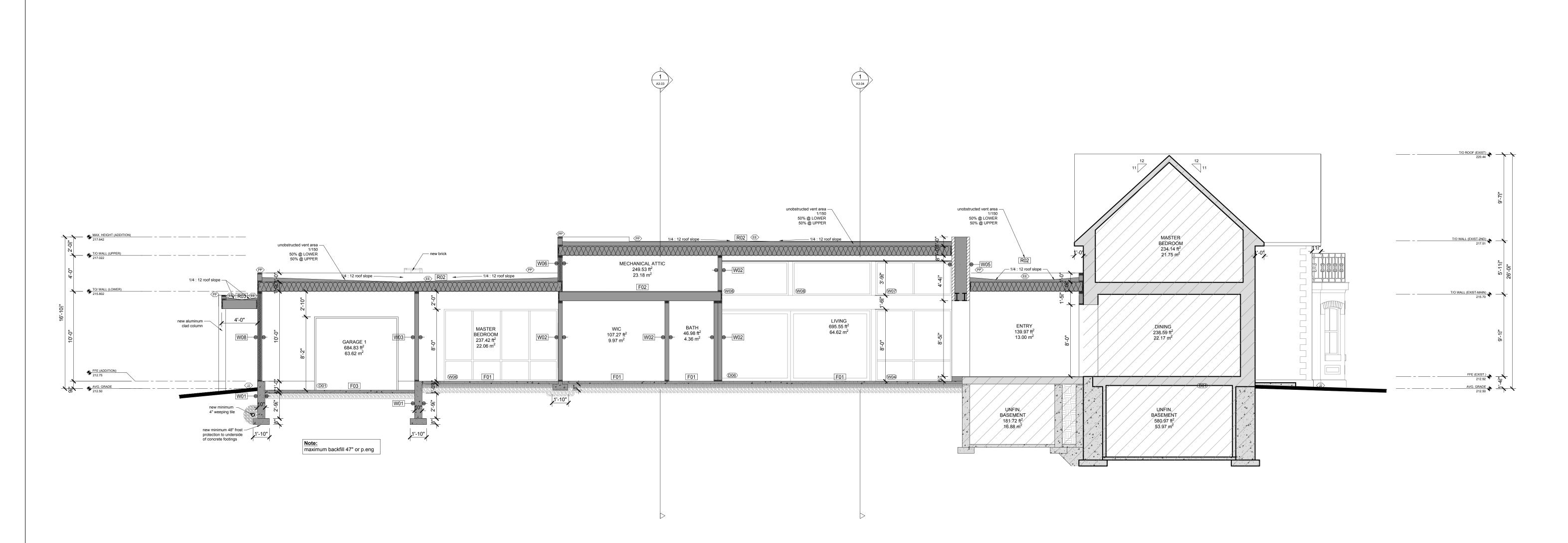
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Plot Date 2021.03.26

