

HERITAGE CONSERVATION PLAN

7 Church Street East
City of Brampton, ON



FINAL REPORT

Date: 7 January 2025 (Revised 4 February 2025)
Project #: LHC0483

LHC Heritage Planning & Archaeology Inc.

400-837 Princess Street
Kingston, Ontario K7L 1G8

Phone: (613) 507-7817
Toll Free: 1-833-210-7817
Email: info@lhcheritage.com
Web: www.lhcheritage.com



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Report prepared for: Rose Garden Investments LP
c/o Hi-Rise Group Inc.
1867 Yonge Street, Suite 601
Toronto, ON
M4S 1Y5

Report prepared by: Ben Daub, MA RPP MCIP CAHP-Intern

Graphics prepared by: Jordan Greene, BA

Reviewed by: Christienne Uchiyama, MA CAHP
Lisa Coles, MPI RPP MCIP CAHP

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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. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

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 Conservation Plan (**HCP**) for the property located at 7 Church Street East (the '**Property**') in the City of Brampton (the '**City**'), Ontario.

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 as a residential use.

The purpose of this HCP is to provide the framework for and details of conservation, restoration, and adaptive re-use efforts for the house on the Property. It details the conservation approach, actions required by trades during project work, and establishes an implementation schedule. This HCP has been prepared in accordance with the City's *Heritage Conservation Plan Terms of Reference*.

Based on LHC's understanding of the Property, the building and its heritage attributes generally appear to be in fair to good condition with some items in poor condition. No immediate repair or stabilization measures are required to prevent further deterioration. The following measures are recommended:

- Adopt the requirements/recommendations presented in Section 5.1 of the Heritage Building Protection Plan to protect the building during its ongoing vacancy.
- Continued analysis of the Property's heritage attributes. The condition assessment presented in Section 6 of this HCD recorded the condition of the Property as of 24 October 2024. Changes to the condition of the heritage attributes are possible and should be monitored regularly.

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

- Adopt the requirements/recommendations presented in Section 5.2 of the Heritage Building Protection Plan.

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

To protect the building on the Property before and during construction, the following measures are recommended:

- Pre-construction protection measures:
 - Documentation of the architectural, historical, and contextual significance of the Property. The 2021 HIA this HCP, and the Heritage Building Protection Plan include this documentation.
 - Preparation of a condition assessment by a qualified individual in advance of any construction activities on the Property in order to document baseline conditions.
 - Continued monitoring in accordance with the schedule in Section 11 of this HCP and Section 6 of the Heritage Building Protection Plan.
- Protection measures during construction:
 - Workers on-site should be made aware of the Property's heritage status.
 - It is recommended that site access, laydown, staging, and parking areas prescribed on the Construction Management Plan be followed (see Appendix E).
 - To avoid potential accidental or unintended impacts – particularly during construction of the three-storey townhouse – it is recommended that

fencing/hoarding be erected to the southeast of the house on the Property's southeast elevation.

- Should the Property Owner suspect or become aware of any structural damage to the building, it is recommended that work in the vicinity stop, and that the Owner's Consulting Engineer and Heritage Consultant be contacted so that corrective action can be taken. The City's Heritage Planner should be notified of relevant findings.
- After the construction phase a follow-up condition assessment is recommended to identify changes or damage (as compared to the baseline assessment) and corrective action should be taken to address any damage.

When rehabilitation measures are known for Phase 2 and Phase 3, and before any alterations and/or additions are made to the Property, detailed drawings of any proposed alterations and/or additions shall be submitted to the City for Heritage Staff review through submission of an addendum to this HCP. It is recommended that an architect with relevant and documented experience working with buildings demonstrating cultural heritage value or interest be retained by the Owner to prepare specific rehabilitation measures for Phase 2 and Phase 3. Once an architect has been retained, an implementation plan and cost estimate can be prepared.

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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 Conservation Plan (**HCP**) for the property located at 7 Church Street East (the '**Property**') in the City of Brampton (the '**City**'), Ontario.

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 as residential use. 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 use.

The purpose of this HCP is to provide the framework for and details of conservation, restoration, and adaptive re-use efforts for the house on the Property. It details the conservation approach and actions required by trades during project work. It also recommends an approach for the creation of a restoration/rehabilitation plan. Emphasis is placed on the building's use as a site office (Phase 2) and subsequent residential use (Phase 3). Consideration towards its ongoing vacancy (Phase 1) is also considered, where necessary. This HCP has been prepared in accordance with the City's *Heritage Conservation Plan Terms of Reference* (Appendix B).

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

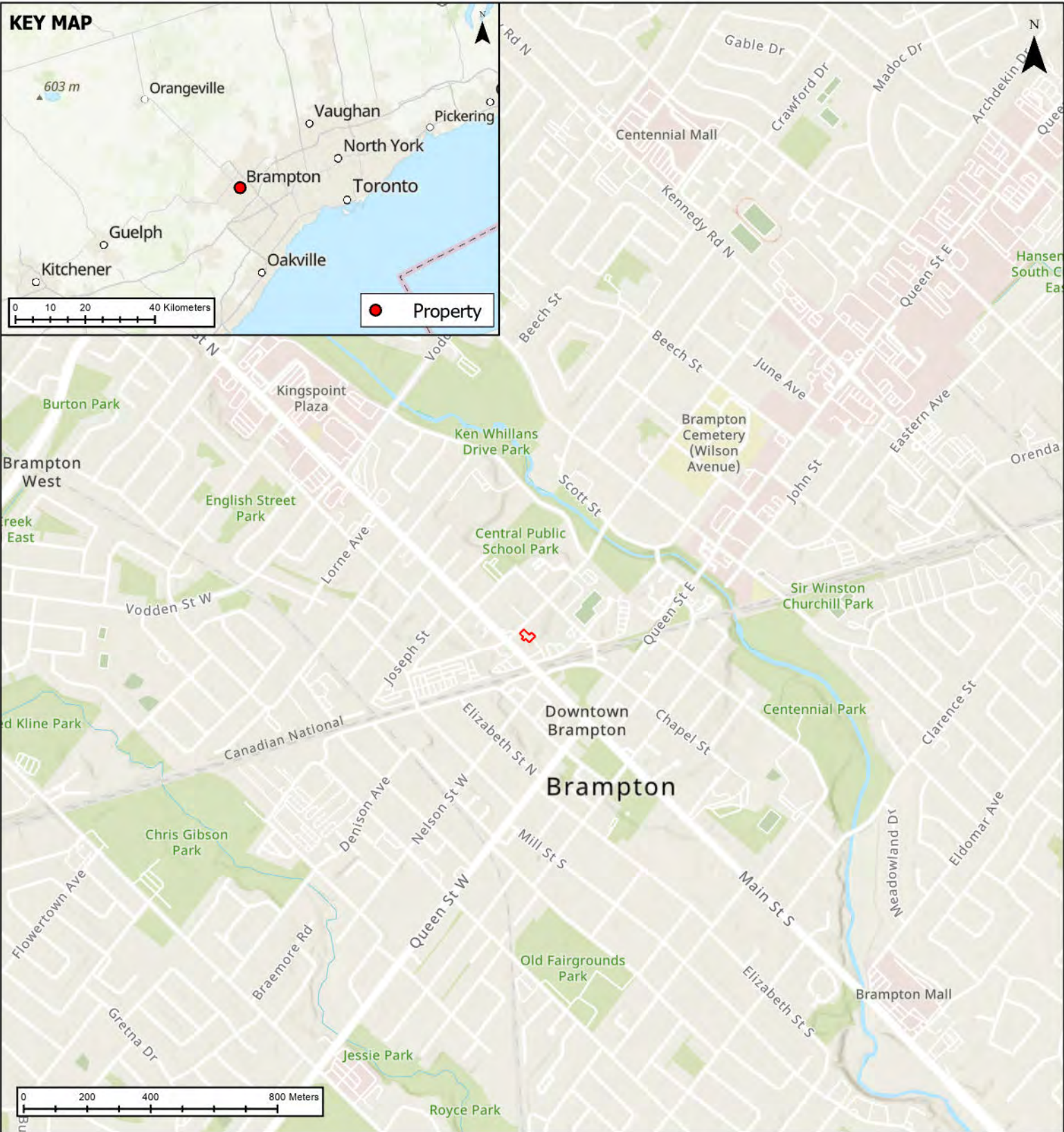
The 2021 HIA identified that the Property merits designation under Section 29 Part IV of the *OHA*. The 2021 HIA further identified that the development of the two high rise towers will affect the low-scale residential setting of the area. No other anticipated impacts resulting from the proposed development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

1.3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

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.



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 Conservation Plan, 7 Church Street East, City of Brampton, ON	PROJECT NO. LHC0483
	YYYY-MM-DD 2024-12-04 FIGURE # <div style="text-align: right; font-size: 24pt; font-weight: bold;">1</div>



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 Conservation Plan, 7 Church Street East, City of Brampton, ON

PROJECT NO. LHC0483

LHC
 HERITAGE PLANNING
 & ARCHAEOLOGY

YYYY-MM-DD

2024-12-04

FIGURE #

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 HCP, emphasis was placed on understanding the condition of the Property.

2.1 CONSERVATION PRINCIPLES

This HCP 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&Gs) 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&Gs 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 HCP).

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	A minimal intervention approach should be taken when implementing short term protection measures for the Property’s heritage	Specific measures planned for Phase 2 have not yet been determined. A minimal intervention approach should be	Specific measures planned for Phase 3 have not yet been determined. A minimal intervention approach should be

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.

Standard	Phase 1	Phase 2	Phase 3
character- defining elements. Do not move a part of an historic place if its current location is a character-defining element.	attributes.	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.	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 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 repair and replace components where necessary).
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.	Not applicable.	Phase 2 is not anticipated to require change to the Property's character-defining elements (heritage attributes).	Phase 3 is not anticipated to require change to the Property's character-defining elements (heritage attributes).

Standard	Phase 1	Phase 2	Phase 3
		A minimal intervention approach should be taken where applicable.	A minimal intervention approach should be taken where applicable.
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 the HBPP prepared by LHC under separate cover and in Section 7 of this HCP.	Measures to stabilize the Property are described in the HBPP prepared by LHC under separate cover and in Section 7 of this HCP.	Not applicable.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any	The Property's character-defining elements (heritage attributes) were photographed and documented. Recommended means that consider the Property's	Phase 2 is not anticipated to require interventions on the Property's character-defining elements (heritage attributes). A minimal intervention	Specific measures planned for Phase 3 have not yet been determined. A minimal intervention approach should be taken for the preservation of all

Standard	Phase 1	Phase 2	Phase 3
intervention. Respect heritage value when undertaking an intervention.	existing conditions are described in this HCP.	approach should be taken for the preservation of all heritage attributes (i.e., only repair and replace components where necessary).	heritage attributes (i.e., only repair and replace components where necessary).
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>
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on	Not applicable.	<p>Phase 2 is not anticipated to require intervention on the Property's character-defining elements (heritage attributes).</p> <p>A minimal</p>	<p>Specific measures planned for Phase 3 have not yet been determined.</p> <p>A minimal intervention approach should be taken. Interventions</p>

Standard	Phase 1	Phase 2	Phase 3
close inspection. Document any intervention for future reference.		intervention approach should be taken. Interventions should be physically and visually compatible.	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 compatible with the character of the historic place.	<p>Where applicable, the Property's character-defining elements (heritage attributes) should be repaired.</p> <p>Replacement of heritage attributes should only be considered as a last resort and done so in-kind.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>	<p>Where applicable, the Property's character-defining elements (heritage attributes) should be repaired.</p> <p>Replacement of heritage attributes should only be considered as a last resort and done so in-kind.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>	<p>Where applicable, the Property's character-defining elements (heritage attributes) should be repaired.</p> <p>Replacement of heritage attributes should only be considered as a last resort and done so in-kind.</p> <p>A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.</p>

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 HCP).

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.	Not applicable.	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.	Not applicable.	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 Ministry of Citizenship & Multiculturalism, "Info Sheet #5 Heritage Impact Assessments and Conservation Plans," in the *Ontario Heritage Tool Kit* (Toronto: Queen's Printer for Ontario, 2006), accessed 15 November 2024, https://www.cambridge.ca/en/learn-about/resources/East-Galt-HCD/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf, 3.

Potential Negative Impact	Phase 1	Phase 2	Phase 3
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden	Not applicable.	Not applicable.	Not applicable.
4. Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship	Not applicable.	Not applicable.	Not applicable.
5. Direct or indirect obstruction of significant views or vistas within, from, or built and natural features	Not applicable.	Not applicable.	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	Not applicable.	The house on the Property will serve as a site office during Phase 2 before being	The house on the Property will be rehabilitated and reused as a residential house.

Potential Negative Impact	Phase 1	Phase 2	Phase 3
residential use, allowing new development or site alteration to fill in the formerly open spaces		returned to a residential use.	
7. Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource	Not applicable.	Not applicable.	Not applicable.

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

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.

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 below 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 HCP).

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 programme of maintenance.	Measures to stabilize the Property are described in the HBPP prepared by LHC under separate cover and in Section 7 of this HCP	Measures to stabilize the Property are described in the HBPP prepared by LHC under separate cover and in Section 7 of this HCP	Not applicable.
Principle, Enhancement: The activities of removal or addition are characteristic of measures in support of enhancement of the heritage resource.	Not applicable.	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).

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

Principle/ Practice	Phase 1	Phase 2	Phase 3
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 should begin with respect for existing and original traditional patterns of movement and layout.	Not applicable.	The house on the Property will serve as a site office during Phase 2 before being returned to a residential use. Temporary use as a site office is appropriate.	The house on the Property will be rehabilitated and reused as a residential house.
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.	Not applicable.	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,	Not applicable.	Not applicable.	Specific measures

Principle/ Practice	Phase 1	Phase 2	Phase 3
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.			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 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.	A qualified heritage 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.	A qualified heritage 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.	A qualified heritage 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	Not applicable.	Alteration of heritage attributes is not anticipated. All alterations made to the Property – specifically its	Specific measures planned for Phase 3 have not yet been determined. All alterations made to the Property –

Principle/ Practice	Phase 1	Phase 2	Phase 3
options for future development or the correction of unforeseen problems, or where the integrity of the resource could be affected.		heritage attributes – should be reversible.	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 HCP).

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	Not applicable.	Not applicable.	Specific measures planned for Phase 3 have not yet been determined.

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>.

Principle	Phase 1	Phase 2	Phase 3
<p>conjecture.</p> <p>Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.</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>3. Respect for historical material: Repair/conservé rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.</p>	<p>A minimal intervention approach should be taken when implementing short term protection measures for the Property's heritage attributes.</p>	<p>Interventions on the heritage attributes are not anticipated.</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>The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a qualified heritage</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> <p>The repair, restoration, removal, and/or reinstallation of heritage attributes should be guided and undertaken by a</p>

Principle	Phase 1	Phase 2	Phase 3
		professional.	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.	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.
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	Not applicable.	Not applicable.	Specific measures planned for Phase 3 have not yet been determined. All alterations made to the Property – specifically its heritage attributes – should be reversible.

Principle	Phase 1	Phase 2	Phase 3
wall, the original stones are numbered, removed and stored, allowing for future restoration.			
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.	Not applicable.	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 necessary. With regular upkeep, major conservation projects and their high costs can be avoided.	A monitoring plan and schedule has been prepared to support the ongoing stabilization and maintenance of the Property during Phase 1. A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.	A monitoring plan and schedule has been prepared to support the ongoing stabilization and maintenance of the Property during Phase 2. A qualified heritage professional should be retained – as appropriate – to oversee or undertake any significant invasive restorative work.	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

Principle	Phase 1	Phase 2	Phase 3
			significant invasive restorative work.

2.2 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 condition. Unless otherwise attributed, all photographs in this HCP were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 6.

3 CULTURAL HERITAGE VALUE

3.1 DESCRIPTION OF THE PROPERTY'S CULTURAL HERITAGE VALUE OR INTEREST

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*.

The 2021 HIA found that the Property met criteria 1, 5, and 7 of *O. Reg 9/06* for its design or physical, historical or associative, and contextual value. The rationale for the Property meeting these criteria, as described in Section 3.3 of the 2021 HIA, is:

- **Criterion 1:** 7 Church Street East represent a rare example of Queen Anne and Italianate styles combined. Many original exterior features are preserved.
- **Criterion 5:** The building has potential to yield information on dwelling houses design approach in Brampton at the end of the 19th century.
- **Criterion 7:** Building design corresponds to other historic dwelling houses on Church Street East and contextually supports the residential character of the area.⁹

Section 3.4 of the 2021 HIA identified the following heritage attributes for the Property:

- 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 setting¹⁰

The 2021 HIA identified that the Property merits designation under Section 29 Part IV of the *OHA*.

⁹ 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 2018, PDF File, 24.

¹⁰ AREA, "122-130 Main Street North and 7 Church Street East, Brampton, Ontario Rose Garden Residences Development HERITAGE IMPACT ASSESSMENT," 25.

3.2 SUMMARY OF THE PROPERTY'S HISTORY

Section 3.2 of the 2021 HIA provides a brief history of the ownership and morphology of the Property.

4 DEVELOPMENT PLAN

The proposed development includes the severance of 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 redevelopment of the properties at 122-130 Main Street North; 2, 6, and 10 Nelson Street; and 11 Church Street East. Three new buildings are proposed, including a three-storey stacked townhouse, a thirty-five-storey commercial and residential tower, and a twenty-two-storey residential tower.

The three-storey stacked townhouse is a rectangular building comprising four residential units that measures 19.50 metres (m) wide, 11.20 m deep, and 9.00 m tall. Its first storey is clad in light grey precast concrete and its upper two storeys are clad in red, burgundy, and brown precast concrete with brick inlay. Glazing will have charcoal grey mullions and glass railings will have grey aluminum rails. It will front onto the southwest side of the new driveway being developed as part of the overall site development. It is setback 20.00 m from 7 Church Street East's northwest property line along Church Street and 2.14 m from the southeast elevation of the existing house on 7 Church Street East.

The thirty-five-storey commercial and residential tower is an irregular, "L" shaped building comprising 400 residential rental units and 409.77m² of commercial space that reaches a maximum height of 113.60 m. Its first through third storeys are clad in red, burgundy, and brown precast concrete with brick inlay; its fourth storey is composed of a curtain wall with charcoal grey mullions; and its fifth through thirty-fifth storey are clad in white precast concrete. Glazing will have charcoal mullions and glass railings will have grey aluminum rails. It will front onto Main Street North. The westmost section of the building directly abuts the northwest and southwest property lines and the main section of the tower is setback no less than 10.00m from the southwest property line.

The twenty-two-storey residential tower is an irregular, "L" shaped building comprising 271 residential condominium units that reaches a maximum height of 74.90 m. Its first and second storeys are clad in red, burgundy, and brown precast concrete with brick inlay; its fifth storey is composed of a curtain wall with charcoal grey mullions; and its third, fourth, and sixth through twenty-second storeys are clad in white precast concrete. It will front onto Nelson Street East and is setback 15.00 m from the southeast property line.

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. No specific modifications/rehabilitation measures have been proposed for the building.

A complete drawing package can be found in Appendix C.

