



Report
Staff Report
The Corporation of the City of Brampton
9/17/2024

Date: 2024-08-23

Subject: **Repeal of Heritage Designation for 8990 McLaughlin Road South – Ward 4**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-694

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of September 17th, 2024, re: **Repeal of Heritage Designation for 8990 McLaughlin Road South- Ward 4**, be received;
2. That the recommendation to begin the process to repeal the designation by-law for the property be approved;
3. That the staff be authorized to publish and serve the Notice of Intention to repeal the designation by-law for the property at 8990 McLaughlin Road S in accordance with the requirements of the Ontario Heritage Act;
4. That, if no objections to the repeal of the designation by-law are received, a repeal of the designation by-law be passed to de-designate the subject property; and
5. That, following the repeal of the designation by-law, staff be authorized to serve a notice of intention to demolish portions of the existing building, following the recommendations from the recently approved Heritage Impact Assessment for the property.

OVERVIEW:

- **8990 McLaughlin Road was designated under the Ontario Heritage Act under By-Law 57- 2006 in 2006.**
- **A resolution to de-designate the Property to allow for the demolition of portions of the building was introduced during the City of Brampton's Budget Committee meeting on 27 February 2023. Demolition of the building on the Property – while retaining heritage attributes to the greatest extent**

possible – has been deemed necessary by City Council to the allow for the development of the Brampton Arts and Culture Centre.

- **As part of pre-design review of the property, the City retained a qualified heritage consultant to complete a Heritage Impact Assessment for the proposed demolition and de-designation of the property, as requirement of Regulation 385/21, Section 6(1) under the Ontario Heritage Act for required material to accompany the application for repeal of designation.**
- **The HIA report, presented and approved by the Brampton Heritage Board meeting of 23rd July 2023, recommended proposed alternative development options for the building while considering conservation of specific portions of the building with high a concentration of heritage attributes.**
- **The Ontario Heritage Act, Section 31(2) or 32(5) and 34(4.2), requires that a Municipal Council shall consult with their appointed heritage committee prior to repeal of a designation by-law or demolition of the designated heritage property respectively.**

BACKGROUND:

The property at 8990 McLaughlin Road (former Ontario Provincial Police Building) is designated under Section 29, Part IV of the Ontario Heritage Act under the City of Brampton by-law 57-2006.

On 27 February 2023, the City's Budget Committee resolved that the City de-designate and demolish the former Ontario Provincial Police Administration Building at 8990 McLaughlin Road South to allow for design of an Arts and Culture Centre. The resolution stated:

...Whereas the heritage-designated former OPP Administration building at Flower City Community campus, with a civic address of 8990 McLaughlin Road, Brampton, Ontario, is beyond the reasonable state of repair and not economical to remediate;

Therefore, Be It Resolved That:

1. *The City de-designate the heritage property located at 8990 McLaughlin Road, Brampton, Ontario, to allow for demolition of the existing heritage building while retaining heritage elements to the greatest extent possible;*

The Heritage Impact Assessment (HIA) report (refer to Attachment 3) submitted as part of the application for the proposed development, presented to the Brampton Heritage Borad (BHB) meeting HB030-2024 held on 23rd July 2024 (refer to Attachment 1), included options for degrees of retention of the existing building and re-incorporation in the proposed Arts and Culture Centre.

Following the Heritage Board's approval of the HIA, the Building, Design and Construction department in consultation with the CAO's office, have selected Option 4 that includes "retaining the central section of the north facade, the lobby, and the rotunda" as an inclusive option for preserving the building's heritage elements and incorporating them into the new design. The HIA recommendations also include a requirement for additional documentation prior to approval of demolition permit.

CURRENT SITUATION:

Heritage Staff have brought this recommendation report forward for the consideration of the Brampton Heritage Board in accordance with the requirements of the Ontario Heritage Act, S. 27(4).

It is the recommendation of staff that the process for repeal of the designation by-law be initiated and the notice of intention to demolish be served on the property.

The submission of this report will assist the City in providing comprehensive public information related to the property.

CORPORATE IMPLICATIONS:

Financial Implications:

None.

STRATEGIC FOCUS AREA:

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

CONCLUSION:

The information within this report is provided for the consideration of the Brampton Heritage Board in accordance with the requirements in the Ontario Heritage Act, S. 27(4) and City's Budget Committee on 27 February 2023.

Authored by:

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Attachments:

- Attachment 1 – Brampton Heritage Board meeting 23 July 2024 minutes HB030-2024
- Attachment 2 – Designation By-Law for former OPP Building 057-2006
- Attachment 3 – Heritage Impact Assessment Report, LHC, dated 17 June, 2024