Page **A3.01**

Sections





18 Grafton Crescent Brampton, Ontario

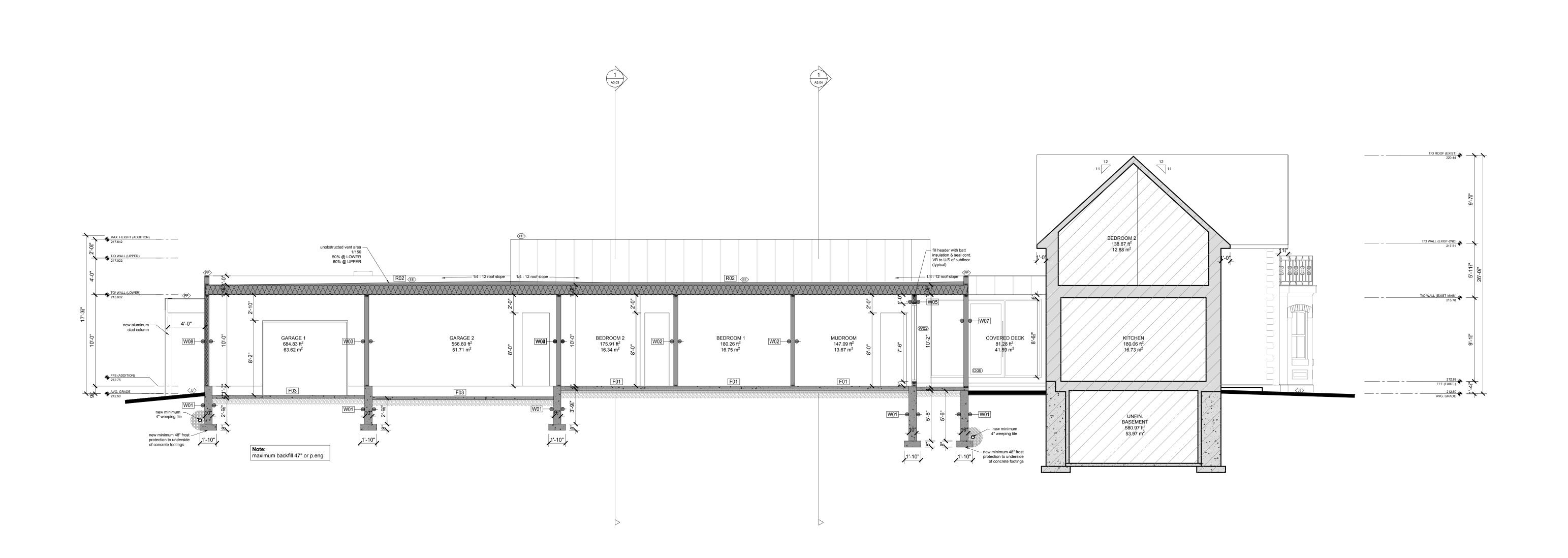
Reviewed By JT

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Plot Date 2021.03.26

Page **A3.02**

Sections





18 Grafton Crescent Brampton, Ontario

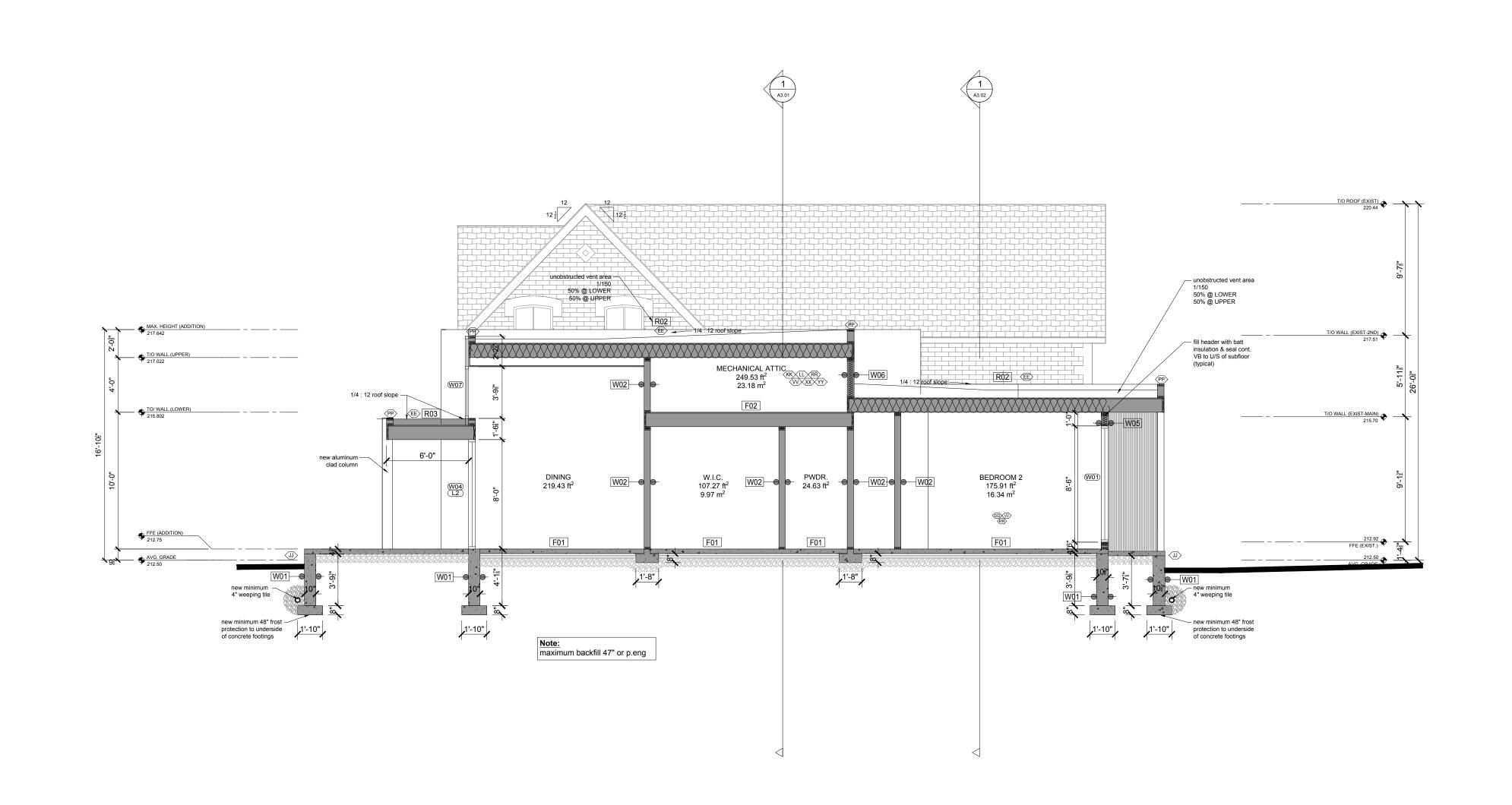
Reviewed By JT

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Plot Date 2021.03.26

Page **A3.03**

Sections



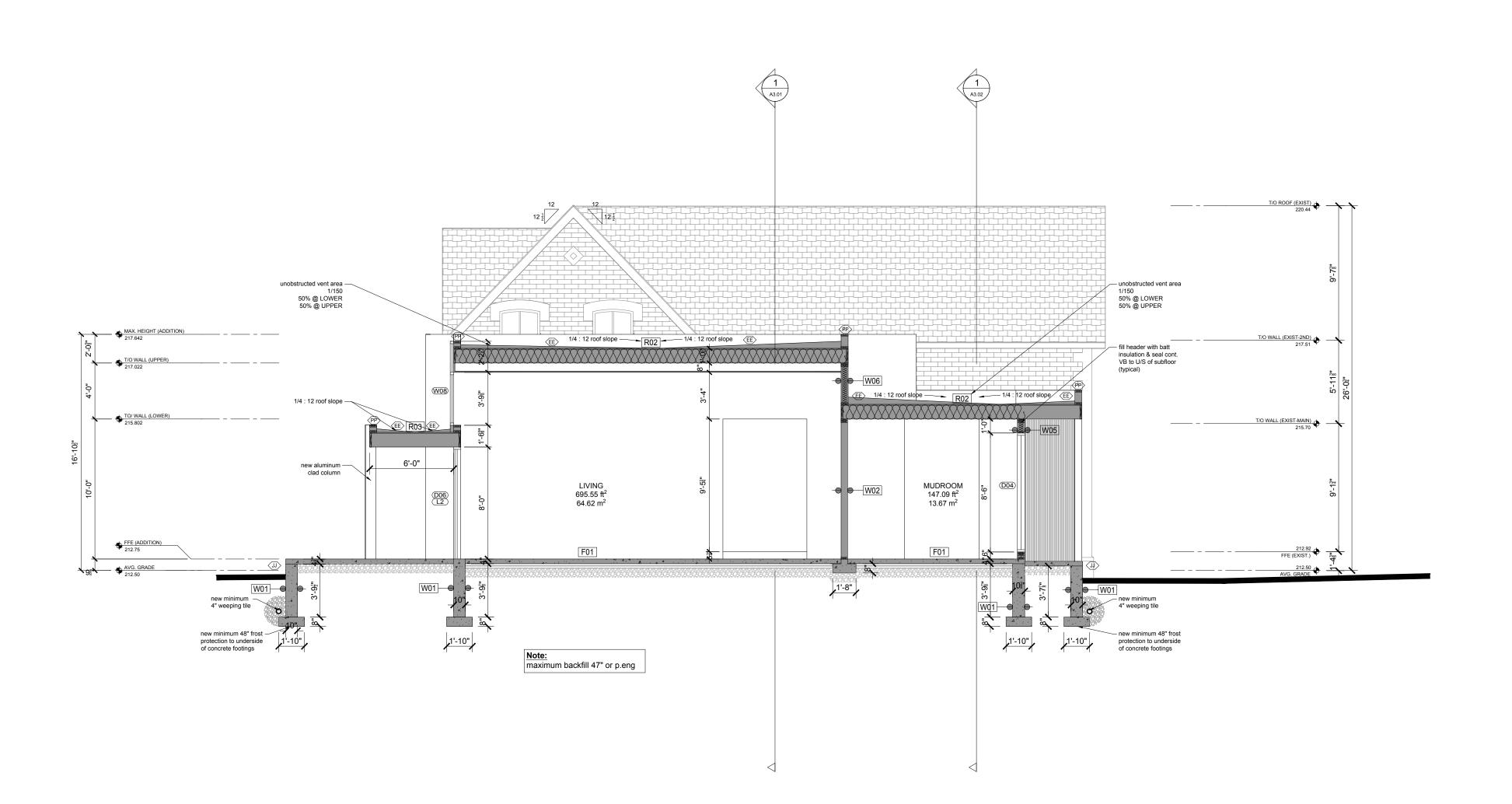
DO NOT SCALE DRAWINGS

Note:

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2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.



S M STUDIO sustainable.modern.practical.livable
Architectural Design Services

Drawing Submissions:

Date: Type:

Oct. 27, 2020 Concept
Dec. 21, 2020 Planning
Jan. 20, 2021 Site Plan
Feb. 05, 2021 Rev. 1
Feb. 25, 2021 Engineering
Mar. 26, 2021 Concept

18 Grafton Crescent Brampton, Ontario

Reviewed By JT

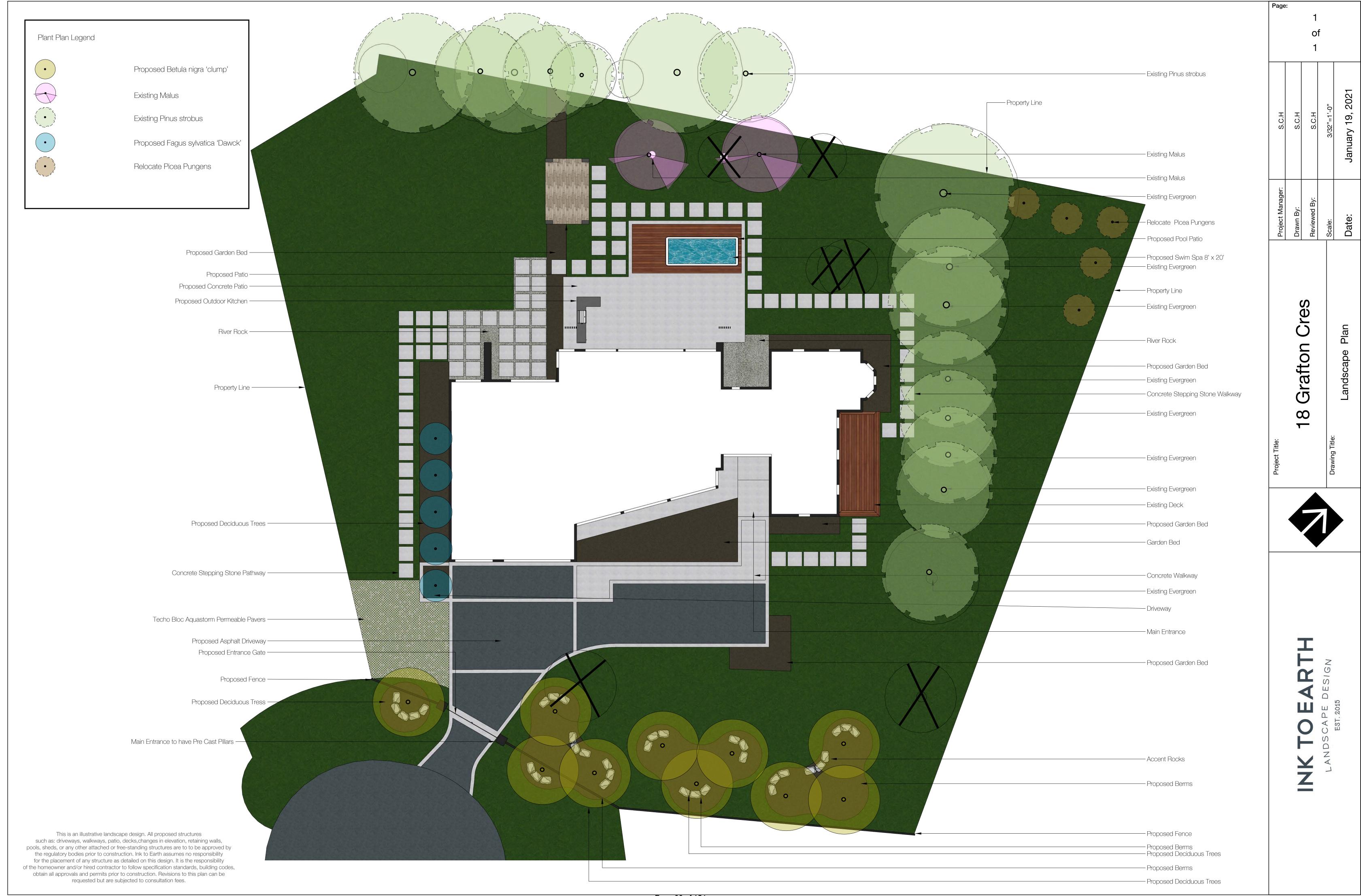
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Plot Date 2021.03.26

Page **A3.04**

Sections

Building Section 004
Scale 3/16"=1'-0"



PART TWO - HERITAGE PERMIT APPLICATION:

HERITAGE PERMIT APPLICATION FORM

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER					
NAME OF REGISTERED OV	vner(s) GAVIN	DEMONTE ANI	D JENNIFER Y	Ú .	
TELEPHONE NO. HOME (4	16) 319-7479	BUSINESS: ()	FAX: ()
E-MAIL ADDRESS: gavin.d	emonte@hotmail.c	om			
MAILING ADDRESS: 18 G	RAFTON CRESCE	ENT, BRAMPTON C	N L6P 0M1		
B. AGENT (Note: Full name & address	of agent acting o	on behalf of applic	ant; e.g. archite	ct, consult	ant, contractor, etc)
NAME OF AGENT(S) LINE	SEY BRUCE				
TELEPHONE NO. HOME ()	BUSINESS: (90	5) 529-7675	FAX: ()
E-MAIL ADDRESS: lindse	ey@smpldesignstud	dio.com			
MAILING ADDRESS: 15 Co	OLBOURNE STRE	ET, HAMILTON ON	I L8R 2G2		

Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.

