

HERITAGE BUILDING PROTECTION PLAN

7 Church Street East
City of Brampton, ON



FINAL REPORT

Date: 7 January 2025

Project #: LHC0487

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A.

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC was retained on 9 October 2024 by Rose Garden Investments LP (the **Owner**) to prepare a Heritage Building Protection Plan (**HBPP**) for the property located at 7 Church Street East (the '**Property**') in the City of Brampton, Ontario (the '**City**').

The Property is listed on the City's *Municipal Register of Cultural Heritage Resources* as a non-designated property under Section 27 Part IV of the *Ontario Heritage Act (OHA)*. The Owner is proposing to sever the Property from its current legal property parcel, composed of the properties municipally known as 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 7 and 11 Church Street East, and to retain the existing house *in situ*. The properties at 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 11 Church Street East will be redeveloped with a three-storey stacked townhouse, a thirty-five-storey commercial and residential tower, and a twenty-two-storey residential tower.

It is anticipated that the house on the Property will remain vacant until Quarter 2 of 2025 (April – June) before being used as the site office during the Property's redevelopment. Following redevelopment, the house will be rehabilitated and serve a residential purpose.

The purpose of this HBPP is to outline how the building on the Property will be protected during its ongoing vacancy and use as a site office. Consideration towards the Property's future residential use is also considered, where necessary. This HPBB has been prepared in accordance with the City's *Heritage Building Protection Plan Terms of Reference*.

LHC prepared a monitoring plan and schedule to implement recommended protection measures to conserve the Property's cultural heritage value or interest. The monitoring plan and schedule considered measures to be taken prior to and during the house's use as a site office.

The following measures are required/recommended to be implemented **immediately** – if not already part of the Owner's or the City's approach to maintaining the Property:

- 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.
- A heritage notice 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. The heritage notice should indicate the following:

HERITAGE NOTICE

The structure on this Property is a designated heritage resource protected under the Ontario Heritage Act and applicable municipal law.

Please help us conserve our heritage. For more information contact City Heritage staff at 905-874-3825 or 905-874-3744.

- Everything inside of the house that is not part of the building's structure shall be removed.
- Temporary heaters in the house on the Property should be installed.
- The house's eavestroughs and downspouts should be checked and cleaned, if/where necessary.
- All measures described in Part X of *By-law 165-2022* shall be implemented.

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.

Additional photographs of the interior are recommended to be added to Appendix C following clean up and prior to any minor modifications required for the use of the house on the Property as a site office.

In the event that changes to the Property are observed during monitoring that adversely affect the building on the Property and its heritage attributes, City Heritage staff shall be contacted immediately. Additionally, any deviations from this HBPP shall be approved by City Heritage staff.

Any application for demolition of the house on the Property remains subject to the requirements in the *OHA*, the *Ontario Building Code Act*, and other applicable by-laws, policies, and legislation.

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1 INTRODUCTION TO THE PROPERTY

LHC was retained on 9 October 2024 by Rose Garden Investments LP (the **Owner**) to prepare a Heritage Building Protection Plan (**HBPP**) for the property located at 7 Church Street East (the '**Property**') in the City of Brampton, Ontario (the '**City**').

The Property is listed on the City's *Municipal Register of Cultural Heritage Resources* as a non-designated property under Section 27 Part IV of the *Ontario Heritage Act (OHA)*. The Owner is proposing to sever the Property from its current legal property parcel, composed of the properties municipally known as 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 7 and 11 Church Street East, and to retain the existing house *in situ*. The properties at 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 11 Church Street East will be redeveloped with a three-storey stacked townhouse, a thirty-five-storey commercial and residential tower, and a twenty-two-storey residential tower.

It is anticipated that the house on the Property will remain vacant until Quarter 2 of 2025 (April – June) before being used as the site office during the Property's redevelopment. Following redevelopment, the house will be rehabilitated and serve a residential purpose. The house will transition through three 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.
- 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.

The purpose of this HBPP is to outline how the building on the Property will be protected during its ongoing vacancy (Phase 1) and use as a site office (Phase 2). Consideration towards the Property's future residential use (Phase 3) is also considered, where necessary. This HBPP has been prepared in accordance with the City's *Heritage Building Protection Plan Terms of Reference*.

1.1 PROPERTY LOCATION

The Property is located on the southeast side of Church Street East near Main Street North (Figure 1 and Figure 2). The Property's civic address is 7 Church Street East, and its legal address is LOTS 53 & 54 AND PART LOTS 49, 50, 51, 52, 55, 56, 57, 58, 59, 85 AND 86, EAST OF HURONTARIO STREET & NORTH OF QUEEN STREET, PLAN BR2, PARTS.

1.2 CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

The Property is listed on the City's *Municipal Register of Cultural Heritage Resources* as a non-designated property under Section 27 Part IV of the *Ontario Heritage Act*.

A Heritage Impact Assessment (HIA) for the Property was prepared by Architects Rasch Eckler Associates Ltd. (AREA) in December 2021 in support of a Site Plan Approval application. The HIA found that the Property meets criteria 1, 5, and 7 of *Ontario Regulation 9/06 (O. Reg. 9/06)* for its design or physical, historical or associative, and contextual value and the following list of heritage attributes was prepared:

- Two-storey construction
- Rectangular plan
- Red brick cladding
- Light-coloured quoins and segmented window voussoirs
- Two bay windows with decorated wooden frames
- Hipped roof
- Wooden canopy over the entrance door
- Residential use
- Residential character of the setting¹

The 2021 HIA identified that the Property merits designation under Section 29 Part IV of the *OHA*. The 2021 HIA further identified that the development of the two high rise towers will affect the low-scale residential setting of the area. No other anticipated impacts resulting from the proposed development were identified.

1.3 DESCRIPTION OF THE PROPOSED DEVELOPMENT AND ITS IMPACT

The proposed development includes the properties at 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 7 and 11 Church Street East. It is a mixed-use development composed of three new buildings including a three-storey stacked townhouse, a thirty-five-storey tower with 400 rental units and 409.77m² of commercial space, and a twenty-two-storey tower with 271 condominium units.

¹ Architects Rasch Eckler Associates Ltd. (AREA), "122-130 Main Street North and 7 Church Street East, Brampton, Ontario Rose Garden Residences Development HERITAGE IMPACT ASSESSMENT," last modified 6 December 2021, accessed 18 November 2024, PDF File, 24.

The Property will be severed, and the house will be retained *in situ*. The house will be used as the site office during the construction phase of the proposed development. Following completion of the development, the house will be rehabilitated to serve as a fifth townhouse.

1.4 SITE VISIT

A site visit was conducted on 14 November 2024 by Intermediate Heritage Planner Ben Daub. The purpose of this site visit was to document and gain an understanding of the Property and its surrounding context. Access to the Property was granted by the Property's Owner. Internal access to the house on the Property was limited due to its existing condition. Unless otherwise attributed, all photographs in this HBPP were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 4.



Legend

 Property

NOTE(S) 1. All locations are approximate.
REFERENCE(S) 1. Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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TITLE Location of the Property	
CLIENT Urban Solutions Planning & Land Development	
PROJECT Heritage Building Protection Plan, 7 Church Street East, City of Brampton, ON	PROJECT NO. LHC0483



Legend



Property

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar, Microsoft
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TITLE

Current Conditions of the Property

CLIENT

Urban Solutions Planning & Land Development

PROJECT

Heritage Building Protection Plan, 7 Church Street East, City of Brampton, ON

PROJECT NO. LHC0483



YYYY-MM-DD

FIGURE #

2024-12-04

2

2 STUDY METHODOLOGY/APPROACH

LHC generally follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and the MCM's *Ontario Heritage Tool Kit*. Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

In the context of this HBPP, emphasis was placed on understanding the condition of the Property.

2.1 CONSERVATION PRINCIPLES

This HBPP considered the conservation principles set forth in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, *Ontario Heritage Tool Kit*, *Appleton Charter for the Protection and Enhancement of the Built Environment*, and the *Eight Guiding Principles in the Conservation of Built Heritage Properties*.

2.1.1 STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&G) has been adopted by most federal agencies (including Parks Canada), provinces, heritage agencies (such as the Ontario Heritage Trust), and many municipalities as the guiding document for heritage work. They are considered best practice guidance for heritage conservation in Canada. The City reviews the S&Gs as a part of heritage permit applications.

The S&G document is a tool to help guide change for cultural heritage resources. It provides an overview of the conservation decision-making process, identifies appropriate conservation treatments, and provides standards and guidelines appropriate for conservation. The S&Gs view conservation as a sequence of actions — from understanding the historic place to planning for its conservation and intervening through projects or maintenance. In the context of the S&Gs, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.²

Measures employed to protect the house on the Property during its ongoing vacancy (Phase 1) and use of the house on the Property as a site office (Phase 2) fall under the definition of **preservation**, which is considered the primary treatment when a new use does not require extensive alterations or additions. The subsequent residential use of the house on the Property (Phase 3) falls under the definition of **rehabilitation**, which is considered the primary treatment when repair or replacement of deteriorated features is necessary and where alterations or additions to the historic place are planned for a new or continued use.

Table 1 below identifies the applicable standards for Phase 1 through Phase 3. All references to ‘heritage attributes’ pertain to the list of attributes defined in the 2021 HIA (refer to Section 1.2 of this HBPP). All standards in the S&Gs are included in Appendix B.

² Canada’s Historic Places, “Standards and Guidelines for the Conservation of Historic Places in Canada,” last modified 2010 (Second Edition), accessed 15 November 2024, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 15-16.

