



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

Date: 2024-05-02

Subject: **Heritage Permit Application – 1300 Steeles Ave E, Ward 3**

Contact: Tom Tran, Heritage Planner
Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-415

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of May 21st, 2024, re: **Heritage Permit Application – 1300 Steeles Avenue E – Ward 3**, be received; and,
2. That the Heritage Permit application for 1300 Steeles Avenue E to undertake the following be approved:
 - i. Restore and repaint exterior metal cladding.
 - ii. Remove the deteriorated privacy window film on the upper floor.

OVERVIEW:

- In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.
- 1300 Steeles Avenue E was designated in 2015 with City of Brampton By-Law 178-2015, under the *Ontario Heritage Act Part IV*.
- The owner of 1300 Steeles Avenue E submitted a Heritage Permit Application for the repair and repaint of the exterior metal cladding and removal of the privacy window film for the longevity and visual integrity of this designated heritage resource.
- This report recommends the approval of the Heritage Permit be subject to the condition that if any heritage attribute is damaged beyond repair it will be replaced in kind.

- **This report recommends approval of the Heritage Permit application.**

BACKGROUND:

1300 Steeles Avenue E was designated under the *Ontario Heritage Act* in 2015 per By-Law 178-2015. To ensure that the cultural heritage value of this property is conserved, specific heritage attributes that contribute to its value have been identified, including but not limited to:

- Modernist architecture in the International style
- Cantilevered, box-like upper level
- Large, horizontally arranged strip windows set flush into the wall surface
- Lack of applied decoration
- Flat roof
- Ground floor supporting pillars
- Landmark status at the corner of Steeles Ave E and West Dr/Tomken Rd

In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

CURRENT SITUATION:

The owner of 1300 Steeles Avenue E submitted a Heritage Permit application for repair and repainting of the exterior metal cladding, and removal of the privacy window film.

Currently, weather streaking and rust are exposed from behind the peeling paint of the exterior metal cladding, especially under the windowsill. Furthermore, there is bubbling and deterioration underneath of the privacy window film. Ongoing maintenance of any property is a requirement for longevity and integrity. As an important heritage resource, this maintenance is critical for 1300 Steeles Avenue E.

Heritage staff therefore recommend approval of the Heritage Permit Application.

CORPORATE IMPLICATIONS:

Financial Implications:

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

Other Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Permit Application noted within this report supports the Culture & Diversity Focus Area. The approval of the Heritage Permit Application will facilitate the conservation of a rare and unique heritage resource that contributes to the understanding of Brampton's mid-20th century modernist architecture and helps create a sense of place and identity.

CONCLUSION:

The Heritage Permit process fosters the conservation of Brampton's cultural heritage assets and encourages private investment in these properties. The Heritage Permit application for 1300 Steeles Avenue E proposes repair and repainting of the exterior metal cladding and removal of the privacy window film. It is recommended that the Heritage Permit Application be approved.

Authored by:

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Attachments:

- Attachment 1_1300 Steeles Ave E_Heritage Permit Kit
- Attachment 2_1300 Steeles Ave E_Designation By-law 180-2015