



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

December 6, 2024

**GWD File:**  
**16.2194.00 HB**

The Corporation of the City of Brampton  
2 Wellington Street West  
City of Brampton, Ontario  
L6Y 4R2

**Attention: Mayor and Members of Planning Committee/Council**  
**Genevieve Scharback, City Clerk**  
**Steve Ganesh, Commissioner, Planning, Building & Growth**  
**Management**

**Subject: December 9, 2024 – Planning & Development Committee**  
**Item 8.1 – Brampton Heritage Board Minutes – November 19, 2024**  
**HB049-2024 – 76 Main Street South**  
**City of Brampton, Ontario**  
**Ward 3**

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Mr. Kyle Pulis and Ms. Emily Miles, the Registered Owners of 76 Main Street South, in the City of Brampton.

We are pleased to submit this correspondence on their behalf as it relates to Agenda Item 8.1 being the November 19, 2024 Heritage Board Minutes and more specifically HB049-2024 which recommends that Staff initiate the process for heritage designation under Section 29 Part IV of the *Ontario Heritage Act* (the "Act").

**Background**

Goldsmith Borgal & Company Ltd. Architects ("GBCA") was retained by the Owners in 2016 to evaluate impacts on heritage resources arising from the severance of the southerly half of 76 MSS. Their findings, conclusions, and recommendations were summarized in a Heritage Impact Assessment (HIA) which was completed in accordance with the City's Terms of Reference.

After a lengthy planning approvals process spanning several years to construct a new detached dwelling on the now severed lands (76A MSS) the third and final version of the HIA (July 2023) was deemed complete. It was during this process that Heritage Staff sought to designate 76 MSS despite our Clients concerns and reservations. At no point did they provide their consent to the designation.

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CAUTION**

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## **Planning Committee Request**

Our Clients are very reasonable and have worked diligently with City Staff throughout the planning process and will continue to do so as the project moves forward into implementation. The existing 2-storey dwelling is to be preserved and accessed by a new driveway that is to be implemented as part of the construction of the dwelling on 76A MSS. Attached is a copy of the approved Landscape Plan.

Significant investment is being planned for the properties and as Owners they do not wish to be confronted with additional controls beyond which already exist within the City's approvals and permitting processes. Through this correspondence they respectfully request that the Heritage Board's Motion be amended to delete 3.II and 4:

### **HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 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 13, 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.~~


## **Closing Remarks**

**Thank you for the opportunity to submit this correspondence. Our Clients continue to have serious reservations and as such cannot support the future designation of their property.**

**We urge Members of Committee/Council to consider their request to amend the November 2024 Motion prior to approving the minutes.**



Yours truly,

  
\_\_\_\_\_  
Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate

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C.c. K. Pulis and E. Miles  
Goldsmith Borgal & Company Ltd. Architects  
M. Gagnon, Gagnon Walker Domes Ltd.



## GENERAL NOTES:

### MAINTENANCE AND ACCEPTANCE:

- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING, WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- AT TIME OF INSPECTION FOR FINAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
- MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
- THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WETLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

### UTILITIES:

- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

### RODENT PROTECTION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD.
- PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "XWOOD" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

### UNIT PAVING:

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1987).
- SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS.
- SAND FOR JOINTS SHALL BE A CLEAN, NATURAL, GRAVEL, CRUSHED STONE OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
- LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm. (2"), MIN.
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
- WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
- FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

### TREE LOCATION:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

### SODDING:

- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-6-4 COMMERCIAL FERTILIZER AT 7.3kg/100sq.m. AND SUPER PHOSPHATE AT 5kg/100sq.m. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY NO. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
- IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

### PLANTING:

- (UNLESS OTHERWISE SPECIFIED)
- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g. BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
- EXCAVATE AND PROVIDE PLANTING SOLS AS PER PLANTING DETAILS.
- PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
- SPRAY ALL PLANTINGS IN LEAF WITH ANTIDISCANT.
- PROVIDE TREES WITH STAKES.
- PLANTS ARE TO BE NO. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, REST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
- ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS. DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

### TOPSOIL:

- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOLS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEANUS MATTER.

