



## Minutes

### Brampton Heritage Board

### The Corporation of the City of Brampton

**Tuesday, February 18, 2025**

Members Present: Stephen Collie (Co-Chair)  
Douglas McLeod (Co-Chair)  
Nick Craniotis  
Sharron Goodfellow  
Dian Landurie  
Christiana Nuamah  
Rajesh Vashisth  
Paul Willoughby  
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Roy de Lima  
Prianka Garg  
Hunyah Irfan  
Naveed Suleman

Staff Present: Charlton Carscallen, Principal Planner/Supervisor, Planning,  
Building and Growth Management  
Arpita Jambekar, Heritage Planner, Planning, Building and  
Growth Management  
Tom Tran, Heritage Planner, Planning, Building and Growth  
Management  
Chandra Urquhart, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:04 p.m. and adjourned at 9:26 p.m.

2. **Approval of Agenda**

There was discussion with respect to proposed amendments to the agenda.

The following motion was considered.

**HB001-2025**

That the agenda for the Brampton Heritage Board meeting of February 18, 2025 be approved, as amended, as follows:

To withdraw re Item 9.1:

6.1 - Delegation by Thomas Kilpatrick, Development Manager, Tribute Communities, re: Heritage Impact Assessment for File OZS-2024-0032

6.2 - Delegation by Lashia Jones, Senior Cultural Heritage Specialist, Stantec, re: Heritage Impact Assessment for File OZS-2024-0032

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - November 19, 2024

The minutes were considered by Planning and Development Committee on January 13, 2025, and approved by Council on January 22, 2025. The minutes were provided for the Board's information.

5. **Consent**

Nil

6. **Presentations\Delegations**

6.1 Delegation by Thomas Kilpatrick, Development Manager, Tribute Communities, re: Heritage Impact Assessment for File OZS-2024-0032

See Recommendation HB001-2025

- 6.2 Delegation by Lashia Jones, Senior Cultural Heritage Specialist, Stantec, re: Heritage Impact Assessment for File OZS-2024-0032

See Recommendation HB001-2025

7. **Sub-Committees**

Nil

8. **Designation Program**

Nil

9. **Heritage Impact Assessment (HIA)**

- 9.1 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment for 17-35 Railroad Street – Ward 1

Arpita Jambekar, Heritage Planner, provided an overview of Heritage Impact Assessment (HIA) for 17-35 Railroad Street noting that all the lands comprising these properties are intended for redevelopment. Higher density neighbourhoods are proposed with the development of multi-unit high rise residential and commercial buildings. To accommodate the proposal, demolition of all properties has been proposed. The lands are located within the Downtown Major Transit Station Area (MTSA) on the south side of the GO Transit and CN Rail Corridor.

Board discussion took place and included the staff responses to questions of clarification:

- Confirmation that all properties within the footprint of the proposal will be demolished including 59 Elizabeth Street and 31 Railroad Street which are listed as cultural heritage resources
- Questioned whether the listed properties can be saved
  - staff explained that based on the evaluation of the properties and the challenges due to the proximity to the train station and their location within the MTSA, saving the property is not feasible
  - staff worked closely with the proponent in considering options and alternatives prior to recommending demolition of the buildings
  - proposed mitigation strategies address the character of the neighbourhood and the railroad

- relocation of the listed property was explored and found to be challenging, as there are no sites to relocate
- Reference to the proposed road widening of Railroad Street and confirmation that the widening and demolition was triggered by the proposal
- Concerns expressed regarding these types of proposals and comments that the Board appears to have no option on outcomes
  - explanation that Brampton has evolved from a small town of fifty (50) years ago, and provincial directive is on redevelopment and intensification particularly in transit-oriented areas
  - staff ensures that all applications involving properties of heritage significance are carefully considered and evaluated
  - reports are brought to the Board with the best solution by staff so that the Board can provide advice to Council, this may be to support or refuse staff recommendation or request further consideration by staff
- Comments that some of the properties that will be demolished are considered rundown and neglected and new construction will enhance the area

Thomas Kilpatrick, Development Manager, Tribute Communities, provided further clarification on the configuration of the possible future road widening of Railroad Street and the outcome and challenges of the proposed development that resulted in the inability to integrate the existing listed properties within the development. Time frame for the proposed construction was anticipated to be the end of 2026 or early 2027, based on the planning approval process and market conditions.

Councillor Vincente reiterated that staff works very closely with proponents and acknowledged the significant role of the Board when decisions are made on heritage resources.

The following motion was considered:

#### **HB002-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of February 18, 2025, re: Heritage Impact Assessment for 17-35 Railroad Street, Ward 1, be received;

2. That the Heritage Impact Assessment-17-35 Railroad Street, Brampton by Stantec, dated January 21, 2025 be received;

3. That the following recommendations per the Heritage Impact Assessment by Stantec be followed:

I. The following Design guidelines for mitigating the impacts of the proposed development shall be incorporated into the proposed development:

- i. Plan and Form
- ii. Architectural Style and Detailing
- iii. Building Materials
- iv. Landscaping
- v. Commemoration

II. Site plan controls and vibration monitoring for adjacent properties be developed and implemented including:

- i. Isolation of properties from construction-related activities.
- ii. Mapping showing all adjacent properties are to be included in the engineering and construction plans.
- iii. Stabilization measures and protective barriers be installed during prior to commencement of construction activities.
- iv. Vibration studies are to be completed by a qualified geotechnical engineer or vibration specialist.

