

Date: 2023-02-21

Subject: **Heritage Impact Assessment – 93 John Street, Brampton (Ward 3) (B-2022-0014, A-2022-0320, and A-2022-0321)**

Contact: Harsh Padhya, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-233

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner from Integrated City Planning to the Brampton Heritage Board Meeting of March 21, 2023 re: **Heritage Impact Assessment – 93 John Street, Brampton (Ward 3)** be received;
2. That the Heritage Impact Assessment of the property at 93 John Street, titled: *Heritage Impact Assessment – Cultural Heritage Evaluation Report (CHER), 93 John Street, City of Brampton, Ontario*, prepared by LHC Heritage Planning & Archaeology Inc. dated February 2, 2023 attached as Appendix A to this report (“HIA”) be received and accepted.

Overview:

- The owner of 93 John Street (“the Property”) is planning to sever the Property, demolish the existing house and construct a new two-storey semi-detached residence.
- To facilitate demolition and future use of the Property under the Planning Act, staff requested a Scoped Heritage Impact Assessment (HIA) to be submitted as part of complete Consent to Sever and Minor Variance applications.
- The Property does not meet any criteria of Ontario Regulation 9/06 nor does it meet the threshold for designation under Part IV Section 29 of the Ontario Heritage Act.
- No potential direct or indirect impacts to adjacent properties arising from demolition and severance of 93 John Street were identified.
- It is recommended that once a design for the new structure(s) has been developed, an updated HIA or Addendum may be required by the City to assess potential impacts of the proposed design on adjacent properties.

Background:

93 John Street is located on the south side of John Street, east of Mary Street. The CN Rail corridor serving the GO Kitchener Line is approximately 50m to the north of the Property. There are two structures located on the Property: a two-storey vinyl clad house and a one-storey outbuilding/shed. The Property is neither listed nor designated in the City of Brampton's Municipal Heritage Register.

The residence on the Property was built c.1900-1911. It is a vernacular structure incorporating Edwardian architectural elements such as the square shaped footprint, hipped roof, and front porch. However, it differs significantly in terms of its lack of brick finish, its lack of numerous windows and the associated window elements of a typical Edwardian residence. The one-storey outbuilding/shed is a simple vernacular structure and does not share or draw inspiration from any specific architectural style. The Property is adjacent to two properties Listed on the Municipal Heritage Register under Part IV Section 27 of the *Ontario Heritage Act*.

- 89 John Street
- 74 Wellington Street East

Current Situation:Proposed Development:

The owner of 93 John Street is planning to sever the property, demolish the existing house and construct a new two-storey semi-detached residence. Consent to Sever and Minor Variance applications have been submitted to the City (File: B-2022-0014, A-2022-0320 and A2022-0321).

Heritage Staff requested a Scoped Heritage Impact Assessment (HIA) to be submitted as part of complete Consent to Sever and Minor Variance Applications, to facilitate demolition and future use of the Property under the Planning Act. This HIA is scoped to evaluate the cultural heritage value or interest of the property and to outline heritage planning constraints affected by the proposal.

This HIA has reviewed the proposal to demolish the existing structures and sever the property. Since the design of a future residence on the future severed lots has not commenced and therefore has not been assessed in this HIA. The purpose of this scoped HIA was to undertake Cultural Heritage Evaluation of the property against Ontario Regulation 9/06.

Conclusions and Recommendations:

The HIA concludes that the Property at 93 John Street does not meet any criteria of Ontario Regulation 9/06 (O. Reg. 9/06) as amended through Ontario Regulation 569/22

(O. Reg. 569/22) and does not meet the threshold for designation under Part IV Section 29 of the Ontario Heritage Act.

The proposed demolition to facilitate severance and future construction of a two-storey semi-detached residence was reviewed for potential direct or indirect impacts to the Property. As the Property does not exhibit Cultural Heritage Value/ Interest (CHVI), the proposed development will not directly or indirectly impact the CHVI of the Property. Additionally, the adjacent properties were evaluated for potential direct and indirect impacts with respect to the demolition and severance of 93 John Street and no direct or indirect impacts were identified. Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.

Although new dwellings are not required to comply with a specific Heritage Plan or Guidelines, the new structure(s) are subject to Section 4.10.4 of the OP and may be subject to SPA7, the Secondary Plan Area 7: Downtown Brampton Secondary Plan. It is recommended that once a design for the new structure(s) has been developed, an updated HIA or Addendum may be required by the City to assess potential impacts of the proposed design on adjacent properties.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This project covers the Green Term of Council Priority by promoting re-use and restoration, the more sustainable option.

Conclusion:

It is recommended that the Heritage Impact Assessment for 93 John Street be received by the Brampton Heritage Board as being complete.

Authored by:

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Attachments:

Appendix A – Heritage Impact Assessment, 93 John Street, February 2023