TS(S) / BLOCK(S)	
ONCESSION NO.	REGISTERED PLAN NO. 43M-1862
ART(S) NO.(S)	REFERENCE PLAN NO.
OLL NUMBER:	
IN (PROPERTY IDENTIFICATION NO.)	14216-0356
OVERALL PROJECT DESCRIPTION /	SUMMARY OF PROPOSAL
Construction of a one-storey add	ition to an existing dwelling located on a property
that is Designated under Part IV	of the Ontario Heritage Act.
(Designation By-law 162-2012)	
, , ,	

E. DESCRIPTION OF WORKS

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

Rehabilitation and/or Preventative Conservation Measures (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):			
See attached Heritage Impact Assessment by Megan Hobson CAHP			
Major Alterations, Additions and/or New Construction (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):			
See attached Heritage Impact Assessment by Megan Hobson CAH			
Restoration (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):			
n/a			

(Check all that apply)					
NEW CONSTRUCTION	IS PROPOSED	X			
DEMOLISH 🗌	ALTER 🛚	EXPAND		RELOCATE	
G. SITE STATISTICS (LOT DIMENSIONS	For addition a	nd construction o 16m		u res) 84m (IRREGULAR)	
LOT AREA		3409.65	_m2		
EXISTING BUILDING COVERAGE		13.43	_%		
BUILDING HEIGHT	EXISTING	8.5	m		
	PROPOSED	5	_m		
BUILDING WIDTH	EXISTING	7.8	_m		
	PROPOSED	34.5	_m		
ZONING DESIGNATION	REZ - 1873	3	_		
OTHER APPROVALS R	EQUIRED: (Che	eck off only if red	quired)		
MINOR VARIANCE (CO	DA)				
SITE PLAN APPROVAL					
BUILDING PERMIT					
CONSERVATION AUTHORITY					
SIGN BYLAW APPROV	AL				
(Note: IF YES, other a City Council)	pprovals shou	uld be scheduled	after the H	leritage Permit ha	s been approved by

F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY

	CHECKLIST OF REQUIRED INFORMATION SUBMITTED Theck all that apply)		
X	REGISTERED SURVEY		
X	SITE PLAN (showing all buildings and vegetation on the property)		
X	EXISTING PLANS & ELEVATIONS - AS BUILT		
X	PROPOSED PLANS & ELEVATIONS		
X	PHOTOGRAPHS		
	MATERIAL SAMPLES, BROCHURES, ETC - materials are indicated on architectural drawing	igs and	
X	samples can be provided upon request CONSTRUCTION SPECIFICATION DETAILS		
I HE KNO I UN TO I AL SUB	AUTHORIZATION / DECLARATION HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF NOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION. JINDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURS DETAIL THE ONTARIO BUILDING CODE. ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTE JUDIECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION. Property entry, if required, will be organized with the applicant or agent prior to entry)	UANT	
	Lindsey Bruce MAY 12, 2021		
Sigr	gnature of Applicant or Authorized Agent Date of Submission		
	eritage Permit applications are submitted to the Planning, Design and Development Departmen oor Counter, Brampton City Hall,	t, 3rd	

Ontario L6Y 4R2, 905-874-3825.

The personal information on this form is collected under the authority of the *Ontario Heritage Act*, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton,

J. APPROVAL CHECKLIST

(Internal use only)

Authority:	Date:	Resolution:
Brampton Heritage Board		
Planning Committee (PDD)		
City Council	- <u></u>	

General Standards for Preservation, Rehabilitation and Restoration

- Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
- 3. Conserve heritage value by adopting an approach calling for minimal intervention.
- Recognize each historic place as a physical record of its time, place and use. Do not
 create a false sense of historical development by adding elements from other historic
 places or other properties, or by combining features of the same property that never
 coexisted.
- Find a use for an historic place that requires minimal or no change to its characterdefining elements.
- Protect and, if necessary, stabilize an historic place until any subsequent intervention
 is undertaken. Protect and preserve archaeological resources in place. Where there is
 potential for disturbing archaeological resources, take mitigation measures to limit
 damage and loss of information.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind an extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

- 11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.



Report
Staff Report
The Corporation of the City of Brampton
2021-06-15

Date: 2020-01-03

Subject: Recommendation Report: Direction to enter into a Designated

Heritage Property Incentive Grant Agreement as per the By-law

235-2020

Contact: Harsh Padhya, Heritage Planner; City Planning & Design

Harsh.Padhya@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-723

Recommendations:

THAT the report titled: Recommendation Report: Direction to enter into a
Designated Heritage Property Incentive Grant Agreement with the owner, be
received, and

2. THAT the Director, Policy Planning, Planning, Building and Economic Development or their designate be authorized to execute Designated Heritage Property Incentive Grant Agreements which are referenced in By-law 266-2011 as amended by By-law 235-2020 as a "Standard Agreement" and that the staff be authorized to take the necessary steps to implement the terms of the agreement.

Overview:

- This report recommends that Director, Policy Planning, Planning, Building and Economic Development or their designate be authorized to execute Designated Heritage Property Incentive Grant Agreements which are referenced in with By-law 266-2011 as amended by By-law 235-2020 as a "Standard Agreement".
- A Designated Heritage Property Incentive Grant may be awarded in an amount not exceeding the cost of the Eligible Conservation Work and up to a maximum of ten thousand dollars (\$10,000).
- Heritage Incentive Grant application is submitted by the owner in the form of an application form and a standard agreement.

Current Status:

The report recommends to authorize Director, Policy Planning, Planning, Building and Economic Development or their designate be authorized to execute these agreements until further amendment are made to the Administrative Authority By-law 216-2017.

At present the following Designated Heritage Property Incentive Grant applications are either approved and/ or are in process of approval by the Council.

 87 Elizabeth Street South - Heritage Permit and Designated Heritage Property Incentive Grant application for 87 Elizabeth Street South for repairing and replacing the windows on the front and side elevations identified as heritage attributes with accurate replications matching the existing profile and appearance was submitted by the applicant.

The report from the Brampton Heritage Board Meeting of January 19, 2021 was considered by the Planning and Development Committee on February 1, 2021 and approved by Council on February 17, 2021 (HB005-2021).

2. 27 Church St E - Heritage Permit and Designated Heritage Property Incentive Grant application for 27 Church St. E. for the restoration and repair of Main and Rear Chimney was submitted by the applicant.

The report from the Brampton Heritage Board Meeting of April 7, 2021 was considered by the Planning and Development Committee on April 26, 2021 and approved by Council on May 5, 2021 (HB014-2021).

3. 8 Wellington St. W. - Heritage Permit and Designated Heritage Property Incentive Grant application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing was submitted by the applicant.

The report was brought to the Brampton Heritage Board on May 18, 2021 and was considered by the Board through the motion HB023-2021.

4. 38 Isabella Street - Heritage Permit and Designated Heritage Property Incentive Grant application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance was submitted by the applicant.

The report was brought to the Brampton Heritage Board on May 18, 2021 and was considered by the Board through the motion HB025-2021.

Corporate Implications:

Financial Implications:

There are no new financial implications resulting from the adoption of this report.

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Other	ımn	แตลเ	ınns:
O 11 101		noat	

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Conclusion:

This Recommendation Report seeks Council's direction to authorize Director, Policy Planning, Planning, Building and Economic Development or their designate be authorized to execute Designated Heritage Property Incentive Grant Agreements. This authorization is required to enable the Agreement to be executed and the related condition to be cleared for the proposed alteration on a designated heritage resource.

Authored by:	Reviewed by:		
 Harsh Padhya			
Heritage Planner	Manager, Land Use Policy		
Reviewed by:	Approved by:		
Bob Bjerke, MCIP, RPP	Richard Forward, MBA, MSc. P.Eng.,		
Director, Policy Planning	Commissioner, Planning and Development Services		
Submitted by:			
David Barrick			
Chief Administrative Officer			

Attachments:

Appendix A – By-law 235-2020 – To Establish A Designated Heritage Property Incentive Grant Program

Appendix B – Designated Heritage Property Incentive Grant - Application Kit

Appendix C – Council Approval – 27 Church St. E.

Appendix D – Minutes - Brampton Heritage Board – May 18, 2021

Appendix E – Council Approval – 87 Elizabeth St. S.