Table 1. Applicable Standards from the S&Gs

Standard	Phase 1	Phase 2	Phase 3
1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.	A minimal intervention approach should be taken when implementing short term protection measures for the Property's heritage attributes.	Specific measures planned for Phase 2 have not yet been determined. A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary). The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage professional.	Specific measures planned for Phase 3 have not yet been determined. A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary). The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage professional.
3. Conserve heritage value by adopting an approach calling for minimal intervention	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace	Specific measures planned for Phase 3 have not yet been determined. A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace

Standard	Phase 1	Phase 2	Phase 3
		components where necessary).	components where necessary).
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.	Not applicable.	<p>Phase 2 is not anticipated to require change to the Property's character-defining elements (heritage attributes).</p> <p>A minimal intervention approach should be taken where applicable.</p>	<p>Phase 3 is not anticipated to require change to the Property's character-defining elements (heritage attributes).</p> <p>A minimal intervention approach should be taken where applicable.</p>
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	Measures to stabilize the Property are described in this HBPP.	Measures to stabilize the Property are described in this HBPP.	Not applicable.

Standard	Phase 1	Phase 2	Phase 3
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	<p>The Property's character-defining elements (heritage attributes) were photographed and documented.</p> <p>Recommended means that consider the Property's existing conditions are described in this HBPP.</p>	<p>Specific measures planned for Phase 2 have not yet been determined.</p> <p>A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary).</p>	<p>Specific measures planned for Phase 3 have not yet been determined.</p> <p>A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary).</p>
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	<p>A monitoring plan and schedule has been prepared to support the ongoing stabilization and maintenance of the Property during Phase 1.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>	<p>A monitoring plan and schedule has been prepared to support the ongoing stabilization and maintenance of the Property during Phase 2.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>	<p>Following the rehabilitation of the Property, its condition should be monitored on an ongoing basis to ensure that any necessary maintenance or repairs are undertaken and that – as appropriate – a qualified heritage professional is retained to oversee or undertake any significant invasive restorative work.</p>

Standard	Phase 1	Phase 2	Phase 3
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. A minimal intervention approach should be taken. Interventions should be physically and visually compatible.	Specific measures planned for Phase 3 have not yet been determined. A minimal intervention approach should be taken. Interventions should be physically and visually compatible.
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements	Where applicable, the Property's character-defining elements (heritage attributes) should be repaired. Replacement of heritage attributes should only be considered as a last resort. A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.	Where applicable, the Property's character-defining elements (heritage attributes) should be repaired. Replacement of heritage attributes should only be considered as a last resort. A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.	Where applicable, the Property's character-defining elements (heritage attributes) should be repaired. Replacement of heritage attributes should only be considered as a last resort. A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.

Standard	Phase 1	Phase 2	Phase 3
compatible with the character of the historic place.			

2.1.2 ONTARIO HERITAGE TOOL KIT

The MCM's *Ontario Tool Kit: Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration.³ Impacts were specifically assessed in the 2021 HIA. Table 2 below identifies, at a high level, the applicable potential negative impacts for Phase 1 through Phase 3. All references to 'heritage attributes' pertain to the list of attributes defined in the 2021 HIA (refer to Section 1.2 of this HBPP).

³ Ministry of Citizenship & Multiculturalism, "Ontario Tool Kit: Info Sheet #5 Heritage Impact Assessments and Conservation Plans," published 2006, accessed 15 November 2024, https://www.cambridge.ca/en/learn-about/resources/East-Galt-HCD/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf, 3.

Table 2. Applicable Potential Negative Impacts from the *Ontario Heritage Tool Kit*

Potential Negative Impact	Phase 1	Phase 2	Phase 3
1. Destruction of any part of any significant heritage attribute or features	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Destruction of any of the Property's heritage attributes is not anticipated and should be avoided.	Specific measures planned for Phase 3 have not yet been determined. Destruction of any of the Property's heritage attributes is not anticipated and should be avoided.
2. Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Alteration of any of the Property's heritage attributes is not anticipated. Should alterations be necessary, a minimal intervention approach should be taken.	Specific measures planned for Phase 3 have not yet been determined. Alteration of any of the Property's heritage attributes is not anticipated. Should alterations be necessary, a minimal intervention approach should be taken.
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as	Not applicable.	Construction of the three-storey townhouse, thirty-five storey tower, and twenty-two storey tower will be ongoing	Construction of the three-storey townhouse, thirty-five storey tower, and twenty-two storey tower will be ongoing/completed during

Potential Negative Impact	Phase 1	Phase 2	Phase 3
a garden		during this phase. Shadows that alter the appearance of any of the Property's heritage attributes are not anticipated.	this phase. Shadows that alter the appearance of any of the Property's heritage attributes are not anticipated.
4. Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. None of the Property's heritage attributes are anticipated to be isolated.	Specific measures planned for Phase 3 have not yet been determined. None of the Property's heritage attributes are anticipated to be isolated.
5. Direct or indirect obstruction of significant views or vistas within, from, or built and natural features	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Direct or indirect obstruction of significant views or vistas of the Property's heritage attributes are not anticipated.	Specific measures planned for Phase 3 have not yet been determined. Direct or indirect obstruction of significant views or vistas of the Property's heritage attributes are not anticipated.
6. A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site	Not applicable.	The house on the Property will serve as a site office during Phase 2 before being returned to a residential use.	The house on the Property will be rehabilitated and reused as a residential house.

Potential Negative Impact	Phase 1	Phase 2	Phase 3
alteration to fill in the formerly open spaces			
7. Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Land disturbances that directly affect the Property's heritage attributes are not anticipated.	Specific measures planned for Phase 3 have not yet been determined. Land disturbances that directly affect the Property's heritage attributes are not anticipated.

2.1.3 APPLETON CHARTER

ICOMOS Canada's *Appleton Charter for the Protection of the Built Environment* (*Appleton Charter*) acknowledges that intervention within the built environment occurs at several levels and scales and is characterized by different activities. In the context of the Property, the scale of the proposed intervention is limited to the existing single-detached house.

The use of the house on the Property as a site office (Phase 2) best meets the definition of **preservation**, which is defined as “retention of the existing form, material and integrity of site”⁴ because the house will likely remain as-is. Expected activities during this phase are limited to maintenance, which is defined as “continual activity to ensure the longevity of the resource without irreversible or damaging intervention”.⁵

The subsequent residential use of the house on the Property (Phase 3) best meets the definition of **rehabilitation**, which is defined as “modification of a resource to contemporary functional standards which may involve adaptation for new use.”⁶ Expected activities during this phase may include stabilization, defined as “a periodic activity to halt deterioration and to put the existing form and materials of a site into a state of equilibrium, with minimal change”; removal, defined as “...modification which involved the subtraction of surfaces, layers, volumes and/or elements”; and addition, defined as “...modification which involves the introduction of new material.”⁷

Table 3 identifies the applicable principles/practices for Phase 1 through Phase 3. All references to ‘heritage attributes’ pertain to the list of attributes defined in the 2021 HIA (refer to Section 1.2 of this HBPP).

⁴ ICOMOS Canada, “Appleton Charter for the Protection and Enhancement of the Built Environment,” published August 1983, accessed 15 November 2024, <https://www.icomos.org/images/DOCUMENTS/Charters/appleton.pdf>, 3.

⁵ ICOMOS Canada, “Appleton Charter for the Protection and Enhancement of the Built Environment,” 3-4.

⁶ ICOMOS Canada, “Appleton Charter for the Protection and Enhancement of the Built Environment.” 3.

⁷ ICOMOS Canada, “Appleton Charter for the Protection and Enhancement of the Built Environment.” 4.

Table 3. Applicable Principles and Practice Measures Described in the *Appleton Charter*

Principle/ Practice	Phase 1	Phase 2	Phase 3
Principle, Protection: Protection may involve stabilization; it must involve a continuing program of maintenance.	Measures to stabilize the Property are described in this HBPP.	Measures to stabilize the Property are described in this HBPP.	Not applicable.
Principle, Enhancement: The activities of removal or addition are characteristic of measures in support of enhancement of the heritage resource.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only remove and/or add components where necessary).	Specific measures planned for Phase 3 have not yet been determined. A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only remove and/or add components where necessary).
Principle, Use: A property should be used for its originally intended purpose. If this is not feasible, every reasonable effort shall be made to provide a compatible use which requires minimal alteration. Consideration of new use	Not applicable.	The house on the Property will serve as a site office during Phase 2 before being returned to a residential use.	The house on the Property will be rehabilitated and reused as a residential house.

Principle/ Practice	Phase 1	Phase 2	Phase 3
should begin with respect for existing and original traditional patterns of movement and layout.			
Principle, Additions: New volumes, materials and finishes may be required to satisfy new uses or requirements. They should echo contemporary ideas but respect and enhance the spirit of the original.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Additions to the house on the Property are not anticipated. If additions are planned in the future, they should be physically and visually compatible.	Specific measures planned for Phase 3 have not yet been determined. Additions to the house on the Property are not anticipated. If additions are planned in the future, they should be physically and visually compatible.
Practice, Distinguishability: New work should be identifiable on close inspection or to the trained eye but should not impair the aesthetic integrity or coherence of the whole.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Specific new work has not been detailed; however, where applicable it should be identifiable from the existing house on the Property.	Specific measures planned for Phase 3 have not yet been determined. Specific new work has not been detailed; however, where applicable it should be identifiable from the existing house on the Property.
Practice, Materials and	A qualified heritage	A qualified heritage	A qualified heritage

Principle/ Practice	Phase 1	Phase 2	Phase 3
Techniques: Materials and techniques should respect traditional practice unless modern substitutes for which a firm scientific basis exists, which have been supported by a body of experience and which provide significant advantage can be identified.	professional should be retained – as appropriate – to determine appropriate materials and techniques required during Phase 1. Required work should be overseen and/or undertaken by a qualified heritage professional.	professional should be retained – as appropriate – to determine appropriate materials and techniques required during Phase 2. Required work should be overseen and/or undertaken by a qualified heritage professional.	professional should be retained – as appropriate – to determine appropriate materials and techniques required during Phase 3. Required work should be overseen and/or undertaken by a qualified heritage professional.
Practice, Reversibility: The use of reversible processes is always to be preferred to allow the widest options for future development or the correction of unforeseen problems, or where the integrity of the resource could be affected.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. All alterations made to the Property – specifically its heritage attributes – should be reversible.	Specific measures planned for Phase 3 have not yet been determined. All alterations made to the Property – specifically its heritage attributes – should be reversible.
Practice, Integrity: Structural and technological integrity must be respected and will require attention to performance as well as to appearance.	The structural integrity of the building on the Property should be monitored on an ongoing basis.	The structural integrity of the building on the Property should be monitored on an ongoing basis.	The structural integrity of the building on the Property should be monitored on an ongoing basis.