4. That a Documentation and Salvage Plan for 59 Elizabeth Street North and the Railroad CHL be prepared prior to issuance of permits for any demolition works; and,

5. That a Heritage Commemoration Plan for 59 Elizabeth Street North and the Railroad CHL be prepared.

Carried

9.2 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 30 James Street – Ward 3

Carlton Carscallen, Principal Planner/Supervisor, provided an overview of the Heritage Impact Assessment (HIA) for 30 James Street noting that it listed on the

Municipal Cultural Register as a property of cultural interest. Information was also provided on the Environmental Assessment (EA) that was undertaken for the Downtown Brampton Flood Protection project in 2020. Due to the location of the St. Mary's Cemetery which is also a heritage resource, an EA addendum that was conducted in October 2024 resulted in the relocation of the flood conveyance works which requires the removal of the heritage resource at 30 James Street.

Tom Tran, Heritage Planner, provided details of the property, outlined the technical aspects of the canal grading realignment and its impact on the heritage resource. Also noted were the options considered by staff and the project team to preserve the property, and the only feasible option was to recommend demolition, documentation and commemoration of the site.

The Board acknowledged that the Downtown Flood Protection Program project is considered 'significant' and should be recognized by celebrating the history of the Etobicoke Creek diversion.

The Board suggested that the staff recommendation be amended to add that the commemoration include a monument at the southern end of the Etobicoke Creek Diversion channel, that tells the history of the home and viewed as a place for the community to enjoy.

The following motion was considered:

#### **HB003-2025**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 18, 2024, re: **Heritage Impact Assessment, 30 James Street – Ward 3**, be received;
2. That the Heritage Impact Assessment for 30 James Street prepared by AECOM dated December 16, 2024 be deemed complete; and,
3. That the following recommendations as per the Heritage Impact Assessment: 30 James Street be received and followed:
  - I. If it is demonstrated that relocation of the house is not feasible due to no prospective buyers or structural concerns, a Documentation & Salvage Plan and Commemoration Plan must be completed following City's Terms of Reference and accepted by Heritage Staff prior to the issuance of the demolition permit.
  - II. That the project team has confirmed that relocation is not a feasible option due to lack of available sites for relocation both within and beyond the

footprint of the project and therefore Documentation and Salvage with Commemoration are the recommended mitigation options.

- III. That the salvaged materials from 30 James Street be meaningfully incorporated as part of the commemoration strategy.
- IV. That the commemoration strategy celebrates the cultural heritage significance of 30 James Street as well as the evolution of the Etobicoke Creek flood diversion channel and its wider influence on downtown Brampton.
- V. That the commemoration strategy be prominently featured at the southern end of the Etobicoke Creek Diversion channel, ensuring access and visibility to the public.
- VI. That the commemoration strategy incorporate a memorial and other physical or landscaping features that will complement and enrich the Riverwalk project for the enjoyment and benefit of the future generation and community.

Carried

## **10. Other/New Business**

### **10.1 Report by Arpita Jambekar, Heritage Planner, re: Heritage Building Protection Plan, Heritage Conservation Plan and Heritage Commemoration Plan Recommendation - 122-130 Main St N and 7 Church St E – Ward 1**

Arpita Jambekar, Heritage Planner, provided an overview of the subject report for 122-130 Main Street North and 7 Church Street East noting that a redevelopment proposal is being considered for the site for residential and commercial uses. A Heritage Impact Assessment (HIA) was approved by the Board in April 2022. Based on the assessment, it was determined that the property at 122-130 Main Street North, formerly the 'Farr Garage', was not worthy of designation, however 7 Church Street East meets the criteria for designation. This property will be preserved and retained within the proposed redevelopment in accordance with the Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan, as outlined in the report.

Board comments and questions included:

- Statements previously made about saving and preserving the 'Farr Garage'
- Designation of 7 Church Street

- Removal of some of the exterior elements of the house

Staff advised that the property was altered extensively and is also neglected. Its integration into the proposed redevelopment was not feasible, however the design of the front entrance of proposed building on Main Street was inspired by the Farr Garage. The property at 7 Church Street will be retained and designated at the completion of the project.

The following motion was considered:

#### **HB004-2025**

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



V. That an architect with relevant conservation experience be retained by the Owner to prepare specific rehabilitation measures for the building's use as a site office (Phase 2) and residential use (Phase 3);

VI. That a qualified engineer be retained by the Owner to prepare a vibration impact study that considers the impacts of construction of the proposed development on the property at 7 Church St E and that the report be shared with Heritage Staff;

4. That an addendum to the Heritage Conservation Plan be prepared and submitted for review by City Staff prior to issuance of a Building permit for additions and/or alterations, upon finalization of the Phase 2 and Phase 3 rehabilitation measures to the property at 7 Church Street E;

5. That the recommendations of the Commemoration Plan for 122-130 Main St N be followed including:

I. A commemorative/interpretive plaque be installed on the property;

II. Pavers or planters be installed in the approximate location of the gasoline pumps that were formally in front of the existing building on the property; and,

6. That the Commissioner of Planning, Building & Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 7 Church St E, to secure the conservation, retention and protection of the property at 7 Church St E, with content satisfactory to the Director of City Planning and Design, and in form approved by the City Solicitor or designate.