Report authored by:

Harsh Padhya, Heritage Planner City Planning & Design City of Brampton



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 235 - 2020

A by-law to amend By-law 266-2011, to Establish A Designated Heritage Property Incentive Grant Program

WHEREAS sections 39 and 45 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended (the "Act"), authorizes a municipality to pass by-laws providing for the making of a grant or loan to the owner of a property that has been designated under Part IV of the Act or located in a Heritage Conservation District designated under Part V of the Act for the purpose of paying for the whole or any part of the cost of the alteration of such property on such terms and conditions as Council may prescribe;

AND WHEREAS the Council of the Corporation of the City of Brampton has enacted By-law 266-2011 to Establish A Designated Heritage Property Incentive Grant Program;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of amending the By-law 266-2011 to make changes to the Designated Heritage Property Incentive Grant Program;

NOW THEREFORE the Council of The Corporation of the City of Brampton enacts as follows:

- 1. THAT By-law 266-2011 be amended by:
 - 1.1. deleting the definition of "Applicant" in Section 1.1 in its entirety.
 - 1.2. deleting the definition of "Guidelines" in Section 1.1 in its entirety.
 - 1.3. deleting the definition of "Heritage Attributes" in Section 1.1 in its entirety and replacing it with the following:

"'Heritage Attributes' shall mean the exterior principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a property designated under either Part IV or Part V of the Ontario Heritage Act".

- 1.4. by adding the following new definitions to Section 1.1:
 - "(a) 'Application Form' shall mean the application form attached as Appendix A to the Application Kit;
 - (b) 'Application Kit' shall mean the City of Brampton's 'Designated Heritage Property Incentive Grant Application Kit', which includes the Application Form and the Standard Agreement, as may be amended from time to time by the City of Brampton Heritage Staff;
 - (c) 'Complete Application' shall mean all the items set out in Section 7 of the Application Kit, a completed Application Form, and a signed and dated Standard Agreement, to the satisfaction of City of Brampton Heritage staff, in their sole discretion;
 - (d) 'Owner' means the person registered on title in the proper land registry office as owner of the Designated Heritage Property.
 - (e) 'Standard Agreement' shall mean the standard form agreement attached as Appendix B to the Application Kit" as may be amended from time to time by the City of Brampton Heritage Staff.
- 1.5. re-alphabetizing Section 1.1 as amended according to the alphabetical order of the definitions therein.
- 1.6. replacing all references to "Heritage Coordinator" with "City of Brampton Heritage staff".
- 1.7. replacing all references to "heritage property incentive grant" with "Designated Heritage Property Incentive Grant".
- 1.8. replacing all references to "Guidelines" with "Application Kit".
- 1.9. replacing all references to "Applicant" and "Recipient" with "Owner".
- 1.10. deleting Sections 3.1(b), (c) and (d) in their entirety and replacing them with the following new clauses:
 - "(b) if City of Brampton Heritage staff determines that an Application Form and Standard Agreement may be completed and executed by the Applicant, the Applicant may submit a Complete Application to City of Brampton Heritage staff;
 - (c) once a Complete Application is received by the City, a report will be written by City of Brampton Heritage staff to the Brampton Heritage Board providing a staff recommendation on the Complete Application;
 - (d) Council will consider the Complete Application, the City of Brampton Heritage staff recommendation and the recommendation from the Brampton Heritage Board to determine whether the

heritage property incentive grant should be awarded to the Owner in accordance with the assessment criteria listed in Section 9 of the Application Kit, and Council's decision shall be final."

1.11. deleting Section 3.2 in its entirety and replacing it with the following new clause:

"The administration of the Designated Heritage Property Incentive Grant Program shall be in compliance with this By-law and the Application Kit."

1.12. by deleting Section 4.1 in its entirety and replacing it with the following:

"A Designated Heritage Property Incentive Grant may be awarded in an amount not exceeding the cost of the Eligible Conservation Work and up to a maximum of ten thousand dollars (\$10,000)."

1.13. by deleting the first paragraph of Section 4.4 in its entirety and replacing it with the following:

"Before the Designated Heritage Property Incentive Grant will be paid by the City, the following must occur:"

1.14. by deleting Section 4.4(c) in its entirety and replacing it with the following:

"(c) City of Brampton Heritage staff or designate must be in receipt of all documentation and items listed in Section 7 of the Application Kit, and any additional documentation and items required to be submitted by City of Brampton Heritage staff; and,".

1.15. by deleting Section 6.1(1)(d) and replacing it with the following:

"(d) it shall not include any work on interior heritage attributes, if any are identified in the by-law of a Designated Heritage Property, works or projects of a non-heritage nature, works that focus on non-heritage attributes, additions, spaces, features and finishes, or any works that might diminish the cultural heritage value of the Eligible Property."

1.16. by deleting Section 6.1(2) in its entirety and replacing it with the following:

"The final determination of what constitutes Eligible Conservation Work shall be made by City of Brampton Heritage staff, in consultation with the Brampton Heritage Board."

1.17. by deleting Section 7.1 and replacing it with the following:

"Should, in the opinion of City of Brampton Heritage staff, the Designated Heritage Property Incentive Grant Recipient fail to comply with the requirements of this By-law, the Standard Agreement or the Application Kit, or supply false information, the Owner of the Designated Heritage Property shall either not be paid the Designated Heritage Property Incentive Grant by the City, or, if the Designated Heritage Property Incentive Grant has already been paid, be required to forthwith repay the entire Designated Heritage Property Incentive Grant amount to the City."

2. Effective date

This By-law will come in to effect on January 1st, 2021.

ENACTED and PASSED this 25th day of November, 2020.

Approved as to form.

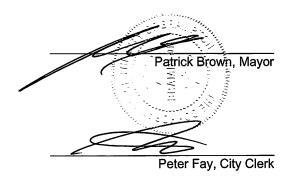
2020/11/4

AGD

Approved as to content.

2020/11/3

RJB





SECTION 1: PURPOSE OF GRANT PROGRAM

In the public interest, the City of Brampton has established a heritage property incentive grant program intended to encourage and assist owners with the care of heritage properties designated under either Part IV or Part V of the Ontario Heritage Act.

The Designated Heritage Property Incentive Grant is tailored to assist property owners with small to mid-size preservation and/or restoration projects. Projects must focus on the care and rehabilitation of existing heritage attributes or restoration that would contribute to the cultural heritage significance of the property or district and their reasons for heritage designation.

SECTION 2: DEFINITIONS

- a) 'Owner' means the person registered on title in the proper land registry office as owner of the Designated Heritage Property.
- b) 'City' shall mean The Corporation of the City of Brampton; 'Council' shall mean the elected Council of the Corporation of the City of Brampton;
- c) 'Designated Heritage Property' shall mean real property including all buildings and structures thereon that have been designated by municipal by-law as being of cultural heritage value or interest pursuant to Part IV or the Ontario Heritage Act or located in a Heritage Conservation District designated under Part V of the Ontario Heritage Act.
- d) 'Eligible Property' shall mean that which is described in Section 3;
- e) 'Eligible Conservation Work' shall mean that which is described in Section 5;
- f) 'Heritage Attributes' shall mean, the exterior principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a property designated under either Part IV or Part V of the Ontario Heritage Act".
- g) 'Policy Statement' shall mean the City's "Policy Statement Designated Heritage Property Incentive Grant Program";
- h) 'Preservation' shall mean the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property;
- 'Restoration' shall mean the process of accurately revealing, recovering, replicating or representing the state of a heritage property at a particular period in its history, while still protecting the cultural heritage value of the property:
- i) 'Application Kit' shall mean the City of Brampton's 'Designated Heritage Property Incentive Grant Application Kit', which includes the Application Form and the Standard Agreement, as may be amended from time to time by the City of Brampton Heritage Staff;
- k) Application Form' shall mean the application form attached as Appendix A to the Application Kit as may be amended from time to time by the City of Brampton Heritage Staff;
- I) 'Standard Agreement' shall mean the standard form agreement attached as Appendix B to the Application Kit" as may be amended from time to time by the City of Brampton Heritage Staff and
- m) 'Complete Application' shall mean all the items set out in Section 7 of the Application Kit, a completed Application Form, and a signed and dated Standard Agreement, to the satisfaction of City of Brampton Heritage staff, in their sole discretion.



SECTION 3: ELIGIBILITY

To be eligible, a property must be:

- a) Designated under the Ontario Heritage Act, and;
- b) Located within the City of Brampton; and
- c) Free of property tax arrears, compliance orders, enforcement orders issued under property standards and maintenance By-laws, the Ontario Fire Code and any other outstanding fees, fines, orders or statutory violations.

The Designated Heritage Property Incentive Grants will only be paid when Council has passed the designating bylaw and the designation is registered on title.

Where a Designated Heritage Property contains non-heritage additions, or elements, or the proposed work involves new additions, only the Heritage Attributes of the property will be subject to the grant.

Heritage resources owned or used by any level of government are not eligible except where a non-profit community group has assumed, by long-term lease or legal agreement, responsibility for maintenance of the building. In these cases, the owner of the Designated Heritage Property shall make an application for the grant and authorize the organisation/ group to prepare, submit and speak to the request for a Heritage Permit Application and/ or Consultation, on his/ her behalf.

SECTION 4: HERITAGE PROPERTY INCENTIVE GRANT AMOUNT

The program makes funds available to cover half of the cost of eligible conservation work (Refer Section 5) up to a maximum of \$10,000, subject to available funding. The heritage property incentive grant must be matched by a contribution from the property owner.