## PLANT LIST

### DECIDUOUS TREES

| KEY | QUANT. | BOTANICAL NAME                | COMMON NAME            | CAL. | HEIGHT | SPREAD | SPACE | COND. | KEY |
|-----|--------|-------------------------------|------------------------|------|--------|--------|-------|-------|-----|
| AF  | 02     | Acer x freemanii 'Jeffersred' | Autumn Blaze Maple     | 60   | 4000   | 2000   | —     | SB    | AF  |
| AL  | 02     | Amelanchier laevis            | Allegheny Serviceberry | —    | 1500   | 1500   | —     | WB    | AL  |
| AR  | 02     | Acer rubrum                   | Red Maple              | 60   | 4000   | 2000   | —     | WB    | AR  |
| AS  | 04     | Acer spicatum 'Endowment'     | Endowment Sugar Maple  | 60   | 4000   | 2000   | —     | SB    | AS  |
| CC  | 02     | Cercis canadensis             | Eastern Redbud         | —    | 1500   | 2000   | —     | WB    | CC  |
| CO  | 02     | Celtis occidentalis           | Hackberry              | 60   | 4000   | 2000   | —     | SB    | CO  |
| Cos | 02     | Cornus alternifolia           | Pagoda Dogwood         | —    | 1500   | —      | —     | CG    | Cos |
| OM  | 02     | Quercus macrocarpa            | Bur Oak                | 60   | 4000   | 2000   | —     | SB    | OM  |
| OR  | 03     | Quercus rubra                 | Red Oak                | 60   | 4000   | 2000   | —     | SB    | OR  |

### CONIFEROUS TREES

| KEY | QUANT. | BOTANICAL NAME   | COMMON NAME     | CAL. | HEIGHT | SPREAD | SPACE | COND. | KEY |
|-----|--------|------------------|-----------------|------|--------|--------|-------|-------|-----|
| PIO | 01     | Picea omorika    | Serbian Spruce  | —    | 1750   | 1500   | —     | SB    | PIO |
| LI  | 03     | Larix laricina   | Tamarack        | —    | 1750   | 1500   | —     | SB    | LI  |
| Te  | 07     | Taxus canadensis | Eastern Hemlock | —    | 1750   | 1000   | —     | SB    | Te  |

### DECIDUOUS SHRUBS

| KEY | QUANT. | BOTANICAL NAME                          | COMMON NAME                   | CAL. | HEIGHT | SPREAD | SPACE    | COND. | KEY |
|-----|--------|---|-------------------------------|------|--------|--------|----------|-------|-----|
| As  | 06     | Amelanchier alnifolia 'Obelisk'         | Standing Ovation Serviceberry | —    | 1500   | —      | as above | CG    | As  |
| Eal | 05     | Euonymus alatus 'Little Moses'          | Little Moses Burning-Bush     | —    | 700    | —      | 750      | CG    | Eal |
| Hyp | 08     | Hydrangea paniculata 'PeeWee'           | Pee Wee Hydrangea             | —    | 600    | —      | 750      | CG    | Hyp |
| HV  | 09     | Hydrangea paniculata Little Quick Fire® | Little Quick Fire® Hydrangea  | —    | 600    | —      | 900      | CG    | HV  |
| Rha | 40     | Rhus aromatica 'Gro-Low'                | Gro-Low Fragrant Sumac        | —    | —      | 600    | 900      | CG    | Rha |

### BROADLEAF EVERGREENS

| KEY | QUANT. | BOTANICAL NAME    | COMMON NAME       | CAL. | HEIGHT | SPREAD | SPACE | COND. | KEY |
|-----|--------|-------------------|-------------------|------|--------|--------|-------|-------|-----|
| Bux | 33     | Buxus 'Green Gem' | Green Gem Boxwood | —    | 500    | —      | 400   | CG    | Bux |