5 ADAPTIVE REUSE

The Property is part of a large, mixed-use commercial and residential development. The house on the Property will remain *in situ*. At the time of writing, there are three phases that affect the house on the Property, including:

- 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.

5.1 PHASE 1: VACANCY

The first phase is the continued vacancy of the house on the Property. During this phase, short-term and interim measures to preserve the cultural heritage value or interest of the Property will be implemented. Required/recommended protection measures for this phase, including those in this HCP and the Heritage Building Protection Plan, will not affect the heritage attributes of the Property.

5.2 PHASE 2: SITE OFFICE

The second phase is the rehabilitation of the house on the Property for use as a site office during construction of the mixed-use residential and commercial development. Specific rehabilitation measures to be taken during this phase have not been identified. It is anticipated that any alterations to the house will be limited to its interior. As a result, it is not anticipated that this phase will affect the Property's cultural heritage value or interest or heritage attributes.

Although the historical residential use of the Property will temporarily change, the proposed use is generally compatible and is in keeping with the applicable conservation principles described in Section 2.1.

When rehabilitation measures are known, and before any alterations and/or additions are made to the Property, detailed drawings of any proposed alterations and/or additions shall be submitted to the City for Heritage Staff review through submission of an addendum to this HCP.

5.3 PHASE 3: RESIDENTIAL USE

The third phase is the rehabilitation of the house on the Property to serve a residential use. Specific rehabilitation measures to be taken during this phase have not been identified.

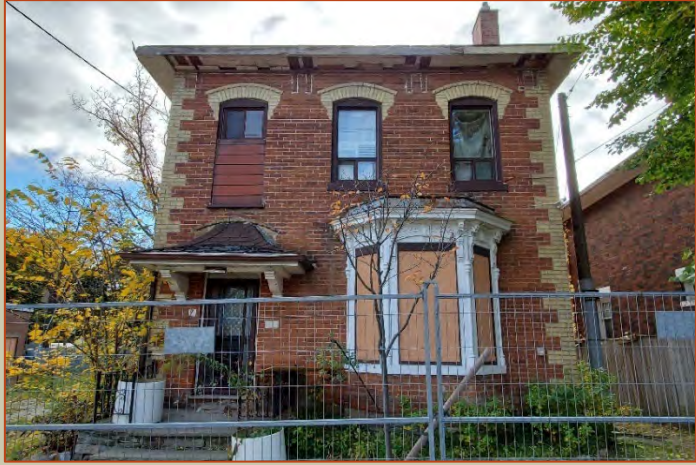

This will restore the Property to its historical use and is in keeping with the applicable conservation principles described in Section 2.1.

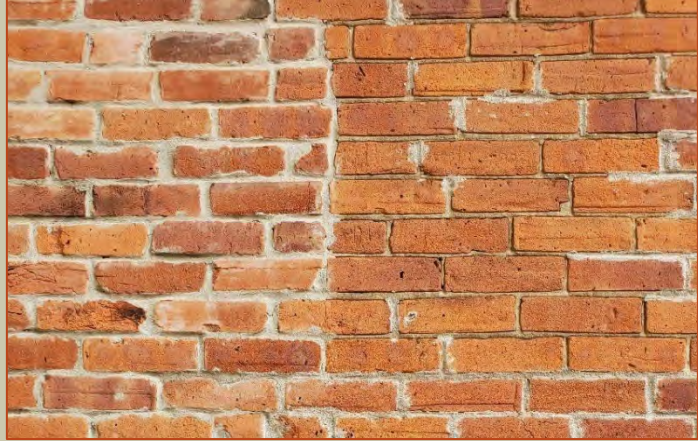

When rehabilitation measures are known, and before any alterations and/or additions are made to the Property, detailed drawings of any proposed alterations and/or additions shall be submitted to the City for Heritage Staff review through submission of an addendum to this HCP.



6 CONDITION ASSESSMENT


A written and visual description of the condition of the house on the Property is provided in Table 5 below. Emphasis is specifically placed on the Property's heritage attributes, as identified in Section 1.2 of this HCP. Supplemental condition assessment photographs are included in Appendix D.


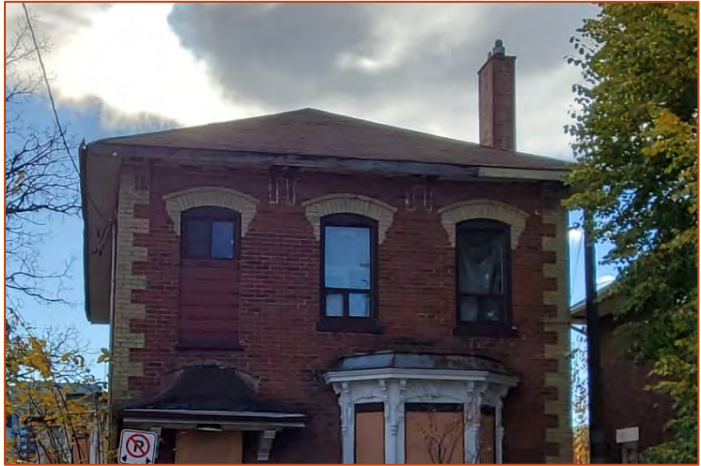
Table 5. Condition Assessment



Attribute	Description	Condition	Photograph(s)
Two-storey construction (Image 1 through Image 6)	The two-storey construction of the house is intact and in good shape.	Good	 <p>Northwest elevation</p>  <p>Southeast elevation (see Image 1 through Image 6)</p>

Attribute	Description	Condition	Photograph(s)
Rectangular plan	The house's rectangular plan is intact and in good shape.	Good	See Image 2, Image 3, Image 5, Image 6
Red brick cladding	<p>The house's red brick cladding is generally in good shape; however, some deterioration is present.</p> <p>Cracked brick/mortar joints, cracked/broken bricks, mortar joints with varying degrees of degradation, hard water staining, and efflorescence are all present.</p> <p>Repointing/mortar joint repair has been previously completed in select locations. In most cases, the mortar used to repoint/repair does not match the existing mortar.</p> <p>The condition of the red brick cladding remains fair despite this observed damage.</p>	Fair – Good	 <p>Brick on southwest elevation</p>  <p>Brick on southeast elevation See Image 7 through Image 11</p>

Attribute	Description	Condition	Photograph(s)
Light-coloured quoins and segmented window voussoirs	<p>Quoins: The house's light-coloured quoins are generally in good shape; however, some deterioration is present.</p> <p>Mortar joints with varying degrees of degradation, hard water staining, and efflorescence are all present. Despite this deterioration, the condition of the quoins is generally fair to good.</p> <p>Notable mortar joint degradation is at the base of the voussoir on the southeast corner of the house. Here, the condition is poor.</p> <p>Segmented Window Voussoirs: The house's light-coloured segmented window voussoirs are generally in good shape with minimal observed deterioration.</p> <p>Cracked mortar joints are present on the voussoirs over the first storey window on the</p>	<p>Quoins:</p> <p>Poor – Good</p> <p>Segmented Window Voussoirs:</p> <p>Fair – Good</p>	 <p>Quoin on southeast corner of the main house</p>  <p>Quoins and voussoirs on the northwest elevation</p> <p>See Image 12 through Image 16</p>

Attribute	Description	Condition	Photograph(s)
	house's northeast elevation. The condition of the voussoir remains fair despite this observed damage.		
Two bay windows with decorated wooden frames	<p>The house's two bay windows with decorated wooden frames are both generally in fair shape.</p> <p>There are some cracks and chips in the wood frames and cracking of the white paint.</p> <p>The roofs are rusting/oxidizing in certain locations.</p> <p>Degraded mortar joints are present in certain locations around the structural openings.</p>	Fair	 <p>Northwest bay window</p>

Attribute	Description	Condition	Photograph(s)
			 <p>Northeast bay window See Image 17 through Image 23</p>
Hipped roof	<p>The house's hipped roof is generally in poor to good shape. There are no evident structural issues with the roof (i.e., no visible sagging) and the eave and soffit on the northeast, southeast, and southwest elevations appear to be in good condition.</p> <p>The wood soffit on the northwest elevation appears to be in poor</p>	Poor – Good	 <p>Hipped roof over northwest elevation</p>

Attribute	Description	Condition	Photograph(s)
	<p>condition.</p> <p>The asphalt shingles on the roof appear to be in poor condition.</p>		 <p>Hipped roof over northwest and southwest elevations See Image 24 through Image 27</p>
<p>Wooden canopy over the entrance door</p>	<p>The wooden canopy over the entrance door is generally in poor to good condition.</p> <p>The wooden frame appears to be in good condition; however, the paint is cracking.</p> <p>The canopy has a metal soffit and eavestrough. The shingles on the canopy are in poor condition.</p>	<p>Poor – Good</p>	 <p>Main entrance See Image 28</p>

Attribute	Description	Condition	Photograph(s)
Residential use	The Property remains legible as having a residential use.	Good	n/a
Residential character of the setting	The Property remains legible as having a residential use and continues to support the residential character of the area.	Good	n/a

7 REQUIRED MAINTENANCE

Recommendations for critical short-term maintenance to be implemented during the Property's ongoing vacancy (Phase 1) and ongoing and long-term maintenance to be implemented during the house's use as a site office (Phase 2) and rehabilitation to serve a residential use (Phase 3) are presented below. Measures presented in this section as well as in the Heritage Building Protection Plan prepared by LHC under separate cover collectively for a Short-Term Maintenance and Documentation Plan for the Property.

7.1 CRITICAL SHORT-TERM MAINTENANCE

The critical short-term maintenance items in this section apply during the Property's vacancy (Phase 1).

Based on LHC's review of the Property, the building and its heritage attributes (as described in Section 3.4 of the 2021 HIA) generally appear to be in fair to good condition with some items in poor condition. No immediate repair or stabilization measures are required to prevent further deterioration. The following measures are recommended:

- Adopt the requirements/recommendations presented in Section 5.1 of the Heritage Building Protection Plan to protect the building during its ongoing vacancy.
- Continued analysis of the Property's heritage attributes. The condition assessment presented in Section 6 of this HCP recorded the condition of the Property as of 24 October 2024. Changes to the condition of the heritage attributes are possible and should be monitored regularly.

7.2 ONGOING AND LONG-TERM MAINTENANCE

The ongoing and long-term maintenance items in this section apply during the house on the Property's use as a site office (Phase 2) and rehabilitation to serve a residential use (Phase 3). As identified in Section 5, specific rehabilitation measures to be taken during Phase 2 and Phase 3 have not been specified. Accordingly, this section provides high-level maintenance measures.

When rehabilitation measures are known for Phase 2 and Phase 3, the ongoing and long-term maintenance items in this section may be updated. Any updates will be provided in an addendum to this HCP alongside detailed drawings of any proposed alterations and/or additions.

7.2.1 PHASE 2: SITE OFFICE

- Adopt the requirements/recommendations presented in Section 5.2 of the Heritage Building Protection Plan.
- Should the owner suspect or become aware of any structural damage to the building on the Property, the Proponent agrees to stop work in the vicinity and notify the Owner's Consulting Engineer, the Owner's Heritage Consultant, and the City's Heritage Planner so that corrective action can be taken.

7.2.2 PHASE 3: RESIDENTIAL USE

- During the house's rehabilitation and residential use:
 - The requirement to repair and/or replace damaged heritage attributes (or parts/section of damaged heritage attributes) including masonry (i.e., bricks, mortar joints) and wood components (i.e., bay windows, entry canopy, soffit) should be determined by an experienced professional with heritage expertise to ensure the repairs are done in accordance with best practices. Should repair and/or replacement be necessary, materials should be replaced in kind, per Standard 8 of the S&Gs.
- After completion of the house's rehabilitation:
 - That LHC inspect and certify, at the Owner's sole cost, that the measures identified in the HCP regarding the protection and maintenance of the building on the Property prior to, during, and after construction activities have been undertaken and completed in accordance with good conservation practices.

8 INTERIM CONSTRUCTION PROTECTION PLAN

This section specifically considers measures to be taken to protect the Property's heritage attributes during construction of the three-storey stacked townhouse, thirty-five storey commercial and residential tower, and twenty-two storey residential tower. Accordingly, the presented measures apply most directly to the house's use as a site office (Phase 2). The measures presented in this section are intended to supplement those presented in Section 7 of this HCP and Section 5 and Section 6 of the Heritage Building Protection Plan prepared under separate cover.

8.1 PRE-CONSTRUCTION PROTECTION PLAN

- Documentation of the architectural, historical, and contextual significance of the Property. The 2021 HIA, this HCP, and the Heritage Building Protection Plan include this documentation.
- Preparation of a condition assessment by a qualified individual in advance of any construction activities on the Property in order to document baseline conditions.
- Continued monitoring in accordance with the schedule in Section 11 of this HCP and Section 6 of the Heritage Building Protection Plan.

8.2 CONSTRUCTION PROTECTION PLAN

- Workers on-site should be made aware of the Property's heritage status.
- It is recommended that site access, laydown, staging, and parking areas prescribed on the Construction Management Plan be followed (see Appendix E).
- To avoid potential accidental or unintended impacts, particularly during construction of the three-storey townhouse, it is recommended that fencing/hoarding be erected to the southeast of the house on the Property's southeast elevation (see Appendix E).
- Should the Property Owner suspect or become aware of any structural damage to the building, it is required that work in the vicinity stop, and that the Owner's Consulting Engineer and Heritage Consultant be contacted so that corrective action can be taken. The City's Heritage Planner should be notified of relevant findings.
- After the construction phase, a follow-up condition assessment is recommended to identify changes or damage (as compared to the baseline assessment) and corrective action should be taken to address any damage.

9 SECURITY AND INSPECTION PLAN

Refer to Section 6 of the Heritage Building Protection Plan for security measures, inspection (monitoring) plan, and schedule.

10 RESTORATION/REHABILITATION PLAN

As identified in Section 5, specific rehabilitation measures to be taken during Phase 2 and Phase 3 have not been specified. It is recommended that an architect with relevant and documented experience working with buildings demonstrating cultural heritage value or interest be retained by the Owner. An architect with requisite experience may be found on the Canadian Association of Heritage Professionals (CAHP) directory.

The retained architect should prepare – to the satisfaction of the City – a detailed list of required restoration and/or replication measures. The measures should be guided by 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*. The retained architect should also prepare drawings and/or plans (including but not limited to site plans and elevations) that describe all proposed restoration and rehabilitation work and provide a list of contractors and tradespeople required to appropriately complete the proposed work, including their relevant experience and qualifications.

When rehabilitation measures are known for Phase 2 and Phase 3, and before any alterations and/or additions are made to the Property, detailed drawings of any proposed alterations and/or additions shall be submitted to the City for Heritage Staff review through submission of an addendum to this HCP.

11 IMPLEMENTATION STRATEGY

The implementation strategy should be prepared alongside the restoration/rehabilitation plan. It should identify key milestones in the restoration/rehabilitation plan and provide an outline of the different phases of restoration that will be completed. Commencement and completion timelines, potential delays, and the maximum period of time that can elapse prior to the condition or integrity of the resource beginning to deteriorate in an irreversible way should be included.

When rehabilitation measures are known for Phase 2 and Phase 3, the implementation strategy will be updated. Any updates will be provided in an addendum to this HCP alongside detailed drawings of any proposed alterations and/or additions.

12 COST ESTIMATES

The cost estimate should be prepared alongside the restoration/rehabilitation plan. It should summarize the cost for all project activities associated with the restoration/rehabilitation plan.

When rehabilitation measures are known for Phase 2 and Phase 3, the cost estimate will be updated. Any updates will be provided in an addendum to this HCP alongside detailed drawings of any proposed alterations and/or additions.

13 CONCLUSION

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

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.

The house on the Property will remain *in situ*. 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 as a residential use.

The purpose of this HCP is to provide the framework for and details of conservation, restoration, and adaptive re-use efforts for the house on the Property. It details the conservation approach, actions required by trades during project work, and establishes an implementation schedule. This HCP has been prepared in accordance with the City's *Heritage Conservation Plan Terms of Reference*.

Based on LHC's review of the Property, the building and its heritage attributes generally appear to be in fair to good condition with some items in poor condition. No immediate repair or stabilization measures are required to prevent further deterioration. The following measures are recommended:

- Adopt the requirements/recommendations presented in Section 5.1 of the Heritage Building Protection Plan to protect the building during its ongoing vacancy.
- Continued analysis of the Property's heritage attributes. The condition assessment presented in Section 6 of this HCD recorded the condition of the Property as of 24 October 2024. Changes to the condition of the heritage attributes are possible and should be monitored regularly.

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

- Adopt the requirements/recommendations presented in Section 5.2 of the Heritage Building Protection Plan.
- Should the owner suspect or become aware of any structural damage to the building on the Property, the Proponent agrees to stop work in the vicinity and notify the

Owner's Consulting Engineer, the Owner's Heritage Consultant, and the City's Heritage Planner so that corrective action can be taken.

- During the house's rehabilitation and residential use: The requirement to repair and/or replace damaged heritage attributes (or parts/section of damaged heritage attributes) including masonry (i.e., bricks, mortar joints) and wood components (i.e., bay windows, entry canopy, soffit) should be determined by an experienced professional with heritage expertise to ensure the repairs are done in accordance with best practices. Should repair and/or replacement be necessary, materials should be replaced in kind per Standard 8 of the S&Gs.
- After completion of the house's rehabilitation, LHC will inspect and certify, at the Owner's sole cost, that the measures identified in the HCP regarding the protection and maintenance of the building on the Property prior to, during, and after construction activities have been undertaken and completed in accordance with good conservation practices.

To protect the building on the Property before and during construction, the following measures are recommended:

- Pre-construction protection measures:
 - Documentation of the architectural, historical, and contextual significance of the Property. The 2021 HIA, this HCP, and the Heritage Building Protection Plan include this documentation.
 - Preparation of a condition assessment by a qualified individual in advance of any construction activities on the Property in order to document baseline conditions.
 - Continued monitoring in accordance with the schedule in Section 11 of this HCP and Section 6 of the Heritage Building Protection Plan.
- Protection measures during construction:
 - Workers on-site should be made aware of the Property's heritage status.
 - It is recommended that site access, laydown, staging, and parking areas prescribed on the Construction Management Plan be followed (see Appendix E).
 - To avoid potential accidental or unintended impacts, particularly during construction of the three-storey townhouse, it is recommended that fencing/hoarding be erected to the southeast of the house on the Property's southeast elevation (see Appendix E).
 - Should the Property Owner suspect or become aware of any structural damage to the building, it is recommended that work in the vicinity stop, and that the

Owner's Consulting Engineer and Heritage Consultant be contacted so that corrective action can be taken. The City's Heritage Planner should be notified of relevant findings.

- After the construction phase a follow-up condition assessment is recommended to identify changes or damage (as compared to the baseline assessment) and corrective action should be taken to address any damage.

When rehabilitation measures are known for Phase 2 and Phase 3, and before any alterations and/or additions are made to the Property, detailed drawings of any proposed alterations and/or additions shall be submitted to the City for Heritage Staff review through submission of an addendum to this HCP. It is recommended that an architect with relevant and documented experience working with buildings demonstrating cultural heritage value or interest be retained by the Owner to prepare specific rehabilitation measures for Phase 2 and Phase 3. Once an architect has been retained, an implementation plan and cost estimate can be prepared.