SECTION 5: ELIGIBLE CONSERVATION WORK

Any conservation work, which directly and appropriately preserves, restores and/or enhances specific heritage attributes as identified and described in the heritage designation By-law or heritage conservation district plan, is deemed eligible. All work must be executed in such a manner as not to detract from or diminish the cultural heritage value of the property or district.

Eligible work would include the costs of labour, materials and equipment, provided proof of such costs can be verified by invoices and receipts. Donated labour and materials are not considered part of the costs or part of the owner's matching contribution.

Determination of what constitutes eligible conservation work is at the discretion of the City of Brampton in consultation with the Brampton Heritage Board.

A City of Brampton Heritage Staff can be contacted for further clarification regarding what constitutes eligible conservation work.

Conservation Works Within A Heritage Conservation District

When conservation work is proposed on properties within a Heritage Conservation District, it must clearly conserve or enhance specific heritage attributes on the property itself and/or contribute to the cultural heritage value of the Heritage Conservation District.

Such work must always be consistent with the existing District Plan. Improvements to a property within a Heritage Conservation District, as recommended in the design guidelines of the District Plan, will be eligible for consideration.

Preservation Projects

Preservation is the act or process of applying measures necessary to care for and sustain the existing form, integrity, materials and details of a heritage property. Preservation is appropriate when the existing heritage attributes and features are essentially intact.

The removal or replacement of intact or otherwise repairable heritage attributes on the property should always be avoided.

Occasionally rehabilitation may also be required if a property is to remain functional - usually through conversion of a property for a new, compatible use. Rehabilitation involves more intervention that simple preservation, usually by making certain, carefully considered alterations.

Every effort should be made to retain and preserve the heritage attributes that contribute to the significance of the property, while still permitting those changes necessary to ensure the building has renewed viability.

Restoration Projects

Restoration is the process of accurately revealing, recovering, replicating or representing the state of a heritage property at a particular period in its history, while still protecting the cultural heritage value of the property.

Restoration is appropriate when the significance of the property during a particular period in its history far outweighs the potential loss of existing materials, spaces, finishes and other attributes. Restorations are usually considered when the heritage integrity and significance of the property has been greatly diminished over time.

Restoration should focus on accurately replicating decayed and missing elements, revealing intact elements that are hidden or obscured; and on removing inappropriate finishes and features that obviously diminish the heritage value of the property.

The merits and scope of a restoration project is determined using appropriate documentary sources - either directly related to the property or based on solid research and relevant historical references. Restoration should never be the result of speculation or mere conjecture and should never be overly influenced by current design trends.

Examples of Eligible Conservation Work:

- Eligible conservation work can include the preservation or accurate heritage restoration of:
- porches, verandahs, cupolas, columns, brackets, soffits, fascia and other architectural elements;
- exterior cladding such as clapboard, wood shingles, pebbledash stucco, board and batten;
- significant chimneys;
- windows, doors (including screen doors and storm windows) and other structural openings;
- decorative architectural detailing, millwork and trim;
- masonry and stonework;
- cleaning of masonry and stone (if deemed necessary and if using non-destructive cleaning methods);
- · chemical or physical treatments, if appropriate, undertaken using the gentlest means possible (treatments that cause damage to historic materials will not eligible);
- removal of non-heritage siding and detailing;
- historically accurate landscaping, gardens and flower beds;
- · repairs deemed critical to the stabilization and preservation of the property, including repairs to the roof and eaves troughs, exterior cladding, windows, foundation and drainage, serious structural faults;
- preservation or restoration of interior heritage attributes, features, materials and finishes if they contribute to the cultural heritage value of the property; interior work of this nature usually focuses on: period wallpaper and paint, woodwork, hardwood floors, decorative plaster, wall murals, stained and leaded glass, etc;
- removal of inappropriate modern materials such as insulbrick, metal siding and the like;
- introduction of a period paint colour scheme;
- conservation of any other features or character-defining element on the property that is cited and described as a cultural heritage attribute in the heritage designation bylaw, heritage district plan, and/or statement of reason for heritage designation report.

SECTION 6: INELIGIBLE CONSERVATION WORK

In general terms, in-eligible work includes any work or projects of a non-heritage nature, works that focus on nonheritage attributes, additions, spaces, features and finishes, or any works that might diminish the cultural heritage value of the property.

Examples of In-Eligible Conservation Work:

- architectural and engineering services, feasibility studies, cost estimates, preparation of drawings;
- repairs and upgrades ordered as a result of non-compliance with property standards By-laws and other applicable By-laws, regulations and legislation;
- re-insulating, installation of new heating or cooling systems or other energy efficiency upgrades;
- construction of new additions or accessory structures that are not based on historical research and that do not incorporate historically appropriate forms, finishes, elements and materials;
- removal of asbestos, mould, urea formaldehyde and other contaminates;
- driveway paving and repairs;
- improvements to mechanical or electrical systems;
- minor repairs; routine household maintenance such as repairing a broken step;
- any work completed or started before a grant has been formally approved;
- exterior painting not based on historical research and not using appropriate period paint colour schemes;
- non-heritage awnings and signage;
- moving of structures;
- works focusing on non-heritage additions, sheds or outbuildings not specifically identified as heritage attributes;
- new fencing or landscaping that is not based on historical research and that does not incorporate historically appropriate forms, finishes, elements and materials;
- sandblasting or other cleaning methods that may damage a structure's finishes.

SECTION 7: DOCUMENTATION WITH EACH GRANT SUBMISSION

The Owners are encouraged to submit as much pertinent information and supporting documentation as necessary to describe the proposed project and demonstrate its merits. The City may request additional information as required. The following types of information are must be included with each grant submission:

- 1) Photographs of the project site and of the features showing what and where the work will take place;
- 2) Historical photographs, illustrations or other forms of historical documentation of the property (if available); if not available, general historical references and graphical material that help illustrate what is proposed and why it is historically appropriate;
- 3) Drawings (as necessary) that adequately illustrate the scope and type of work and location that is being proposed;
- 4) At least two (2) competitive cost estimates for all labour and materials involved in the proposed work, unless there is only one specialized supplier of a particular product, trade or service in the GTA. Although not mandatory, owners who want to apply are encouraged to select suppliers, contractors and/or trades people that have demonstrated experience with heritage properties. Cost estimates must be sufficiently detailed so as to clearly indicate the scope and nature of work. If the proposed project includes both eligible and non-eligible work, the cost estimates must clearly differentiate between the two;
- 5) A brief summary of the overall project budget; and

6) A statement detailing other grants or funding sought for the proposed work, as applicable.

SECTION 8: PRE CONSULTATION

The property owner must consult with the City of Brampton Heritage Staff prior to submitting a Designated Heritage Property Incentive Grant application.

This pre-consultation is used to help ensure that applications are complete and that they meet the criteria and eligibility requirements.

A site inspection of the property and an assessment of possible impacts on existing designated heritage attributes will be conducted by the City of Brampton Heritage Staff.

SECTION 9: ASSESSMENT OF APPLICATIONS

An application will be assessed using the following criteria:

- · compatibility and consistency with the architectural, historical, and contextual significance of the property;
- serves to rehabilitate the building or property by stabilizing and protecting existing architectural heritage attributes and/or other character defining elements;
- serves to help restore the building or property by replicating lost or damaged architectural heritage attributes and/or
 other character defining elements that were once part of the building fabric or property. Such work must not
 compromise existing heritage attributes in the process and must be justified using appropriate research and
 documentation methods;
- serves to improve and strengthen the streetscape, neighbourhood, block or area in which it is located
- consistency with City policy as outlined in the City of Brampton Official Plan;
- consistency with City by-laws, policies, codes, as well as relevant provincial and federal regulations;
- compatibility with the guidelines and district plan established for the heritage conservation district, if the property is located within such a district; and
- consistency with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and best practice in heritage conservation overall.

Other factors used in assessment of grant applications include:

- the overall cultural heritage value of the property as determined by the City of Brampton's criteria for assessing cultural heritage value or interest;
- documentation that indicates the suppliers of a particular product, trade or service have sufficient experience working with heritage properties;
- the use of historically appropriate materials and finishes as warranted;
- the availability of funds within the program budget; and
- the relationship of the application to the long-term conservation plans and priorities of the City and the Brampton Heritage Board.



SECTION 10: ADMINISTRATION OF HERITAGE PROPERTY INCENTIVE GRANT **APPLICATIONS**

Designated Heritage Property Incentive Grant applications shall be reviewed on a first-come, first-served basis within each year. The grants are subject to available funding and the quality of the application at the sole discretion of the City. Please note that not all heritage property incentive grant applications will be successful.

In order to apply for and be awarded a heritage property incentive grant, the following steps must be taken:

- 1) the owner must undertake a pre-consultation which includes contacting the City's Heritage Coordinator to discuss the project and determine whether the owner should complete an application form;
- 2) if the City of Brampton Heritage Staff determines that an application form may be completed by the Owner, the owner may do so;
- 3) once a complete application is received by the City, a report will be written by the City of Brampton Heritage Staff to the Brampton Heritage Board with a staff recommendation regarding the application;
- 4) Council will consider the staff recommendation and the recommendation of Brampton Heritage Board and determine whether the heritage property incentive grant should be awarded to the owner, and Council's decision shall be final.

The applications should be received by the City at least eight (8) weeks prior to the anticipated project launch.

