



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

Date: 2024-10-31

Subject: **Heritage Impact Assessment, 76 Main Street South – Ward 3**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-691

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of November 17, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received;
2. That the Heritage Impact Assessment Report for 76 Main Street South, prepared by GBCA Architects, dated July 13th, 2023 be deemed complete;
3. That the following recommendations as per the Heritage Impact Assessment by GBCA Architect be followed:
 - I. That the proposed new residence on the newly created severed property at 76 Main Street South, as shown in the attached design drawings in the HIA, generally respects the intent of the policies and guidelines described in the Draft Main Street South Heritage Conservation District Plan, 2018.
 - II. That the property at 76A Main Street South meets the criteria for designation under Section 29 of Part IV of the Ontario Heritage Act and that the property is worthy for designation; and
4. That staff recommend that the process for heritage designation under Section 29 Part IV of the Ontario Heritage Act, for the existing property at 76A Main Street South be initiated.

OVERVIEW:

- **76 Main Street South was added to Brampton’s Municipal Register of Cultural Heritage Resources in 2005.**
- **In 2019, the Local Planning Appeal Tribunal (LPAT) approved the severance of 76 Main Street South into two parcels, 76 and 76A Main St S, with the existing heritage structure situated on the former parcel (76).**
- **A Heritage Impact Assessment was prepared further to a Site Plan Application and two Minor Variance applications for a proposed new residential dwelling adjacent the heritage structure, submitted by the owner of 76 Main Street South.**
- **The HIA demonstrated that the existing property meets the criteria for designation under the Ontario Heritage Act and the property is worthy for designation under Section 29 Part IV of the Ontario Heritage Act.**
- **The HIA reviewed the design of the proposed structure to be constructed on the severed parcel and confirmed that it is of similar scale, form and massing to other properties in the vicinity, and has been appropriately integrated into the severed lot.**
- **The proposed severance and new construction will not have negative impacts on the heritage character of the existing listed property.**
- **The HIA is considered to be complete as per the City’s Terms of Reference.**
- **There are no financial implications as a result of this report.**

BACKGROUND:

In 2019, the Local Planning Appeal Tribunal (LPAT) approved minor variance applications A17-045, A17-046 and consent application B17-004, to facilitate the severance of the property located at 76 Main Street South into two parcels, to be addressed as 76 and 76A Main Street South, with the existing heritage structure remaining as 76 Main St S. Further to a Site Plan Application in 2019 (SPA-2019-0053) and two minor variance applications in 2024 (A-2024-0179 and A-2024-0180) for 76 Main Street South, city staff requested that a Heritage Impact Assessment be prepared. The site plan application was for a proposed new residential dwelling situated adjacent to the listed heritage property, and the variances were requested to permit a widened driveway and modified setbacks, as part of the site plan application.

Property Description***Significance of Property Location***

The property at 76 Main Steet South is included in the Brampton Municipal Register as a Listed Cultural Heritage Resource. The property is located on the east side of Main

Street South, roughly halfway between Woodbrook Drive and Guest Street. It is also included in the proposed Main Street South Heritage Conservation District, which is characterized by the mature, tree-lined street with residences that are set well-back from the road to offer picturesque views.

Structure Description

Built in 1875, the property at 76 Main Street is a 2-storey residence with Italianate influences with the front elevation featuring projecting gabled bay, one-storey bay window, covered porch, with the historic massing and form of the early houses in the district. The property has connections with a number of prominent figures and families that made significant contributions to the City of Brampton and yields information about the residential use of the lot that was created through a plan of subdivision from the 1870s.

The property also forms part of a collection of late 19th and early 20th Century buildings, is linked to the streetscape layout, and supports the residential and architectural character of Main Street South.

CURRENT SITUATION:

HIA Outcome

CHVI of the Structure

The HIA determined that the property meets 5 criteria of Ontario Regulation 9/06 and is worthy of designation under Section 29 Part IV of the Ontario Heritage Act. The property has design value or physical value as it is a representative example of 1870s-era residential properties in its 'L'-shaped plan and bay window; stylistically it is a representative example of vernacular Gothic Revival architecture with Italianate features.

The property has historic or associative value as it has direct connections with a number of prominent figures and families that made significant contributions to the City of Brampton including former Mayor F.W. Wegenast. The building on the property yields information about the residential use of the lot created as part of subdivision in 1870s.

The property has contextual value as it forms part of a collection of late 19th and early 20th century buildings, linked to the streetscape layout and supports the residential and architectural character of Main Street South.

Impact Assessment and Mitigation Measures

Site alterations have been proposed for subdividing the property at 76 Main St South into two parcels: 76 Main St South (land to be retained) and 76A Main St South (land to

be severed). The existing two-storey building will remain in situ and continue its use as a residence. A new single detached residential dwelling is proposed on the land with a detached garage at the back of the new residence.

The HIA identified the following impacts on the property:

- Alteration to the existing lot pattern;
- Redesign of the driveway from Main Street South;
- Tree removals;
- Removal of a portion of the wooden porch on 76 Main Street South; and
- Addition of a new residence and a detached garage on the severed property.

The HIA recommends following mitigation strategies to minimize the impact of the proposal submitted as part of the site plan application in May 2022 and the minor variance submitted in 2024:

- *Appropriate set-back and limited height and density:* The proposed dwelling will be located such that the west façade (principal façade) is set back from the façade of the original residence as well as the adjacent residence at 78 Main St South, while maintaining the deep landscape front yard and grand entrance approach which are the character-defining elements of the Main Street South character area.
- *Architectural design guidelines and driveway:* The overall design and height of the proposed dwelling remains compatible and distinguishable from the historic place and is sympathetic to the heritage character of residences on Main Street South. The proposed new driveway with a landscape area is in line with the previously identified Main Street south Conservation District characteristics and the landscape design features mitigate the impression of reduced lot widths and increased driveway widths.

Next Steps

The HIA demonstrates that the existing property at 76 Main Street meets five criteria for designation under Section 29 Part IV of the Ontario Heritage Act and the City Heritage Planning staff shall initiate the process of heritage designation for the property.

CORPORATE IMPLICATIONS:

Financial Implications:

None.

Other Implications:

None.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & diversity Focus Area and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate conservation of a representative heritage resource that contributes to the understanding of Brampton's early history, as well as facilitate creation of complete communities by supporting the diversity and growth within the urban centres of the City.

CONCLUSION:

It is recommended that the Heritage Impact Assessment, 76 Main Street South – Ward 3 be received by the Brampton Heritage Board as being complete.

Authored by:

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Attachments:

- Attachment 1 – Heritage Impact Assessment Report, dated 13 July 2023, prepared by GBCA Architects