14 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.

15 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

16 REFERENCES

- Architects Rasch Eckler Associates Ltd. (AREA). 2021. “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.
- Canada’s Historic Places. 2010. “Standards and Guidelines for the Conservation of Historic Places in Canada.” Second Edition. Accessed 15 November 2024.
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<https://www.icomos.org/images/DOCUMENTS/Charters/appleton.pdf>.
- Ministry of Citizenship & Multiculturalism. 2006. “Ontario Tool Kit: Info Sheet #5 Heritage Impact Assessments and Conservation Plans.” Accessed 15 November 2024.
https://www.cambridge.ca/en/learn-about/resources/East-Galt-HCD/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf.
- Ministry of Citizenship and Multiculturalism. 2022. “Eight guiding principles in the conservation of built heritage properties.” Last modified 25 October 2022. Accessed 15 November 2024. <https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties>.

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

Terms of Reference

Content Requirement	Location in Report
Cover Sheet A separate cover sheet / cover letter shall accompany all cultural heritage reports submitted to the City. See below for a cover sheet template.	First page
Executive Summary The HCP will include an executive summary that includes: <ul style="list-style-type: none"> a) A brief description of the report's scope; b) A brief description of the planned redevelopment of the property; c) A summary of the proposed conservation and mitigation measures. 	Page V
1. Introduction The introduction to the HCP must include: <ul style="list-style-type: none"> a) Scope and purpose of report; b) Property location and a brief description of the heritage resource(s); c) Brief description of the cultural heritage value or interest of the subject property and its heritage attributes; d) Location Plan and Site Map specifying the subject property in order to provide context. It is recommended that: <ul style="list-style-type: none"> • A Location Map be at a scale sufficient to understand where in the City the Property is located. • A Site Map be focused on the Property and its immediate context/surroundings. 	Section 1
2. Methodology <u>Briefly</u> describe the methodology or approach used to create the HCP. <ul style="list-style-type: none"> a) Describe conservation principles and guidance documents 	Section 2

Content Requirement	Location in Report
<p>followed including, but not limited to:</p> <ul style="list-style-type: none"> • Standards and Guidelines for Historic Places in Canada; • Ontario Heritage Tool Kit; • Appleton Charter for the Protection and Enhancement of the Environment; and, • Eight Guiding Principles in the Conservation of Built Heritage Properties. <p>b) Include details on site visit(s), other specialists consulted, and public engagement activities (if necessary).</p>	
<p>3. Cultural Heritage Value</p> <p>a) Describe the details of the property’s cultural heritage value or interest;</p> <p>b) Include a brief summary of the property history or cross reference to a relevant CHER or HIA with a detailed property history.</p>	Section 3
<p>4. Development Plan</p> <p>Briefly describe the proposed development or rehabilitation and how the cultural heritage resource is to be integrated.</p>	Section 4
<p>5. Adaptive Reuse</p> <p>Propose future uses of the resource following restoration. Not intended to be exhaustive but should focus on uses that would best compliment the character of the resource and involves the least alteration to the resource.</p>	Section 5
<p>6. Condition Assessment</p> <p>Thoroughly inventory and describe the resource and its condition using both written and visual descriptions. Each element and defect should be recorded and assessed with descriptions of how it affects and relates to other physical elements of the resource.</p>	Section 6
<p>7. Required Maintenance</p> <p>Outline the steps to be taken before restoration to ensure that the</p>	Section 7 refer also to

Content Requirement	Location in Report
<p>resource does not deteriorate. This should also document any heritage attributes proposed to be demolished, removed, salvaged, or otherwise irreversibly damaged.</p> <ul style="list-style-type: none"> a) Critical short-term maintenance: Identify critical short-term maintenance required to repair and stabilize the resource to prevent deterioration or loss. Identify the types of professionals that will be required to complete these works. b) Short-Term Maintenance & Documentation Plan: As an appendix, outline a short-term maintenance and documentation plan with photo documentation, written descriptions of identified critical maintenance issues requiring immediate attention, and recommended remedies. c) Ongoing and Long-Term Maintenance: As applicable, identify any longer term maintenance and conservation work required to preserve the heritage fabric and attributes on an ongoing basis prior to full restoration. A schedule for routine inspections should be established. 	LHC's HBPP
<p>8. Interim Construction Protection Plan</p> <p>The HCP must include an interim construction protection plan that describes (as relevant):</p> <ul style="list-style-type: none"> a) Detail the protection plan for the resource during construction, grading, or other works; b) Provide recommendations for any additional studies or analysis to ensure protection of the resource during construction and other site work (e.g. vibration analysis); c) Provide a drawing showing the existing site conditions, location of the resource, the location and type of proposed boarding, and the location of any proposed protection zones and the nature of those protection zones (e.g. vibration analysis zones, hand dig zones, no vehicle zones). This drawing should be provided to all site personnel and posted in the site office. 	Section 8
<p>9. Security and Inspection Plan</p>	Section 9

Content Requirement	Location in Report
<p>The HCP must include a plan that describes security measures and inspection methods and schedules including:</p> <ul style="list-style-type: none"> a) Detail measures that will be taken to secure the site, such as the installation of fencing and securing window openings; b) Detail a schedule for security monitoring prior to completion; and, c) Establish a schedule for inspection reporting by a CAHP Heritage Professional, including identification of any known issues that must be specifically monitored for deterioration in addition to ongoing monitoring of the resource's overall condition. 	
<p>10. Restoration/Rehabilitation Plan</p> <p>The HCP must outline a plan for restoration or rehabilitation of the cultural heritage resource, including:</p> <ul style="list-style-type: none"> a) Detail the restoration and/or replication measures required to return the resource to a higher level of cultural heritage value or interest; b) Provide, as an Appendix, drawings and/or plans that sufficiently describe all works proposed in the restoration/rehabilitation plan including a site plan and elevation drawings c) List the qualifications of contractors and tradespeople that will be required to appropriately complete the works. d) If a separate Documentation and Salvage Plan has not been required or completed and heritage attributes are to be salvaged as part of the project, fill in the attached Salvage Inventory Form. 	Section 10
<p>11. Implementation Strategy</p> <p>Identify key milestones in the restoration/rehabilitation plan and provide an outline of the different phases of restoration that will be completed. This should identify commencement and completion timelines, potential delays, and the maximum period of time that can elapse prior to the condition or integrity of the resource beginning to deteriorate in an irreversible way.</p>	Section 11

Content Requirement	Location in Report
12. Cost Estimates Briefly summarize the cost estimates for various components of the restoration/rehabilitation plan. Full cost estimate should be included in the appendices.	Section 12
13. Conclusion The HCP must include a conclusion that includes: <ul style="list-style-type: none"> a) Summarize the purpose and scope of the report; b) Outline all recommended conservation measures; c) Outline all recommended security and temporary protection methods; d) Recommend additional studies (if applicable). 	Section 13
14. Appendices <ul style="list-style-type: none"> a) Cost estimates for all aspects to determine appropriate securities for the project. If specifics are not available at the time, a general cost per square foot provided by a CAHP Heritage Professional can be included to satisfy this requirement; b) Development Plan including a site plan/draft plan of subdivision or relevant drawing to illustrate the full scope of the project; c) Short-term Maintenance & Documentation Plan including photo documentation and written descriptions of identified critical maintenance issues requiring immediate attention with a remedy for each. 	Appendix C through Appendix E
15. Professional Qualifications of the Conservation Plan Author(s) <ul style="list-style-type: none"> a) The Conservation Plan must be prepared by qualified <u>professional</u> members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest. b) The background and qualifications of the professional(s) 	Appendix A

Content Requirement	Location in Report
<p>completing the Conservation Plan must be included in the report.</p> <p>c) The authors must confirm that the report conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of jurisdictions of practice. The Heritage Professional must confirm that the information included in the Conservation Plan is accurate and reflects their professional opinion.</p>	

APPENDIX C

Drawing Package



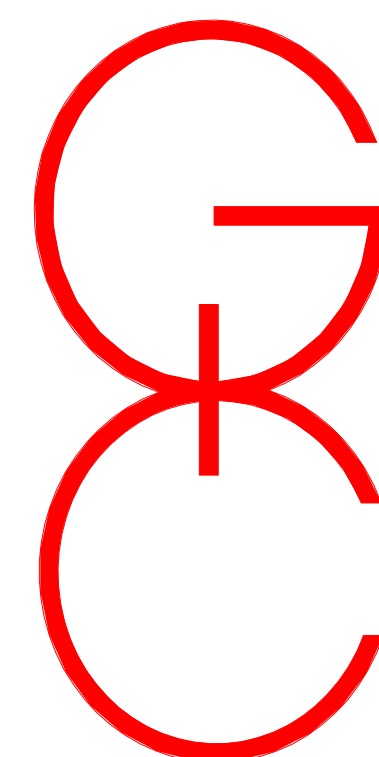
PROPOSED MIXED USE DEVELOPMENT

122-130 MAIN ST. N.

THE HI-RISE GROUP

BRAMPTON

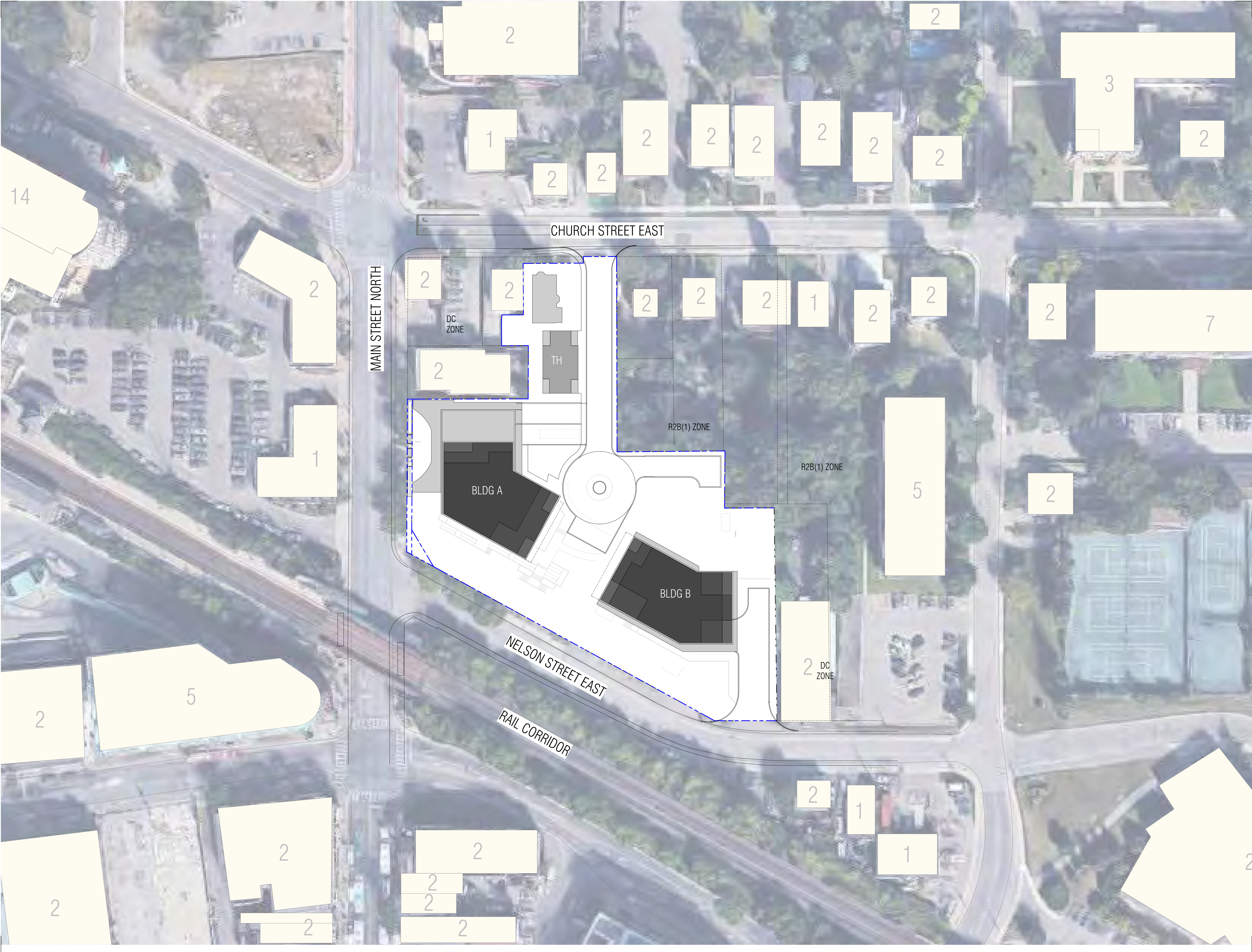
ONTARIO



GRAZIANI
+
CORAZZA
ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

ISSUED FOR SITE PLAN APPROVAL JUL.26.2024



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Revisions		
001. NOV.12.2021	ISSUED FOR D.R.P.	B.G.
002. NOV.30.2021	ISSUED FOR S.P.A.	B.G.
003. AUG.31.2022	ISSUED FOR S.P.A.	B.G.
004. DEC.15.2022	ISSUED FOR S.P.A.	B.G.
005. NOV.02.2023	ISSUED FOR S.P.A.	B.G.
006. JUL.26.2024	ISSUED FOR S.P.A.	B.G.

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PROPOSED MIXED USE DEVELOPMENT

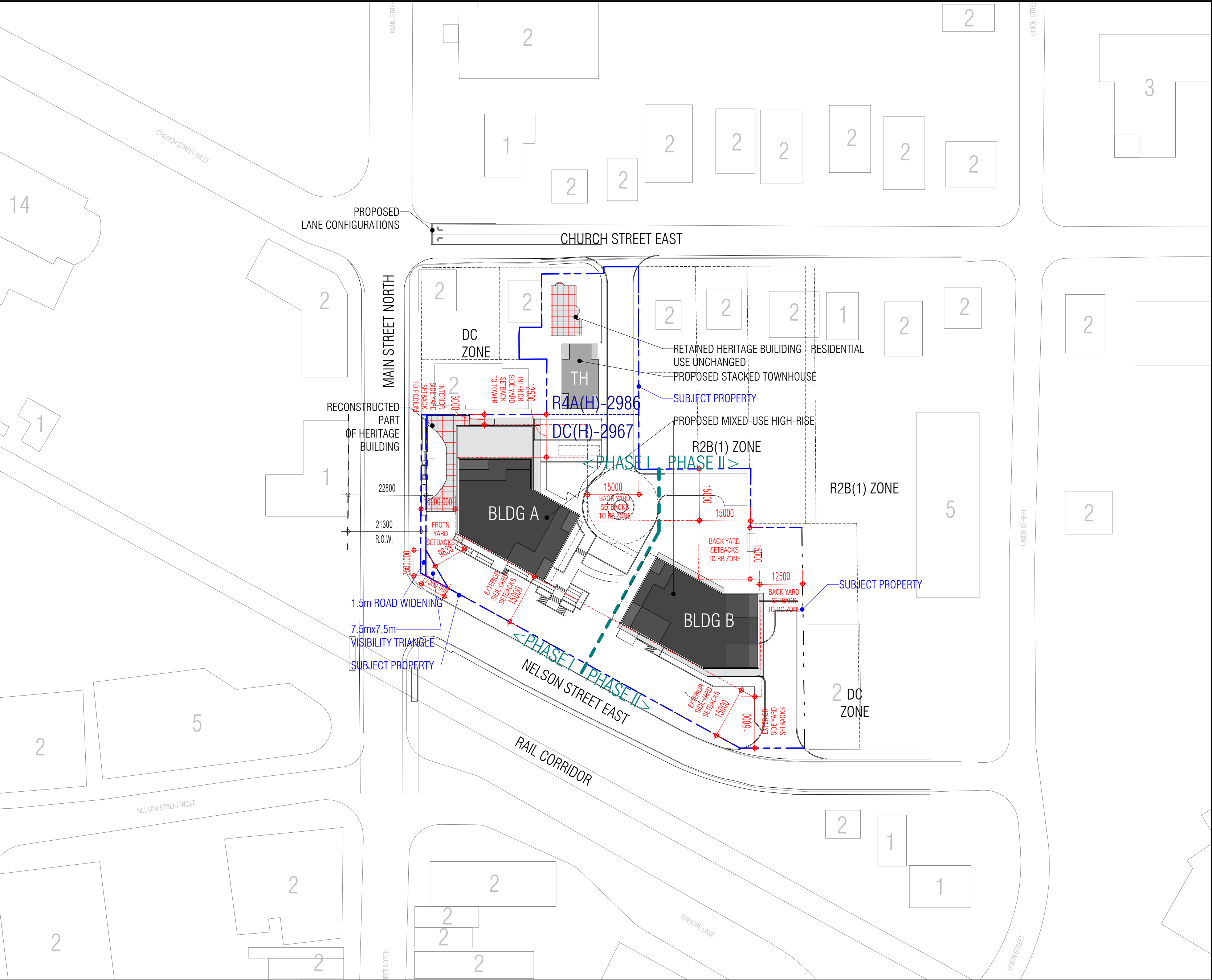
ROSE GARDEN
122-130 MAIN ST N

BRAMPTON		ONTARIO
Project Architect:	B.G.	
Assistant Designer:	A.G.	
Drawn By:	A.G.	
Checked By:	D.B.	
Plot Date:	Jul.26.2024	
Job #	1829.20	

CONTEXT PLAN

A.101

KEY PLAN 1:500



SURVAY INFO

PLAN OF SURVEY OF
PART OF LOTS 50, 51, 52, 55, 56, 57, 58, 59, 85 AND 86
ALL OF LOTS 53 AND 54
REGISTERED PLAN BR-2
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:250

