



Report
Staff Report
The Corporation of the City of Brampton
10/15/2024

Date: 2024-09-23

Subject: **Recommendation Report for Heritage Impact Assessment and Heritage Permit for 55 Queen St E – Ward 3**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-770

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of October 15, 2024, re: **Recommendation Report for Heritage Impact Assessment and Heritage Permit for 55 Queen St E – Ward 3**, be received;
2. That the Heritage Impact Assessment for 55 Queen St E prepared by Megan Hobson, dated September 11, 2024 be received; and
3. That the Heritage Permit application, for accessibility upgrades to the front entrance and lower-level washroom at 55 Queen St E, be approved as recommended in the Heritage Impact Assessment, subject to the following conditions:
 - I. that the architect provide detailed drawings & specifications for the replicated glazed partition wall and wheelchair ramp railings to heritage staff for final review, prior to the issue of building permits;
 - II. that the architect and/or heritage consultant monitors demolition and construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing; and
 - III. that the arborist monitors tree protection during construction of the wheelchair ramp.

OVERVIEW:

- **55 Queen St E was designated under the Ontario Heritage Act under By-Law 9-82 in 1982.**
- **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.**
- **A Heritage Impact Assessment was requested to provide details of the proposed changes to the building, to elaborate on how those changes affect its heritage attributes, and to provide mitigation measures for those impacts.**
- **The HIA demonstrated that the proposed accessibility upgrades to the building will have minimal impacts on the heritage attributes, are compatible with the architectural character of the building, and will improve access to all levels of the building through its primary entrance.**
- **The HIA recommends mitigation strategies and conditions for the Heritage Permit to ensure that the approach is generally consistent with the Standards and Guidelines for Conservation for Historic places in Canada.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

The Heritage Impact Assessment Report along with the Heritage Permit application were required for proposed accessibility upgrades to the former Carnegie Library building. 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.

Lorne Scots Regimental Museum at 55 Queen St E, also known as the former Brampton Carnegie Library, was designated under Part IV of the Ontario Heritage Act in 1982 for its architectural and historical significance.

The heritage attributes as referenced in the By-law include:

- Beaux-Arts Classical details
- brick exterior walls including the running frieze and attic
- rusticated stone foundation
- main entrance including the brick pilasters, portico, circular arch, running frieze, and recessed pediment
- large windows framed with "basket handle" arches
- mansard roof

The former Carnegie Library was constructed in 1906-07 in the Beaux-Arts style. It was designed by prominent Toronto architects Wickson & Gress and funded by the Carnegie foundation. An addition was constructed on the east side of the library in 1930s, and new public library was built next door in 1974. However, the Old Library was closed in 1974 and, since then, the building has been repurposed for uses by several non-profit organizations. It currently houses the Lorne Scots Regimental Museum. The interior, except for the front entrance vestibule, has been extensively altered. The exterior is well preserved.

CURRENT SITUATION:

Heritage Consultant Megan Hobson and Architects Lebel & Boulaine, were retained by the City of Brampton to complete the Heritage Impact Assessment and the Heritage Permit application received on September 12, 2024. (See Attachments 1 and 2).

The proposed accessibility upgrades are to facilitate accessibility for the exhibition gallery on the main floor and washrooms on the lower level as follows:

- i. construction of a wheelchair ramp at the front entrance on Queen Street;
- ii. modifications to the central and left side stairs inside the front vestibule to accommodate a wheelchair lift to serve the main floor, vestibule, and lower level; and
- iii. renovation of an existing washroom on the main level to create an accessible washroom.

The HIA identified the following impacts and recommended mitigation strategies for impacts to the interior and exterior heritage attributes:

- i. To minimize impacts to the roots of the existing trees on the Queen Street frontage from the foundations of the proposed wheelchair ramp, a tree protection zone has been determined and below-grade disturbances in the area must be limited by using helical piles for the wheelchair ramp foundation.
- ii. Impacts are identified to the left side of the entry steps where the proposed wheelchair ramp will connect with the existing stairs and landing.
- iii. The proposed ramp is located away from the existing above-grade basement window openings to mitigate impact on the rusticated stone foundation wall.
- iv. Impacts from modifications to stairs inside the entrance vestibule and removal of the glazed partition wall at the top of the stairs shall be minimized by re-using the salvaged oak railings and newel posts on the rebuilt stairs and partially replicating the glazed partition wall to match existing.

The proposed changes represent an approach that will have the least impact on heritage features, is compatible with the architectural character of the building, and will improve access to all levels of the building through its primary entrance. The HIA recommends approval of the Heritage Permit application, subject to the following conditions:

1. that the architect provide detailed drawings and specifications for the replicated glazed partition wall and wheelchair ramp railings to heritage staff for final review, prior to the issue of building permits;
2. that the architect and/or heritage consultant monitors demolition and construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing; and
3. that the arborist monitor tree protection during construction of the wheelchair ramp.

CORPORATE IMPLICATIONS:

Financial Implications:

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

Other Implications:

The City is maintaining and upgrading their recreation and heritage properties for public use and enjoyment.

STRATEGIC FOCUS AREA:

The approval of Heritage Impact Assessment and Heritage Permit Application within this report supports the Culture and Diversity Focus Area. The recommendations therein facilitate the conservation and necessary upgrades of a rare and unique heritage resource that is an example of the short-lived Beaux Arts style in the City and contributes to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Heritage Impact Assessment for 55 Queen St E – Ward 3 be received by the Brampton Heritage Board as being complete and the Heritage Permit Application be approved.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1 – Heritage Impact Assessment report by Megan Hobson, dated September 11, 2024
- Attachment 2 – Heritage Permit Application