



Report
Staff Report
 The Corporation of the City of Brampton
 3/18/2025

Date: 2025-02-26

Subject: **Recommendation Report: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41 - 45 Mill Street North and 32 - 34 Park Street – Ward 1**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-205

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 18th, 2025, re: **Recommendation Report: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41 - 45 Mill Street North and 32 - 34 Park Street – Ward 1** be received;
2. That the Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41-45 Mill Street North and 32-34 Park Street dated February 18th, 2025 be deemed complete;
3. That the following recommendations as per the Cultural Heritage Evaluation Report, 41-45 Mill Street North and 32-34 Park Street be received:
 - I. That the property at 43 Mill Street North be deemed to have met one criterion under O. Reg. 9/06 (criterion 2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.
 - II. That all five properties comprising the Site (41, 43, 45 Mill Street North and 32, 34 Park Street) and the adjacent listed property at 39 Mill Street North be deemed not to have met two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation under the Ontario Heritage Act.
4. That the following recommendations as per the Heritage Impact Assessment, 41-45 Mill Street North and 32-34 Park Street be received and followed:

- I. That the materiality of the new students residence building be compatible to the prevailing materiality of the buildings in the Nelson Street West Character area, specifically 40 and 44 Mill Street North.
 - II. That a clinker brick pattern be incorporated on sections of the west and north elevations of the proposed building to recognize the identified cultural heritage attribute 43 Mill Street.
 - III. That a landscape strategy be implemented along the Mill Street North elevation to respond to the residential character of the streetscape, helping to further integrate the proposed building into the neighbourhood and mitigate its visual impact.
 - IV. That a plaque be installed on or adjacent to the building on Mill Street North that commemorates the masonry treatment and its significance to the Arts and Crafts architectural style, specifically acknowledging the clinker brickwork as an historic design approach, and its use and significance in Brampton.
5. That the demolition of 41-45 Mill Street North and 32-34 Park Street is allowed to move forward. A scoped documentation and salvage plan for the clinker bricks should be prepared and accepted by Heritage Staff prior to the issuance of the demolition permit for 43 Mill Street North.

OVERVIEW:

- **41, 43, 45 Mill Street North and 32, 34 Park Street are neither listed nor designated heritage properties. Adjacent heritage properties around the Site are 39, 40 and 44 Mill Street North and 45 Railroad.**
- **In November 2024, Greenwin and Sweeny & Co Architects submitted a development application for a 12-storey student residence on the subject lands for Algoma University. Under the provisions of Bill 185 (Cutting Red Tape to Build More Homes Act) and as articulated in Section 62.0.2 of the Planning Act, planning and development activities undertaken by post-secondary institutions are not subject to the Planning Act.**
- **A Cultural Heritage Evaluation Report (CHER) for the five properties comprising the Site and 39 Mill Street North was prepared in February 2025 by ERA Architects.**
- **The CHER demonstrated that all properties comprising the Site and the contiguous property at 39 Mill Street North do not meet enough 9/06 criteria to be considered for designation under part IV of the OHA.**
- **43 Mill Street North is evaluated to meet one 9/06 criteria for its the high degree of craftsmanship of its clinker brick.**

- **Based on the findings of the CHER, a Heritage Impact Assessment was prepared to address the impacts of proposed development on the identified heritage resources and recommend mitigation measures.**
- **The HIA recommended the brick pattern of 41 Mill Street North be replicated in the façade design of the new building and commemorated through a plaque.**
- **The impacts of the proposed development to the Nelson Street West neighborhood, specifically to significant heritage resources like 40 and 44 Mill Street North across the street will be addressed through sympathetic façade design, materiality and landscaping strategies.**
- **The HIA are considered complete as per the City's Terms of Reference.**

BACKGROUND:

In November 2024, developer Greenwin with the support of Sweeny&Co Architects submitted an application for a 12-storey student residence for Algoma University accommodating 500 or more beds. The application consists of redevelopment of five properties (41, 43, 45 Mill Street North and 32, 34 Park Street) The proposed building will be oriented towards Denison Avenue, the planned mid-block connection between Park and Mill Streets, with the primary entrances situated along the north end of the site facing Denison Avenue.

Under Bill 185 (Cutting Red Tape to Build More Homes Act) which received Royal Assent on June 6, 2024, post-secondary institutions are exempt from the Planning Act and the requirements of applications (Zoning By-law Amendments, Official Plan Amendments, Draft Plan of Subdivision, and Site Plan Control). The development will be permitted to immediately seek building permits once a final design has been prepared without the need for any Planning Approvals. However, the applicant is still required to fulfill archaeological and heritage conditions which are regulated by the Ontario Heritage Act. Accordingly, ERA Architects was retained by the applicant to complete the CHER and HIA for the properties on and adjacent to the Site.

