



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 2/18/2025

**Date:** 2025-01-30

**Subject:** **Heritage Building Protection Plan, Heritage Conservation Plan and Heritage Commemoration Plan Recommendation Report for 122-130 Main St N and 7 Church St E – Ward 1**

**Contact:** Arpita Jambekar, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-119

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E – Ward 1**, be received;
2. That the Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E prepared by LHC Heritage Planning and Archaeology Inc., dated January 7, 2025 be received;
3. That the following recommendations for the property at 7 Church Street E as per the Heritage Building Protection Plan (HBPP), Heritage Conservation Plan, be followed:
  - I. That the immediate and long-term protection measures as recommended in Section 5 of the HBPP be implemented for conservation of the property prior to and during the house's use as a site office;
  - II. That the property be monitored monthly and City Heritage staff shall be contacted immediately if any changes to the Property that are observed. Additionally, any deviations from the HBPP shall be approved by City Heritage staff prior to implementation;
  - III. That additional photographs of interior will be added to the HBPP following clean up and prior to any minor modifications required for use of Property as a site office;
  - IV. That the ongoing and long-term maintenance measures noted in Section 7 and the Interim Construction Protection plan, as noted in Section 8 of the Heritage Conservation Plan be followed to protect the building on the property, before and during the construction of the proposed development;
  - V. That an architect with relevant conservation experience be retained by the Owner to prepare specific rehabilitation measures for the building's use as a site office (Phase 2) and residential use (Phase 3);

- VI. That a qualified engineer be retained by the Owner to prepare a vibration impact study that considers the impacts of construction of the proposed development on the property at 7 Church St E and that the report be shared with Heritage Staff;
4. That an addendum to the Heritage Conservation Plan be prepared and submitted for review by City Staff prior to issuance of a Building permit for additions and/or alterations, upon finalization of the Phase 2 and Phase 3 rehabilitation measures to the property at 7 Church Street E;
5. That the recommendations of the Commemoration Plan for 122-130 Main St N be followed including:
  - I. A commemorative/interpretive plaque be installed on the property;
  - II. Pavers or planters be installed in the approximate location of the gasoline pumps that were formally in front of the existing building on the property; and
6. That the Commissioner of Planning, Building & Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 7 Church St E, to secure the conservation, retention and protection of the property at 7 Church St E, with content satisfactory to the Director of City Planning & Design, and in form approved by the City Solicitor or designate.

#### **OVERVIEW:**

- **122-130 Main Street North and 7 Church Street East are included as Listed properties on the Municipal Register of the City of Brampton as Cultural Heritage Resources.**
- **A Heritage Impact Assessment submitted as part of SPA application (SPA-2021-0269) to the City of Brampton's Development services, was received and approved by the Brampton Heritage Board on April 14, 2022.**
- **The Heritage Impact Assessment evaluated the listed properties against Ontario Regulation 9/06 and found that the property at 122-130 Main Street N does not meet criteria for designation due to extensive alteration to the building's original character. However, the property at 7 Church Street East is worthy of designation under Part IV of the OHA and shall be conserved and retained in-situ within the proposed development.**
- **A Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan have been prepared, based on the recommendations of the Heritage Impact Assessment.**
- **The Heritage Building Protection Plan recommends guidelines for securing and monitoring the property at 7 Church St E, for the proposed three phases of its use: vacancy, use as a temporary site office, and residential occupation. It also provides an Implementation Plan to address specific requirements for each phase.**

- **The Heritage Conservation Plan provides detailed condition assessment of the property at 7 Church St E and recommends required critical short term, ongoing and long-term maintenance measures. It also provides a Construction Protection plan to be implemented prior to and during construction of the proposed development.**
- **The Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan are considered to be complete per the City's Terms of Reference.**

## **BACKGROUND:**

The Heritage Building Protection Plan, Heritage Conservation plan and Heritage Commemoration Plan were required by the Heritage staff, for the development application SPA-2021-0126 submitted to the City of Brampton's Development services. The Site Plan application involves redevelopment of the properties 122-130 Main St N, 2,6 and 10 Nelson St and 7 and 11 Church St E, for construction of a three-storey stacked townhouse, thirty-five-storey commercial and residential tower, and twenty-two-storey residential tower.