By signing the application form, the owner certifies that no work eligible for heritage property incentive grand funding has not yet been contracted or undertaken.

Works and projects under consideration with a heritage property incentive grant submission shall not commence prior to receiving written confirmation from the City of Brampton that a heritage property incentive grant has been awarded.

If the owner intends to do some or all of the work him/herself, the labour will not be eligible for funding.

The application may be granted funding either with or without certain conditions and/or other considerations.



SECTION 11: ADMINISTRATION OF HERITAGE PROPERTY INCENTIVE GRANTS

Before the heritage property incentive grant will be paid by the City, the following must occur:

- the work as approved by Council, must be completed to the satisfaction of the City of Brampton Heritage Staff;
- the work must be completely paid for by the owners, and written documentation (invoice, receipts, and other pertinent documentation) to verify such payment must be submitted to the City;
- the work must be completed within one (1) year from the date of approval of the heritage property incentive grant by

The owner who applied for the heritage property incentive grant will permit a City of Brampton Heritage Staff to photograph the property to document the condition of the building before, during and after the conservation work. In addition, the owner who applied for the heritage property incentive grant will permit the City to enter and inspect the completed project to ensure conformity to the proposal submitted.

In exceptional cases, projects may extend into a second year. In such instances a written request, stating the reasons for the extension, must be submitted by the owner for review and approved at the discretion of the City Heritage Coordinator or designate, prior to the end of the first year following the date of Council approval of the grant.

If the owner proposes to make changes to the approved Eligible Conservation Work, the a City Heritage Coordinator or designate must be contacted, and he/she may determine whether the owner may proceed with any changes to the Eligible Conservation Work and still receive the heritage property incentive grant.

SECTION 12: REMEDIAL ACTIONS

Should, in the opinion of the City's Heritage Staff, the heritage property incentive grant recipient fails to comply with the requirements of the Designated Heritage Incentive Grant By-law (266-2011), or the Designated Heritage Property Incentive Program Guidelines, or supplied false information, the owner who applied for the heritage property incentive grant shall either not be paid the grant by the City, or, if the heritage property incentive grant has already been paid, be required to forthwith repay the entire heritage property incentive grant amount to the City.

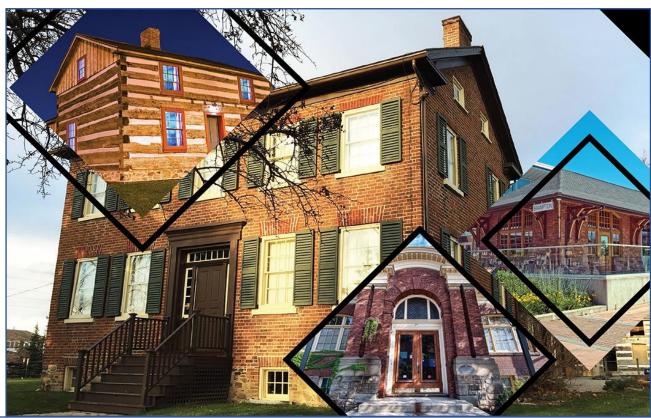
Failing immediate repayment upon notice from the City, the grant shall be deemed to be a loan, for which the amount of the loan together with interest (at the Prime Interest Rate as set out by the Bank of Canada as of the date of notice from the City, plus 2%) may be added by the City Clerk to the collector's roll and collected in like manner as municipal taxes over a period fixed by Council, and such amount and interest shall be a lien or charge upon the land in respect of which the loan was made.

SECTION 13: FREQUENCY OF GRANT

A single property is eligible to receive only one (1) grant every two (2) years after the date the City Council approved the initial heritage property incentive grant.

For further information please contact a Heritage Coordinator at:

City of Brampton Planning, Design & Development 2 Wellington St W Brampton, ON L6Y 4R2 905-847-3744 or 905-874-3825



APPLICATION FORM

Designated Heritage Property Incentive Grant Program

Please complete the following and submit to a City of Brampton Heritage Coordinator

1. Owner Contact Information:	
Name of the Owner	
Home Telephone	Business Telephone
Fax	Email
Address	
2. Specify property for which application is being ma	de:
Municipal Address	
Legal Description	
PIN	ROLL
3. Under which part of the Ontario Heritage Act is you	ur property designated?
Part IV (individual property)	
Part V (heritage property within a Heritage Conser	vation District)
4. Have you previously received a City of Brampton H	Heritage Property Incentive Grant?
☐ Yes ☐ No	
If "Yes", please provide the dates and amounts below:	
Date	Amount
Date	Amount

Yes	☐ No	
"Yes", please provide	details below:	
	on of the project proposal. Use additional sheets as required:	
Provide a descript		

7.	Enclose all drawings, current photographs, and/or other materials necessary for a complete understanding of the proposed work. Please include any available historic photographs or documentation.

E ATTACHED	OCUMENTS				
project:	the conservation me	ethods, materials	s, and techniques	s to be applied to	o the proposed
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Briefly outline project: E ATTACHED		ethods, materials	s, and techniques	s to be applied to	o the proposed
project:		ethods, materials	s, and techniques	s to be applied to	o the proposed

10. Cost Estimate Summary:

(Enclose at least two estimates)

Company	Details	Estimate
Name:		\$
Address:		
Name:		\$
Name.		Φ
Address:		
Name:		\$
Address:		

11. Project Costs (to the nearest dollar) and declaration:

Sources	Details	Amounts
Amount of Grant requested from		\$
City of Brampton (up to \$10,000.00)		
(4) 10 (10,000.00)		
Owner's Contribution		\$
Other Sources (if any)		\$
Total Project Costs		\$
		Ť

- 1. I, the undersigned, certify that to the best of my knowledge the information provided in this application is accurate and complete, and I agree to the terms and conditions of the Designated Heritage Property Incentive Grant Program as established by the City of Brampton under By-law 266-2011.
- 2. I am the owner of authorized agent of the owner, named in the above application and hereby apply for a grant under the Designated Heritage Property Incentive Grant Program (refer Schedule B)
- 3. I understand that the final amount of the grant will be determined and that this application will be completed following:
 - a) A site inspection of the property and assessment of impacts on existing designated heritage attributes by the City Heritage Coordinator;
 - b) Owner provided drawings, and/or specifications, cost estimates, and photographs;
 - c) Assessment of the merits of the application by the Heritage Coordinator and the Brampton Heritage Board:
 - d) Formal approval of application by Brampton City Council;
 - e) Substantiation of the completed work by invoices provided; and
 - Completion of work within one (1) year of the date of approval by Brampton City Council.
- 2. The undersigned hereby certify that no works eligible for heritage grant assistance, and/or which would require permission to alter under the Ontario Heritage Act, have commenced as of this date, or will commence prior to approval of this application by City Council.

Date	Owner's Signature
12. Checklist	
The City will not begin processing this application until AL	L required materials are submitted.
☐ Pre-consultation with City Heritage Coordinator completed	
□ Completed application	
☐ Drawings/ renderings accurately describing the existing con-	dition and proposed work
☐ Current colour photographs documenting features, elements proposed project	s, and spaces that will be the focus of the
☐ Copies of archival photographs and historical documentation	n as applicable
☐ Statement indicating other sources of funding as applicable	
□ Cost estimates	
Personal information on this form is collected under the authori	ty of the Municipal Freedom of Information and

Protection of Privacy Act R.S.O. 1990 m c.M.56 for the purpose of providing information for a Designated Heritage Property Incentive Grant Program application for the above listed property. Questions about this collection should be

directed to a City of Brampton Heritage Staff at (905) 874-3744 or (905) 874-3825.

Notes:	
-	

REGISTERED OWNER'S AUTHORIZATION

(To be completed by the registered owner)	
I,	am the registered owner of the
subject site.	
I authorize	to prepare, submit and speak to this
request for a Heritage Permit Application a	and/ or Consultation, on my behalf.
Date	Owner's Signature

DESIGNATED HERITAGE PROPERTY INCENTIVE GRANT AGREEMENT

This Agreement dated theday of month, year
BETWEEN:
THE CORPORATION OF THE CITY OF BRAMPTON (hereinafter referred to as the "City")
and
insert name (hereinafter referred to as the "Owner")

WHEREAS the Owner is the registered owner of the Designated Heritage Property described in Schedule "A" attached to this Agreement (the "**subject lands**") which are designated under either Part IV or Part V of the Ontario Heritage Act,

AND WHEREAS the Owner has applied to the City for a Designated Heritage Property Incentive Grant ("**Grant**") with respect to the cultural heritage resource(s) located on the subject lands as described in the grant application dated day, month, year (the "**Grant Application**"),

AND WHEREAS the City has agreed to make such a Grant pursuant to Section 39 and 45 of the Ontario Heritage Act,

AND WHEREAS as a requirement of approval of such a Grant Application, the Owner is required by the City to enter into this Agreement,

NOW THEREFORE IN CONSIDERATION of the City making this Grant in the maximum amount of \$_____ to the Owner, the Owner and the City hereby agree:

1. INFORMATION ON SUBJECT LANDS

- 1.1. The Grant shall apply to the subject lands as set out in Schedule "A" attached hereto.
- 1.2. The subject lands are designated under the *Ontario Heritage Act*.

