



**Report**  
**Staff Report**  
**The Corporation of the City of Brampton**  
**7/23/2024**

**Date:** 2024-06-26

**Subject:** **Recommendation Report – Heritage Impact Assessment for 30-46 and 54-60 Main Street North – Ward 1**

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

**Report number:** Planning, Bld & Growth Mgt-2024-605

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of July 23, 2024, re: **Heritage Impact Assessment, 30-46 and 54-60 Main Street North – Ward 1**, be received;
2. That the following recommendations as per the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
  - i. Provisional proposed development alternatives and mitigation measures are presented in the HIA report. They are intended to inform the design of the forthcoming development and should be considered to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be developed upon finalization of the design for the proposed development;
  - ii. That the report provides a series of four development alternatives relative to the demolition of the of the City-owned buildings and that, regardless of which option is selected, a documentary record of the buildings on the properties should be prepared. This being the case a Documentation and Salvage report is to be prepared for the buildings that are demolished;
  - iii. That, should Option 2, Option 3 or Option 4 be the selected alternative, it is recommended that a Conservation Plan be prepared by a qualified Heritage Professional to include guidance for any immediate intervention required prior to removals and construction, stabilization during construction, and guidance for repairs and long-term maintenance following construction and new development;
  - iv. That, should demolition be the selected alternative, salvage that considers the properties' heritage attributes and other salvageable materials should be

conducted and commemoration – through the City’s plaque program – should be prepared, with incorporation of any salvaged features from the buildings in a commemorative element, for the new development.

- v. That when the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

**OVERVIEW:**

- **The City is planning to redevelop the properties at 30-46 Main Street North, 54-60 Main Street North, and 70-86 Main Street North as part of a downtown revitalization project.**
- **City Council approved the demolition of the properties on 30-46 Main Street North and 54-60 Main Street North on 21 February 2024 (CW065-2024).**
- **The staff Report for the demolition notes that “City-owned and private properties in Downtown Brampton are in poor condition and do not comply with Ontario Building Code requirements due in part to long-term deterioration and poses a risk being situated over the abandoned underground Etobicoke Creek channel.”**
- **As per section 4.10.1.11 of the City of Brampton Official Plan, a Heritage Impact Assessment may be required for any proposed alteration work involving heritage resources.**
- **LHC Heritage Planning & Archaeology Inc. was retained by the Public Works and Engineering Department at the City of Brampton to prepare a Heritage Impact Assessment for the city owned properties.**
- **The Study area includes the City-owned properties, 30-46 and 54-60 Main Street North. The properties at 42 Main St. N and 46 Main St N. were listed on Brampton’s Municipal Register of Cultural Heritage Resources in 2004.**
- **The HIA determined that the City-owned listed heritage properties (and the adjacent privately owned listed properties at 48 and 52 Main Street North) meet criteria 4, 7, and 8 of Ontario Regulation 9/06 for their historical or associative value and contextual value. The demolition of these buildings will result in the destruction of all their heritage attributes.**
- **The HIA proposes mitigation measures and design alternatives that are intended to inform the design of the forthcoming development. These development alternatives should be considered to help mitigate possible impacts to the heritage attributes of the properties.**
- **The HIA is considered to be complete as per the City’s Terms of Reference.**

## **BACKGROUND:**

City council approved the demolition of the properties on 30-46 Main Street North and 54-60 Main Street North on 21 February 2024, and this was followed with the City's *Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)* request for proposal. The HIA determines that the proposed demolition will result in the destruction of all heritage attributes identified for the City-owned listed properties.

### **Property Description and Context**

The properties 30-46 and 54-60 Main Street North (also referred as the Study Area) are bounded by Main Street North to the east, Vivian Lane/ Chess Park to the north, Garden square to the east, and the property at 28 Main Street North to the south. The Study Area is interrupted by the properties at 48 Main Street North and 52 Main Street North, which are privately owned.

City-owned properties, 42 Main Street North and 46 Mains Street North within the Study Area are Listed in the city's Municipal Register. The adjacent privately owned properties at 48 and 52 Main Street North are also listed in the Municipal Register. Attachment 2 illustrates the properties' location.

The surrounding area is comprises mostly attached rows of commercial buildings, many of which are listed or designated heritage buildings. Commercial buildings in the vicinity typically range from two to three storeys. Most buildings share a setback distance of approximately 3.8 metres, with a concrete sidewalk and cobbled boulevard separating their primary façades from the street. A range of materials are present on nearby commercial buildings including brick, stucco, concrete, clapboard siding, brick veneer, stone veneer, and wood. The first storey of most buildings is extensively covered in glass. There is not a dominant architectural style present; most buildings are vernacular commercial buildings.