Carried

#### 10.2 Report from Arpita Jambekar, Heritage Planner, re: Heritage Permit Application – 12061 Hurontario St – Ward 2

Arpita Jambekar, Heritage Planner, provided an overview of the subject report on the property located at 12061 Hurontario Street, known as the Snelgrove Baptist Church. The Heritage Conservation Plan, Commemoration Plan and Heritage Building Protection Plan were approved by the Board in May 2024. The proponents have submitted a heritage permit application to undertake the stabilization work proposed. The building will be decommissioned and all services disconnected. The site will be fully secured and continue to stand as a monument that will include an abstract interpretation of the former bell tower.

The following motion was considered:

## HB005-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Permit Application Recommendation Report – 12061 Hurontario Street – Ward 2**, be received;

2. That the Heritage Permit Application from Giaimo Architects, dated January 17, 2024, be received; and,

3. That the Heritage Permit application be approved, subject to following conditions, as recommended by Heritage staff:

I. that the architect provides detailed drawings & specifications for the proposed ghost bell tower, prior to construction;

II. that the architect and/or heritage consultant monitor construction work to ensure that original features are preserved wherever possible, and that all new work is compatible and completed to the same high standard as the existing.

Carried

### 10.3 Discussion by Steve Collie, Co-Chair, re: Request for Update on Bovaird House

Steve Collie, Co-Chair, requested an update on Bovaird House noting that he was advised by the volunteers that the property will closed as of February 28, 2025 by the City.

Carlton Carscallen, Principal Planner/Supervisor, provided an update which included the following:

- Direction was given to staff to work on an agreement with the Friends of Bovaird House on an interim basis to allow the City time to explore other management and operational avenues, such as:
  - operation by a non-profit organization
    - this was not feasible
  - request to Peel Art Gallery Museum and Archives (PAMA)
    - currently PAMA is unable to manage its operations
- Efforts towards an agreement between the City and Friends of Bovaird House have been unsuccessful which led to the decision to close the House on February 28th

- Facility will be temporarily closed until the operation and maintenance model is resolved
- Overall maintenance and security checks will be continued by the City and electricity will stay on
- Conversations with staff and the volunteers are ongoing on the details regarding the artifacts collection, most of which are owned by the City

Board discussion took place and included the following:

- inquiry on the continued use of the building by the Brampton Historical Society to hold meetings at the site
  - matter would have to be discussed with management and a rental option may be considered
- suggestion that the City should invest in security of the site on a 24 hour daily basis
  - clarification that security cameras are installed on the property and site visits are conducted by security every two hours
- referenced to the success of the craft shops and Tea House events
- confirmation that many of the artifacts were donated by Michael Avis (deceased)

Staff advised that the issues raised by the Board will be considered and all options to find a long-term solution for the property and its contents will be explored.

The Board requested further updates on this matter at future meetings.

## 11. **Correspondence**

- 11.1 Correspondence from Ken MacDonald, Chair, Huttonville North Resident's Association: re Huttonville - Bram West Review

### **HB006-2025**

That the correspondence from Ken MacDonald, Chair, Huttonville North Resident's Association to the Brampton Heritage Board meeting of February 18, 2025, re: **Huttonville - Bram West Review** be received.

Carried

## 12. **Current Heritage Issues**

Charlton Carscallen, Principal Planner/Supervisor, provided an update on heritage matters which included the following:

- A new staff hire is underway
- Work is ongoing on updating the Heritage Register
  - consultant was hired to assist with this project which would result in easier access and more historical information on properties listed in the Register and available to the public
- Sixty-five properties were identified for designation based on the guidelines provided by the Province
- A public engagement event will be held at the end of March 2025 to receive feedback from residents with respect to suggestions on the best approach towards conserving and preserving heritage properties
- Staff have been meeting with the Ward Councillors to discuss the proposed public engagement
- Efforts will be made to speak to all owners of listed and designated properties noted on the Register
- Updating the Downtown Secondary Plan and the preparation of a Cultural Heritage Management Plan will be underway soon, the management plan will be viewed as an overall heritage strategy
- On the matter of relocation and demolition of listed or designated properties, the Board may wish to give direction to staff to review the City's process and advise on what strategies are available to the City on this subject

**13. Referred/Deferred Items**

Nil

**14. Information Items**

Nil

**15. Question Period**

Nil

**16. Public Question Period**

Nil

17. **Closed Session**

Nil

18. **Adjournment**

The following motion was considered:

**HB007-2025**

That Brampton Heritage Board do now adjourn to meet again on Tuesday, March 18, 2025, at 7:00 p.m.

Carried

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Douglas McLeod (Co-Chair)

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Stephen Collie (Co-Chair)