2. GRANT ELIGIBILITY

- 2.1 To be eligible for the Grant, the works on the subject lands shall conform to and fulfill:
 - a) the objectives and requirements of the Designated Heritage Property Incentive Grant Program; and
 - b) any other requirements as specified by the City.

- 2.2 The Owner acknowledges that it has received and read a copy of the Designated Heritage Property Incentive Grant Application Kit (the "**Kit**"), and the Owner covenants with the City that the Heritage Attributes of the subject lands shall be conserved and the Grant provided for in this Agreement shall be applied in accordance with the City's requirements for the Designated Heritage Property Incentive Grant Program.
- 2.3 The City shall review all cost estimates submitted in support of the Grant Application in evaluating the estimated conservation costs eligible for the Grant, which costs, when designated by the City shall constitute the maximum amount of the total Grant to be paid. In the event the City is not satisfied with said cost estimates, the City may substitute its opinion of such amounts for purposes of calculating the eligible conservation costs for the Grant. If the City is not in receipt of sufficient information satisfactory to the City to determine conservation costs and the amount of the Grant, the Grant Application will not be processed and the Grant Application file will be closed. The decision of the City regarding the total amount of conservation costs, the calculation of the total estimated maximum Grant and the calculation of the actual Grant payments is final, absolute and within the City's sole discretion.
- 2.4 The Grant will not be rewarded by the City until:
 - the Owner contacts the City of Brampton Heritage staff to confirm the works are completed and to request that the City of Brampton Heritage staff attend the Designated Heritage Property to inspect the completed works;
 - b) the Owner provides proof of payment in accordance with the eligible conservation Works identified in the Grant Application;
 - c) a statutory declaration (refer Schedule B) by or on behalf of the Owner that the Owner has paid all accounts that are payable in connection with the installation and maintenance of works and that there are no outstanding claims relating to the works; and.
 - d) Designated Heritage Property has been inspected by City of Brampton Heritage staff or designate and the eligible conservation works are confirmed to be completed.
- 2.5 Notwithstanding the above, if the final costs come in less than the estimated costs identified in the Grant Application, the total value of the grant may not exceed 50% of the actual costs of eligible conservation works, up to the limit of **\$10,000.00**.

3. CORPORATE STATUS

- 3.1 Where the Owner is a corporation, the Owner hereby represents to the City that:
 - the Owner has been duly incorporated as a corporation and is in good standing under the *Business Corporations Act* (Ontario) and is in compliance with all laws that may affect it and will remain so throughout the term of this Agreement;

- b) the Owner has the corporate capacity to enter into this Agreement and to perform and meet any and all duties, liabilities and obligations as may be required of it under this Agreement;
- c) to the best of its knowledge, there are no actions, suits or proceedings pending or threatened against or adversely affecting the Owner in any court or before or by any federal, provincial, municipal or other governmental department, commission, board, bureau or agency, Canadian or foreign, which might materially affect the financial condition of the Owner or title to their property or assets: and
- d) the Owner shall notify the City immediately of any material change in the conditions set out in paragraphs (a)-(c) above.

4. PROVISIONS RELATING TO THE OWNER

- 4.1. At the time of application for the Program, the Owner shall have submitted to the City for its review and acceptance
 - a) Photographs of the project site and of the features showing what and where the work will take place;
 - Historical photographs, illustrations or other forms of historical documentation of the property (if available); if not available, general historical references and graphical material that help illustrate what is proposed and why it is historically appropriate;
 - c) Drawings (as necessary) that adequately illustrate the scope and type of work and location that is being proposed;
 - d) At least two (2) competitive cost estimates for all labour and materials involved in the proposed work, unless there is only one specialized supplier of a particular product, trade or service in the GTA. Although not mandatory, owners who want to apply are encouraged to select suppliers, contractors and/or trades people that have demonstrated experience with heritage properties. Cost estimates must be sufficiently detailed so as to clearly indicate the scope and nature of work. If the proposed project includes both eligible and non-eligible work, the cost estimates must clearly differentiate between the two;
- 4.2. The Owner will complete all eligible conservation works as specified in the approved Grant Application, and in documentation submitted in support of the Grant Application, including but not limited to the architectural/design drawings, specifications, contracts, and cost estimates. As the City is relying upon this information, if the information in this Agreement, the Grant Application, and/or any supporting documentation submitted to the City is, in the opinion of the City, incomplete, false, inaccurate or misleading, the Grant may be reduced and/or delayed, and/or cancelled, and where part or all of the Grant has already been paid by the City, such payments shall be repaid by the Owner as required by the City.

- 4.3. The Owner shall not commence any works that are the subject of a Grant Application prior to receiving approval of the Grant Application, and approval and execution of this Agreement.
- 4.4. The Owner agrees that the works made to any buildings on the subject lands shall be made in compliance with all required building permits, and constructed in accordance with the Ontario Building Code and all applicable zoning by-law requirements, municipal requirements and other approvals required at law.
- 4.5. All proposed eligible conservation works shall conform to all municipal by-laws, policies, procedures, standards and guidelines.
- 4.6. Existing and proposed land uses are in conformity with applicable Official Plan(s), zoning by-law(s) and other planning requirements and approvals at both the local and regional level.
- 4.7. The Owner shall complete all eligible conservation works within on (1) year from the date of approval of the heritage property incentive grant by the Council, failing which, unless extended by the City, this Grant approval shall be at an end, there shall be no Grant, and this Agreement shall be terminated. The deadline imposed by this paragraph shall not include delays that are outside the control of the Owner as determined in the sole discretion of the City.
- 4.8. Upon completion of the eligible conservation works, the Owner shall provide the City with documentation satisfactory to the City as to the amount of the actual costs of conservation works incurred by the owner.
- 4.9. The Owner shall ensure there are no liens or other claims outstanding in respect of the subject lands, and that all accounts for work and materials which could give rise to any claim for a construction lien against the subject lands have been paid at the time the Owner provides proof that the eligible conservation works are completed in accordance with Section 2.4.
- 4.10. The Owner agrees to comply with the *Construction Act* (Ontario), including its holdback provisions and the Owner represents that it is not aware of any potential or unresolved lien claim in respect of the redevelopment.
- 4.11. The Owner covenants to the City that where the Designated Heritage Property for any reason cease to be in the Owner's ownership by sale, assignment or otherwise, prior to the advance of part or all of the Grant, the Owner will notify the City in writing of said pending ownership change at least 30 days prior to the ownership change taking place and shall advise the new Owner prior to any such sale or assignment that any monies payable pursuant to this Agreement shall be made payable to the Owner only.
- 4.12. The Owner acknowledges that without limiting the generality of the other provisions of this Agreement:
 - a) the onus and responsibility is upon the Owner at all times to assume all costs of

- the eligible conservation works and to apply for and obtain, at the Applicant's expense, all approvals required from the City and all other agencies for said works;
- b) nothing in this Agreement limits or fetters the City in exercising its statutory jurisdiction under the Ontario Heritage Act or under any other legislative authority or by-law and that in the event the City decides to deny or oppose or appeal any such decision, that such action by the City is not in any manner limited by reason of the City entering into this Agreement;
- the Owner releases the City from any liability in respect of the City's reviews, decisions, inspections or absence of inspections regarding eligible conservation works and the Owner agrees that it is the responsibility of the Owner to prepare and implement the works at all times;
- nothing in this Agreement is intended to impose or shall impose upon the City any duty or obligation to inspect or examine the Designated Heritage Property for compliance or non-compliance or to provide an opinion or view respecting any condition of development approval; and,
- e) nothing in this Agreement is intended to be or shall be construed to be a representation by the City regarding compliance of the Designated Heritage Property with: (1) applicable environmental laws, regulations, policies, standards, permits or approvals, or, (2) other by-laws and policies of the City.
- 4.14 If the City determines in its sole discretion that any of the conditions of this Agreement are not fulfilled, the City may at its sole discretion cease or delay payment of the Grant, and the Owner agrees that notwithstanding any costs or expenses incurred by the Applicant, the Owner shall not have any claim for compensation or reimbursement of these costs and expenses against the City, and that the City is not liable to the Owner for losses, damages, interest, or claims which the Owner may bear as a result of the lapse of time (if any) where the City is exercising its rights herein to either delay a Grant payment pending compliance with this Agreement, or to terminate this Agreement.
- 4.15 The Owner shall indemnify and save harmless from time to time and at all times, the City and its officers, employees, councillors, and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly from:
 - a) the City entering into this Agreement; and
 - b) any failure by the Owner to fulfil its obligations under this Agreement.

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement.

5. PROVISIONS RELATING TO THE CITY

5.1 The City agrees to provide a Grant to the Owner estimated as of the date of this Agreement in the amount of \$______, subject to and in accordance with the terms and provisions set out in this Agreement.