Property Location

The Site is composed of five contiguous properties in Brampton, known municipally as 41, 43, and 45 Mill Street North, and 32 and 34 Park Street. These properties comprise part of a block bounded by Nelson Street West to the south, Mill Street North to the east, Park Street to the west, and the development at 45 Railroad Street to the north.

The Site is located in the Downtown Brampton Secondary Plan Area, the Downtown Brampton Urban Growth Centre Boundary, and within a future Primary Major Transit Station Area ("PMTSA"), anchored by the Brampton Innovation District GO Station to the northeast of the Site.

The properties within the Site are not listed on Brampton's Municipal Register of Cultural Heritage Resources ("Heritage Register") or designated under Part IV or V of the OHA. The Site is considered adjacent to two properties that are listed and two properties that are designated under Part IV of the OHA.

The Site is adjacent to the early industrial core of Brampton and forms part of the Nelson Street West neighbourhood. It is characterized by a diverse collection of single-detached houses from the mid- and late-nineteenth century and early twentieth century, ranging in size from cottages to medium-sized mansions which are reflective of and intimately tied to the history of Brampton's early urban and industrial development.

CURRENT SITUATION:

Cultural Heritage Value or Interest of the Structures

The building at 43 Mill Street North is a vernacular one-and-a-half storey Arts and Crafts-style residence constructed in 1915. The building is clad in clinker brick with a tight Flemish bond and protruding clinker headers. The primary façade is asymmetrical, and features a side gabled roof, with a centered gabled dormer, projecting eaves, and a recessed front porch. The roof is cross gabled at the rear and features a centred single stack chimney. It was evaluated to meet criterion (2) of O. Reg. 9/06 for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.

The property at 39 Mill Street North, contiguous to the south of the Site, is listed in the Brampton Municipal Heritage Register. It is a single-storey Ontario Cottage style residence with a hipped roof, constructed between 1878 and 1887. The building is clad in horizontal siding and features a symmetrical façade with a centred gable. Contemporary alterations have damaged the house's legibility as an example of a typical Ontario Cottage. No important historical associations or contextual value are identified for the property and it is determined to not meet any criteria under Ontario Reg. 9/06.

All five properties on the site and the adjacent listed property at 39 Mill Street North do not meet two or more O. Reg. 9/06 criteria, thus are not considered candidates for designation.

Impact Assessment and Mitigation Measures

The proposed development will remove the five existing residential buildings, replacing them with a 12-storey residential tower. The residential use of the Site will be maintained. The HIA considers the following impacts of the development on the identified heritage attributes/resources and recommends mitigation measures:

1. *Direct impact on the nominal cultural heritage value identified at 43 Mill Street North:*

The proposed brickwork treatment on the new building has been designed to interpret and reference the careful brickwork at 43 Mill Street North, complementing the character of the existing streetscape while providing visual interest and texture. A commemoration plan is also proposed for this purpose.

2. *Potential impact on the designated adjacent heritage property to the north at 45 Railroad Street:*

The design of the proposed building on the Site responds to the historic industrial character of 45 Railroad which has been incorporated as part of a 25-storey mixed use development. The proposal is not anticipated to have any adverse impacts on the cultural heritage value or attributes of 45 Railroad Street.

3. *Indirect visual impact to the Nelson Street West Neighbourhood Character Area and the adjacent heritage properties at 40 and 44 Mill Street North:*

The materiality of the new building, including a proposed brickwork articulation strategy, appropriately responds to the materiality of both 40 and 44 Mill Street North, both of which feature brick-masonry construction in several different shades of red and brown brick. A landscape strategy is also proposed within the tighter setback along the Mill Street North elevation in order to respond to and extend the residential lawn/mature tree character of the streetscape as far as possible.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report.

Other Implications:

There are no other corporate implications associated.

STRATEGIC FOCUS AREA:

The approval of the Cultural Heritage Evaluation Report and Heritage Impact Assessment noted within this report supports two Brampton's Corporate Strategic Plan (2024) focus areas: (1) Culture & Diversity, and (2) Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate the development of accessible housing for post-secondary students, enhancing the educational landscape in Downtown Brampton. It also creates opportunities for the commemoration of a unique heritage feature that contributes to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41 - 45 Mill Street North and 32 - 34 Park Street, be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

Tom Tran
Heritage Planner
Integrated City Planning

Jeffrey Humble, RPP, MCIP
Manager
Policy Programs and Implementation

Reviewed by:

Reviewed by:

Henrik Zbogor, RPP, MCIP
Director
Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth Management

Attachments:

- Attachment 1 – Cultural Heritage Evaluation Report for 41 - 45 Mill St N and 32 - 34 Park St.
- Attachment 2 – Heritage Impact Assessment for 41 - 45 Mill St N and 32 - 34 Park St.

- Attachment 3 – Highlights of the CHER and HIA for 41 - 45 Mill St N and 32 - 34 Park St.