2.1.4 EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF BUILT HERITAGE PROPERTIES

The *Eight Guiding Principles*, compiled by the MCM, are a useful tool to help guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning “good practice” in heritage conservation.⁸ Table 4 below identifies the applicable principles for Phase 1 through Phase 3. All references to ‘heritage attributes’ pertain to the list of attributes defined in the 2021 HIA (refer to Section 1.2 of this HBPP).

⁸ Ministry of Citizenship and Multiculturalism, “Eight guiding principles in the conservation of built heritage properties,” last updated 25 October 2022, accessed 15 November 2024, <https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties>.

Table 4. Applicable Principles Described in the *Eight Guiding Principles*

Principle	Phase 1	Phase 2	Phase 3
1. Respect for documentary evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.	Not applicable.	<p>Specific measures planned for Phase 2 have not yet been determined.</p> <p>Where necessary, selection of new materials (i.e., brick) should be guided by visible and exposed examples with respect to colour, finish, and dimensions.</p> <p>Measurements and photographs should be taken during the removal stage of all necessary restoration work.</p>	<p>Specific measures planned for Phase 3 have not yet been determined.</p> <p>Where necessary, selection of new materials (i.e., brick) should be guided by visible and exposed examples with respect to colour, finish, and dimensions.</p> <p>Measurements and photographs should be taken during the removal stage of all necessary restoration work.</p>
3. Respect for historical material: Repair/conserve rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built	A minimal intervention approach should be taken when implementing short term protection measures for the Property's heritage attributes.	<p>Specific measures planned for Phase 2 have not yet been determined.</p> <p>A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace</p>	<p>Specific measures planned for Phase 3 have not yet been determined.</p> <p>A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace</p>

Principle	Phase 1	Phase 2	Phase 3
resource.		components where necessary). The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage professional.	components where necessary). The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage professional.
4. Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.	A minimal intervention approach should be taken when implementing short term protection measures for the Property's heritage attributes.	<p>Specific measures planned for Phase 2 have not yet been determined.</p> <p>A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary). The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage professional.</p>	<p>Specific measures planned for Phase 3 have not yet been determined.</p> <p>A minimal intervention approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary). The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage professional.</p>

Principle	Phase 1	Phase 2	Phase 3
6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. All alterations made to the Property – specifically its heritage attributes – should be reversible.	Specific measures planned for Phase 3 have not yet been determined. All alterations made to the Property – specifically its heritage attributes – should be reversible.
7. Legibility: New work should be distinguished from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.	Not applicable.	Specific measures planned for Phase 2 have not yet been determined. Specific new work has not been detailed; however, where applicable it should be identifiable from the existing house on the Property.	Specific measures planned for Phase 3 have not yet been determined. Specific new work has not been detailed; however, where applicable it should be identifiable from the existing house on the Property.
8. Maintenance: With continuous care, future restoration will not be	A monitoring plan and schedule has been prepared to support the ongoing	A monitoring plan and schedule has been prepared to support the ongoing	Following the rehabilitation of the Property, its condition should be monitored on an

Principle	Phase 1	Phase 2	Phase 3
necessary. With regular upkeep, major conservation projects and their high costs can be avoided.	<p>stabilization and maintenance of the Property during Phase 1.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>	<p>stabilization and maintenance of the Property during Phase 2.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>	<p>ongoing basis to ensure that any necessary maintenance or repairs are undertaken and that – as appropriate – a qualified heritage professional is retained to oversee or undertake any significant invasive restorative work.</p>

3 GUIDELINES FOR SECURING VACANT HERITAGE BUILDINGS

The City's Guidelines for Securing Vacant Heritage Buildings – as referred to in Section 3 of the HBPP ToR – has been superseded by the City's *Property Standards By-law 165-2022*.

By-law 165-2022 outlines the minimum standards for the maintenance and occupancy of property. Part X of *By-law 165-2022* identifies maintenance and security standards specifically buildings, structures, and properties that are:

- (1) designated under Section 29 or 34.5 of the *Ontario Heritage Act*; or
- (2) situated within a heritage conservation district, designated under Section 41 of the *Ontario Heritage Act*.⁹

Under *By-law 165-2022*, the definition of 'Vacant Heritage Property' means:

...any Buildings and structures located on Property designated under Section 29 or 34.5 of the *Ontario Heritage Act*, situated within a heritage conservation district designated under section 41 of the *Ontario Heritage Act*, and either is or appears to an inspector to be vacant, partially vacant, or unoccupied for more than ninety (90) days.¹⁰

Table 5 lists the maintenance and security standards described in Part V of *By-law 165-2022*. All references to 'heritage attributes' pertain to the list of attributes defined in the 2021 HIA (refer to Section 1.2 of this HBPP).

⁹ City of Brampton, "Property Standards By-law 165-2022," office consolidation 10 August 2022, accessed 15 November 2024, www.brampton.ca/en/city-hall/bylaws/all%20bylaws/property%20standards%20by-law%20165-2022.pdf, 23.

¹⁰ City of Brampton, "Property Standards By-law 165-2022," 5.

Table 5. Provisions Identified in *By-law 165-2022: Part X Heritage Buildings*

Standard	Required Measures
Boarding	<ul style="list-style-type: none"> (1) All boarding must be ½ inch S.P.F. exterior grade plywood (not particleboard, fiberboard, or other forms of board sheathing); (2) Boarding must be cut to completely and securely fit within all exterior structural openings; (3) All boarding shall be maintained in Good Repair; (4) All boarding shall be installed from the exterior; (5) All boarding shall be fastened using wood screws only. Screws must be at least #8 gauge, countersunk, and not less than 3 inches in length. Each screw shall be spaced not more than 3 inches on centre around the entire perimeter of each plywood board (6) All boarding shall be fitted securely and in a watertight manner to fit within the side jambs, the head jamb, and the exterior bottom sill of the door or window opening so the exterior trim and cladding remains uncovered and undamaged by the boarding, and so as not to be easily detached by hand; (7) All boarding used on windows and door openings shall be painted using exterior grade paint in a matt black; (8) All other boarding shall be painted using exterior grade paint in a colour that blends with the exterior of the Building or structure; (9) Interior doors, except those in fire separations, should be fixed ajar at least 4 inches to allow air to circulate throughout in order to help prevent interior deterioration through excess humidity; (10) Where a structural opening is irregular in shape or unusually large, alternate security measures shall be required to adequately secure these openings, such as steel mesh screening, grills, security bars, or cross-bracing over plywood;

Standard	Required Measures
	<p>(11) If the aforementioned measures prove insufficient to secure openings, additional augmentation measures shall be required, consisting of the installation of steel mesh enclosures or steel panels over all boarded ground floor openings; and</p> <p>(12) The exterior shall be maintained in order to prevent moisture penetration and damage from the elements that may have an adverse impact on the Heritage Attributes.</p>
Utilities	<p>The Owner of a Vacant Heritage Property shall ensure that all utilities serving the building are properly disconnected, terminated, or capped unless such utilities are necessary for the safety and security of the Property, or unless such utilities are otherwise required by law to remain connected.</p>
Security	<ul style="list-style-type: none"> (1) lock all doors and windows and ensure ongoing maintenance; (2) close all basement hatches, openings, walkways, and windows; (3) remove ladders, tools, equipment, and other materials that might be used to gain interior access; (4) remove rubbish, garbage, parts of vehicles and other equipment, discarded furniture, appliances, machinery, and debris from inside buildings and structures and from around the property; (5) all floors above the first floor must be rendered inaccessible to entry by raising fire escapes and ladders to a height of at least four meters, and by removing or cladding towers that may be used to access the Vacant Heritage Property; (6) significant trees, plantings, grass, lawns, flower beds, hedgerows, bushes, vines, and other vegetation on grounds surrounding vacant heritage buildings, structures, and other resources shall be maintained and protected at all times in accordance with all relevant City by-laws; (7) chain-off driveways and all other direct means of vehicular access to the property, while still permitting authorized vehicular and emergency vehicular access when necessary; chains should be no greater than 10mm (3/8 inch) in diameter and of a grade 30 or comparable;

Standard	Required Measures
	<p>(8) temporary metal security fencing may be required around the perimeter of a Vacant Heritage Property. The fence shall be 2 metres in height above grade, equipped with a horizontal top rail. The temporary fence shall be erected and securely anchored and maintained at all times with all gates locked with appropriate high-security padlocks. Barbed wire (minimum of two strands) shall be installed along the perimeter of each fence, projecting inward toward the area that is enclosed by the fence.</p>
Notification	<p>(1) post "No Trespassing" signs on all exterior elevations, including all points of access to the property, and on gates and property fencing; and</p> <p>(2) post a heritage notice that complies with City planning application graphics and signage standards and states:</p> <p>HERITAGE NOTICE</p> <p>The structure on this Property is a designated heritage resource protected under the Ontario Heritage Act and applicable municipal law.</p> <p>Please help us conserve our heritage. For more information contact City Heritage staff at 905-874-3825 or 905-874-3744.</p>

4 PHOTOGRAPHIC DOCUMENTATION

A selection of photographs from LHC's 14 November 2024 site visit are below. The purpose of these photographs is to document the current conditions of the Property to provide evidence of existing mothballing measures in place and to provide a baseline for assessing change to the Property and its heritage attributes as project activities commence. Included photographs emphasize the Property's heritage attributes (refer to Section 1.2 of this HBPP). Access to the interior of the house on the Property was limited due to the existing conditions of the building and safety concerns related to recent trespassing.

A corresponding photo log that details the HBPP report image number, original image number (from LHC's site visit), and notes related to each photo is contained in Appendix C. The notes attributed with each photo provided a high-level condition assessment.

Additional photographs of the interior are recommended to be added to Appendix C following clean up and prior to any minor modifications required for the use of the house on the Property as a site office.