- 5.2 The City, its employees and agents are entitled to inspect the Designated Heritage Property and all fixtures and improvements upon the Designated Heritage Property at any time during usual business hours for the purpose of ascertaining their condition or state of repair or for the purpose of verifying compliance with the provisions of this Agreement.
- 5.3 The City retains the right at all times not to make any or all of Grant payments or to delay payment where the City deems that there is non-compliance by the Owner with this Agreement.
- 5.4 Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

6. DEFAULT AND REMEDIES

- 6.1 The Owner agrees to maintain in good repair the improvements for which the Grant is provided. In the event that the Owner does not maintain in good repair said improvements, the City may:
 - a) serve on the Owner a written Notice to Repair detailing the particulars of the failure to maintain and the particulars of needed repairs; and
 - b) provide the Owner with at least 30 days to make such repairs.
- 6.2 On the occurrence of an event of default pursuant to subsection 6.3, the City shall be entitled to its remedies to enforce this Agreement, including, but not limited to:
 - a) delaying or ceasing the release of the Grant;
 - b) requiring repayment of the Grant; and/or
 - c) terminating this Agreement.
- 6.3 An event of default shall be deemed to occur upon any default of the Owner in complying with the terms set out in this Agreement, including, but not limited to, the following:
 - a) the as constructed works do not comply with the description of the works as provided in the Grant Application and any other supporting documentation required by the City;
 - b) the works are not undertaken in conformity with the Ontario Building Code and all applicable zoning requirements and planning approvals;
 - c) the building is damaged by fire or otherwise, and repair or reconstruction is not commenced with 90 days;
 - d) the Owner is in property tax arrears with respect to the subject lands for more than 90 days;
 - e) any representation or warranty made by the Owner is incorrect in any material respect;

- f) failure to perform or comply with any of the obligations contained in this Agreement or contained in any other Agreement entered into between the Owner and the City;
- g) the Owner makes an assignment for the benefit of creditors, or assigns in bankruptcy or takes the advantage in respect of their own affairs of any statute for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors, or if a receiving order is made against the Applicant, or if the Owner is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged insolvency, or any default of the Owner under any mortgage or other obligation, or if the subject lands or interest of the Owner in the subject lands becomes liable to be taken or sold by any creditors or under any writ of execution or other like process;
- h) construction ceases for a period of 60 days due to the Applicant's default (strikes and Acts of God excepted) and/or the Owner abandons the Designated Heritage Property or project; or
- i) if this Agreement is forfeited or is terminated by any other provision contained in it. (each of the above being an "event of default").
- 6.4 The City may at its sole discretion, provide the Owner with an opportunity to remedy any default.

7. ADDITIONAL PROVISIONS

- 7.1 The headings contained herein are for convenience only and shall not affect the meaning or interpretation thereof.
- 7.2 The approved Grant Application referred to may be amended by the Owner and the City from time to time, as they may agree.
- 7.3 Time shall be of the essence with respect to all covenants, Agreements and matters contained in this Agreement.
- 7.4 Any amendment, supplement, modification, waiver or termination of this Agreement shall be in writing and signed by the parties.
- 7.5 This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable in the Province of Ontario and shall be treated in all respects as an Ontario contract.
- 7.6 Schedule "A" and "B" attached hereto forms part of this Agreement.

8. NOTICES

- 8.1 Where this Agreement requires notice to be delivered by one party to the other, such notice shall be in writing and delivered either personally, by e-mail, by fax or by prepaid registered first class post, by the party wishing to give such notice, to the other party at the address noted below:
 - Such notice shall be deemed to have been given:

- a) in the case of personal delivery, on the date of delivery;
- b) in the case of e-mail or fax, on the date of transmission provided it is received before 4:30 p.m. on a day that is not a holiday, as defined in the *Interpretation Act* (Ontario), failing which it shall be deemed to have been received the next day, provided the next day is not a holiday; and
- c) in the case of registered post, on the third day, which is not a holiday, following posting.

Notice shall be given:

To the Owner at:

Name Address Telephone No: Cell No.:

E-mail:

To th	ne City at:		
Plan 2 We			
Tele	Telephone No:		on Heritage Staff Dbrampton.ca
		•	nave hereunto set their hands and/or affixed their r proper officers duly authorized in that behalf.
Approved as to form – Legal Services			THE CORPORATION OF THE CITY OF BRAMPTON
			Mayor
Authorizing	By-law		Peter Fay, Clerk
Ī			

Witness:

SCHEDULE "A"

Legal Description of land

SCHEDULE "B"
Date:
XYZ
To Whom It May Concern:
RE: XYZ Request for Heritage Incentive Grant
Please be advised that the City Of Brampton requires a statutory declaration as per Clause 4.4 (a)of the By-law and Designated Heritage Incentive Grant Program Kit in order for the Heritage Incentive Grant to be rewarded.
Please have a declaration prepared and sworn in the attached format and forward to the writer's attention.
We trust that you will give this matter your immediate attention.
Yours truly,
The information provided in this correspondence is current as of the date indicated above, and after such date is subject to change. Reasonable effort has been made to ensure the information contained herein is correct, however, The Corporation of the City of Brampton cannot certify or warrant the accuracy of the information and it accepts no responsibility for any errors, omissions or inaccuracies.
Enclosure

(insert	nce of Ontario t here "Regional Municipality of or "City of Brampton"))))	AND IN THE MATTER OF CLAUSE 3.1(b) OF THE BY-LAW AND DESIGNATED HERITAGE INCENTIVE GRANT PROGRAM KIT		
I, in the	(name of individual	•	of the(City/Town) SOLEMNLY DECLARE THAT:		
_	(Municipality/Coun	ty)	SOLEMNLY DECLARE THAT:		
1.	I am the(owner)		of (address)		
2.	and as such have knowledge of the matters hereinafter deposed to. All works required to be installed and completed on the property with municipal address have been completed and fully paid for and no one is entitled to a claim or lien in respect of labour or materials supplied in respect of such work.				
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.					
DECL of in the of this	ARED before me at theday of202))) 20))			
A Commissioner, etc.					
((print i expiry) name of commissioner and date ()) of			



May 6, 2021

Bryans Muriel (owner)

Lisa Giles

Email:

Re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1 (HE.x 27 Church St. E.),

The following recommendation from the Brampton Heritage Board Meeting of April 7, 2021 was considered by the Planning and Development Committee on April 26, 2021 and approved by Council on May 5, 2021:

HB014-2021

- 1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated March 8, 2021 to the Brampton Heritage Board Meeting of April 7, 2021, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application 27 Church St. E. Ward 1** (HE.x 27 Church St. E.), be received;
- 2. That the Heritage Permit application for 27 Church St. E. for the restoration and repair of Main and Rear Chimney be approved subject to the following condition:
 - If any heritage attribute is damaged beyond repair they will be replaced in kind.
- 3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the Chimneys for 27 Church St. E. be approved, to a maximum of \$10,000.00; and,
- 4. That the owner shall enter into an agreement with the City as provided in appendix C of the report.

Yours truly,

Chandra Urquhart

Chandra Urquhart

Legislative Coordinator, City Clerk's Office

Tel: 905.874.2114 / Fax: 905.874.2119 / TTY: 905.874.2130

email: chandra.urquhart@brampton.ca

(HB-11.1)

cc: J. Humble, Manager, Policy and Strategic Initiatives

M. Seaman, Principal Planner/Supervisor

P. Doucet, Heritage Planner

H. Padhya, Heritage Planner

S. Swinfield, Heritage Planner

M. Lompart, Assistant Heritage Planner



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: 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. <u>Declarations of Interest under the Municipal Conflict of Interest</u> <u>Act</u>

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. <u>Presentations\Delegations</u>

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
 - o 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 fate 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.

7. <u>Sub-Committees</u>

Nil

8. <u>Designation Program</u>

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.

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.

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.

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.	2. Referred/Deferred Items	
	Nil	
13.	3. <u>Information Items</u>	
	Nil	
14.	4. Question Period	
	Nil	
15.	5. Public Question Period	
	Nil	
16.	6. Closed Session	
	Nil	
17.	7. <u>Adjournment</u>	
	The following motion was considered:	
	HB026-2021	
	That Brampton Heritage Board meeting do now adjourn to again on June 15, 2021.	meet
		Carried
	Douglas McLeo	d, Co-Chair
	Peter Dymon	d Co-Chair



February 19, 2021

Mark Jachecki (owner) 87 Elizabeth Street South

via e-mail: ı

Re: Approval of Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (File

HE.x 87 Elizabeth Street South)

The following recommendation from the Brampton Heritage Board Meeting of January 19, 2021 was considered by the Planning and Development Committee on February 1, 2021 and approved by Council on February 17, 2021.

HB005-2021

- 1. That the report titled: Approval of Heritage Incentive Grant 87 Elizabeth Street South Ward 3 (File HE.x 87 Elizabeth Street South), to the Brampton Heritage Board Meeting of January 19, 2021, be received;
- 2. That the Designated Heritage Property Incentive Grant application for 87 Elizabeth Street South for repairing and replacing the windows on the front and side elevations identified as heritage attributes with accurate replications matching the existing profile and appearance be approved in the amount of ten thousand dollars (\$10,000); and,
- 3. That condition 2.a. of Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020 approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020, pursuant to Resolution C337-2020 be amended to replace the grant amount of \$5000 with a grant of \$10,000.

Yours truly,

Chandra Urguhart

Chandra Urquhart Legislative Coordinator, City Clerk's Office

Tel: 905.874.2114 / Fax: 905.874.2119 / TTY: 905.874.2130

email: chandra.urquhart@brampton.ca

(HB-11.3)

cc: J. Humble, Manager, Policy and Strategic Initiatives

P. Doucet, Heritage Planner

H. Padhya, Assistant Heritage Planner M. Lompart, Assistant Heritage Planner