## **CURRENT SITUATION:**

### **HIA Outcome**

#### ***Cultural Heritage Value or Interest (CHVI) of the Structure***

The Heritage Impact Assessment determined that:

All the listed properties in the study area i.e. 42 Main Street N and 46 Main Street N (city-owned properties), and adjacent listed properties i.e. 48 Main Street N and 52 Main Street N (Non-city owned properties), meet 3 criteria for Designation under Regulation 9.06 of the *Ontario Heritage Act*, namely criteria iv, vii and viii.

The evaluation describes the properties as having historical or associative value because they are directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s during a period of economic growth. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners). The properties have contextual value because they are in an area that has a definable character of two- to three-storey, late 19<sup>th</sup> century commercial building/blocks developed during a time of rapid expansion in Brampton.

The properties also have contextual value through their relationship with the surrounding built form and overall streetscape. The properties are: physically linked to their context through an immediate physical link to the adjacent listed buildings and similarity of architectural features. They are functionally linked to the 19<sup>th</sup> century commercial blocks on Main Street North, visually linked to the other commercial blocks in the context that have similar architectural attributes to create a distinct visual cohesiveness. They are historically linked to the other late 19<sup>th</sup> century commercial blocks on Main Street North, contributing to the collective historical understanding of Main Street North, the Four Corners, and Brampton

### ***Mitigation Measures and Next Steps***

As noted in the report: "The planned development will have a direct impact on the on the privately owned, listed properties at 48 and 52 Main Street North, including their identified heritage attributes and their scale and massing," (in terms of potential risk of damage to heritage attributes during demolition of the common wall between these buildings). Also identified was the potential for indirect adverse impacts related to construction vibrations.

In terms of indirect impacts such as shadowing, isolation or view obstruction of the heritage attributes of the listed properties, the report concludes that such impacts are not anticipated.

The HIA proposed measures and alternatives to inform the design of the forthcoming development, which should be considered to help mitigate possible impacts to the heritage attributes of the city-owned "Listed" properties determined to have cultural heritage value or interest (i.e., 42 and 46 Main St. N.). The following alternatives are proposed:

- Option 1: Do nothing and retain current use.
- Option 2: First storey design mitigation and second storey façade retention.
- Option 3: Demolition and construction of new buildings that are sympathetic to the past and surrounding buildings.
- Option 4: Demolition and construction of new buildings that are not sympathetic to the past and surrounding buildings.

The report does not recommend a preferred option. However, it is noted that, regardless of which option is selected, a documentary record of the buildings on the properties should be prepared. Should option 2,3 or 4 be selected, it is recommended that a Conservation Plan be prepared. If Option 3 or 4 is selected, a program of salvage and commemoration that considers the properties' heritage attributes and other salvageable materials should be undertaken. Commemoration, through the City's plaque program or other commemorative installations, should be prepared.

It is recommended that an addendum to this HIA is prepared once the design of the proposed development is finalized.

### **CORPORATE IMPLICATIONS:**

#### **Financial Implications:**

The demolition of the City owned properties has been budgeted for, and no additional expenses have been accrued.

#### **Other Implications:**

None.

### **STRATEGIC FOCUS AREA:**

The approval of the Heritage Impact Assessment noted within this report supports the Culture & diversity Focus Area and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate adaptive reuse and conservation of a rare and unique heritage resource that contributes to the understanding of Brampton's early history, as well as facilitate creation of public amenities in the neighbourhood to help maintain a sense of place, belonging and community identity.

### **CONCLUSION:**

This report provides details of the process and outcomes of the Heritage impact Assessment that was prepared for the properties at 30-46 and 54-60 Main Street North. It provides an evaluation of the heritage character and attributes of the buildings and provides options for mitigation of the loss of these resources through demolition.

In particular the report identifies that the properties all meet at least two criteria under Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest*. This being the case the report presents options for mitigation of the loss of the properties and their heritage attributes. The report recommends that the mitigation options, which include consideration of salvage of some building elements for re-

incorporation into new development, be considered. The specific measures to be implemented will be identified during the design of any proposed redevelopment and that salvage and commemoration measures be adopted as the project moves forward.

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**Attachments:**

- Attachment 1 – Heritage Impact Assessment Report for 30-46 and 54-60 Main Street North Properties, prepared by LHC Heritage Planning & Archaeology Inc., dated June 24, 2024
- Attachment 2 – Staff Presentation