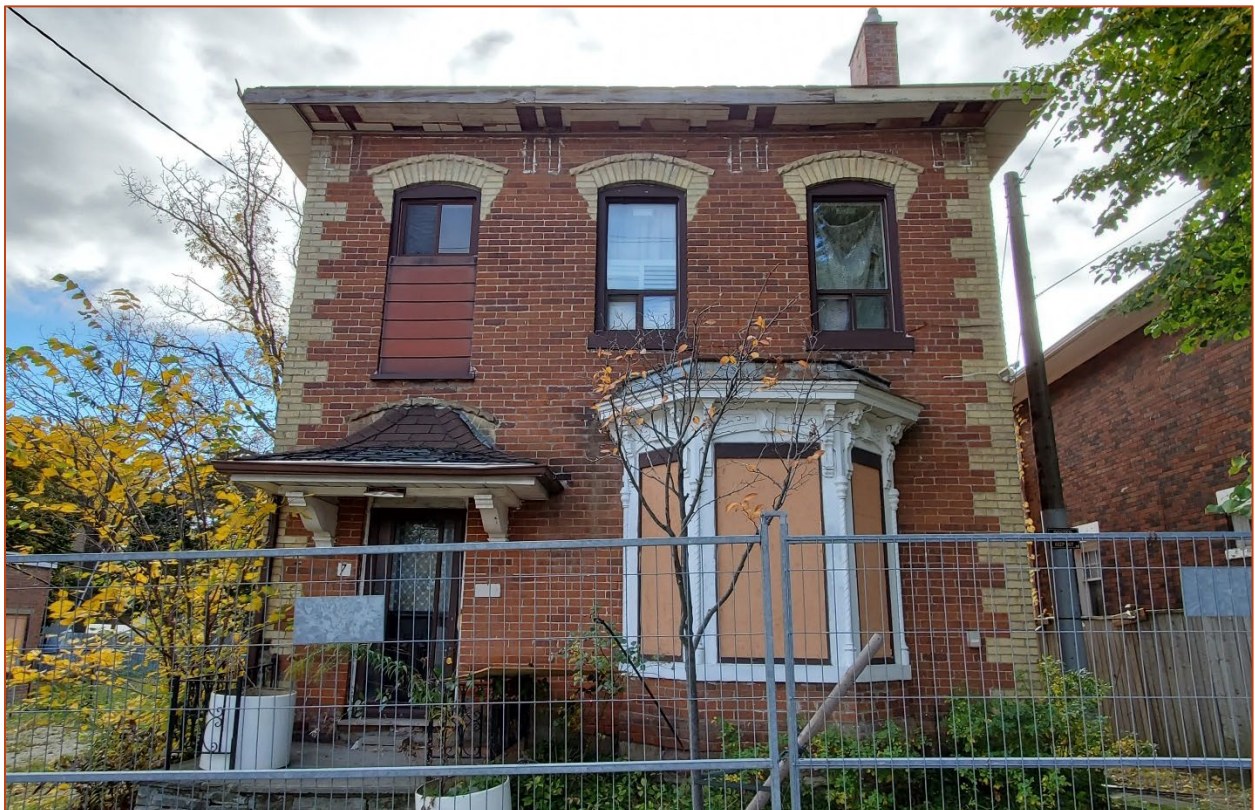


Image 1. This photo looks southeast and shows the primary, northwest elevation of the house on the Property



Image 2. This photo looks south and shows the northwest and northeast elevations of the house on the property



Image 3. View northwest showing the northeast and southeast elevations of the house on the Property



Image 4. View northwest showing the southeast elevation of the house on the Property



Image 5. View north showing the southwest elevation of the house on the Property



Image 6. View southeast showing the southwest elevation of the house on the Property



Image 7. View southwest showing the connection between the main house and its additions on its northeast elevation



Image 8. View southeast showing the connection between the main house and its addition on its southwest elevation



Image 9. View south showing the brick on the second storey of the northwest elevation of the house on the Property

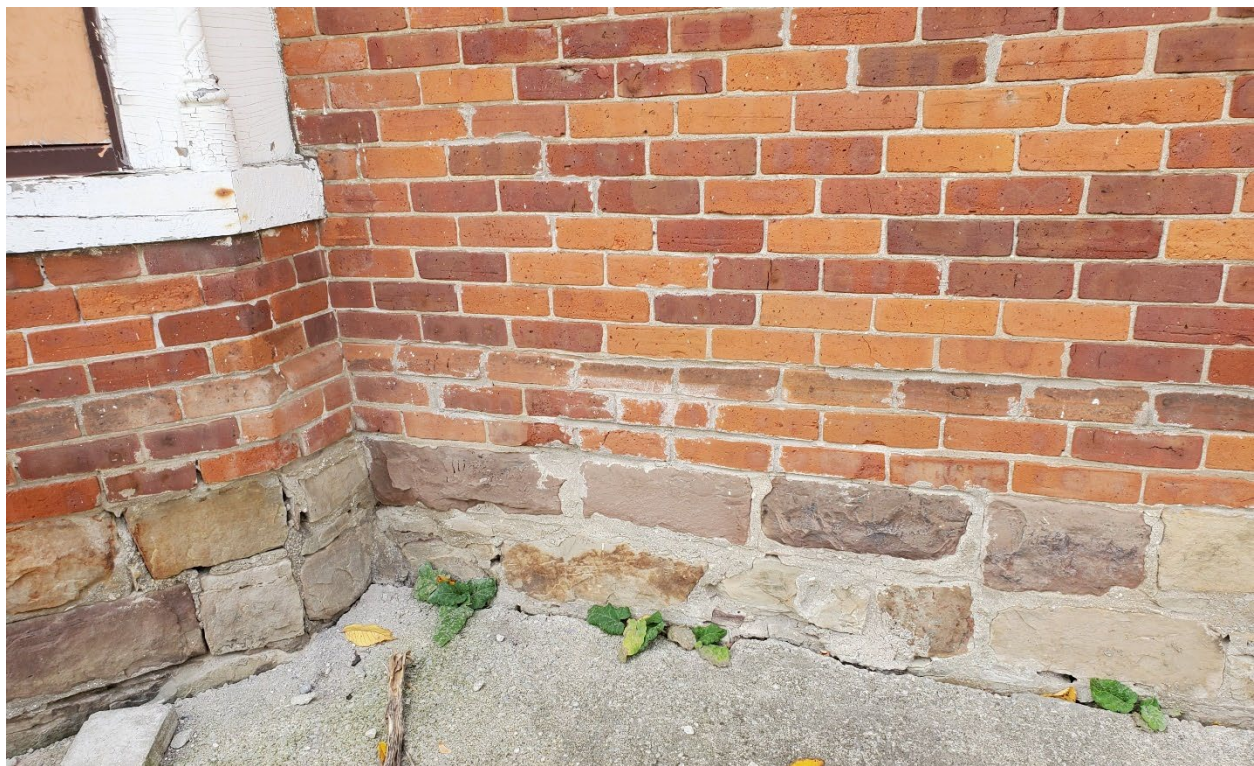


Image 10. View southwest showing the stone foundation and brick on the first storey of the northeast elevation of the house on the Property

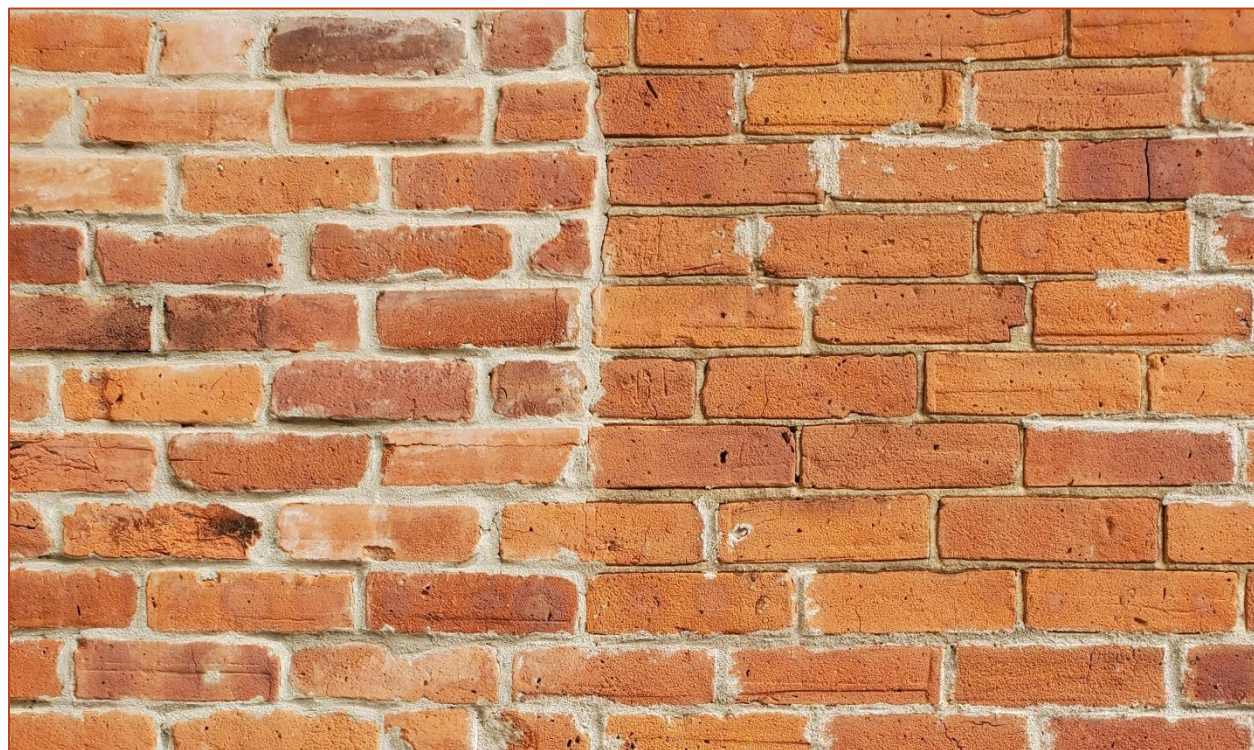


Image 11. View northeast showing the brick on the first storey of the southwest elevation of the house on the Property