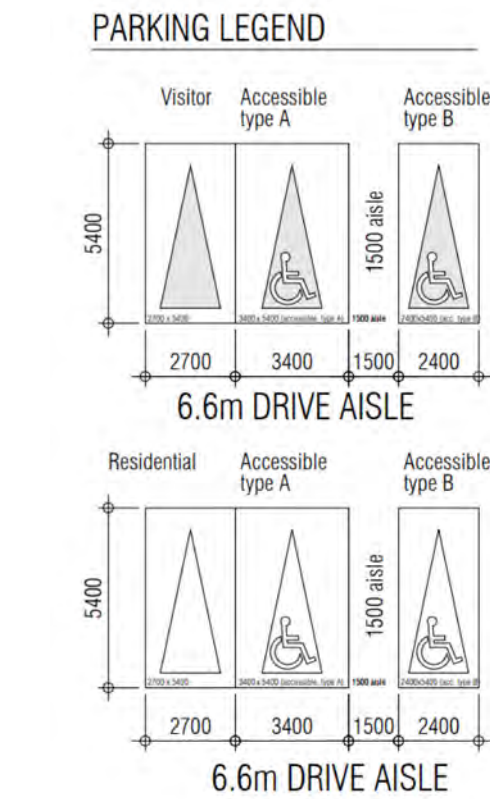
G.F.A DEFINITIONS

FLOOR AREA, GROSS shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

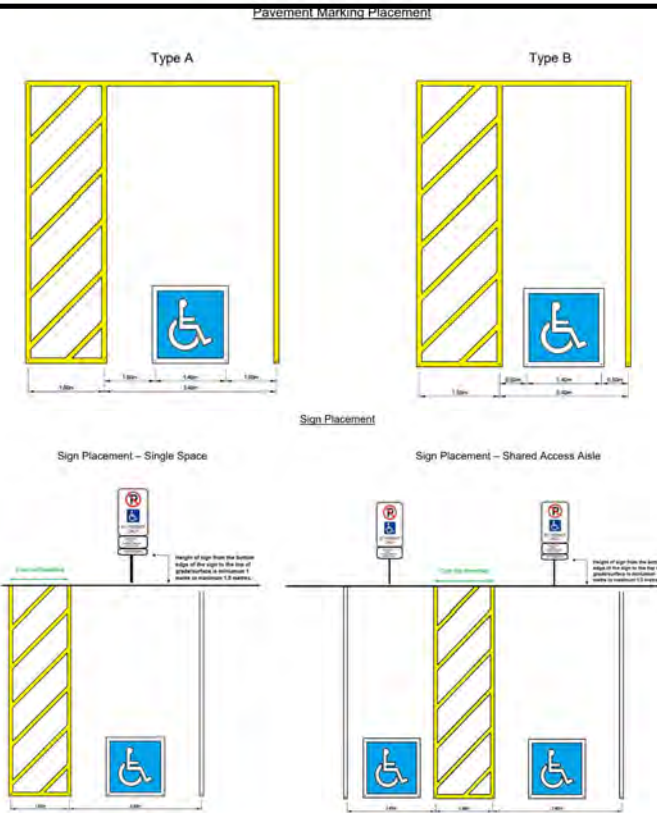
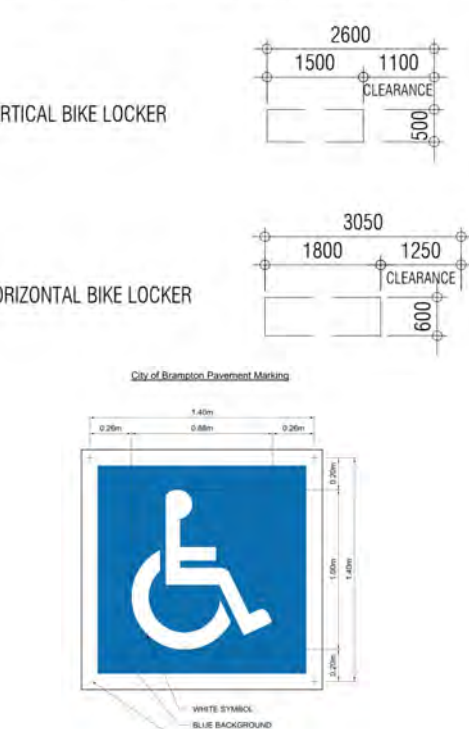
FLOOR AREA, GROSS COMMERCIAL shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

FLOOR AREA, GROSS RESIDENTIAL shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common washroom, common children's play area, recreation area, parking of motor vehicles, or storage.

PARKING LEGEND



BIKE PARKING LEGEND



SIGNAGE - ACCESSIBLE PARKING - VISITORS



PARKING - ACCESSIBLE PARKING - RESIDENTIAL



PROJECT STATISTIC

PROJECT STATISTICS
JOB No: 1829.20
DATE: Jul.26.2024

STATISTICS

01. SITE	m2	ha	#2	ac
Project Site Area	8680	0.868	93431	2.14
02. G.C.A Above Grade				
Commercial	409.77 m2	0 m2	409.8	
Residential	29593.0 m2	18156.5 m2	47749.5	
Total	30002.8 m2	18156.5 m2	48159.3	
03. G.F.A Above Grade				
Commercial	409.77 m2	0 m2	409.8	
Residential	26074.2 m2	16105.3 m2	42179.5	
Total	26484.0 m2	16105.3 m2	42589.3	
04. BUILDING HEIGHT				
Number of storeys	35 + MECH	22 + MECH		
05. UNIT COUNT*				
Number of Residential units	400	271	TOWNHOUSE	5
TOTAL lands zoned downtown comm. DC(H)		671		
TOTAL lands zoned residential R4A(H)				5
TOTAL project site		676		
06.a RENTAL UNIT TYPES*				
STUDIO	25	6.25%		
1BR	203	50.75%		
2BR	150	37.50%		
3BR	22	5.50%		
06.b CONDOMINIUM UNIT TYPES*				
STUDIO	65	23.99%		
1BR	124	45.76%		
2BR	82	30.26%		
3BR	0	0.00%		
06.c TOWNHOUSE UNIT TYPES*				
EXISTING HERITAGE BUILDING				1
2BR				2
3BR				2
07a. PARKING - LANDS ZONED DOWNTOWN COMMERCIAL DC(H)				
Residential	94	77	ratio	no requirement
including ACC.type A	2	1		
including ACC.type B	2	1		
Visitor	20	14		@0.05 /res units
including ACC.type A	1	1		
including ACC.type B	1	1		
Total	114	91		
U/D. PARKING - LANDS ZONED RESIDENTIAL R4A(H)				
Residential (garage spaces)	4			
including ACC.type A				
including ACC.type B				
Visitor	1			
including ACC.type A				
including ACC.type B				
Total	5			
08. BICYCLE PARKING				
residential	200	136	ratio	@ 0.5/unit
non residential	1			@ 1/500 m2
09. AMENITY (m2)				
Indoor amenity [m2]	396	280.78		
Outdoor rooftop amenity [m2]	0	0		

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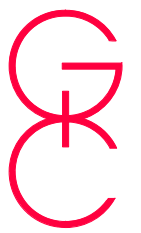
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No.	Date	Description	Issued by
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Issued for revisions



**GRAZIANI
CORAZZA
ARCHITECTS**

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PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

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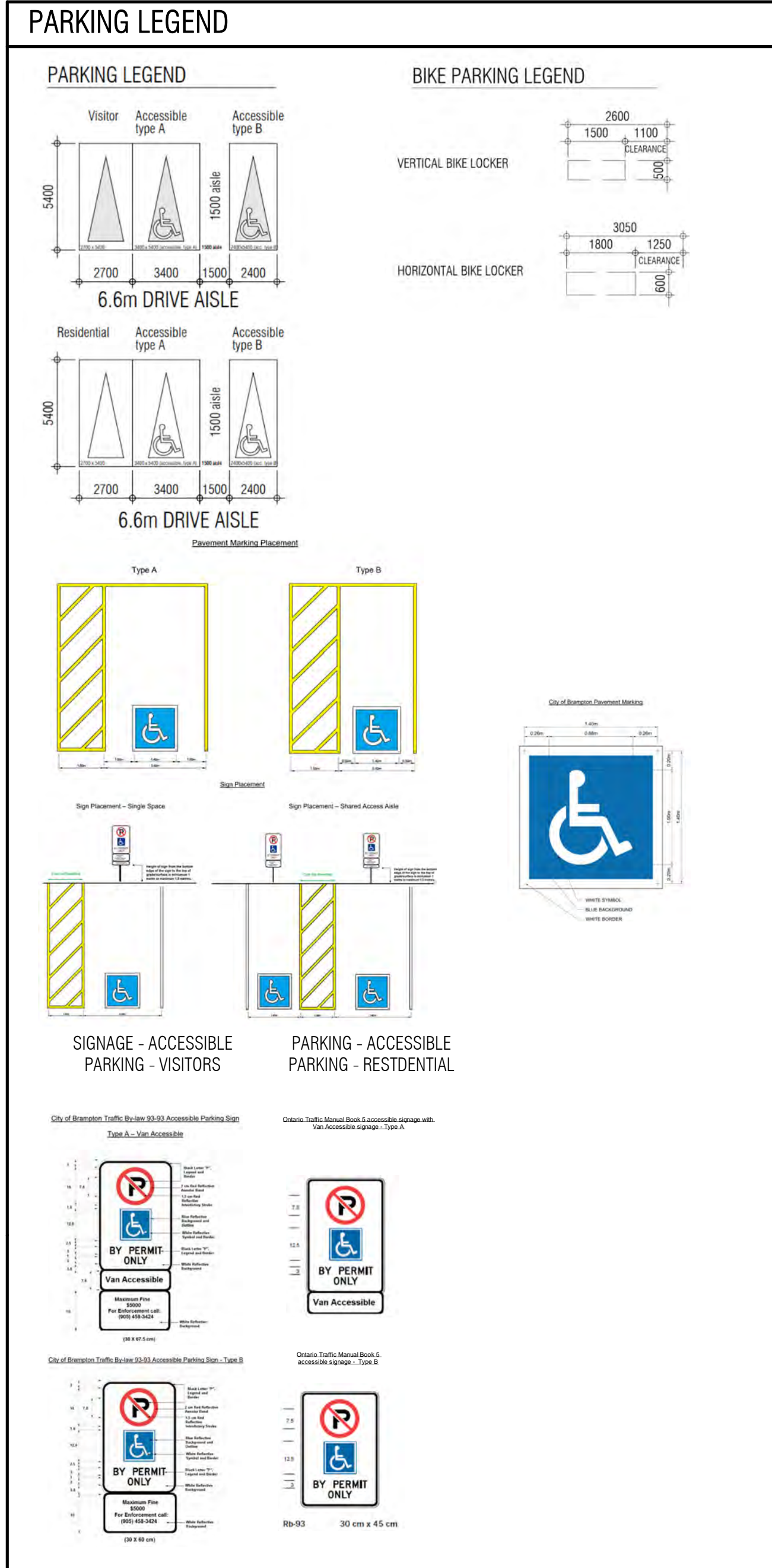
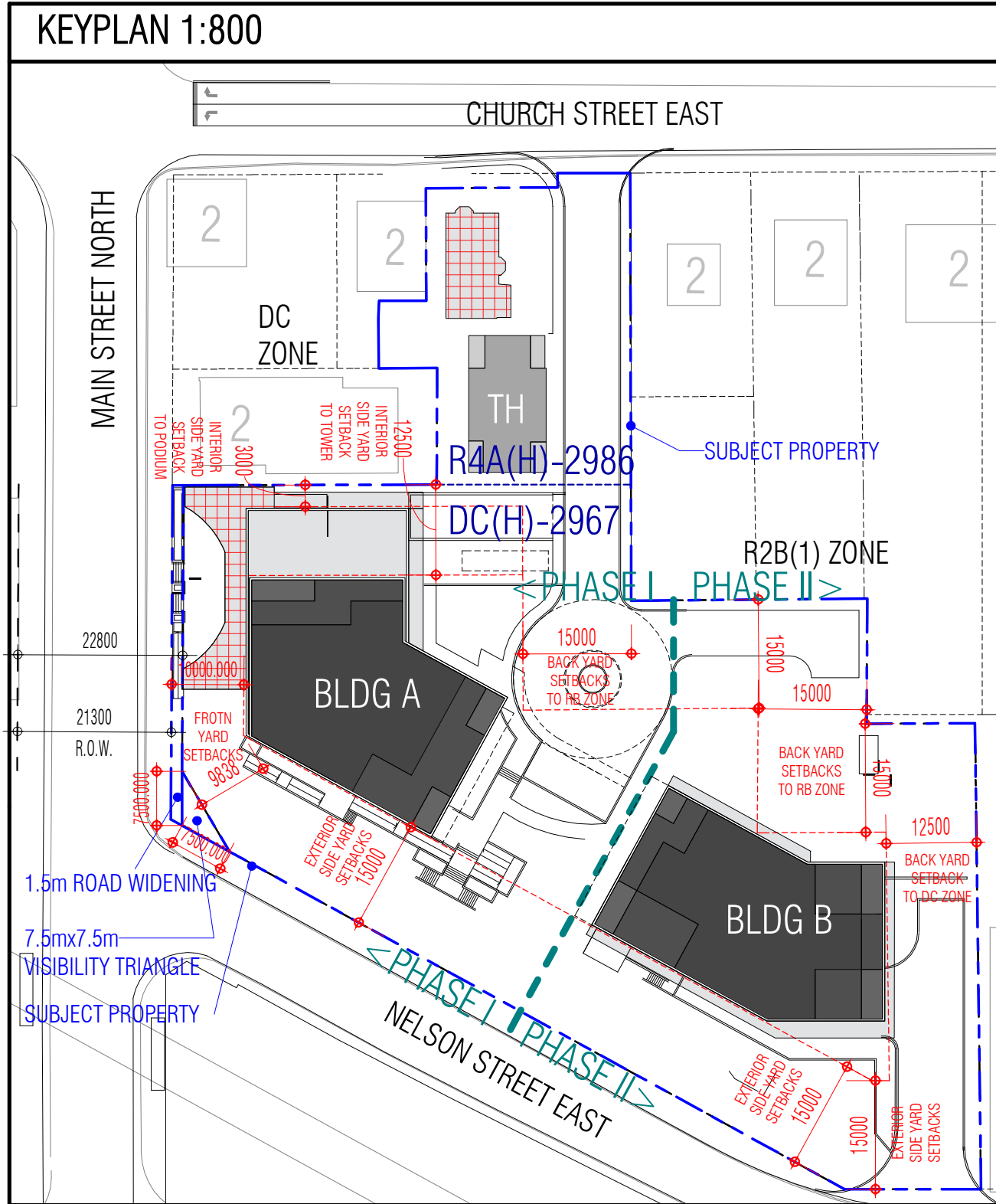
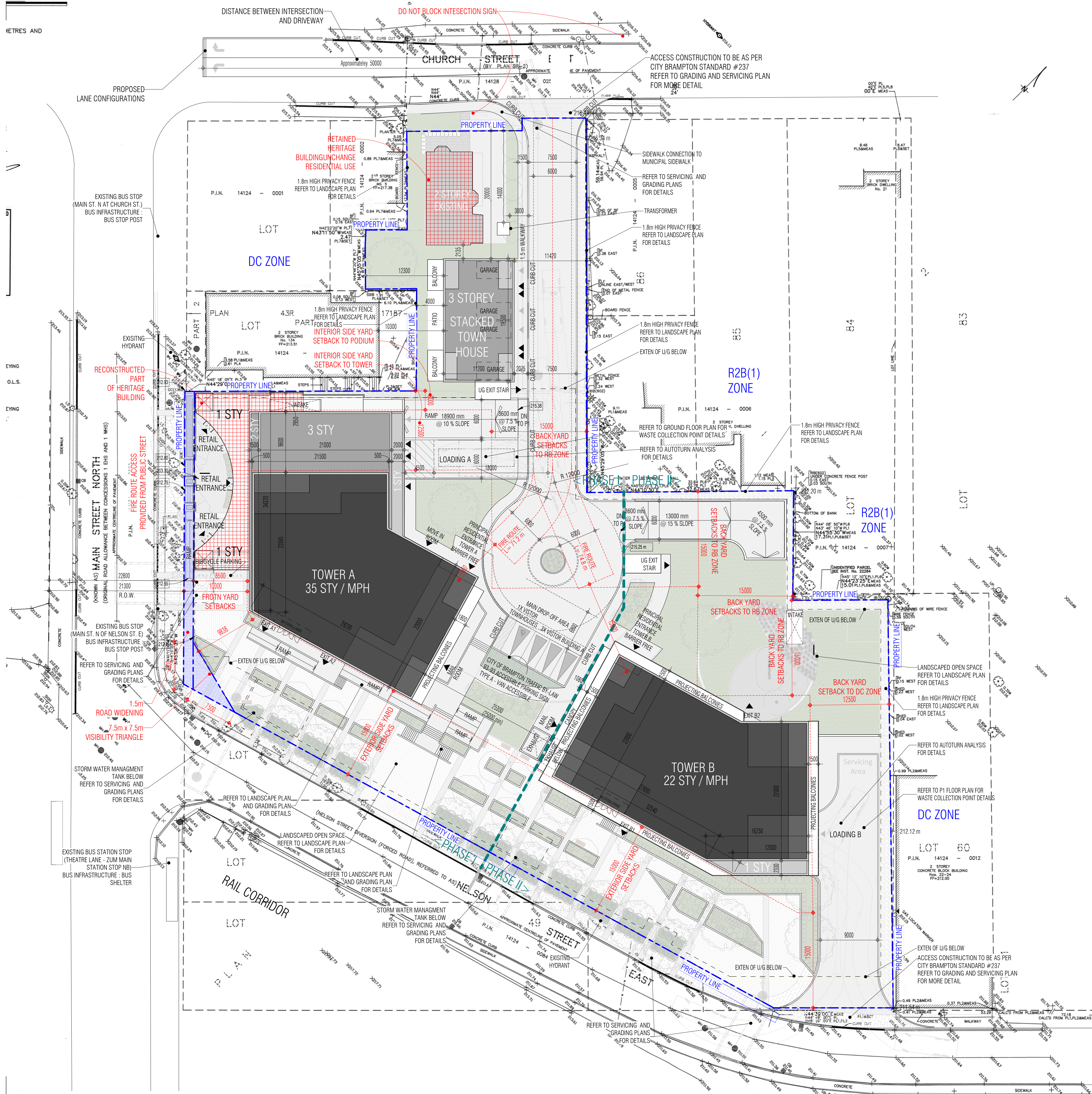
ROSE GARDEN

122-130 MAIN ST N

Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G./J.K.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

SITEPLAN STATISTICS AND NOTES

A.102



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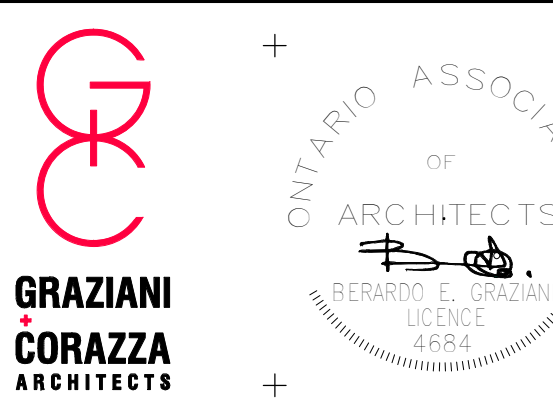
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ISSUANCES

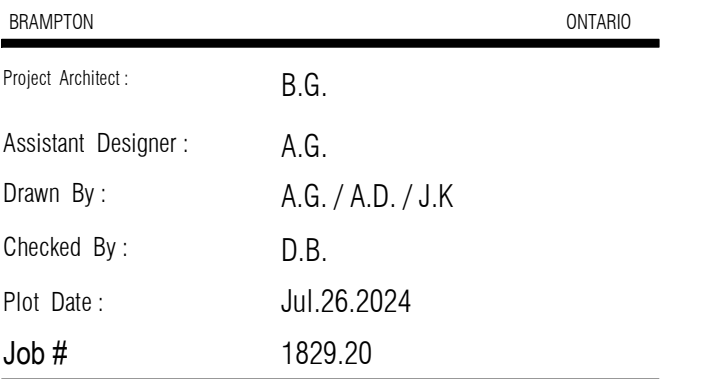
No.	Date	Description	Issued by
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005	NOV.02.2023	ISSUED FOR S.P.A.	B.G.
006	JUL.26.2024	ISSUED FOR S.P.A.	B.G.

