

August 14, 2024

Re: **Heritage Impact Assessment, 8990 McLaughlin Road South - Ward 4**

The following recommendation from the Brampton Heritage Board Meeting of July 23, 2024, was considered by Planning and Development Committee on August 12, 2024 and approved at a Special Meeting of Council on August 12, 2024:

HB030-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment, 8990 McLaughlin Road South - Ward 4** be received;
2. That the Heritage Impact Assessment Report for 8990 McLaughlin Road, prepared by LHC Heritage Planning & Archaeology Inc., dated June 17, 2024 be deemed complete;
3. That the following recommendations from the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
 - a. Options 1 through 8, are recommended in the HIA for proposed development while retaining the heritage attributes to the greatest extent possible. The preferred option from a heritage conservation perspective is Option 2 (retention of north façade, lobby, rotunda, hallways, and rooms along the building's north façade). In the event retention as per Option 2 is not possible, then Options 3 through 7, in that order of preference, should be pursued;
 - b. Option 8 (Demolition, commemoration, and interpretation) should only be considered as an option of last resort if all other options are demonstrated not to be viable;
 - c. As design of the Brampton Arts and Culture Centre progresses, the project team should consider the relevant Standards outlined in HIA section 9.3. New elements should be designed to be physically and visually compatible with, subordinate to, and distinguishable from the retained portions of the building. Reintegration of salvaged elements must also be guided by the standards and guidelines identified in Table 4 of the HIA (Attachment 1);

- d. The design should also be informed by the existing building. Design elements such as those listed below should all be considered for re-incorporation or to guide the design of the forthcoming building:
 - i. The patterns and colour palette of the terrazzo floor in the building's lobby and hallway
 - ii. Polished chrome air vent grilles
 - iii. Polished chrome handrail and door hardware
 - iv. And acoustic ceiling tiles in the rotunda;
4. That a Conservation Plan/ Heritage Building Protection Plan be prepared by a qualified heritage professional to guide any retention *in situ* of portions of the building and their re-integration into a new development;
5. That prior to any changes to the building, a Salvage and Documentation Plan is to be prepared in order to identify materials to be salvaged and to outline measures to conserve materials being stored for reuse;
6. That a Commemoration and Interpretation Plan be prepared for the new development regardless of the option selected. It is recommended that the Commemoration Strategy make use of salvaged materials; and,
7. That an addendum to this scoped HIA will be required once a proposed development for the property has been prepared.

Yours truly,

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(HB-9.4)

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