Image 12. View northwest showing the brick on the second storey of the southeast elevation of the house on the Property



Image 13. View north showing the stone foundation and brick on the first storey of the southwest elevation of the house on the Property

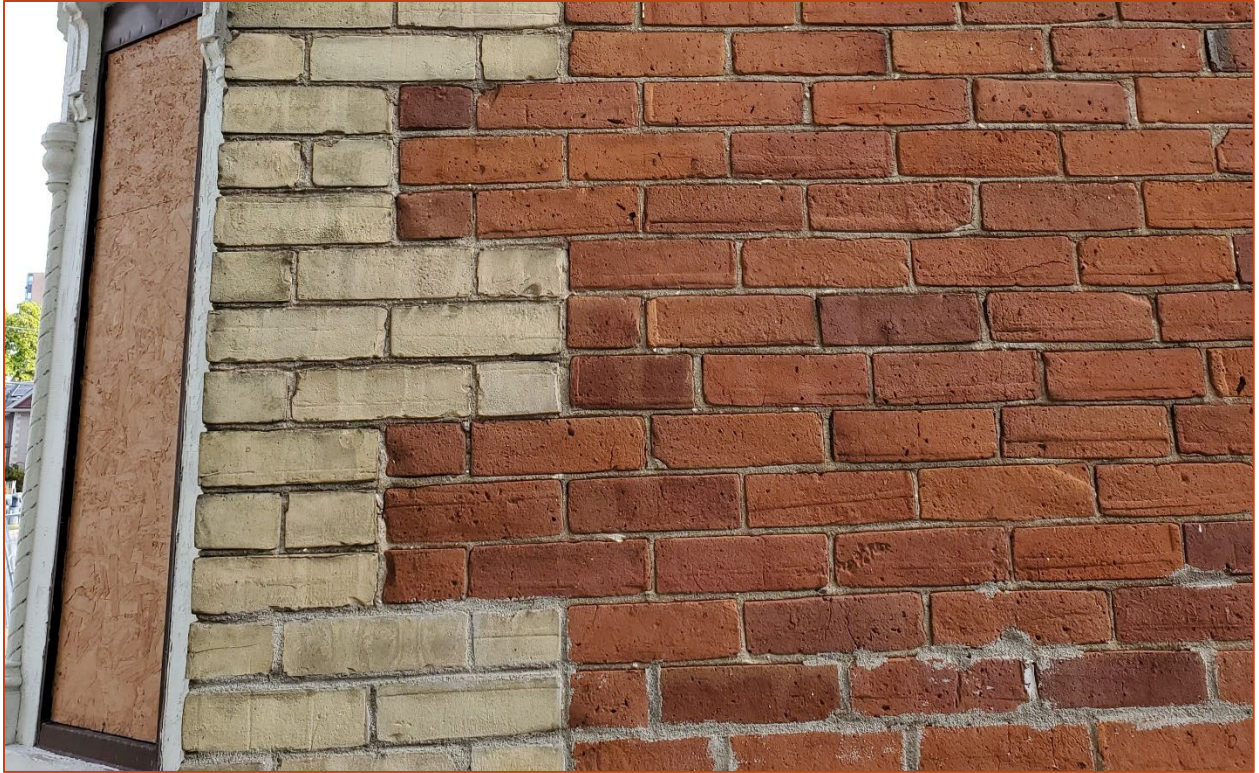


Image 14. View northeast showing the buff brick quoin on the house on the northwest corner of the house on the Property



Image 15. View northeast showing a typical buff brick voussoir on a window on the first storey of the southwest elevation of the house on the Property



Image 16. View south showing the bay window on the northwest elevation of the house on the Property



Image 17. View south showing the roof structure and wooden frame of the bay window on the northwest elevation of the house on the Property



Image 18. View east showing the wooden frame and base of the bay window on the northwest elevation of the house on the Property



Image 19. View southwest showing the bay window on the northeast elevation of the house on the Property



Image 20. View southwest showing the roof structure and wooden frame of the bay window on the northeast elevation of the house on the Property



Image 21. View south showing the roof structure and wooden frame of the bay window on the northeast elevation of the house on the Property



Image 22. View southwest showing the wooden frame and base of the bay window on the northeast elevation of the house on the Property



Image 23. View southeast showing the hipped roof of the house on the Property



Image 24. View northwest showing the hipped roof of the house on the Property



Image 25. View east showing the projecting eave and soffit of the roof on the northwest and southwest elevations of the house on the Property



Image 26. View west showing the projecting eave and soffit of the roof on the northeast and southeast elevations of the house on the Property



Image 27. View north showing the projecting eave and soffit of the roof on the southwest elevation of the house on the Property



Image 28. View southeast showing the main entrance of the house on the Property



Image 29. View southeast showing the canopy over the main entrance of the house on the Property



Image 30. View southeast showing the main hallway in the house on the Property

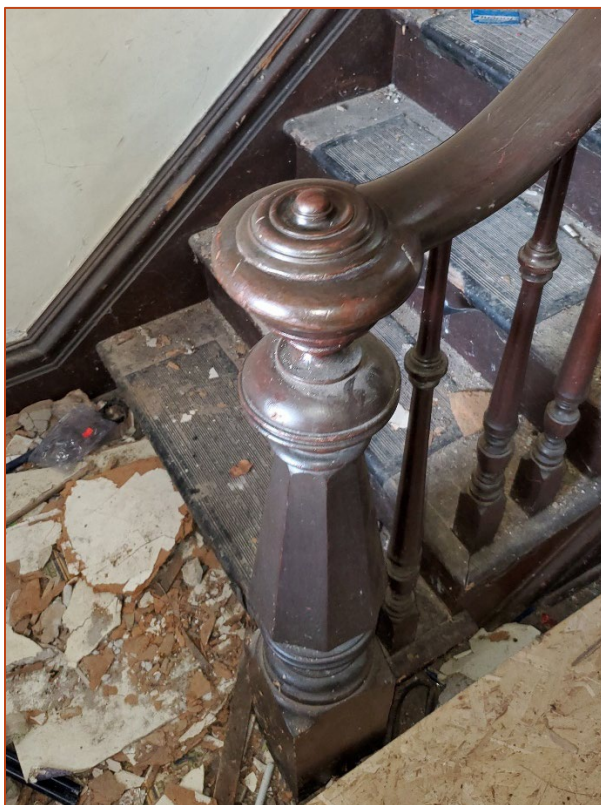


Image 31. View east showing the newel post at the base of the staircase



Image 32. View east showing the base of the staircase in the house on the Property



Image 33. View east showing the top of the staircase in the house on the Property



Image 34. View southwest showing the landing at the top of the stairs



Image 35. View southwest showing the living room in the house on the Property



Image 36. View south showing the living room and kitchen in the house on the Property



Image 37. View west showing the living room in the house on the Property

5 IMPLEMENTATION PLAN

It is anticipated that the house on the Property will remain vacant until Quarter 2 of 2025 (April – June) before being used as the site office during the Property’s redevelopment. Following completion of the redevelopment, the Owner is proposing to retain and rehabilitate the house on the Property so that it may serve a residential purpose.

This implementation plan is intended to provide protection measures for the property in the short term. Measures are recommended for the Property’s ongoing vacancy (Phase 1) and for its temporary use as a site office (Phase 2).

Several protection measures have already been implemented. Temporary metal security fencing has been installed along the Property’s northwest property line and is contiguous with existing fencing along all other property lines. Each of the house’s doors and most of its windows have been boarded.

Windows on the second storey windows have not been boarded and one previously boarded window on the first storey of the house’s southeast elevation has had its boarding removed. It is possible that unauthorized access has been achieved through this formerly boarded window. Pest infestation is also possible.

5.1 PHASE 1: VACANCY

The required/recommended measures for the protection of the Property’s cultural heritage value or interest to be implemented during the Property’s ongoing vacancy are described in Table 6 below. The recommended measures are intended to protect the building on the Property and are in keeping with the relevant standards from the *S&Gs*, *Ontario Heritage Tool Kit*, *Appleton Charter*, and *Eight Guiding Principles in the Conservation of Built Heritage Properties*, as described in Section 2.1.

Table 6. Recommended Protection Measures Prior to the Property's Use as a Site Office

Consideration	Required/Recommended Measures
Protection from Unauthorized Access/ Trespassing	<p>Protection from unauthorized access to the building on the Property shall be administered through the application of the Boarding standards presented in Table 5. This measure is already partially in place; however, boarding has not been painted and the boarding on the first storey window on the house's southeast elevation has not been maintained in good repair (see Image 4).</p> <p>Protection from unauthorized access to the building on the Property shall be administered through the application of the Security standards presented in Table 5. Temporary metal security fencing has been installed along the Property's northwest property line and is contiguous with existing fencing along all other property lines. The gate in the existing security fence is locked. The security fence does not have barbed wire. The fences along the Property's northeast, southeast, and southwest property lines are not two metres in height and does not have barbed wire. It is recommended that the existing security fence be continued along all property lines and topped with at least two strands of barbed wire. It is further recommended that solar powered, motion-sensing light be installed on the Property.</p> <p>Protection from unauthorized access to the building on the Property shall be administered through the application of the Notification standards presented in Table 5. Specifically, a heritage notice should be placed on the metal security fencing on the Property's northwest elevation.</p>
Protection from Vandalism	<p>Protection from vandalism to the building on the Property shall be administered through the application of the Security standards presented in Table 5. Temporary metal security fencing has been installed along the Property's northwest property line and is contiguous with existing fencing along all other property lines. The gate in the existing security fence is locked. The security fence does not have barbed wire. The fences along the Property's northeast, southeast, and southwest property lines are not two metres in height and does not have barbed wire. It is recommended that the</p>