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PROPOSED MIXED-USE DEVELOPMENT			
ROSE GARDEN			
122-130 MAIN ST N			
BRAMPTON ONTARIO			
Project Architect:	B.G.		
Assistant Designer:	A.G.		
Drawn By:	A.D./J.K.		
Checked By:	D.B.		
Plot Date:	Jul.26.2024		
Job #	1829.20		

SITE PLAN

1:300 A.103

001. NOV.12.2021	ISSUED FOR D.R.P.	B.G.
002. NOV.30.2021	ISSUED FOR S.P.A.	B.G.
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006. JUL.26.2024	ISSUED FOR S.P.A.	B.G.



A circular cross-section of a cylinder is shown. A diagonal line passes through the center. A sector of the circle is shaded black and labeled with the variable z .

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER

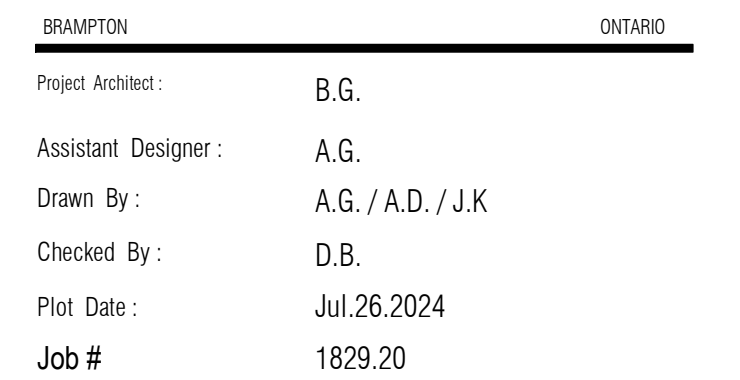
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1:200 A.202



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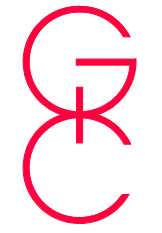
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006. JUL.26.2024	ISSUED FOR S.P.A.	B.G.

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CORAZZA
ARCHITECTS**

BERARDO E. GRAZIANI
LICENCE 46580

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PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT	
ROSE GARDEN	
122-130 MAIN ST N	
BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G./A.D./J.K
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

ISSUANCES		
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006. JUL.26.2024	ISSUED FOR S.P.A.	B.G.

BRAMPTON		ONTARIO
Project Architect :	B.G.	
Assistant Designer :	A.G.	
Drawn By :	A.G. / A.D.	
Checked By :	D.B.	
Plot Date :	Jul.26.2024	
Job #	1829.20	

A.303

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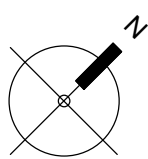
PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D. / J.K.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

4TH FLOOR PLAN



1:200

A.304

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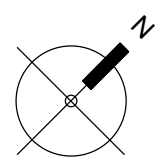
PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

5TH FLOOR PLAN



1:200

A.305

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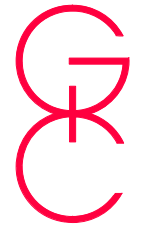
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ONTARIO ASSOCIATION
OF
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE
46580

PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON ONTARIO

Project Architect : B.G.

Assistant Designer : A.G.

Drawn By : A.G./A.D.

Checked By : D.B.

Plot Date : Jul.26.2024

Job # : 1829.20

TYPICAL FLOOR PLAN
(TOWER A-TYP 1 (6-27 FLR))



1:200

A.306





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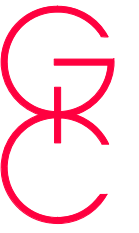

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006. JUL.26.2024	ISSUED FOR S.P.A.	B.G.

No.	Date	Description	Issued by
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<div><div> GRAZIANI CORAZZA ARCHITECTS</div><div> BERARDO E. GRAZIANI LICENCE 4656-C</div></div>			
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PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON ONTARIO

Project Architect : B.G.

Assistant Designer : A.G.

Drawn By : A.G. / A.D.

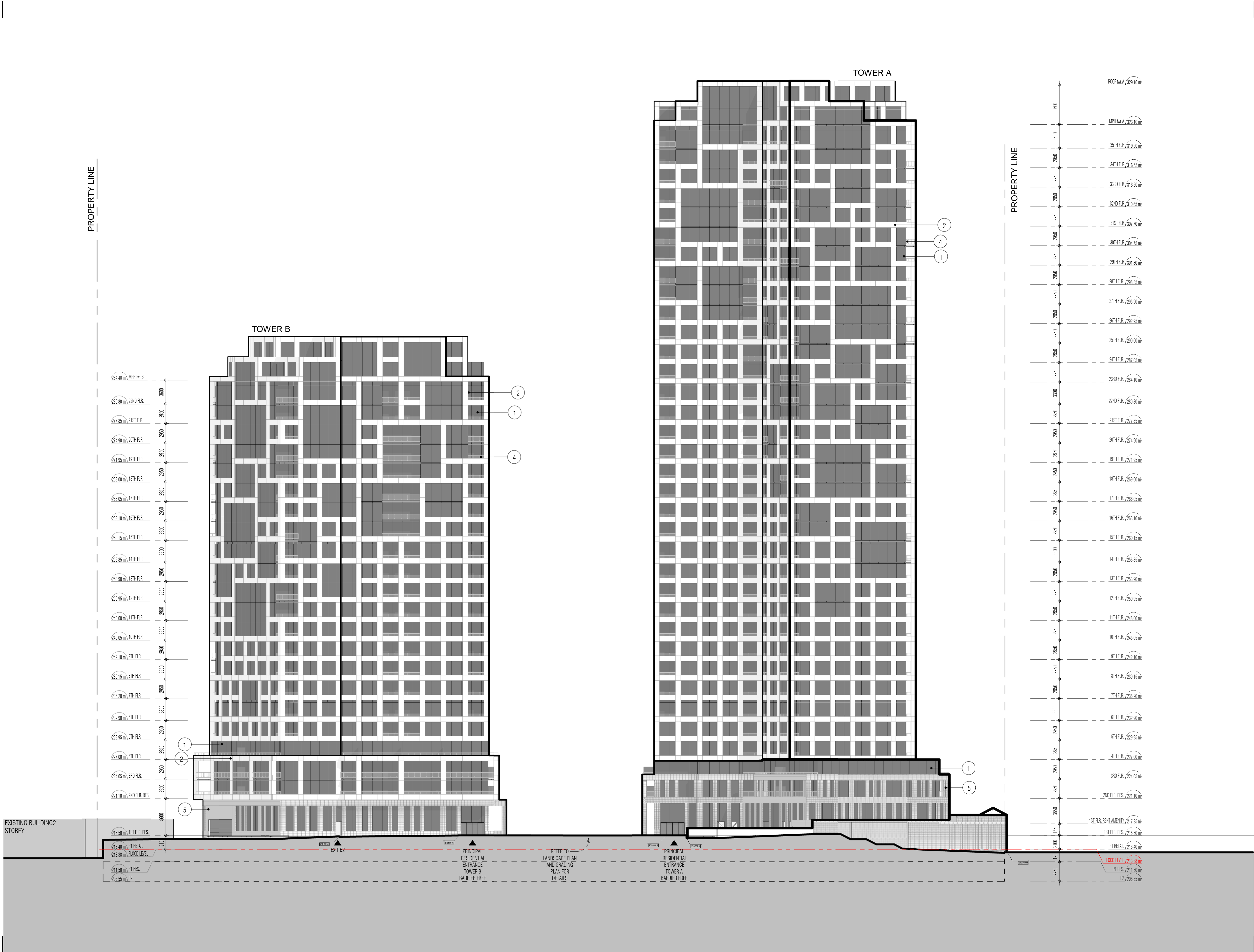
Checked By : D.B.

Plot Date : Jul.26.2024

Job # : 1829.20

TYPICAL FLOOR PLAN
(TOWER A-TYP 2 (28-35 FLR))

1:200 A.307



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005. NOV.02.2023	ISSUED FOR S.P.A.	B.G.
006. JUL.26.2024	ISSUED FOR S.P.A.	B.G.

MATERIALS LEGEND	
	1 VISION GLASS CLEAR GLASS WITH MULLIONS IN CHARCOAL GREY
	GLAZED SPANDREL PANEL SPANDREL GLASS WITH MULLIONS IN CHARCOAL GREY
	2 PRECAST CONCRETE WHITE
	3 METAL LOUVRE/GRILLE CHARCOAL GREY
	4 GLASS RAILING CLEAR GLASS WITH GREY ALUMINUM RAILING
	5 BRICK / (PRECAST WITH BRICK INLAY) BRAMPTON BRICK, CONTEMPORARY SERIES, WESTVILLE COLOUR CLASS: RED, BURGUNDY, BROWN MATTE TEXTURE OR APPROVED EQUAL

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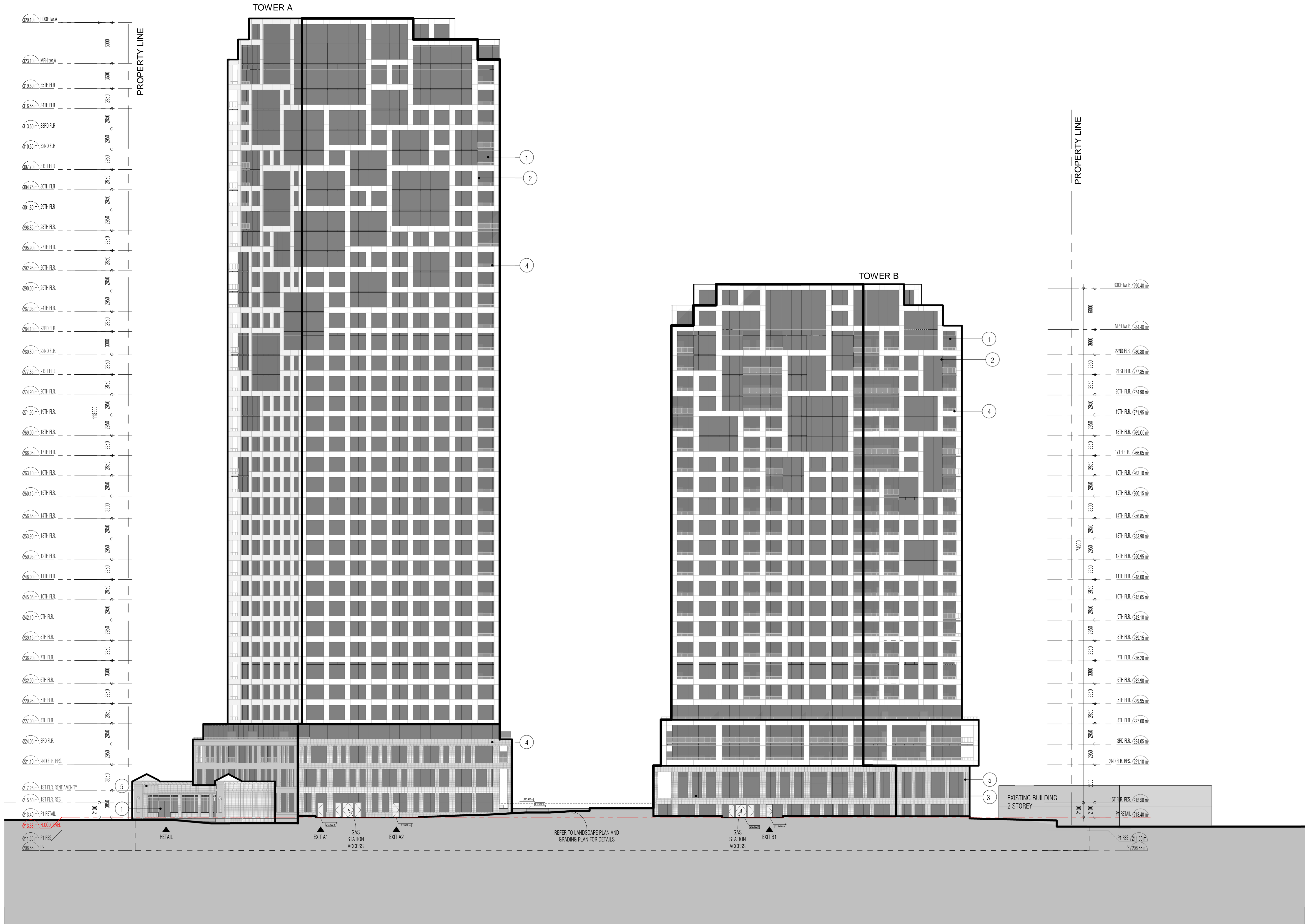
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PROPOSED MIXED USE DEVELOPMENT	
ROSE GARDEN	
122-130 MAIN ST N	
BRAMPTON	ONTARIO
Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G. / A.D.
Checked By:	D.B.
Plot Date:	Jul.26.2024
Job #	1829.20

NORTH ELEVATION

1:250

A.401



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MATERIALS LEGEND	
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GRAZIANI CORAZZA ARCHITECTS

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ONTARIO ASSOCIATION OF ARCHITECTS

BERARDO E. GRAZIANI
LICENCE 46540

PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

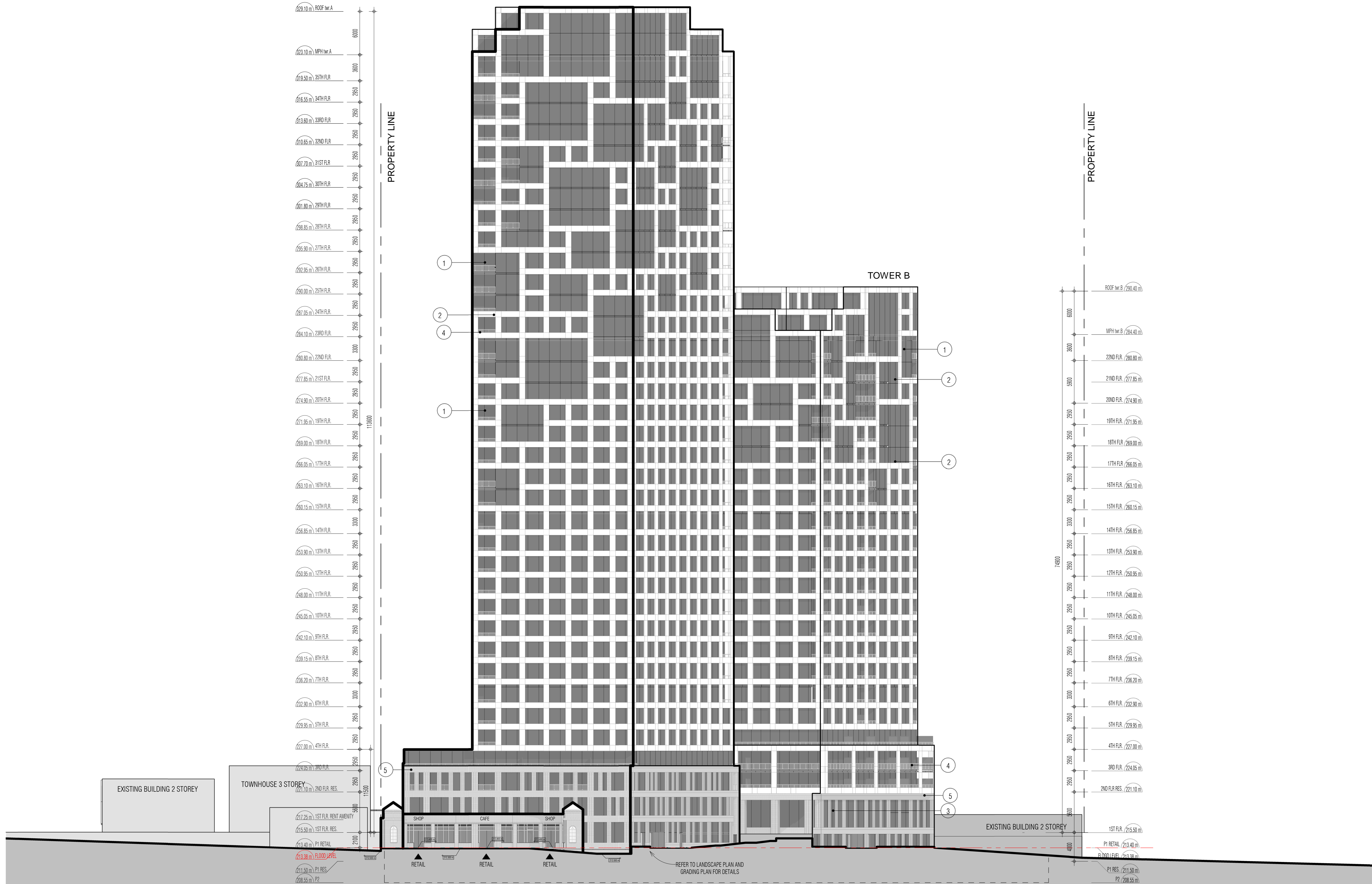
SOUTH ELEVATION

1:250

A.402

TOWER A

TOWER B



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**GRAZIANI
CORAZZA
ARCHITECTS**

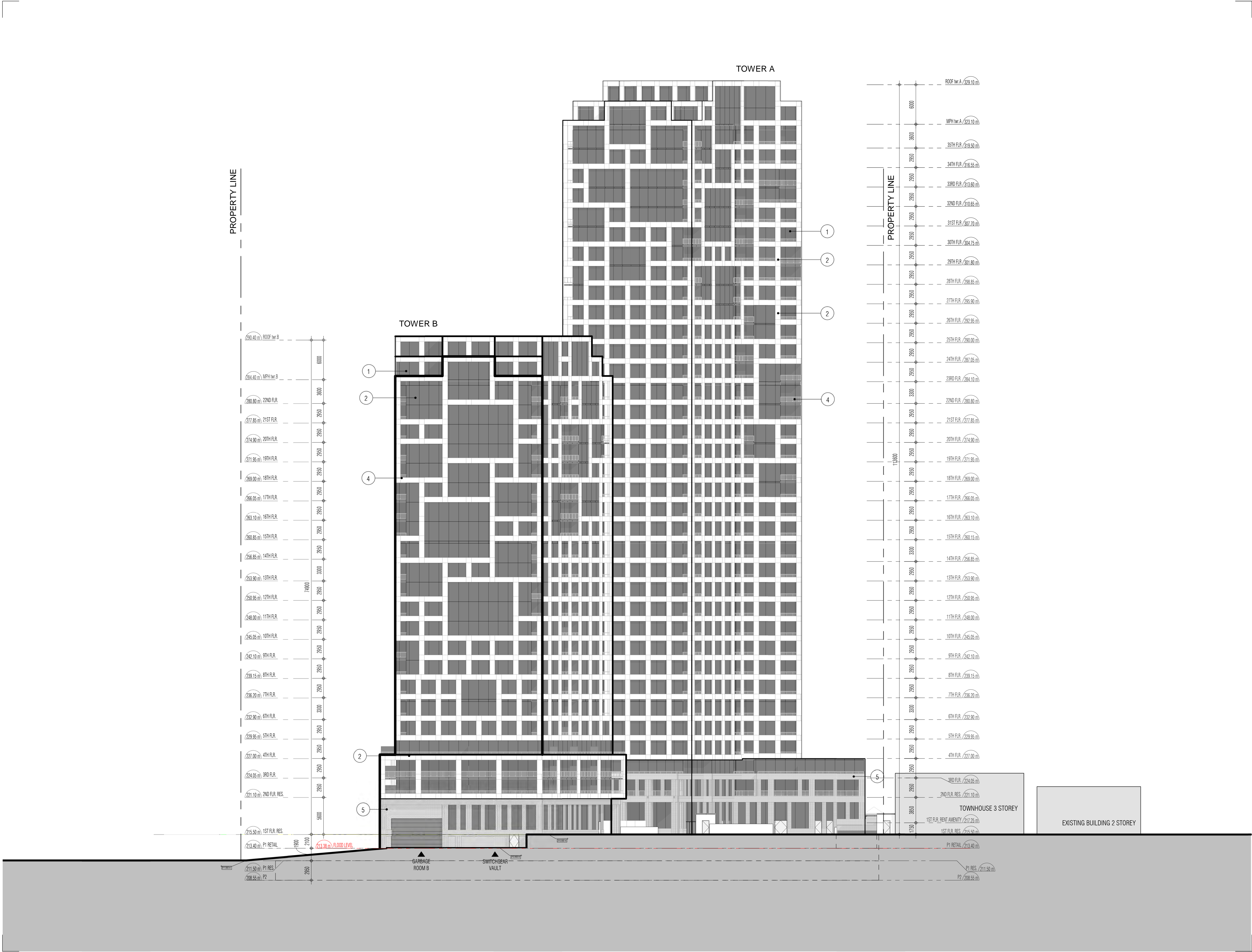
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BERNARDO E. GRAZIANI
LICENCE 4658-C

PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN	
122-130 MAIN ST N	
BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

WEST ELEVATION



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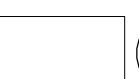
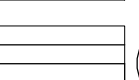
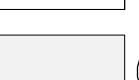
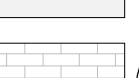
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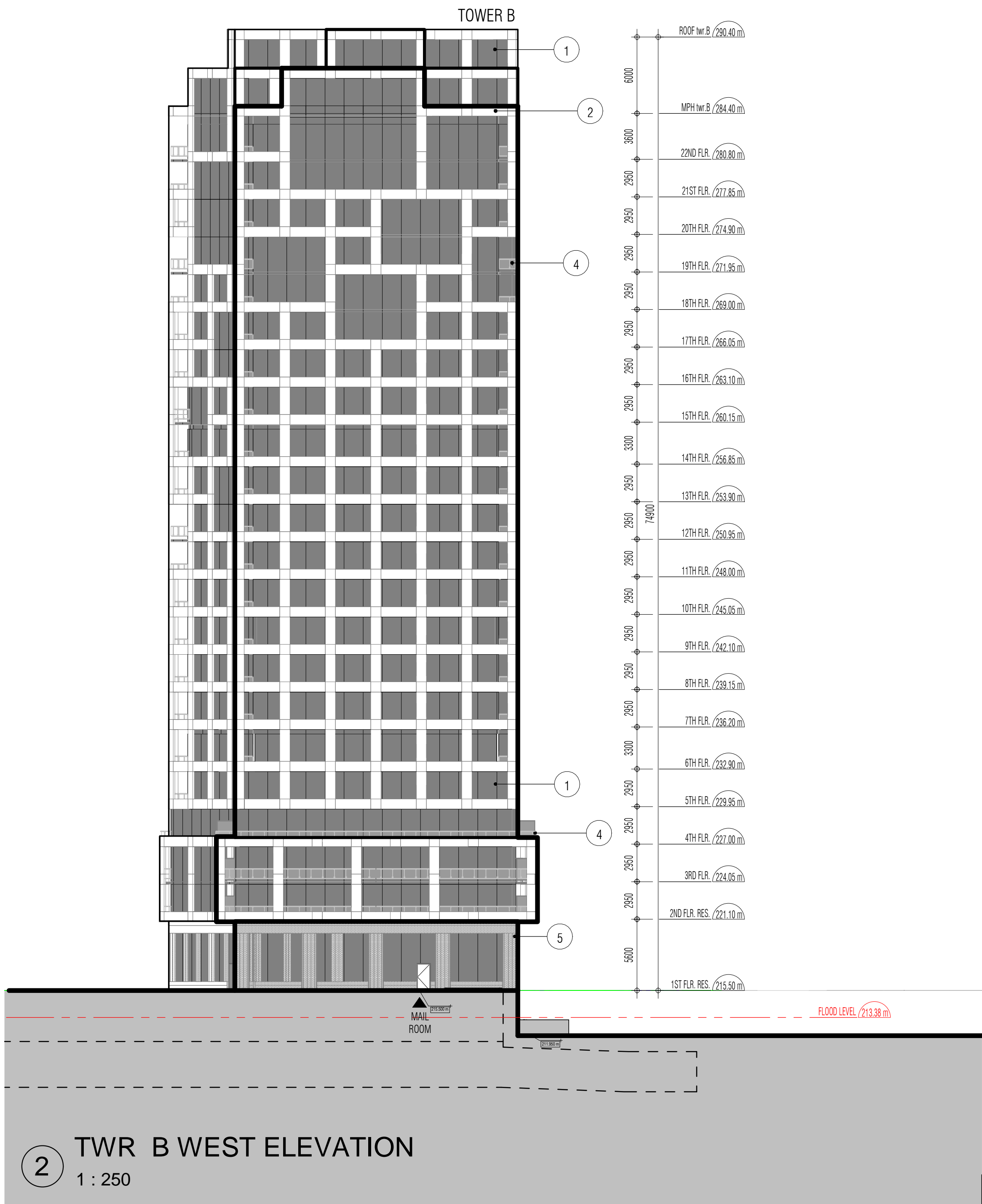
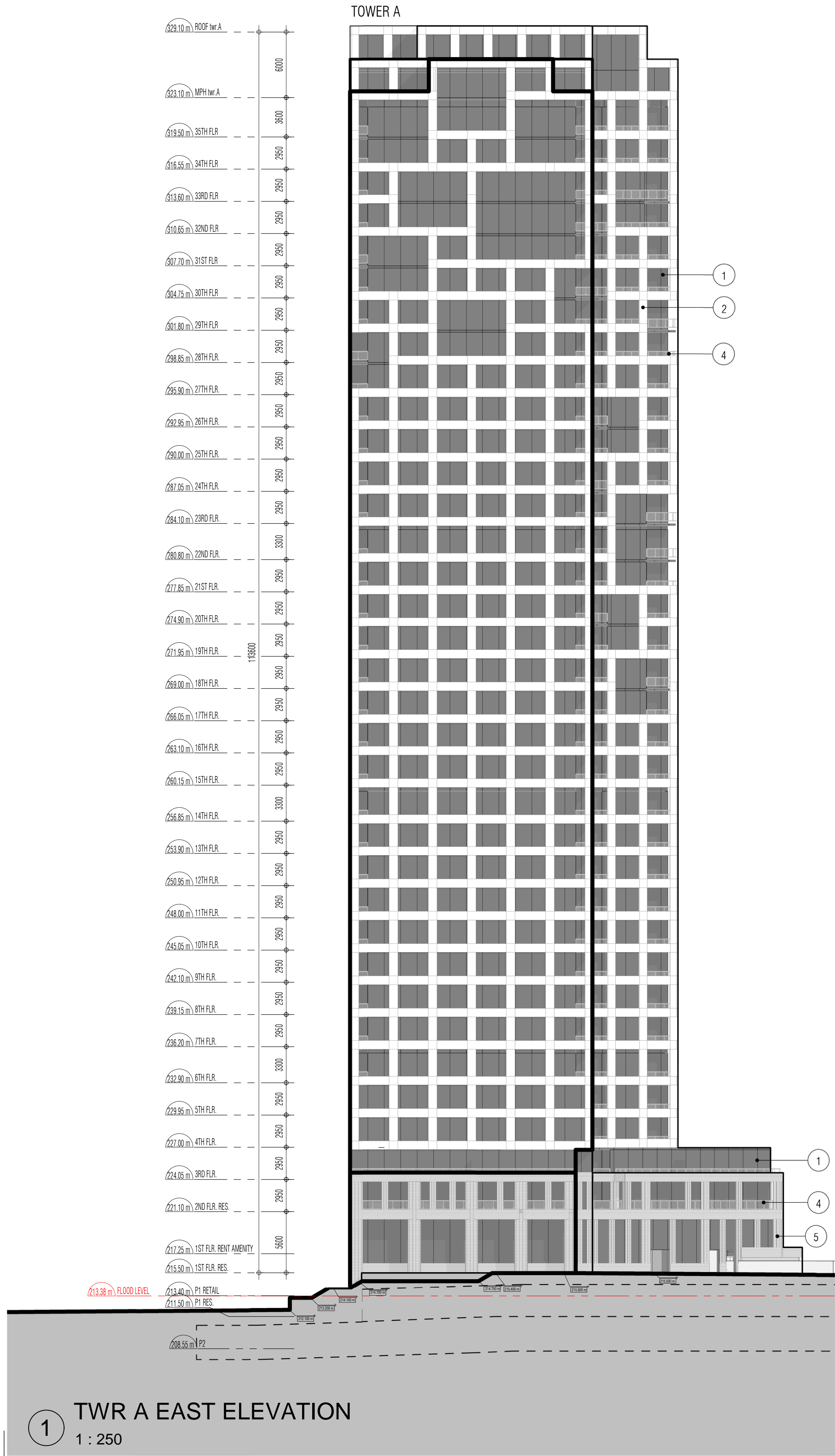
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PROPOSED MIXED USE DEVELOPMENT	
ROSE GARDEN	
122-130 MAIN ST N	
BRAMPTON ONTARIO	
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

EAST ELEVATION

1:250 A.404



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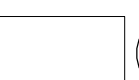
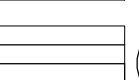

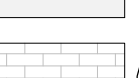
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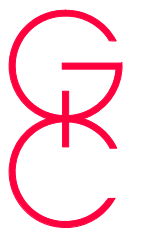
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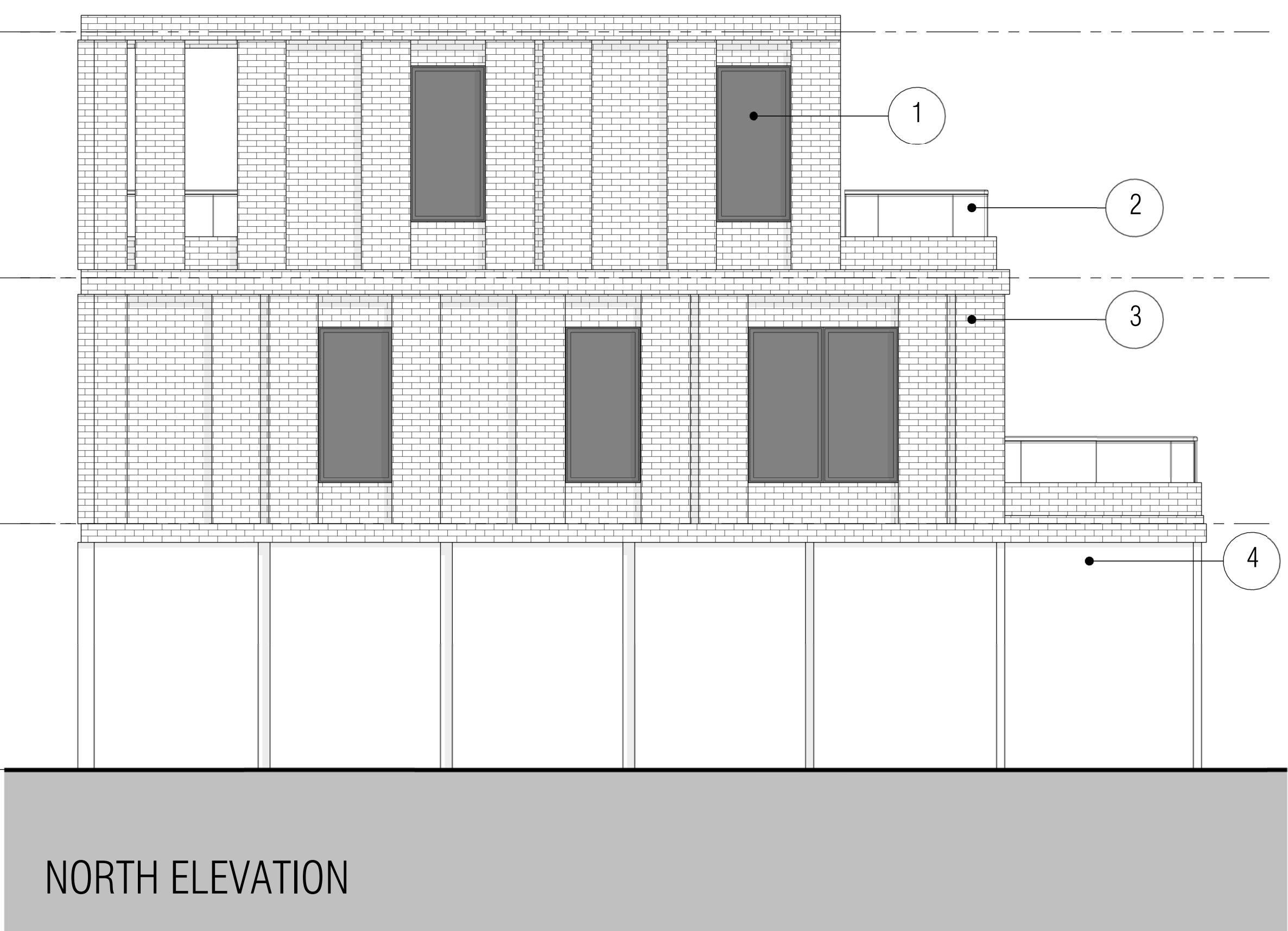
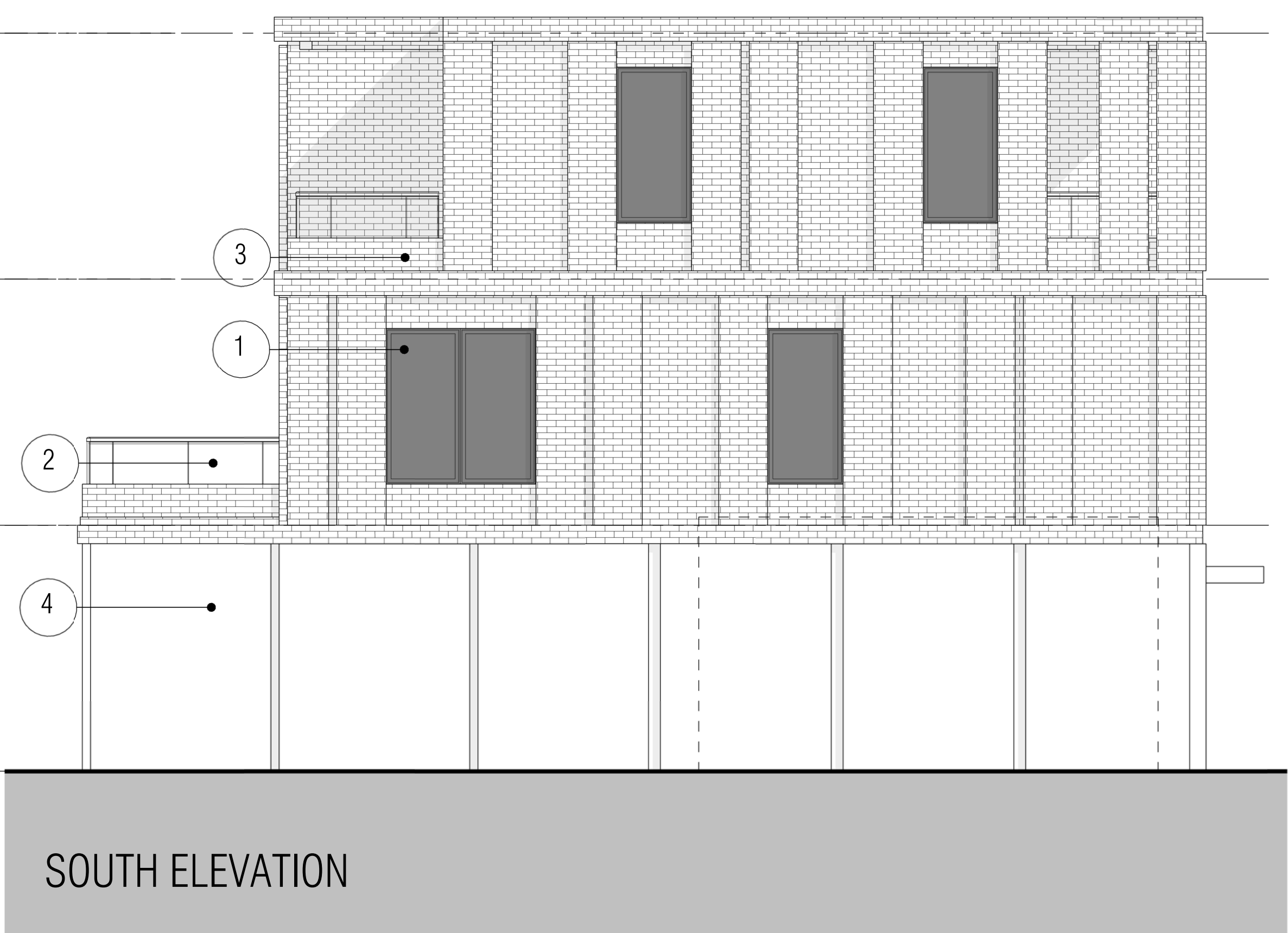
PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN	
122-130 MAIN ST N	
BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

INTERNAL ELEVATIONS

1:250

A.405



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3	BRICK (PRECAST WITH BRICK INLAY) BRAMPTON BRICK, CONTEMPORARY SERIES, WESTVILLE COLOUR CLASS: RED, BURGUNDY, BROWN, WHITE TEXTURE OR APPROVED EQUAL
4	PRECAST CONCRETE Glass Fiber Reinforced concrete colour light grey
5	GARAGE DOOR Overhead garage door with tongue and groove metal panels light grey

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For the proposed buildings, CN guidelines require brick veneer or masonry equivalent. A typical brick veneer wall, with an insulated gypsum board partition on the inside, has an estimated STC rating of 54 or better. The exterior wall assemblies should be sufficient to ensure that sound transmitted through is negligible in comparison with sound transmitted through the glazing. The exterior walls may include spandrel glass or metal panels within an aluminum window system. Either 4-inch masonry block or precast concrete will be included behind the exterior wall assemblies, which is expected to be a masonry equivalent construction to brick. A detail of this assembly is included in the report.

The latest elevation drawings reviewed by HGC Engineering. Based on the window to floor area ratios (up to 56% for living/dining rooms and up to 73% for bedrooms), the minimum acoustical requirement for the basic window glazing, including glass in fixed sections, sliding doors, and operable windows, have been assessed. Brick facade has been included in the calculations to determine the window glazing requirements.

