



Minutes

Brampton Heritage Board - Special Meeting

The Corporation of the City of Brampton

Wednesday, October 2, 2024

Members Present: Stephen Collie (Co-Chair)
Douglas McLeod (Co-Chair)
Nick Craniotis
Roy de Lima
Sharron Goodfellow
Hunyah Irfan
Dian Landurie
Christiana Nuamah
Naveed Suleman
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Prianka Garg
Rajesh Vashisth

Staff Present: Charlton Carscallen, Principal Planner/Supervisor
Arpita Jambekar, Heritage Planner
Tom Tran, Heritage Planner
Otmel Melhado, Heritage Planner
Chandra Urquhart, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:04 p.m. and recessed at 8:20 p.m.

2. Approval of Agenda

HB033-2024

That the agenda for the Special Brampton Heritage Board meeting of October 2, 2024 be approved as published and circulated.

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - July 23, 2024

The minutes were considered by Planning and Development Committee on August 12, 2024 and approved at a Special meeting of Council on August 12, 2024. The minutes were provided for the Board's information.

5. Consent

Nil

6. Presentations\Delegations

Nil

7. Sub-Committees

Nil

8. Designation Program

Nil

9. Heritage Impact Assessment (HIA)

9.1 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment, 18 River Road – Ward 6

Arpita Jambekar, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) for 18 River Road. The HIA was requested pursuant to a land severance application. Two options were proposed for the severance, with Option 1 deemed as the preferred option.

In response to a question, staff advised that no further uses have been identified for the properties.

The following motion was considered:

HB034-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment, 18 River Road – Ward 6**, be received;
2. That the Heritage Impact Assessment Report for 18 River Road, prepared by LHC Heritage Planning & Archaeology Inc, dated October, 2023 be deemed complete;
3. That, based on the recommendation of the HIA, Option 1 for the proposed severance (as described in this report) be selected as the preferred alternative; and,
4. That staff initiate the Heritage Designation process for the property, per HIA finding that it meets criteria 1 and 4 of the Ontario Regulation 9/06 and is eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

Carried

9.2 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment, 12 Rosegarden Drive - Ward 10

Charlton Carscallen, Principal Planner/Supervisor, provided an overview of the Heritage Impact Assessment (HIA) for 12 Rosegarden Drive, noting that the owners intend to construct a new home at the site that would incorporate the original home which was being considered for designation. In 2023 the heritage attributes of the property were destroyed by a fire. Demolition of the property was recommended to be followed by the preparation of a commemorative plan, with the placement of a commemorative plaque at the City-owned Gladstone-Shaw Park.

In response to a question, staff advised that due to the severity of the fire, smoke damage and unsafe conditions, salvaging efforts of brickwork or other materials were not possible.

The following motion was considered:

HB035-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment, 12 Rosegarden Drive Ward-10**, dated January 2024 be received;
2. That the Heritage Impact Assessment Report for 12 Rosegarden Drive, prepared by ATA Architects Inc., dated January 2024 be deemed complete; and,

3. That the following recommendations as per the Heritage Impact Assessment by ATA Architects Inc. be followed:

- I. As a result of a fire at 12 Rosegarden Drive in 2023, which has rendered the building unsafe and made it impossible to salvage or restore, the building must be demolished;
- II. A Commemoration of the property should be erected and placed in Gladstone Shaw Park, immediately west of the property. A Commemoration Plan to guide the commemorative strategy is required to be submitted and must adhere to the city's new Terms of Reference for Commemoration Plans.

Carried

9.3 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment Report for Proposed Development at 8525 Mississauga Road - Ward 4

Arpita Jambekar, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) for 8525 Mississauga Road noting that the HIA was required as part of the residential development proposed for the site. The property is located adjacent to Camp Naivelt at 8596 Creditview Road, a designated property and in proximity to Eldorado Park which is listed in the City's Municipal Heritage register as a cultural heritage resource. The HIA is intended to guide landscape measures and design guidelines for high-density apartments in the vicinity of the camp area.

Board discussion took place and included the following:

- Suggestion that appropriate screening between the golf course and proposed subdivision will be required
- Location of the proposed development and the towers referenced for the subdivision
- Question regarding the rezoning process and advice by staff that the rezoning was approved through a Minister's Zoning Order (MZO) about two years ago

The following motion was considered:

HB036-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024,

re: **Heritage Impact Assessment for proposed development at 8525 Mississauga Road– Ward 4**, be received;

2. That the Heritage Impact Assessment Report for the proposed Kaneff Subdivision on Part of the Lionhead Golf Club & Conference Centre Lands, 8525 Mississauga Road, prepared by Paul Dilse, Heritage Planning Consultant, dated 28 June 2023 be deemed complete;

3. That the following recommendations per the Heritage Impact Assessment be included in 2023 Kaneff's Draft Plan of Subdivision:

I. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A Landscape architect should be involved to choose the planting of native thorny shrub roses along the southern edge of the buffer to impede movement and design an eight-foot high chain link fence on which native Ontario vines can be grown where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. Under the direction of a landscape architect, the buffer itself should be planted with native species to the southern latitudes of the Province to develop into a screen of vegetation as dense as the forest behind.

II. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. Opportunities like green roofs, terraced elevations and curvilinear profiles should be explored to design cluster of point towers that would have lesser effect on the skyline than slab towers with larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in color the pale blue or light gray shades of typical southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized; and,

4. That a historical interpretation on-site is recommended which involves following implementation recommendations:

I. Mounting site interpretation map of Eldorado Park and vicinity

II. Creation of a web page and an app on the cultural history of the Credit River Valley at Eldorado Park.

Carried

9.4 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessment and Addendum - 11185 Airport Road – Ward 10

Tom Tran, Heritage Planner, provided an overview of the 2021 Heritage Impact Assessment (HIA) for 11185 Airport Road, noting that a structural evaluation was undertaken following the HIA and it was determined that the home was unsuitable for relocation as initially recommended. An addendum HIA in 2024 outlined four options for the home. Option 2 was deemed the preferred option to recreate the house by partial assembly of two facades using salvaged bricks as part of the new home.

In response to questions, staff clarified that the new reassembled home with the historic facade will front onto Airport Road and the larger addition will be constructed at the rear of the property facing the cul-de-sac. Staff was unaware of a noise wall being constructed along Airport Road.

The following motion was considered:

HB037-2024

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of September 17th, 2024, re: **Heritage Impact Assessment and Addendum, 11185 Airport Road – Ward 10**, be received;

2. That the following recommendations of the Heritage Impact Assessment prepared by Golder Associates dated October 21st be received:

I. The property is determined to have met four of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI) and is worthy of Designation under Part IV of the Ontario Heritage Act;

3. That the following recommendation from the HIA addendum dated August 2024 be received:

I. The preferred option to facilitate relocation and rehabilitation of the Sargent Farmhouse as a residence on a new lot in the subdivision is Option 2;

4. That the following recommendation as per the Heritage Impact Assessment Addendum by WSP dated August 8th 2024 be received and followed:

Option 2: Disassembly of the Sargent Farmhouse and recreation of the front façade and west façade using salvaged brick as a cladding on a new larger dwelling;

5. That a Heritage Conservation Plan, Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Draft Plan Approval and prior to issuance of the Demolition Permit; and,

6. That a Heritage Delisting Report be presented for the Board's acceptance prior to the issuance of the Demolition Permit for 11185 Airport Road.

Carried

10. Correspondence

Nil

11. Other New Business

11.1 Report by Arpita Jambekar, Heritage Planner, re: Heritage Permit Application for 7 & 9 Wellington Street East, Peel Art Gallery Museum and Archives (PAMA)

Arpita Jambekar, Heritage Planner, provided an overview of the request for a heritage permit application for the Peel Art Gallery Museum and Archives (PAMA). The owner would like to undertake alterations which include window replacement, and miscellaneous improvements to the property. Council approval is required given that it is a heritage designated property.

The following motion was considered:

HB038-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Permit Application for 7 & 9 Wellington Street E –Ward 3**, be received; and,

2. That the Heritage Permit application for 7 & 9 Wellington Street E for repairs to the heritage stone wall, Building 9 (Jail) window replacement and other miscellaneous site improvements at Peel Museum & Archives, be approved.

Carried

11.2 Report by Arpita Jambekar, Heritage Planner, re: Repeal of Heritage Designation for 8990 McLaughlin Road South – Ward 4

Arpita Jambekar, Heritage Planner, provided an overview of the report to repeal the designation of 8990 McLaughlin Road, noting that Council approved the de-

designation of the property, to be followed by demolition of portions of the building to permit the development of the Brampton Arts and Culture Centre.

In response to comments and questions, staff provided clarification regarding the work that will be undertaken under the guidance of the Building Design and Construction team. The intent is to retain and salvage the heritage elements of the entrance lobby and rotunda area to be incorporated in the new building.

The following motion was considered:

HB039-2024

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.

Carried

11.3 Verbal update by City Clerk's Office, re: Termination of Appointment of Board Members

Chandra Urquhart, Legislative Coordinator, City Clerk's Office, advised that the appointment of two members of the Board have been terminated due to absences at meetings. An overview of the City's Procedure By-law on attendance was outlined. Two members, Surinder Aujla and Nicardo Francis were terminated. The record of attendance indicated that they both missed four consecutive meetings.

Charlton Carscallen, Principal Planner/Supervisor, acknowledged and thanked members for volunteering their time to the Board, and expressed appreciation on behalf of staff and Council for their continued dedication and participation at meetings.

12. Current Heritage Issues

12.1 Verbal update by Charlton Carscallen, Principal Planner/Supervisor, re: Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, introduced Ottmar Melhado, Heritage Planner, as a new member of the Planning Department heritage team.

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. Question Period

Nil

16. Public Question Period

Nil

17. Closed Session

Nil

18. Adjournment

The following motion was considered:

HB040-2024

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, October 15, 2024 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)