Consideration	Required/Recommended Measures
	<p>existing security fence be continued along all property lines and topped with at least two strands of barbed wire. It is further recommended that solar powered, motion-sensing light be installed on the Property.</p>
Cleaning Measures	<p>Cleaning measures shall be administered through the application of the relevant Security standards presented in Table 5. Specifically, everything that is not part of the house on the Property's structure should be removed.</p>
Protection from Water Infiltration	<p>Protection from water infiltration shall be administered through the application of the relevant Boarding standards presented in Table 5. Specifically, all boarding should be fitted securely and in a watertight manner to fit within the side jambs, the head jamb, and the exterior bottom sill of boarded windows and doors.</p> <p>Eavestroughs and downspouts should be clear of any leaves, heavy dirt, and/or snow build up. Downspout drainage should flow away from the building on the Property. The Property should be monitored for water pooling around the building's foundation wall.</p> <p>The building's chimney should be capped.</p> <p>A sealant should be applied to all foundation wall cracks to avoid water infiltration.</p> <p>Regular internal inspections should be carried out to monitor for evidence of water infiltration. Specific attention should be given to windows and doors, existing foundation cracks, and to the building's basement.</p>
Protection from Fire	<p>Protection from fire shall be administered through the application of the relevant Security standards presented in Table 5. Specifically, everything that is not part of the house on the Property's structure should be removed. In the context of protection from fire, this includes all flammable and explosive materials.</p> <p>Additionally, Peel Regional Police and Brampton Fire and Emergency Services should be notified that the Property is vacant. Smoke and fire alarm systems should be installed that provide</p>

Consideration	Required/Recommended Measures
	warning to Brampton Fire and Emergency Services.
Temperature and Humidity Control	<p>Temperature and humidity control shall be administered through the application of the relevant Boarding standards presented in Table 5. Specifically, all interior doors should be fixed ajar at least four inches to allow for air circulation.</p> <p>Additionally, temperature and humidity sensors should be placed in the building to monitor these conditions. Temperature and humidity sensors should be placed on all floors, including the basement, and should be located on an internal wall away from direct sunlight.</p> <p>Temporary heaters should be installed in the building to maintain its temperature during winter months.</p> <p>Install vents with fans to allow air flow in and out of the house and through the building.</p> <p>Regular internal inspections should be carried out to monitor for evidence of humidity (i.e., mould growth).</p>

5.2 PHASE 2: SITE OFFICE

The recommended measures for the protection of the Property's cultural heritage value or interest to be implemented during its temporary use as a site office are described in Table 7 below. During this phase, the building will be occupied. A preliminary construction site plan has been prepared that shows the expected location of hoarding and site access to the Property during the redevelopment (Appendix D). The recommendations below have considered this plan.

Specific alterations to the house on the Property to allow for its use as a site office have not been specified; however, they are anticipated to be minimally obstructive to the cultural heritage value or interest of the Property. The house will have a compatible use that requires minimal change and the recommended measures intended to protect the building on the Property are in keeping with the relevant standards from the *S&Gs*, *Ontario Heritage Tool Kit*, *Appleton Charter*, and *Eight Guiding Principles in the Conservation of Built Heritage Properties*, as described in Section 2.1.

Table 7. Recommended Protection Measures During the Property's Use as a Site Office

Consideration	Recommended Measures
Protection from Unauthorized Access/ Trespassing	<p>Protection from unauthorized access to the building on the Property shall be administered through the application of the relevant Security standards presented in Table 5. When the building is being used as a site office, the Property will be under active development and will be enclosed by hoarding. Access to the development area/Property will be limited to three gates. It is recommended that all three gates are securely closed and locked following construction activities daily. It is also recommended that the building's doors and windows be locked following construction activities daily.</p> <p>Protection from unauthorized access to the building on the Property shall be administered through the application of the Notification standards presented in Table 5. Specifically, a heritage notice should be placed near all the building's exterior doors.</p>
Protection from Vandalism	<p>Protection from vandalism to the building on the Property shall be administered through the application of the relevant Security standards presented in Table 5. When the building is being used as a site office, the Property will be under active development and will be enclosed by hoarding. Access to the development area/Property will be limited to three gates. It is recommended that all three gates are securely closed and locked following construction activities daily. It is also recommended that the building's doors and windows be locked following construction activities daily.</p>
Cleaning Measures	<p>Parameters surrounding cleaning measures in the City's <i>HBPP ToR</i> are specific to actions taken prior to a building being closed/boarded up and, therefore, do not directly apply.</p>
Protection from Water Infiltration	<p>Regular internal inspections should be carried out to monitor for evidence of water infiltration. Specific attention should be given to windows and doors and to the building's basement.</p> <p>Eavestroughs and downspouts should be clear of any leaves, heavy dirt, and/or snow build up. Downspout drainage should flow away from the building on the Property. The Property should be monitored for water pooling around the building's foundation wall.</p>

Consideration	Recommended Measures
Protection from Fire	<p>Storage of flammable or explosive materials in and/or around the building should be limited.</p> <p>Smoke and fire alarm systems should be installed that provide warning to Brampton Fire and Emergency Services.</p>
Temperature and Humidity Control	<p>Regular internal inspections should be carried out to monitor for evidence of humidity (i.e., mould growth).</p> <p>Temperature and humidity sensors should be placed in the building to monitor these conditions. Temperature and humidity sensors should be placed on all floors, including the basement, and should be located on an internal wall away from direct sunlight.</p> <p>Temporary heaters should be installed in the building to maintain its temperature during winter months.</p>

6 MONITORING PLAN AND SCHEDULE

6.1 MONITORING

Ongoing monitoring is an essential component to a HBPP as the measures outlined in Section 5 of this report are meant control the deterioration of the building and its heritage attributes. To ensure effective implementation of the described measures, the following monitoring plan and schedule is recommended to be followed.

6.1.1 PHASE 1: VACANCY

The following measures are required/recommended to be implemented **immediately** – if not already part of the Owner's or the City's approach to maintaining the Property:

- 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.
- A heritage notice 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. The heritage notice should indicate the following:

HERITAGE NOTICE

The structure on this Property is a designated heritage resource protected under the Ontario Heritage Act and applicable municipal law.

Please help us conserve our heritage. For more information contact City Heritage staff at 905-874-3825 or 905-874-3744.

- Everything inside of the house that is not part of the building's structure shall be removed.
- Temporary heaters in the house on the Property should be installed.
- The house's eavestroughs and downspouts should be checked and cleaned, if/where necessary.
- All measures described in Part X of *By-law 165-2022* shall be implemented.

It is recommended that the Property Owner, or an agent of the Property Owner, conduct **monthly** inspections of the Property to:

- 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.

It is recommended that the Property Owner, or an agent of the Property Owner, enter the house on the Property **every two months** to:

- Check for signs of water infiltration into the building, specifically near external doors, windows, attic, roofline, and basement.
- Check for signs of excess humidity in the building (i.e., mould, musty air) and ventilate as required.
- Check for signs of pest intrusion.
- Check to ensure that all interior doors have been fixed ajar at least four inches.
- Check and replace batteries on any monitoring and/or security equipment.

It is recommended that the Property Owner, or an agent of the Property Owner, undertake the following maintenance measures in the spring and fall (i.e., **every six months**):

- Clean up debris on the Property.
- Prune and trim vegetation, as necessary.
- Clean out eavestroughs, downspouts, and storm drains.

In the event that the Property is vacant for longer than 12 months, the following maintenance is recommended **annually**:

- Termite and pest inspection and required treatment.
- Spot repairs on damaged exterior elements and foundations.
- Check roofs for missing shingles and damage.
- Review the Heritage Building Protection Plan to determine any updated needs for stabilization and mothballing security measures based on changes in building condition.

It is further recommended that the Property Owner, or an agent of the Property Owner, conduct regular drive-bys of the Property and that the house be checked for signs of water intrusion during or immediately following storm events.

6.1.2 PHASE 2: SITE OFFICE

It is recommended that the following measures be implemented **immediately** upon the Owner's use of the building as a site office:

- Peel Regional Police and Brampton Fire and Emergency Services should be notified that the Property is no longer vacant and is being used as a site office for ongoing development. Brampton Fire and Emergency Services should be informed that the smoke and fire alarm system will remain operational.

It is recommended that the Property Owner, or an agent of the Property Owner, conduct the following measures **daily**:

- Check the condition of the Property's hoarding and access gates. Ensure all gates are securely closed and locked following construction activities.
- Ensure that the building's doors and windows are closed and locked.
- Check for signs of unauthorized access/trespassing and vandalism.

It is recommended that the Property Owner, or an agent of the Property Owner, conduct **monthly** inspections of the Property to:

- Check for signs of water infiltration into the building, specifically near external doors, windows, attic, roofline, and basement.
- Check for signs of excess humidity in the building (i.e., mould, musty air) and ventilate as required.
- Check to ensure that all interior doors have been fixed ajar at least four inches.
- Check for signs of water pooling around the building's foundation wall.
- Check for signs of pest intrusion.
- Check and replace batteries on any monitoring and/or security equipment.

It is recommended that the Property Owner, or an agent of the Property Owner, undertake the following maintenance measures in the spring and fall (i.e., **every six months**):

- Clean up debris on the Property.
- Prune and trim vegetation, as necessary.

- Clean out eavestroughs, downspouts, and storm drains.

It is recommended that the Property Owner, or an agent of the Property Owner, conduct **annual** inspections of the Property to:

- Spot repairs on damaged exterior elements and foundations.
- Check roof for missing shingles and damage.
- Review the Heritage Building Protection Plan to determine any updated needs for stabilization and mothballing security measures based on changes in building condition.

6.2 OBSERVED CHANGES DURING MONITORING

In the event that changes to the Property are observed during monitoring that adversely affect the building on the Property and its heritage attributes, City Heritage staff shall be contacted immediately at 905-874-3825 or 905-874-3744. The nature of the adverse change to the Property's heritage value and photographic documentation shall be provided to the City.

6.2.1 REQUIREMENTS IN THE EVENT OF PARTIAL DAMAGE

In the event of partial damage to the Property's heritage attributes, the Owner shall return the building to a safe, repaired, protected, weather-tight and secure condition. Such works shall take place without delay after the damage has occurred. The Owner shall be required to promptly and adequately complete repairs to any building or structure subject to a HBPP in the event that it is damaged by fire, flood, vandalism, or other insured perils.