No.	Date	Description	Issued by
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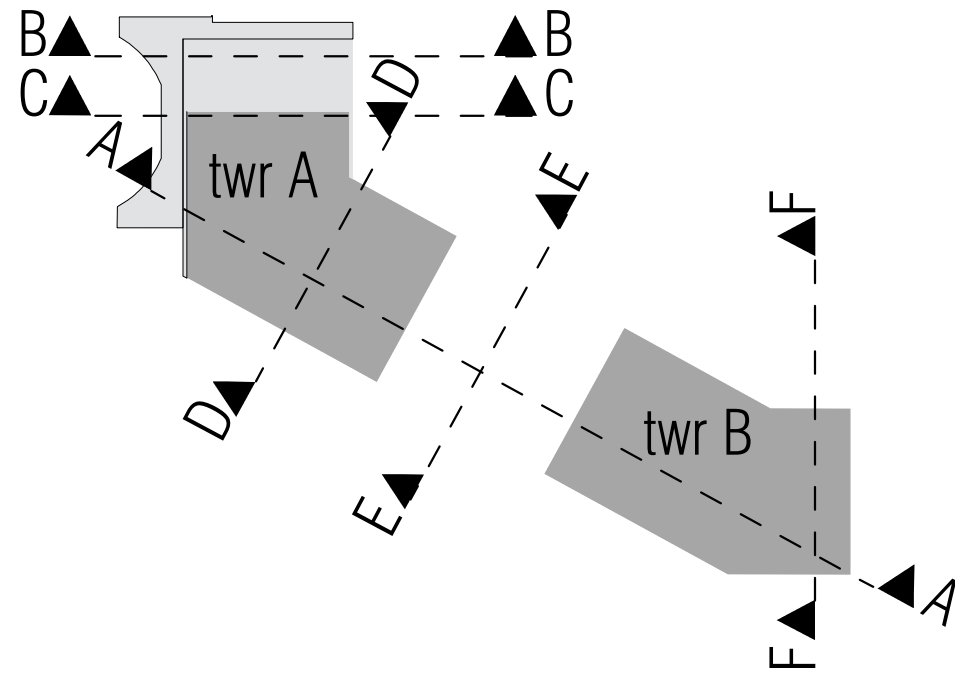
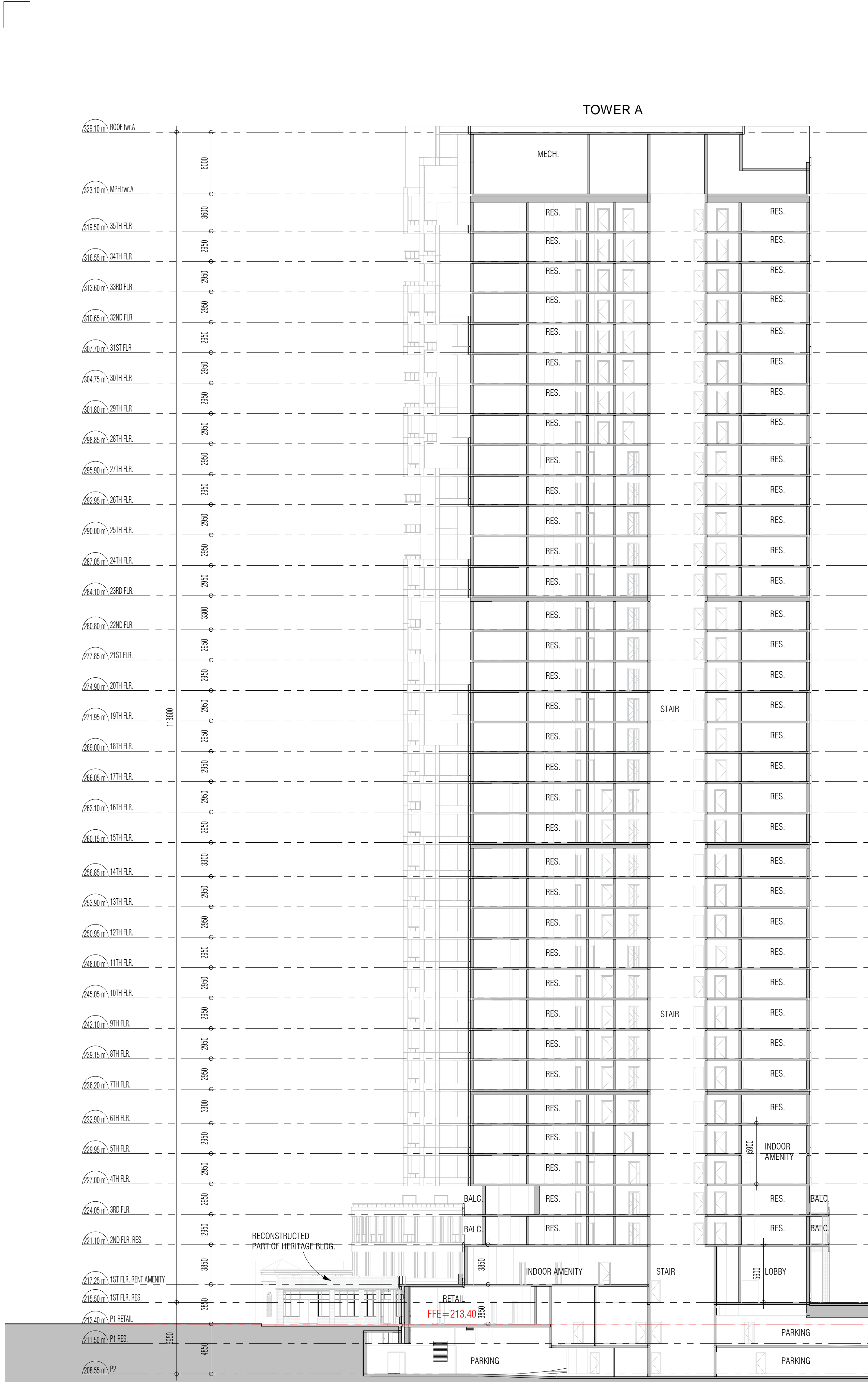


PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN
122-130 MAIN ST N

BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

STACKED TOWNHOUSE
ELEVATIONS



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PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

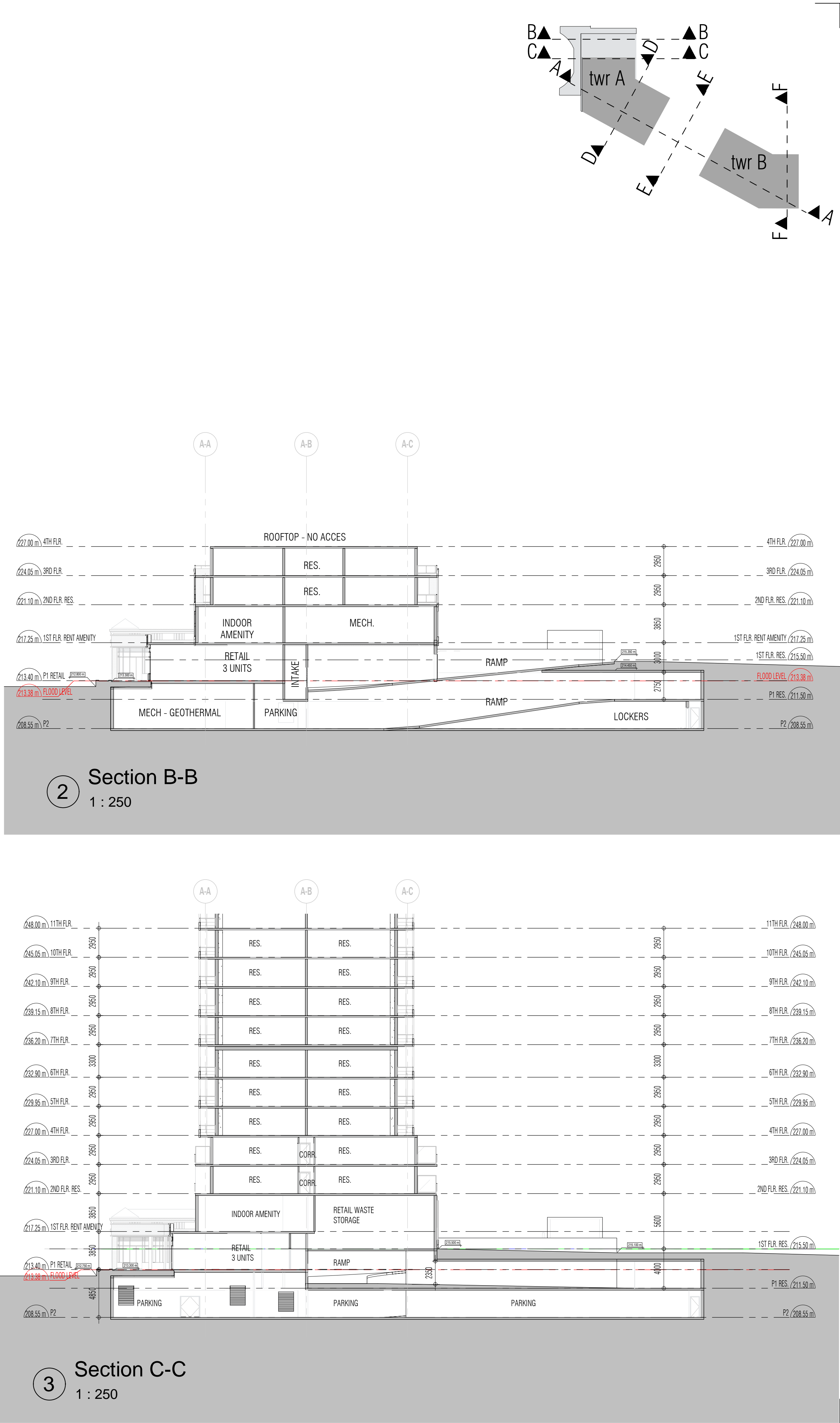
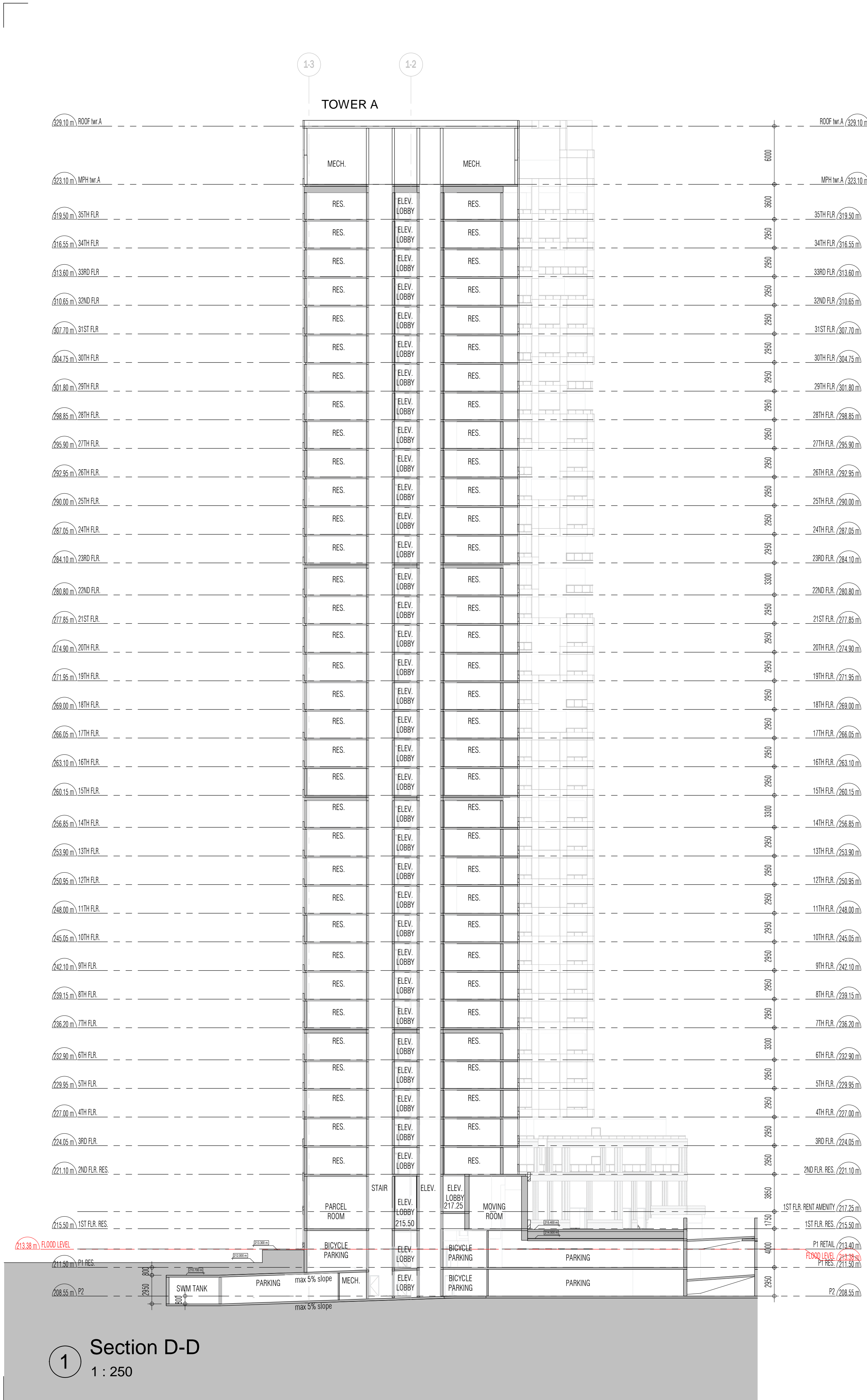
122-130 MAIN ST N

BRAMPTON	ONTARIO
Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G. / A.D.
Checked By:	D.B.
Plot Date:	Jul.26.2024
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SECTION A-A

1:250

A.501



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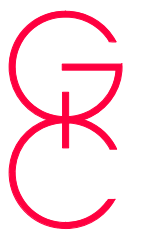

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BERARDO E. GRAZIANI 46546 LICENCE			
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PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON ONTARIO

Project Architect: B.G.

Assistant Designer: A.G.

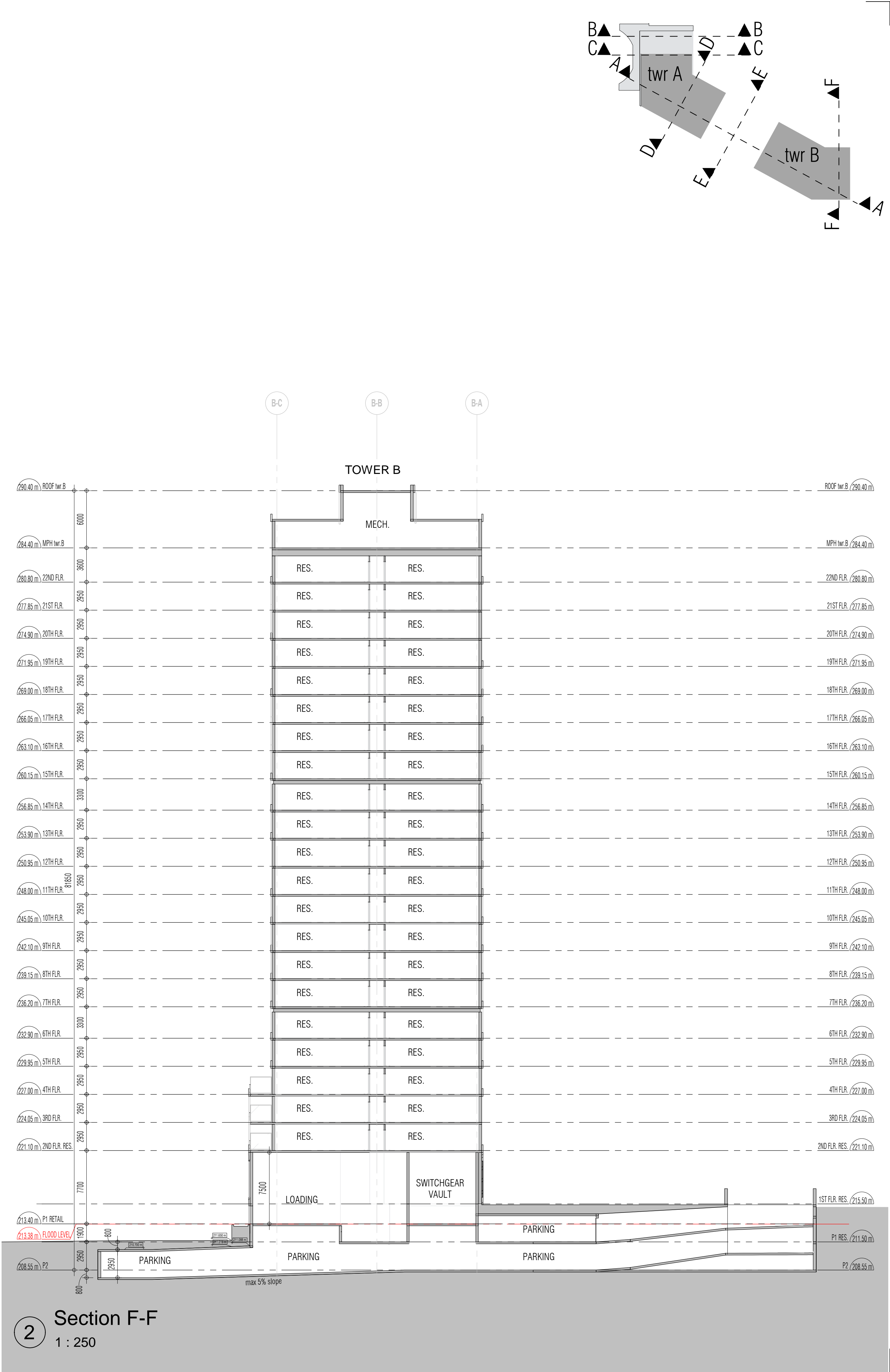
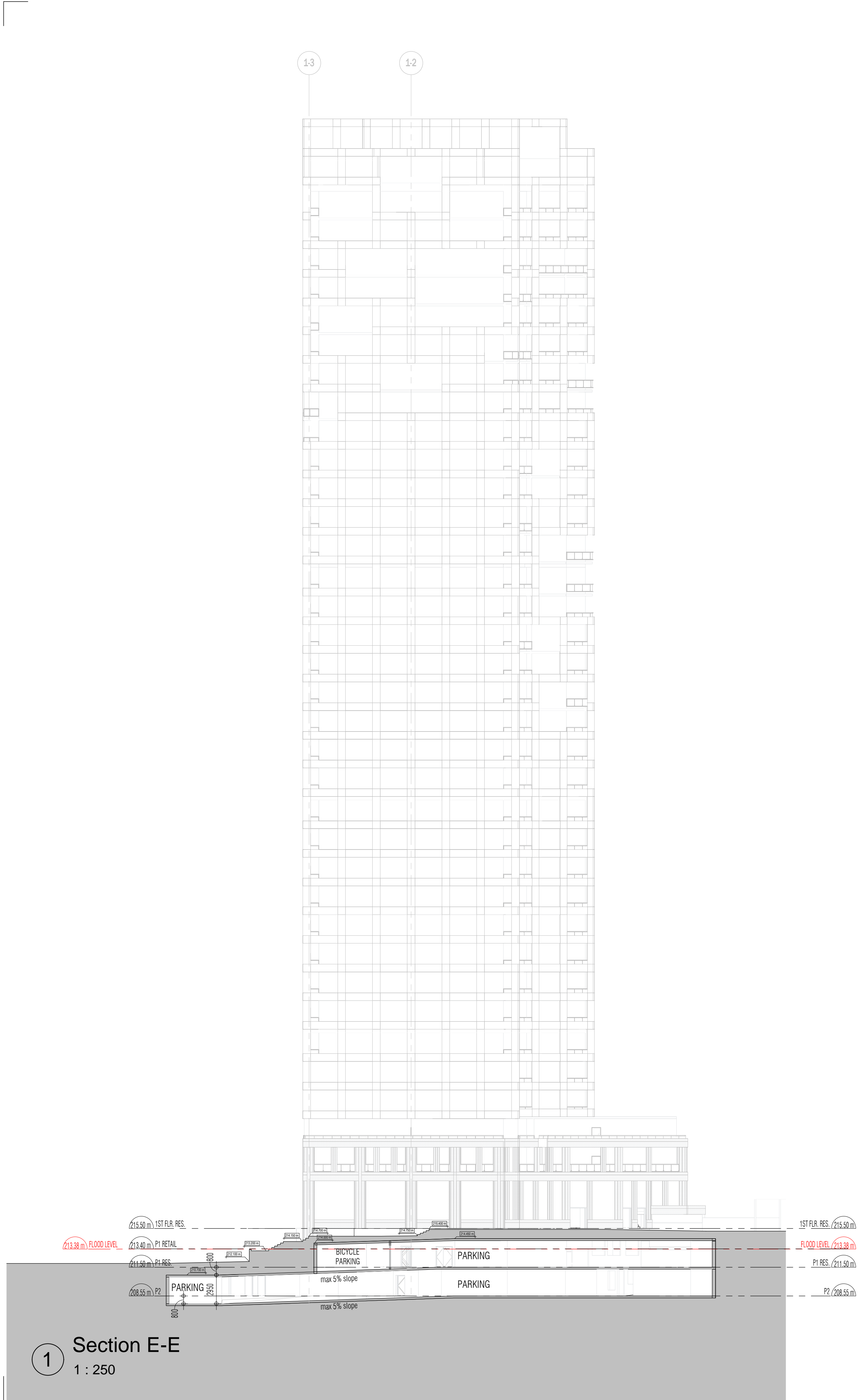
Drawn By: A.G. / A.D.

