



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

Date: 2024-10-10

Subject: **Heritage Impact Assessment and Heritage Permit application for 10254 Hurontario Street-Ward 2**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-834

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Heritage Impact Assessment and Heritage Permit Application for 10254 Hurontario St – Ward 2**, dated October 9, 2024 be received;
2. That the Heritage Impact Assessment for 10254 Hurontario St. (prepared by AREA Architects, October 9, 2024) addressing proposed alterations and additions to the property, be received;
3. That the Heritage Permit application for Phase 1: Daycare Interior Renovations and Basement Alterations at the southeast of the building including deck and railings at ground floor level and windows within above-grade foundation walls, at 10254 Hurontario St be approved, subject to the following conditions, as recommended by Heritage Staff:
 - I. that the architect provides detailed drawings & specifications for the proposed railing on the deck, prior to the issue of building permits;
 - II. that the architect and/or heritage consultant monitor 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
4. That an Addendum to the Heritage Impact Assessment addressing the proposed Phase II: 2-storey addition at the West of the building, be submitted as part of the Site Plan and Heritage Permit applications.

OVERVIEW:

- **10254 Hurontario St was designated under the Ontario Heritage Act, By-Law 79-2023 in 2023.**
- **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 as part of an Site Plan application approval process, to provide details of proposed changes to the building, how those changes affect its heritage attributes, and what mitigation measures for those impacts are needed.**
- **The HIA demonstrated that the proposed additions and alterations to the building will have minimal impacts on the heritage attributes and the proposed design is compatible with the architectural character of the building.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

The HIA and Heritage Permit have been submitted in support of a Site Plan Application to make an addition to the basement that includes a large deck on the southeast corner of the building adjacent to the main façade. The alterations are being undertaken to facilitate the adaptive re-use of the building as a day care facility. This is the second application that the City has received for alterations to the building.

An application for a Minor Variance was submitted in 2023 to allow the expansion of the basement and the addition of a deck at the rear (west) of the building. This was approved by the Heritage Planning and Development Planning staff without a heritage permit as it was considered to be a minor alteration. However, staff noted that a heritage permit application and an HIA may be required if further alterations were planned for the property. The House has undergone significant transformation over the past eight years.

A Development Concept Plan was received in 2016 for redevelopment of the lands at 10254 Hurontario Street, known as the Learment/C Armstrong House, for the construction of the Canadian tire distribution center that is now in operation. The plan included removal of various farm storage structures and relocation of the heritage house to a trapezoidal parcel at the northeast corner of the development lands at a new Hurontario-Tremblay Streets intersection.

As the house at 10254 Hurontario Street was listed on the City of Brampton's Municipal Register of Cultural Heritage Resources, an HIA was prepared in 2016 by AREA Architects to evaluate its cultural heritage value and recommend mitigation strategies to minimize impacts associated with the proposed development. The HIA determined that

the house was worthy of designation under Ontario Heritage Act and recommended relocation and restoration as the preferred mitigation strategy.

The house was relocated to its present-day location in 2019, based on the approval of the HIA from the Brampton Heritage Board, and with the owner entering into a Heritage Easement Agreement to secure heritage conservation works as per the submitted Heritage Conservation Plan. The main intent of the exercise was to allow the recovery of the building's historic Italianate form, while also permitting an opportunity for its relocation and integration within the proposed industrial development.

Following its relocation, the Learment/C. Armstrong House c. 1885 was designated under Part IV subsection 29(1) of the Ontario Heritage Act in May 2023 under By-Law No. 79-2023.

The heritage attributes as referenced in the By-law comprise all facades, architectural detailing, construction materials and associated building techniques along with:

- Wood trim and wood cornice on all retained façades;
- Decorative wooden brackets at corners of the eaves;
- Front façade bay window with metal roof, wood trim and decorative woodwork, original window openings and windows;
- Red brick construction with brickwork laid in a running bond pattern;
- Decorative brick accents including quoins and voussoirs;
- Brick water table between the main floor and foundation wall; Hipped roof structure;
- Original wood door and windows frames, where they exist, on all façades;
- All original wood windows and window openings, including one on the south elevation, second storey; two on the east elevation, one on the first and one on the second storey; and two windows, one on the first and one on the second storey on the north façade; and,
- Concrete sills of all original window openings.

Following the relocation and restoration works, including construction of new foundations and restoration of the Italianate farmhouse typology features, a plan for adaptive re-use of the house was laid out in 2022.

CURRENT SITUATION:

The requirement for a scoped Heritage Impact Assessment Report along with the Heritage Permit application was recommended by Heritage Staff for alterations that include basement additions at the southeast of the building that include a deck and railings at ground floor level and windows within above-grade foundation walls. The requirement of the Heritage Permit is in accordance with the following:

- i. Section 33 of the Ontario Heritage Act;
- ii. Brampton Official Plan: Section 3.6.3.26; and
- iii. Heritage Easement Agreement dated May 6, 2019 between the Corporation of City of Brampton and 10254 Hurontario Inc stated that upon relocation of the Farmhouse, the Owner will be required to seek and obtain all approvals required in respect of any work likely to affect heritage attributes.

AREA Architects was retained by Panattoni, owners of 10254 Hurontario St, to prepare the scoped Heritage Impact Assessment and Heritage Permit application received on October 9, 2024. (See Attachment 1 and Attachment 2)

The HIA identified the following impacts and recommended mitigations to avoid negative impacts on the heritage attributes on the property:

- i. The basement, in its entirety, is new construction – as part of the house relocation in 2019 – and does not date to the original circa 1885 and therefore any alterations to the Basement should not be considered as impacting any heritage attributes.
- ii. The previous Building Permit for the south-side deck & ramp was approved in 2021 and it also constituted new construction which was not original to the circa 1885 construction. This deck and barrier-free ramp were required for SPA and the proposed new deck on the south-east basement addition will likewise integrate with the existing south deck.
- iii. The heritage attributes that are affected by the proposed alterations were not original to the circa 1885 construction of the house but, instead, were recreations of elements (some based on conjecture).
- iv. The historic farm setting has already been changed which was previously approved under the process for the house relocation completed in 2022.

For the above reasons, the HIA deems that the proposed additions and alterations do not significantly affect the building's heritage attributes.

Based on the foregoing, Heritage Staff recommend that the Heritage Permit application for Phase I of the proposed additions and alterations be approved, subject to the following conditions:

- i. that the architect provides detailed drawings & specifications for the proposed railing on the deck, prior to the issue of building permits; and
- ii. that the architect and/or heritage consultant monitors 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

Phase II, 2-storey addition at the rear (west) of the building that has been planned for the heritage property. A separate HIA Addendum and Heritage Permit application will be required as part of the SPA application to assess the impacts of the proposed addition and determine the mitigation measures for compatible design of the addition.

CORPORATE IMPLICATIONS:

None

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 to promote adaptive re-use of heritage property that contributes to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Heritage Impact Assessment for 10254 Hurontario St – Ward 2 be received by the Brampton Heritage Board as being complete and the Heritage Permit Application for Phase I of the proposed addition and alterations be approved following the conditions recommended by Heritage Staff.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1 – Heritage Impact Assessment Report, by AREA Architects, dated October 9, 2024
- Attachment 2 – Heritage Permit Application dated October 10, 2024