6.2.2 REQUIREMENTS IN THE EVENT OF A TOTAL LOSS

In the event that the house on the Property is totally destroyed, the Owner shall be required to undertake the following:

- **Documentation:** Professional documentation of the heritage resource shall be provided to the satisfaction of the City of Brampton. City heritage staff shall be invited to be present during key phases of the cleanup of the site to document any additional information or detail that may be revealed.
- **Salvaging of Materials:** Where important architectural heritage elements can be salvaged, the owner shall be responsible for salvaging the materials, storing them, and integrating them into a commemorative feature to the satisfaction of the City of Brampton.

- Commemoration: In addition to commemoration with the use of salvaged materials, the owner may also be required to commemorate the resource with plaques or the naming of parks, streets, or other features in the development.

6.3 VIBRATION MONITORING

It is recommended that the Owner retain a qualified engineer to prepare a vibration impact study that considers how construction of the three-storey townhouse, thirty-five-storey tower, and twenty-two-storey tower may affect the building on the Property.

7 CONCLUSION

LHC was retained on 9 October 2024 by Rose Garden Investments LP to prepare a HBPP for the property located at 7 Church Street East in the City of Brampton, Ontario.

The Property is listed on the City's *Municipal Register of Cultural Heritage Resources* as a non-designated property under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

The Property is listed on the City's *Municipal Register of Cultural Heritage Resources* as a non-designated property under Section 27 Part IV of the *Ontario Heritage Act (OHA)*. The Owner is proposing to sever the Property from its current legal property parcel, composed of the properties municipally known as 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 7 and 11 Church Street East, and to retain the existing house *in situ*. The properties at 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 11 Church Street East will be redeveloped with a three-storey stacked townhouse, a thirty-five-storey commercial and residential tower, and a twenty-two-storey residential tower.

It is anticipated that the house on the Property will remain vacant until Quarter 2 of 2025 (April – June) before being used as the site office during the Property's redevelopment. Following redevelopment, the house will be rehabilitated and serve a residential purpose.

The purpose of this HBPP is to outline how the building on the Property will be protected during its ongoing vacancy (Phase 1) and use as a site office (Phase 2). Consideration towards the Property's future residential use (Phase 3) is also considered, where necessary. This HPBB has been prepared in accordance with the City's *Heritage Building Protection Plan Terms of Reference*.

LHC prepared a monitoring plan and schedule to implement recommended protection measures to conserve the Property's cultural heritage value or interest. The monitoring plan and schedule considered measures to be taken prior to and during the house's use as a site office.

The following measures are required/recommended to be implemented **immediately** – if not already part of the Owner's or the City's approach to maintaining the Property:

- 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.
- A heritage notice 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. The heritage notice should indicate the following:

HERITAGE NOTICE

The structure on this Property is a designated heritage resource protected under the Ontario Heritage Act and applicable municipal law.

Please help us conserve our heritage. For more information contact City Heritage staff at 905-874-3825 or 905-874-3744.

- Everything inside of the house that is not part of the building's structure shall be removed.
- Temporary heaters in the house on the Property should be installed.
- The house's eavestroughs and downspouts should be checked and cleaned, if/where necessary.
- All measures described in Part X of *By-law 165-2022* shall be implemented.

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.

Additional photographs of the interior are recommended to be added to Appendix C following clean up and prior to any minor modifications required for the use of the house on the Property as a site office.

In the event that changes to the Property are observed during monitoring that adversely affect the building on the Property and its heritage attributes, City Heritage staff shall be contacted immediately. Additionally, any deviations from this HBPP shall be approved by City Heritage staff.

Any application for demolition of the house on the Property remains subject to the requirements in the *OHA*, the *Ontario Building Code Act*, and other applicable by-laws, policies, and legislation.

8 CLOSURE

This report has been prepared for Rose Garden Investments LP. Any use of this report by a third party is the responsibility of said third party.

9 SIGNATURES

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Daub".

Ben Daub, MA, RPP, MCIP, CAHP Intern
Intermediate Heritage Planner

A handwritten signature in black ink, appearing to read "Christienne Uchiyama".

Christienne Uchiyama, MA, CAHP
Principal – Manager Heritage Consulting Services

10 REFERENCES

- Architects Rasch Eckler Associates Ltd. (AREA). 6 December 2021. “122-130 Main Street North and 7 Church Street East, Brampton, Ontario Rose Garden Residences Development HERITAGE IMPACT ASSESSMENT.” Accessed 18 November 2024. PDF File.
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APPENDIX A Qualifications

Ben Daub, MA, MCIP, RPP, CAHP Intern – Intermediate Heritage Planner

Ben Daub is an intermediate heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. His master's thesis analyzed the relationship between urban intensification and the ongoing management of built heritage resources using a mixed methods approach. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning principles and processes. His understanding of the built environment ranges from building specific materials and methods to large scale planning initiatives.

Ben has been the primary or contributing author of over 50 technical cultural heritage reports with LHC. He has worked on Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, and Municipal Heritage Register Reviews. He has worked with properties with cultural heritage value recognized at the municipal, regional, provincial, and federal levels and has prepared reports for urban, suburban, and rural sites.

In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research at ICOMOS Canada's Next Generation: Research from Canadian Emerging Professionals event. Ben is a Registered Professional Planner (RPP), full member with the Ontario Professional Planners Institute (OPPI), full member with the Canadian Institute of Planners (MCIP), and an intern member of the Canadian Association of Heritage Professionals (CAHP).

Christienne Uchiyama, MA CAHP - Principal LHC

Christienne Uchiyama MA CAHP is Principal and Manager of Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including

such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Lisa Coles, MPI RPP MCIP CAHP – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

Lisa is experienced in museum and archive policy development, exhibit development, interpretation, and public programming. She has written museum policy, public programs, and interpretive plans. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed

for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B

Standards from the S&G

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX C

Photo Log and Notes

Table 8. Photo Log of the Property

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 1	20241024_102550	<p>This photo looks southeast and shows the primary, northwest elevation of the house on the Property.</p> <p>The northwest elevation of the house contains many of the heritage attributes described in Section 3.4 of the 2021 HIA prepared for the Property including the building's two-storey construction, red brick cladding, light-coloured quoins and segmented window voussoirs, bay window with decorated wooden frame, and wooden canopy over the entrance door.</p>
Image 2	20241024_102447	<p>This photo looks south and shows the northwest and northeast elevations of the house on the property.</p> <p>The main house is the foremost part of the house in this picture with the two additions also visible at the rear and side of the house.</p> <p>The northeast elevation of the house contains many of the heritage attributes described in Section 3.4 of the 2021 HIA prepared for the Property including the building's two-storey construction, red brick cladding, light-coloured quoins and segmented window voussoirs, and bay window with decorated wooden frame.</p>

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 3	20241024_101357	<p>View northwest showing the northeast and southeast elevations of the house on the Property.</p> <p>The house's two additions are both visible in this photo. The larger, two storey addition is composed of brick. It can be differentiated from the main building by its lack of buff brick accents and its shallow stepback from the northeast elevation of the main house. The smaller, one storey addition can be differentiated from the main building because of its clapboard cladding.</p> <p>The northeast elevation of the house contains many of the heritage attributes described in Section 3.4 of the 2021 HIA prepared for the Property including the building's two-storey construction, red brick cladding, light-coloured quoins and segmented window voussoirs, and bay window with decorated wooden frame.</p>
Image 4	20241024_101834	<p>View northwest showing the southeast elevation of the house on the Property.</p> <p>The house's two additions are visible. Damage to some of the brick on the two-storey addition is visible. Efflorescence is visible at the base of the rightmost two windows and along the southwest (leftmost) corner of the building.</p> <p>The only heritage attributes present on this elevation are the two-storey construction and red brick cladding.</p>

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 5	20241024_101639	<p>View north showing the southwest elevation of the house on the Property.</p> <p>The house's two-storey addition is visible in this photo. It can be differentiated from the main building by its lack of buff brick accents.</p> <p>The southwest elevation of the house contains many of the heritage attributes described in Section 3.4 of the 2021 HIA prepared for the Property including the building's two-storey construction, red brick cladding, and light-coloured quoins and segmented window voussoirs.</p>
Image 6	20241024_102214	<p>View southeast showing the southwest elevation of the house on the Property.</p> <p>The house's two-storey addition is visible in this photo. It can be differentiated from the main building by its lack of buff brick accents.</p> <p>The southwest elevation of the house contains many of the heritage attributes described in Section 3.4 of the 2021 HIA prepared for the Property including the building's two-storey construction, red brick cladding, and light-coloured quoins and segmented window voussoirs.</p>
Image 7	20241024_101255	<p>View southwest showing the connection between the main house and its additions on its northeast elevation.</p> <p>The buff brick quoin on the southeast corner of the main house is depicted. Loose bricks and degraded mortar joints are visible towards the base of the main house's bricks.</p>

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 8	20241024_102246	<p>View southeast showing the connection between the main house and its addition on its southwest elevation.</p> <p>The buff brick quoin is on the southwest corner of the main house. The main house also has a taller stone foundation wall with the lowest three rows of brick protruding slightly from the remainder of the wall. Degraded mortar joints are visible predominantly on the main house.</p>
Image 9	20241024_101947	<p>View south showing the brick on the second storey of the northwest elevation of the house on the Property.</p> <p>The buff brick quoins and voussoirs are visible. Degraded mortar joints are visible below the leftmost window and near the roofline of the bay window in the lower right corner of the photo.</p>
Image 10	20241024_101925	<p>View southwest showing the stone foundation and brick on the first storey of the northeast elevation of the house on the Property.</p> <p>Repointing of the bricks is evident in some areas.</p>
Image 11	20241024_102207	<p>View northeast showing the brick on the first storey of the southwest elevation of the house on the Property.</p> <p>Degraded mortar joints are visible on the right side of the photo. Repointed mortar joints are visible on the left side of the photo.</p>

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 12	20241024_101457	View northwest showing the brick on the second storey of the southeast elevation of the house on the Property. Degraded mortar joints are visible between the windows on the right side of the photo.
Image 13	20241024_101649	View north showing the stone foundation and brick on the first storey of the southwest elevation of the house on the Property. This is part of the house's two-storey addition.
Image 14	20241024_102141	View northeast showing the buff brick quoin on the house on the northwest corner of the house on the Property. Degraded mortar joints are visible on both red and buff brick sections of the wall. Repointed mortar joints are visible towards the bottom edge of the photo.
Image 15	20241024_102243	View northeast showing a typical buff brick voussoir on a window on the first storey of the southwest elevation of the house on the Property. The voussoir is segmentally arched, has one row of shaped stretcher course over one row of soldier course brick, and has eared top corners.
Image 16	20241024_102036	View south showing the bay window on the northwest elevation of the house on the Property. The wooden frame appears to be in fair condition.