The properties at 122-130 Main St N and 7 Church St E were included as Listed properties in the City of Brampton's Municipal Register as Cultural Heritage Resources. The proposed development is located on the east of Main Street, north of Nelson St E and south of Church St E. Heritage Impact Assessment (HIA) for 122-130 Main St N and 7 Church St E by AREA Architects dated April 12, 2022, was received and approved in the Brampton Heritage Board meeting of April 26, 2022. The Heritage Impact Assessment (HIA) prepared as part of the Site Plan Agreement application (SPA-2021-0269) recommended that the historic house at 7 Church St E merits designation under Part IV of the Ontario Heritage Act.

The HIA also evaluated that the listed heritage resource of the former Farr's Garage structure at 122-130 Main St N does not merit designation under Part IV of the Ontario Heritage Act but recommended commemoration of the building's distinctive design. The proposed mitigation strategy integrates the semi-circular form of the original building in brick masonry as a re-interpretation of the former 1920s façade. The HIA recommended preparation of Heritage Building Protection Plan and Heritage Commemoration Plan as short-term actions, and ultimately designation of the Heritage house at 7 Church St E under Part IV of the Ontario Heritage Act and implementation of commemoration measures as a long-term action.

The house at 7 Church St E has cultural heritage value as it is a rare example of a vernacular building with a combination of Queen Anne and Italianate stylistic elements, these include:

- red brick cladding,
- light colored quoins

- segmented window voussoirs,
- hipped roof and,
- wooden canopy over entrance door.

The house shall be preserved and rehabilitated as part of the proposed development.

### **CURRENT SITUATION:**

The Heritage Building Protection Plan, Heritage Conservation Plan and Heritage Commemoration plan were submitted for review by Heritage staff, as part of the Site Plan Application R6 submission.

The Heritage Building Protection Plan provides an Implementation Plan in anticipation of the transition of the house at 7 Church Street through following 3 phases:

- Phase 1: Continued vacancy of the house pending its occupation and use as a site office during construction of the mixed-use residential and commercial development (currently ongoing).
- Phase 2: Rehabilitation of the house for use as a site office during construction of the mixed-use residential and commercial development. This phase is anticipated to start in Quarter 2 of 2025 (April – June).
- Phase 3: Rehabilitation of the house to serve a residential purpose (Specific time for Phase 3 has not yet been determined).

The following measures are required/recommended to be implemented **immediately**, though some of the noted items have already been completed:

- Peel Regional Police and Brampton Fire and Emergency Services should be notified that the Property is vacant. Brampton Fire and Emergency Services should be consulted to organize a smoke and fire alarm system that provides them with direct warning (Completed).
- A heritage notice, as recommended in the HBPP, with contact information for City Heritage staff shall be posted to allow neighbours and members of the public to report any damage witnessed. The notice shall be placed on the metal security fencing on the Property's northwest elevation (Completed).
- Everything inside of the house that is not part of the building's structure shall be removed (In progress).
- Temporary heaters in the house on the Property should be installed (In progress).
- The house's eavestroughs and downspouts should be checked, cleaned, and repaired if/where necessary (In progress).
- All measures described in Part X of Property Standards *By-law 165-2022* shall be implemented (In progress).

Actions to be taken on a monthly basis include:

- Check the condition of the Property's metal security fencing for signs of unauthorized access/trespassing onto the Property.
- Check the condition of the boarding on the house's doors and windows for signs of unauthorized access/trespassing into the building on the Property.
- Check for signs of vandalism on the Property.
- Check for signs of water pooling around the building's foundation wall.

Additionally, the HBPP recommends that additional photographs of the interior be added to Appendix C following clean up and prior to any minor modifications required for the use of the house as site office.

The Heritage Conservation Plan provides a framework for and details of conservation, restoration, and adaptive re-use efforts for the house on the property at 7 Church St E. It details the conservation approach, actions required by trades during project work, and establishes an implementation schedule. It also provides a detailed condition assessment for the property and determined it to be in "*fair to good condition*" with no immediate requirement of repair or stabilization measures. It recommends that Section 5.1 of the Heritage Building Protection Plan (attachment 1) be adopted during the ongoing vacancy and changes to the condition of the heritage attributes (as compared to the recorded condition in the HCP on 24 Oct 2024) should monitored regularly.

