

Date: 2022-04-14

Subject: **Heritage Impact Assessment 122-130 Main Street North and 7 Church Street East, City of Brampton**

Contact: **Merissa Lompart, Assistant Heritage Planner**
Merissa.Lompart@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-425

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated April 14, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, regarding the **Heritage Impact Assessment 122-130 Main Street North and 7 Church Street East, City of Brampton by Architects Rasch Eckler Associates Ltd (AREA), dated April 12, 2022** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by AREA be followed:
 - a. That the historic house at 7 Church Street East merits designation under Part IV of the Ontario Heritage Act. This house has cultural heritage value as a rare example of Queen Anne and Italianate Styles combined.
 - i. Through preservation and rehabilitation this heritage house will be preserved
 - ii. The proposed development will not result in significant impacts to the heritage attributes of the 7 Church Street East Cultural Heritage Resource.
 - b. That the other listed heritage resource of the former Farr's Garage structure at 122-130 Main Street North does not merit designation under Part IV of the Ontario Heritage Act. This structure has been significantly altered from its original construction and therefore no longer incorporates any of the original architectural features of the 1920s Farr's Garage.

- i. The proposed mitigation strategy will provide the semi-circular form of its elevation in brick masonry integrated in the new development as a re=interpretation of the former 1920s façade.
- c. That the following conservation or commemoration short-term actions be followed:
 - i. Submit Demolition Permit Applications for the three non-heritage structures at 2, 6, and 10 Nelson Street East
 - ii. Prepare a Heritage Conservation Plan in accordance with Section 8 of the Heritage Impact Assessment Terms of Reference, detailing the conservation approach (i.e. preservation, rehabilitation and/or restoration), the required actions and trades, and an implementation schedule to conserve the 7 Church Street East Heritage Resource and to commemorate the 122 Main Street North Heritage Resource.
 - iii. Implement a Heritage Building Protection Plan (HBPP) for the 7 Church Street East Heritage Resource until the Heritage Conservation Plan measures for conservation are implemented.
- d. That the following conservation or commemoration long-term actions be followed:
 - i. City Heritage Staff, the Brampton Heritage Board and ultimately council should designate the heritage house at 7 Church Street East under Part IV of the Ontario Heritage Act.
 - ii. Implement other commemoration measures for the property such as an interpretive plaque in a location within the site and visible from the street to communicate the history and importance of the heritage resources incorporated in the development.

Overview:

- **7 Church Street East and 122-130 Main Street North are listed on the Municipal Register of Cultural Heritage Resources**
- **7 Church Street East has been evaluated against Ontario Regulation 9/06, and has been found worthy of designation under Part IV of the Ontario Heritage Act for design/physical, historical/associative, and contextual Cultural Heritage Value or Interest**
- **122-130 Main Street North has been evaluated against Ontario Regulation 9/06 and has not been found worthy of designation due to the many alterations during its life-time.**

- **A Heritage Impact Assessment was requested by Heritage Staff when a Pre-Consultation Application was submitted through the City of Brampton's Development Services. This is part of a large Development Application targeted for the lands bound by Nelson Street East to the South, Main Street North to the East, and Church Street East to the North.**

Background:

7 Church Street East, and 122-130 Main Street North were listed on the City of Brampton's Municipal Register of Cultural Heritage Resources around 2005. A listing report does not exist for the properties as it was likely batch listed after a study was done updating the City of Brampton's Municipal Heritage Register. Based on the evaluation criteria it was labelled a Class B resource. That evaluation criteria is now outdated and has since been updated with Regulation 9/06 of the Ontario Heritage Act. This Heritage Impact Assessment re-evaluates the property at 7 Church Street East and 122-130 Main Street North using regulation 9/06. 7 Church Street East was deemed worthy of designation under all three categories of design/physical, historical/associative, and contextual value. 122-130 Main Street North was deemed not worthy of designation under the Ontario Heritage Act.

A Pre-Consultation Application for 122-130 Main Street North and 7 Church Street East was submitted to the City of Brampton's Development Services in 2021. Heritage Staff provided comments on the file stating they would require a Heritage Impact Assessment. The Heritage Impact Assessment was to address 122-130 Main Street North and 7 Church Street East as they are on the City of Brampton's Municipal Register of Cultural Heritage Resources.

AREA, Architects Rasch Eckler Associates Ltd. (AREA) was retained by the applicant to complete the Heritage Impact Assessment.

Current Situation:

The Heritage Impact Assessment requested by Heritage Staff was completed by AREA, Architects Rasch Eckler Associates Ltd. (AREA). Research and Evaluation on the property determined the following:

1. That 7 Church Street East meets Evaluation Criteria for Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act.
2. That 122-130 Main Street North does not meet Evaluation Criteria for Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act.

Heritage Staff recommend this report to the Brampton Heritage Board as it meets the City of Brampton's Terms of Reference for Heritage Impact Assessments.

Heritage Staff will continue to work with the applicant to ensure the best outcome for this Heritage Resource, and commemoration options. Staff will also update the Brampton Heritage Board as this application progresses. This may be in the form of delegations or staff reports.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

It is recommended that the **Heritage Impact Assessment 122-130 Main Street North and 7 Church Street East, City of Brampton by Architects Rasch Eckler Associates Ltd (AREA), dated April 12, 2022** be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

Merissa Lompart
Assistant Heritage Planner

Charlton Carscallen
Principal Planner, Heritage

Reviewed by:

Reviewed by:

Jeffrey Humble
Manager, Policy Programs and
Implementation

Bob Bjerke, MCIP, RPP
Director, City Planning and Design

Approved by:

Richard Forward, MBA, MSc. P.Eng.,
Commissioner, Planning and Development
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Attachments:

Heritage Impact Assessment 122-130 Main Street North and 7 Church Street East, City of Brampton by Architects Rasch Eckler Associates Ltd (AREA), dated April 12, 2022