### CONIFEROUS SHRUBS

| KEY | QUANT. | BOTANICAL NAME                | COMMON NAME              | CAL. | HEIGHT | SPREAD | SPACE | COND. | KEY |
|-----|--------|-------------------------------|--------------------------|------|--------|--------|-------|-------|-----|
| Euf | 56     | Euonymus fortunei 'Coloratus' | Purpleleaf Wintercreeper | —    | —      | 600    | 750   | CG    | Euf |
| Tac | 17     | Taxus cuspidata 'Nano'        | Dwarf Japanese Yew       | —    | 600    | —      | 750   | CG    | Tac |

### PERENNIALS & GRASSES

| KEY | QUANT. | BOTANICAL NAME  | COMMON NAME      | SPACE | 2 Gallon | COND.  | KEY |
|-----|--------|-----------------|------------------|-------|----------|--------|-----|
| hop | 80     | Hosta Patriot   | Patriot Hosta    | 600   | 2 Gallon | Potted | hop |
| sal | 48     | Salvia nemorosa | Perennial Salvia | 500   | 2 Gallon | Potted | sal |

TOTAL COMPENSATION TREES: 32

## SUBJECT PROPERTY

### SEVERANCE LINE

## NEW SUBJECT LOT

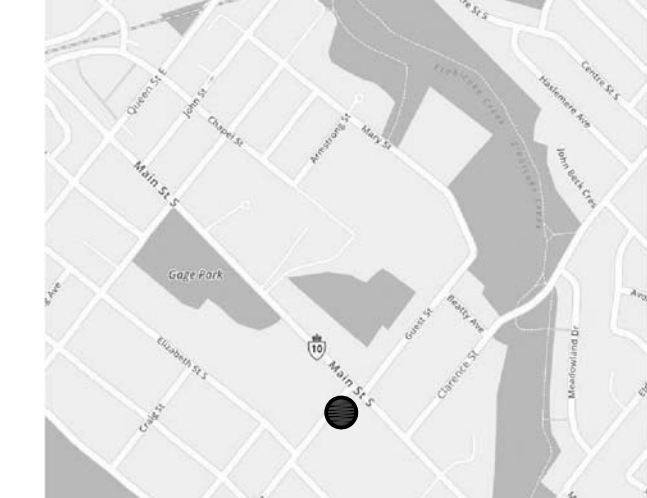
## EASEMENT SCHEDULE

(REFER TO RPLAN PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED)

| EASEMENT | PART OF LOT   |
|----------|---|
| 1        | INSTRUMENT PR6810594, PART 4 ON PLAN 43R-39288 ACCESS, PASSAGE, MAINTENANCE EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH         |
| 2        | INSTRUMENT PR3601065, PART 6 ON PLAN 43R-39288 SANITARY SEWER AND RELATED FACILITIES EASMENT IN FAVOR OF THE REGION OF PEEL   |
| 3        | INSTRUMENT PR6810594, PART 7 ON PLAN 43R-39288 SANITARY SEWER AND RELATED FACILITIES EASMENT IN FAVOR OF 76 MAIN STREET SOUTH |
| 4        | INSTRUMENT PR3601126, PART 9 ON PLAN 43R-39288 SANITARY SEWER AND RELATED FACILITIES EASMENT IN FAVOR OF 76 MAIN STREET SOUTH |
| 5        | INSTRUMENT R0848896, PART 11 ON PLAN 43R-15353 HYDRO EASEMENT IN FAVOR OF BRAMPTON HYDRO ELECTRIC COMMISSION                  |
| 6        | INSTRUMENT PR6810594, PART 4 ON PLAN 43R-39288 TEMPORARY DECK AND STAIRS EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH            |
| 7        | INSTRUMENT PR6810594, PART 12 ON PLAN 43R-39288 TEMPORARY ACCESS AND PARKING EASEMENT IN FAVOR OF 76 MAIN STREET SOUTH        |

## GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



### KEY PLAN

#### LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED MULTI-STEMMED ACCENT SHRUB
- PROPOSED ORNAMENTAL SHRUB (MEDIUM HEIGHT)
- PROPOSED FORMAL HEDGING
- PROPOSED LOW SHRUBS & PERENNIALS
- PROPOSED PLANT KEY AND QUANTITY

## 1 LANDSCAPE GENERAL NOTES

### PAVING SCHEDULE BY UNILOCK OR APPROVED EQUAL

| TYPE 'A' | DRIVEWAY EDGE BY UNILOCK   |
|----------|--|
|          | FIELD: TOWN HALL STONE SIZE: STANDARD (100x250x70mm) COLOUR: BURNT CLAY  |
| TYPE 'B' | DRIVEWAY BANDING BY UNILOCK  |
|          | SOLDER COURSE: THORNHURST STONE SIZE: MEDIUM RECTANGLE (210x173x70mm) COLOUR: GRANITE  |
| TYPE 'C' | FRONT ENTRY LANDING BY UNILOCK   |
|          | FIELD: THORNHURST - PATTERN A COLOUR: BIRCH BANDING: THORNHURST, SOLDER COURSE SIZE: MEDIUM RECTANGLE (210x173x70mm) COLOUR: GRANITE |

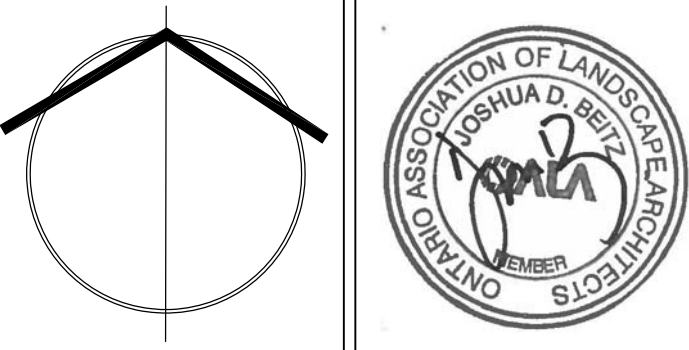
NOTE: DETAILED PLANTING LOCATIONS FOR TREES WITHIN THE VICINITY OF THE WOODLOT DRIPLINE TO BE COORDINATED ON SITE WITH LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE ARBORIST REPORT PREPARED BY WELWYN CONSULTING

NOTE: REFER TO ARBORIST REPORT PREPARED BY WELWYN CONSULTING FOR BOTH GENERAL RECOMMENDATIONS RELATED TO TREE PRESERVATION AND DETAILED REQUIREMENTS PERTAINING TO SITE PREPARATION, TREE PROTECTION AND MITIGATION MEASURES AS OUTLINED FOR SPECIFIC TREES TO BE PRESERVED THAT ARE WITHIN PROXIMITY TO PROPOSED DRIVEWAY WORKS

## LANDSCAPE PLAN

SCALE 1:200

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK** 5770 HURONTARIO STREET, SUITE 320 MISSISSAUGA, ONTARIO, L5R 3G5  
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**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

### PROJECT:

PROPOSED NEW DWELLING  
76A MAIN STREET SOUTH  
(SOUTH PARCEL)  
BRAMPTON, ONTARIO  
PULIS INVESTMENT GROUP

City File #s: CH-2023-0033 / SPA-2019-0053

### DRAWING TITLE:

## LANDSCAPE PLAN

### SCALE:

AS SHOWN

### DATE:

AUGUST 26, 2019

### DRAWN BY:

SS

### CHECKED BY:

JB

### PROJECT No.

19-5367

### DRAWING No.

L100