The following ongoing and long-term maintenance measures are also recommended:

- Adopt the requirements/recommendations presented in Section 5.2 of the Heritage Building Protection Plan.
- Should the owner suspect or become aware of any structural damage to the building on the Property, the Proponent agrees to stop work in the vicinity and notify the Owner's Consulting Engineer, the Owner's Heritage Consultant, and the City's Heritage Planner so that corrective action can be taken.
- During the house's rehabilitation and residential use: The requirement to repair and/or replace damaged heritage attributes (or parts/section of damaged heritage attributes) including masonry (i.e., bricks, mortar joints) and wood components (i.e., bay windows, entry canopy, soffit) should be determined by an experienced professional with heritage expertise to ensure the repairs are done in accordance with best practices. Should repair and/or replacement be necessary, materials should be replaced in kind per Standard 8 of the Standards & Guidelines.
- After completion of the house's rehabilitation, LHC inspect and certify, at the Owner's sole cost, that the measures identified in the HCP regarding the protection and maintenance of the building on the Property prior to, during, and after

construction activities have been undertaken and completed in accordance with good conservation practices.

To protect the building on the Property before and during construction, the measures in the Interim Construction Protection Plan include:

- Pre-construction protection measures:
  - Documentation of the architectural, historical, and contextual significance of the Property and preparation of a condition assessment by a qualified individual in advance of any construction activities on the Property in order to document baseline condition.
  - Continued monitoring in accordance with the schedule in Section 11 of the HCP (attachment 2) and Section 6 of the Heritage Building Protection Plan (attachment 3).
- Protection measures during construction:
  - Workers on-site should be made aware of the Property's heritage status.
  - It is recommended that site access, laydown, staging, and parking areas prescribed on the Construction Management Plan be followed (see Appendix E-attachment 3).
  - To avoid potential accidental or unintended impacts, particularly during construction of the three-storey townhouse, it is recommended that fencing/hoarding be erected to the southeast of the house on the Property's southeast elevation.
  - Should the Property Owner suspect or become aware of any structural damage to the building, it is recommended that work in the vicinity stop, and that the Owner's Consulting Engineer and Heritage Consultant be contacted so that corrective action can be taken. The City's Heritage Planner should be notified of relevant findings.
  - After the construction phase a follow-up condition assessment is recommended to identify changes or damage (as compared to the baseline assessment) and corrective action should be taken to address any damage.

It is recommended that an architect with relevant heritage conservation experience be retained by the Owner to prepare specific rehabilitation measures, implementation plan and cost estimate for proposed Phase 2 and Phase 3.

The Commemoration Plan recommends commemoration themes that relate to the history and cultural heritage value or interest of the property at 122-130 Main St N, as an early auto sales and service commercial enterprise. The commemorative strategies include the following:

- Design mitigation by reinterpretation of the concave southwest elevation and one storey massing of the existing building, as part of the proposed building. This

section will serve a commercial function and also have brick cladding, fenestration and doorway locations and patterns, and rectangular volumes with hipped roofs that closely resemble the existing building's historical condition.

- Installation of a Commemorative Plaque by providing important historical and contextual information pertaining to the property. The Commemoration Plan provides detailed text, images and possible location for the plaque.
- Representation of Past Features through landscape treatments is recommended that integrate an additional, tangible measure that would provide an additional historical and contextual understanding of the Property. This can be implemented by integration of pavers or planters in the approximate location of the gasoline pumps that were formerly in front of the existing building on the Property.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

None

### **Other Implications:**

None

## **STRATEGIC FOCUS AREA:**

The approval of Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan within this report supports the Culture and Diversity & Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein facilitate conservation of a rare and unique heritage resource as well as creation of complete communities in the neighborhood to help maintain a sense of place, belonging, and community identity through adopted heritage interpretation strategies.

## **CONCLUSION:**

It is recommended that the Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E be received by the Brampton Heritage Board as being complete and the recommendations be endorsed.

Authored by:

Reviewed by:

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**Attachments:**

- Attachment 1 – Heritage Building Protection Plan, by LHC dt Jan 7, 2025
- Attachment 2 – Heritage Conservation Plan, by LHC dt Jan 7, 2025 (Rev. Feb 4, 2025)
- Attachment 3 – Heritage Commemoration Plan, by LHC dt Jan 7, 2025
- Attachment 4 – Highlights of Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan