



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
**5/21/2024**

**Date:** 2024-05-01

**Subject:** **Heritage Impact Assessment, 55-65 Park Street - Ward 1**

**Contact:** Arpita Jambekar, Heritage Planner  
Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2024-412

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Impact Assessment, 55-65 Park Street – Ward, dated August 2023** be received;
2. That the Heritage Impact Assessment for the properties at 55-65 Park Street prepared by Letourneau Heritage Consultants (LHC) dated August 9, 2023 be received; and,
3. That, as designs for the proposed townhouse podium progress, the materiality and design of the townhouse podium further consider the eclectic nature of the surrounding residential buildings.

**OVERVIEW:**

- **55-65 Parks Street is adjacent to the designated heritage property at 63 Railroad Street and the nearby heritage property at 59 Railroad Street listed on Brampton’s Municipal Register of Cultural Heritage Resources in 2006.**
- **A Heritage Impact Assessment was requested by Heritage Staff when the Property Owner submitted a Pre-Consultation Application through the City of Brampton’s Development Services to redevelop the lands.**
- **The HIA demonstrated that the existing buildings and structures on the land assembly do not have cultural heritage value or interest as determined by evaluation under Ontario regulation 9/06.**

- **The HIA demonstrated that the proposed development will not have a direct adverse impact to the heritage attributes of the adjacent listed heritage properties.**
- **The HIA recommends that the materiality and design of the townhouse podium provided in the application should further consider and take cues from the eclectic nature of the surrounding residential buildings. It is also noted that there are further opportunities to address the compatibility of the design with the scale and materials of the surrounding neighbourhood.**
- **The HIA is considered to be complete as per the City’s Terms of Reference.**

## **BACKGROUND:**

### **Property description**

The properties at 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street and 65 Park Street (the “land assembly”) are on the west side of Park Street between Railroad Street to the north and Denison Avenue to the south. The properties forming the land assembly are not currently listed under Section 27, Part IV nor currently designated under Section 29, Part IV of the Ontario Heritage Act.

The land assembly is adjacent to 63 Railroad Street and 59 Railroad Street. Both the properties are currently listed on the City’s Municipal Heritage Register. The HIA demonstrates that 59 Railroad Street meets O. Reg. 09/06 criteria for design/physical value, historical/associative value, and contextual value and would be eligible for designation under Section 29, Part IV of the OHA.

### **Description of structures on land assembly**

The land assembly includes the following five structures:

- 55 Park Street, 57 Park Street, 58-61 Park Street and 63 Park Street – are vernacular residences with Edwardian influences that were built between 1905 and 1909. The residential buildings have rectangular shape plan with elements such as two-and-a-half-storey height, gable roof, and numerous windows in a symmetrical configuration. The exterior walls are covered with materials like vinyl sidings, and veneer.
- 65 Park Street - a one-storey vernacular residence built in appearance like Ontario Regency cottage, between 1961 and 1965. The building has square shape plan with a hipped roof with an overhanging eaves and plain soffit. The exterior walls of the building are brick laid in a simple stretcher bond pattern. The building features

a symmetrical entranceway at the west elevation flanked by four contemporary single-hung windows with brick voussoirs and brick sills.

## **CURRENT SITUATION:**

The owner of the properties in the land assembly have submitted a pre-consultation application for redevelopment of the Lands. An HIA was requested by the City to evaluate whether the individual properties had cultural Heritage Value or Interest under Ontario Regulation 9.06 and, if so, to identify the likely impacts and mitigation options available to the proponent.

### **HIA Outcome**

The HIA evaluated the properties in the land assembly (i.e. 55-65 Park Street) in accordance with the Ontario Regulation 9/06 and identified that the buildings on the properties comprising the land assembly exhibit cultural Heritage Value or Interest (CHVI); but not to satisfy the requirements for designation under Part IV of the Ontario Heritage Act.

The report identifies that, as it evaluates the Design/Physical value, properties: 55, 57, 59-61 and 63 Park Street are representative of Edwardian vernacular architectural style. However, the architectural elements are common and not considered to be rare or unique as they would have been available through a pattern-book. Similarly, 65 Park Street was constructed in a late, vernacular interpretation of an Ontario Regency cottage. However, it is of modern construction and not a historical example of the style. The properties are not found to have Historical or Associative Value.

The report identifies that all the properties of the land assembly have Contextual Value, as they are important in supporting the character of the area between West Street and Park Street. As described in section 5.1.1 of the HIA report, the properties are identified as being within the West Street Neighborhood character area as part of the 2009 Heritage Conservation district Feasibility study for Establishment of Heritage Conservation Districts in downtown Brampton. This area is characterized by its historic concentration of modest nineteenth and early twentieth century single-detached residential properties. This is particularly the case on West Street, which abuts the land assembly for the project.

The HIA concludes that the land assembly properties meet O. Reg. 09/06 Criterion 7 for contextual value. However, as they each meet only one criterion, the Land Assembly properties would not be eligible for designation under Section 29, Part IV of the OHA. This being the case, a Conservation Plan is not recommended.

The proposed plan to demolish all buildings and structures within the Land Assembly will have a direct adverse impact to the heritage attributes of the properties that comprise the Land Assembly. However, a Conservation Plan is not recommended.

The report explores possible development alternatives and preferred options to mitigate the direct and indirect impacts to the overall character of the neighbourhood. Specifically, it is noted that the proposed re-development be approached in a manner that minimizes the potential adverse impacts on the adjacent listed heritage properties. Similarly, it is a specific recommendation of the HIA that the three-storey townhouse podium of the proposed development be designed in a way that partially mitigates the impact of the tower on the surrounding streetscape from street level. This can be done using a design approach that is mindful of and sympathetic to the scale and materials of the surrounding neighborhood.

### **CORPORATE IMPLICATIONS:**

#### **Financial Implications:**

There are no corporate implications associated with this report.

### **STRATEGIC FOCUS AREA:**

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity and Growing Urban Centres & Neighbourhoods Focus Area. The Heritage Impact Assessment and recommendations therein, facilitate the conservation of a rare and unique heritage resource adjacent to the property that contributes to the understanding of Brampton's early history, and facilitate creation of complete communities in the neighbourhood to help maintain a sense of place, belonging, and community identity.

### **CONCLUSION:**

It is recommended that the Heritage Impact Assessment for 55-65 Park Street be deemed complete by the Brampton Heritage Board.

Authored by:

Reviewed by:

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**Attachments:**

- Attachment 1 – Heritage Impact Assessment of 55-65 Park Street Brampton, dated August 9, 2023