Checked By: D.B.

Plot Date: Jul.26.2024

Job #: 1829.20

SECTIONSET- B-B, C-C, D-D



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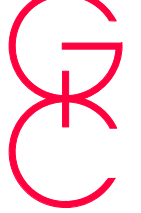

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122-130 MAIN ST N	
BRAMPTON ONTARIO	
Project Architect :	B.G.
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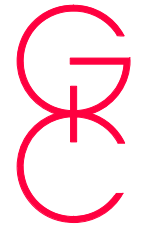

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PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON		ONTARIO
Project Architect :	B.G.	
Assistant Designer :	A.G.	
Drawn By :	A.G. / A.D.	
Checked By :	D.B.	
Plot Date :	Jul.26.2024	
Job #	1829.20	

PERSPECTIVE VIEW

1:250

A.601



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ONTARIO ASSOCIATION
OF
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE
4656

PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON		ONTARIO
Project Architect :	B.G.	
Assistant Designer :	A.G.	
Drawn By :	A.G. / A.D.	
Checked By :	D.B.	
Plot Date :	Jul.26.2024	
Job #	1829.20	

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OF
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LICENCE
45540

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PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

ROSE GARDEN

122-130 MAIN ST N

BRAMPTON	ONTARIO
Project Architect :	B.G.
Assistant Designer :	A.G.
Drawn By :	A.G. / A.D.
Checked By :	D.B.
Plot Date :	Jul.26.2024
Job #	1829.20

PERSPECTIVE VIEW

1:250

A.603

APPENDIX D

Supplemental Condition Assessment Photographs



Image 1. View southwest showing the two-storey construction of the house on the Property



Image 2. View south showing the showing the two-storey construction and rectangular plan of the house on the Property



Image 3. View northwest showing the showing the two-storey construction and rectangular plan of the house on the Property



Image 4. View northwest showing the two-storey construction of the house on the Property



Image 5. View north showing the showing the two-storey construction and rectangular plan of the house on the Property



Image 6. View southeast showing the showing the two-storey construction and rectangular plan of the house on the Property

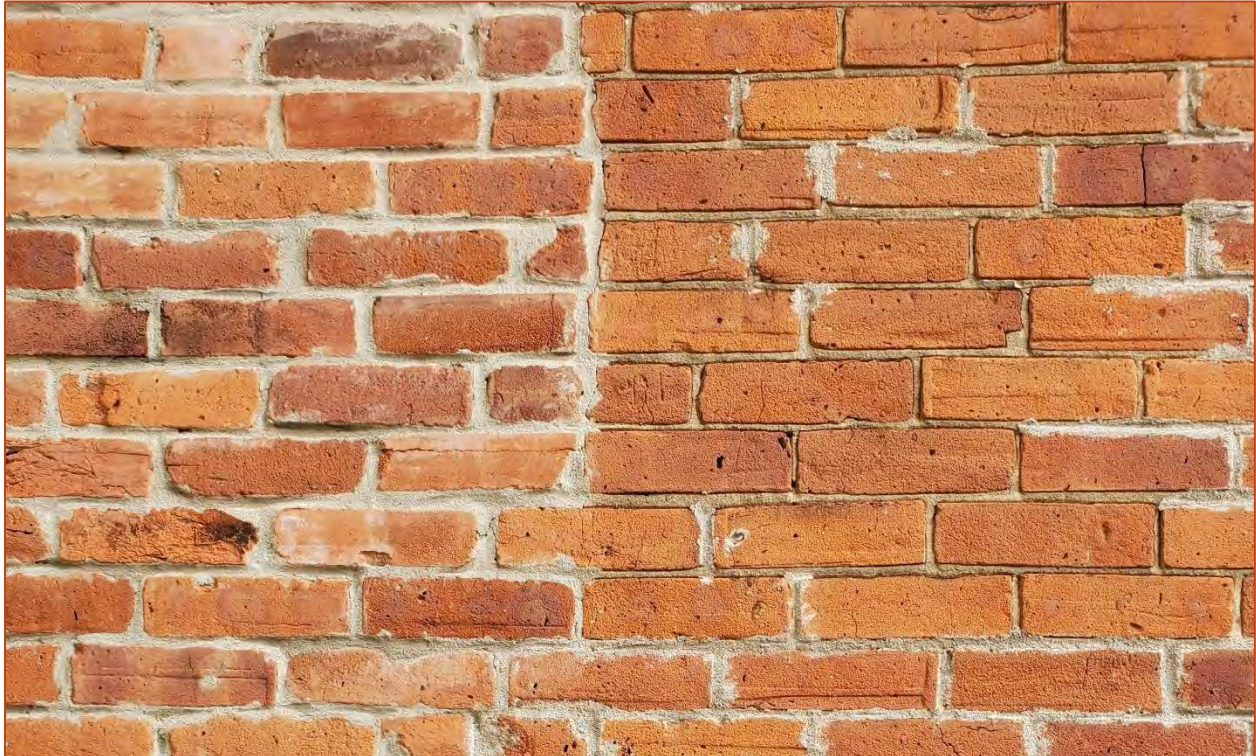


Image 7. View northeast showing the condition of the red brick cladding on the southwest elevation of the house on the Property



Image 8. View southwest showing the condition of the red brick cladding on the northeast elevation of the house on the Property



Image 9. View north showing the condition of the red brick cladding on the southwest elevation of the house on the Property



Image 10. View northwest showing the condition of the red brick cladding on the southeast elevation of the house on the Property

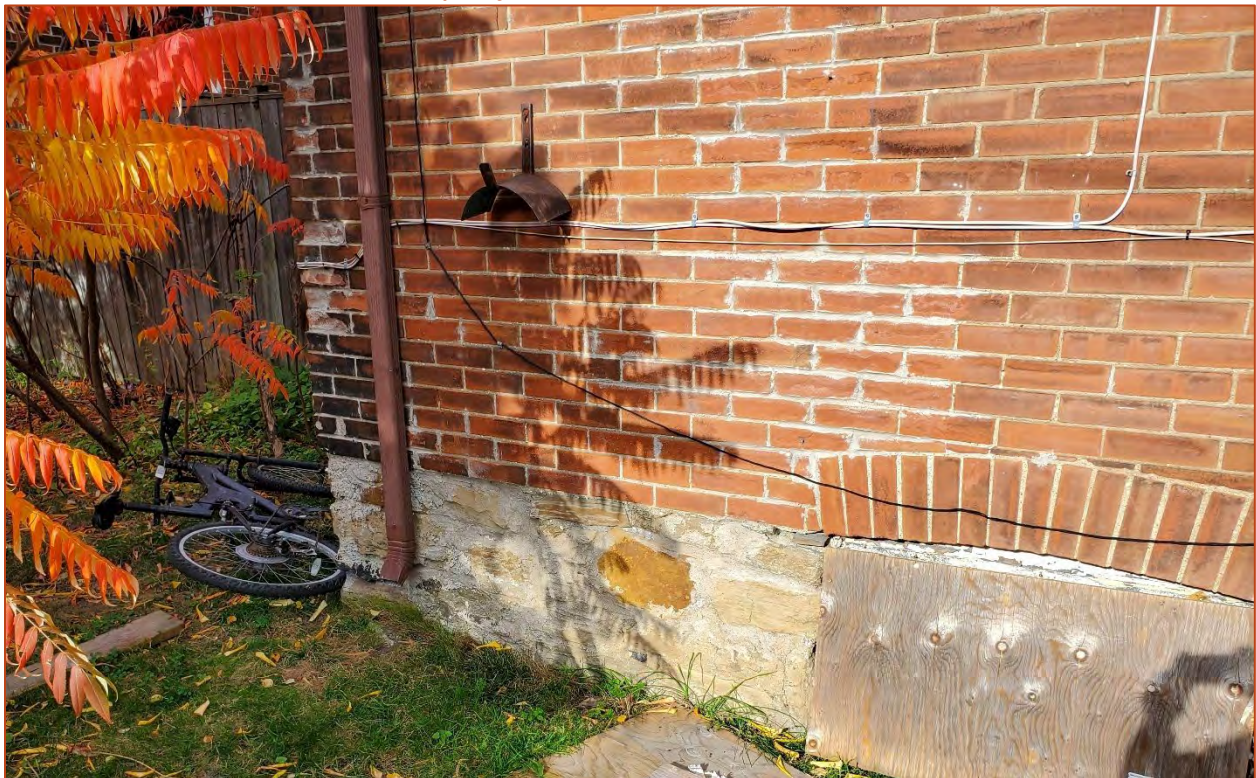


Image 11. View northwest showing the condition of the red brick cladding on the southwest corner of the house on the Property



Image 12. View northwest showing the buff brick quoin on the southeast corner of the main house on the Property

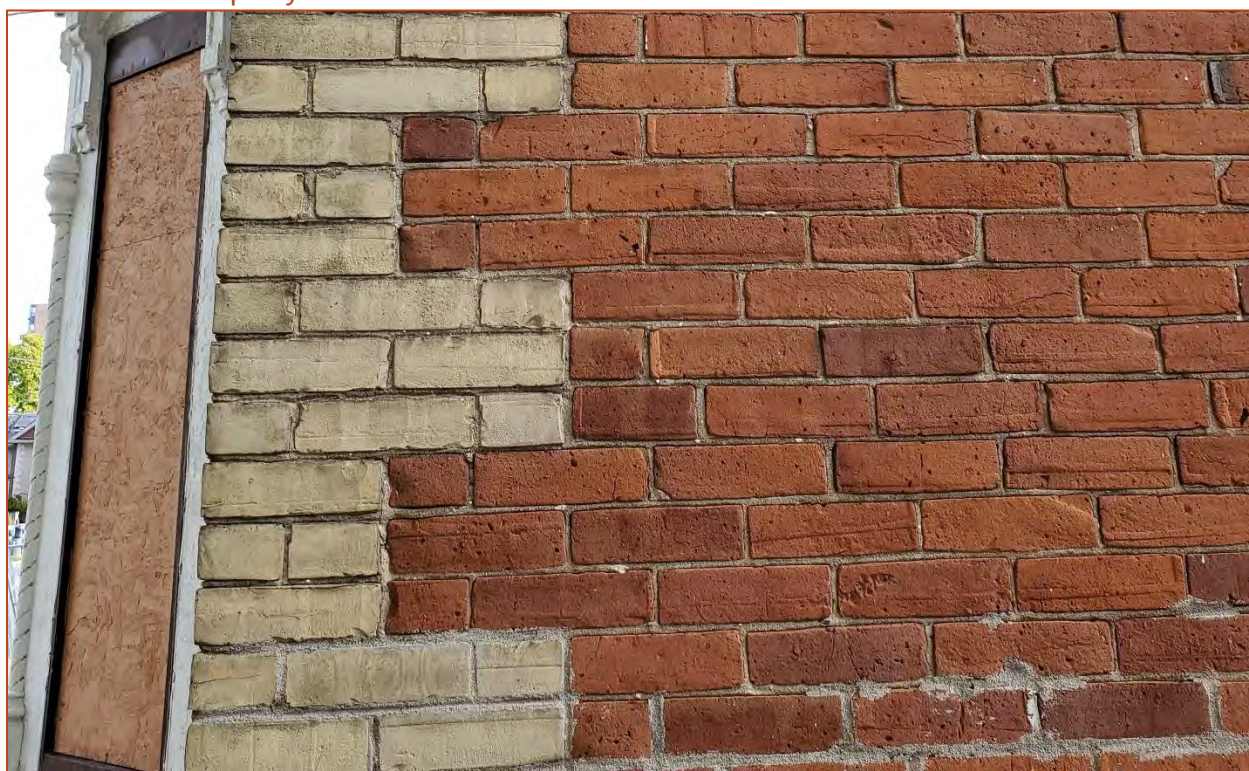


Image 13. View northeast showing the buff brick quoin on the northwest corner of the main house on the Property



Image 14. View south showing buff brick quoins and voussoirs on the northwest elevation of the house on the Property



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



Image 16. View southwest showing the buff brick voussoir over the first storey window on the northeast elevation of the house on the Property



Image 17. View south showing the condition of the bay window on the northwest elevation of the house on the Property



Image 18. View south showing the condition of the of the bay window on the northwest elevation of the house on the Property



Image 19. View east showing the condition of the of the bay window on the northwest elevation of the house on the Property



Image 20. View southwest showing the condition of the of the bay window on the northeast elevation of the house on the Property



Image 21. View southwest showing the condition of the of the bay window on the northeast elevation of the house on the Property



Image 22. View south showing the condition of the of the bay window on the northeast elevation of the house on the Property



Image 23. View southeast showing the condition of the of the bay window on the northeast elevation of the house on the Property



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



Image 25. View northwest showing the condition of the hipped roof on the house on the Property



Image 26. View east showing the condition of the hipped roof on the house on the Property



Image 27. View northwest showing the condition of the hipped roof on the house on the Property

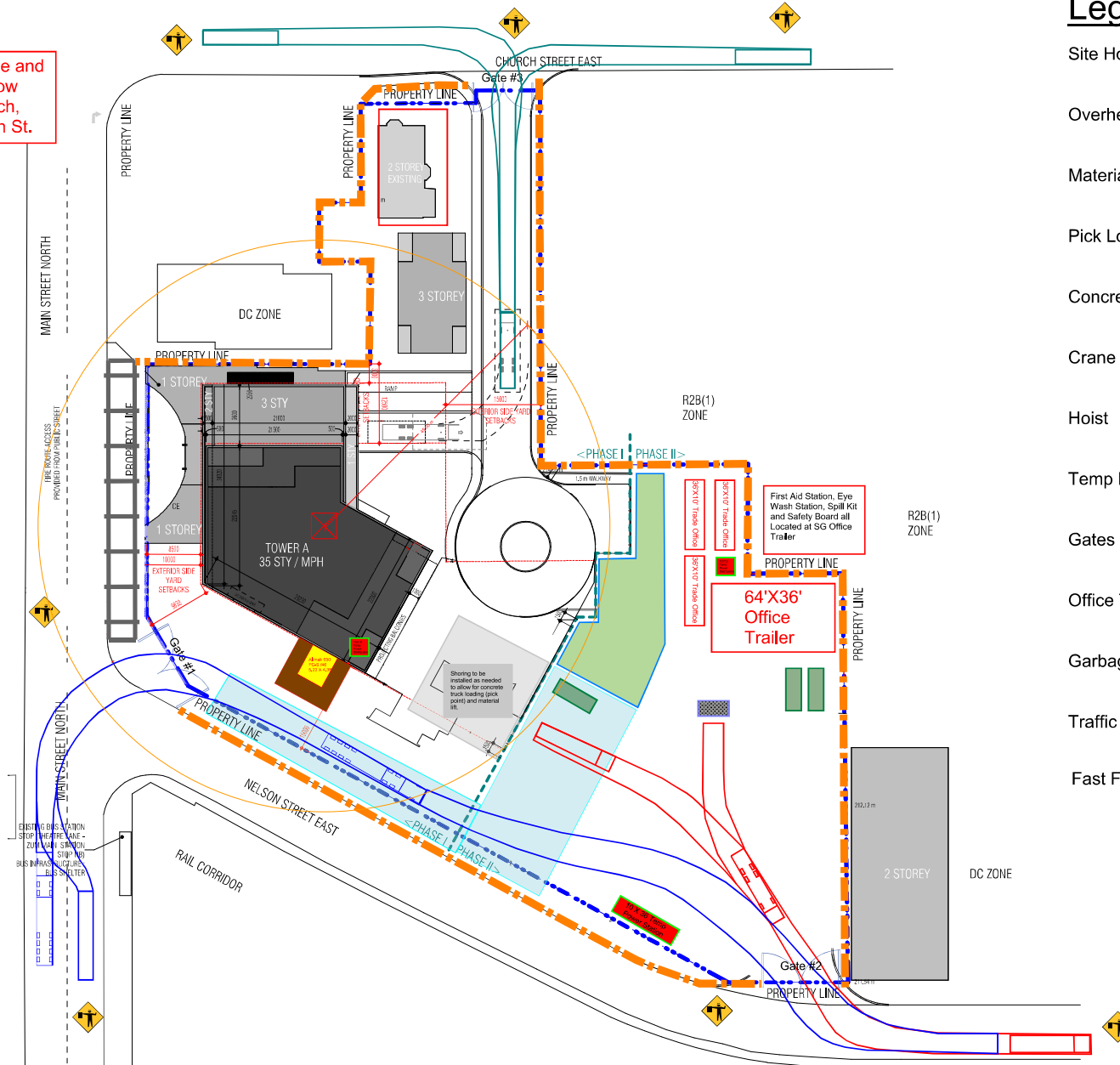


Image 28. View southeast showing the condition of the main entrance of the house on the Property














APPENDIX E

Construction Management 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 |  |
| Fast Fence |  |

CMP



Assistant Designer:
 Drawn By: **Michael Verschoore**
 Checked By:
 Plot Date: **January 14, 2024**
 Job #