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 17	20241024_103051	<p>View south showing the roof structure and wooden frame of the bay window on the northwest elevation of the house on the Property.</p> <p>The wooden frame appears to be in fair condition; however, the paint is cracking. The roof metal roof/flashing is rusting/oxidizing in certain areas. Degraded mortar joints are visible near the window's opening.</p>
Image 18	20241024_102104	<p>View east showing the wooden frame and base of the bay window on the northwest elevation of the house on the Property.</p> <p>Repointed mortar joints are visible along the base of the bay window.</p>
Image 19	20241024_101226	<p>View southwest showing the bay window on the northeast elevation of the house on the Property.</p> <p>The wooden frame appears to be in fair condition.</p>
Image 20	20241024_101232	<p>View southwest showing the roof structure and wooden frame of the bay window on the northeast elevation of the house on the Property.</p> <p>The wooden frame appears to be in fair condition; however, the paint is cracking. The roof metal roof/flashing is rusting/oxidizing in certain areas.</p>

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 21	20241024_103011	<p>View south showing the roof structure and wooden frame of the bay window on the northeast elevation of the house on the Property.</p> <p>The wooden frame appears to be in fair condition; however, the paint is cracking. The roof metal roof/flashing is rusting/oxidizing in certain areas.</p>
Image 22	20241024_101229	<p>View southwest showing the wooden frame and base of the bay window on the northeast elevation of the house on the Property.</p> <p>Repointed mortar joints are visible along the base of the bay window.</p>
Image 23	20241024_102811	<p>View southeast showing the hipped roof of the house on the Property.</p> <p>The location of paired brackets that were formerly situated along the northwest elevation are visible.</p>
Image 24	20241024_101839	<p>View northwest showing the hipped roof of the house on the Property.</p> <p>The metal soffit present along the base of the northeast, southeast, and southwest sides of the roof is visible.</p>
Image 25	20241024_102107	<p>View east showing the projecting eave and soffit of the roof on the northwest and southwest elevations of the house on the Property.</p> <p>The location of paired brackets that were formerly situated along the northwest elevation are visible. The wood soffit present</p>

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
		along the base of the northwest side and the metal soffit present along the southwest sides of the roof are visible.
Image 26	20241024_101856	<p>View west showing the projecting eave and soffit of the roof on the northeast and southeast elevations of the house on the Property.</p> <p>The depth of the projecting eave differs between the main house and the rear addition. The projection of the roof on the main house is shallower.</p> <p>The metal soffit present along the base of the northeast and southeast sides of the roof is visible.</p>
Image 27	20241024_101646	<p>View north showing the projecting eave and soffit of the roof on the southwest elevation of the house on the Property.</p> <p>The metal soffit present along the base of the southwest side of the roof is visible.</p>
Image 28	20241024_102005	View southeast showing the main entrance of the house on the Property.
Image 29	20241024_101958	<p>View southeast showing the canopy over the main entrance of the house on the Property.</p> <p>A voussoir consistent with those found over typical window opening on the main building is partially visible at the top of the canopy's roof.</p> <p>The wooden frame appears to be in good condition; however, the paint is cracking. The canopy has a metal soffit and eavestrough.</p>

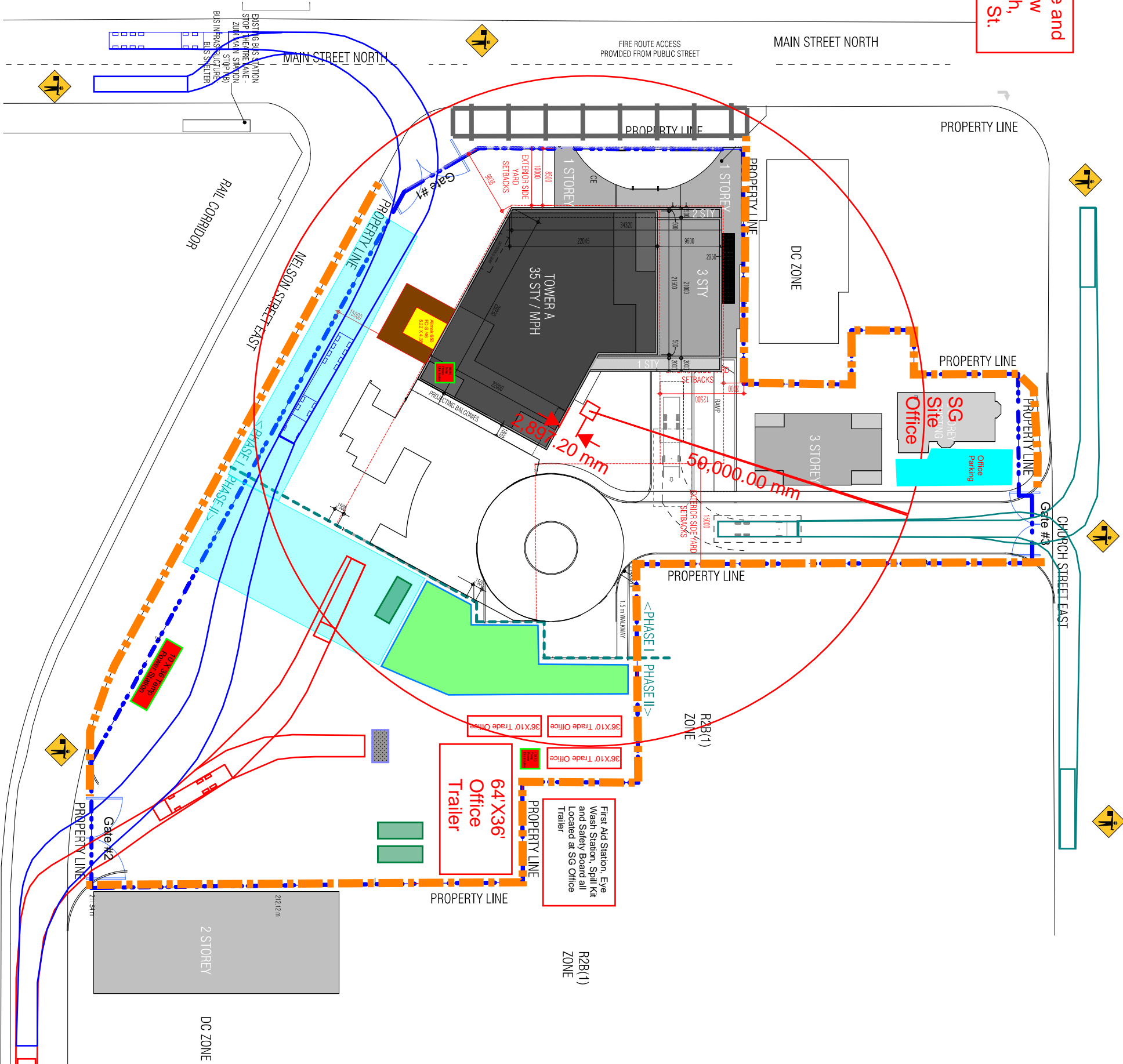
HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 30	20241024_100407	View southeast showing the main hallway in the house on the Property. Lath is visible on the roof near the top of the staircase and a metal radiator is visible in the hallway.
Image 31	20241024_100601	View east showing the newel post at the base of the staircase.
Image 32	20241024_100616	View east showing the base of the staircase in the house on the Property. The staircase has a wood handrail, balusters, risers, treads, and stringer fascia. The risers are covered with rubber.
Image 33	20241024_100604	View east showing the top of the staircase in the house on the Property. The staircase has a wood handrail, balusters, risers, treads, and stringer fascia. The risers are covered with rubber. Lath and structural framing members are visible around the top of the photo.
Image 34	20241024_100856	View southwest showing the landing at the top of the stairs.
Image 35	20241024_100436	View southwest showing the living room in the house on the Property. A fireplace with a marble mantle and metal radiator are visible along the wall. The living room has a wood floor, moulded and painted baseboards, and smooth walls.

HBPP Report Image Number	Original Image Number (from LHC Site Visit)	Notes
Image 36	20241024_100455	<p>View south showing the living room and kitchen in the house on the Property.</p> <p>The kitchen is accessed from an open doorway with moulded trim.</p> <p>Decorative crown moulding in the living room is visible.</p>
Image 37	20241024_100442	<p>View west showing the living room in the house on the Property.</p> <p>The inside of the bay window on the northwest elevation of the house is visible. It has decorative moulding outside of the structural opening and a dado panel. A radiator is located at the base of the window.</p>

APPENDIX D

Preliminary Construction Site Plan

All Road Signage and
Flagman to Follow
Book 7 on Church,
Nelson and Main St.



Legend

- Site Hoarding
- Overhead Hoarding
- Material Storage/Laydown Area
- Pick Location
- Concrete Washout
- Crane
- Hoist
- Temp Power Locations
- Gates
- Office Trailer
- Garbage Bins
- Traffic Direction

PROPOSED INTERIOR DEVELOPMENT
ROSE GARDEN

102-118 MAIN ST N

Assitant Designer :
Drawn By : Michael Verschoore
Checked By :
Plot Date : August 20 2024
Job #

CMP