



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, April 15, 2025

Members Present: Stephen Collie (Co-Chair)
Douglas McLeod (Co-Chair)
Nick Craniotis
Roy de Lima
Sharron Goodfellow
Hunyah Irfan
Christiana Nuamah
Naveed Suleman
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Prianka Garg
Dian Landurie
Rajesh Vashisth

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

1. Call to Order

The meeting was called to order at 7:03 p.m. and adjourned at 8:31 p.m.

2. Approval of Agenda

Board discussion took place with respect to proposed amendments to the agenda.

The following motion was considered.

HB008-2025

That the agenda for the Brampton Heritage Board Meeting of April 15, 2025, be amended:

To add:

6.2. Delegation by Peter Epler, Division Manager, Archaeologist Research Associates, re: City of Brampton Archaeological Management Plan (BRAMP) Project Update
(See Item 10.1)

6.3. Delegation by Renji Abraham and Sudha Abraham, Brampton Residents, re: Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6
(See Item 8.1)

Carried

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

Nil

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - February 18, 2025

The minutes were considered by Planning and Development Committee on April 7, 2025 and approved by Council on April 9, 2025. The minutes were provided for the Board's information.

5. Consent

Nil

6. Presentations\Delegations

6.1 Delegation by Zoe Sotirakos, Nick Bogaert, Development Manager and Associate Heritage Planner, re: 127 and 133 Main Street South - Repeal of Designation for 133 Main Street South

Zoe Sotirakos and Nick Bogaert, Development Manager and Associate Heritage Planner, outlined the purpose of the request to repeal the designation of 133 Main Street South, highlighting the following:

- Context and understanding of the development application currently at the pre-application consultation stage
- Draft conceptual plan
- Design response and development direction
- Next steps

In response to comments from the Board, the delegation provided clarification on the proposed development and explained that it was not feasible to incorporate the designated property in its current form into the development or have it relocated to a new site.

A member of the Board suggested that staff be requested to report back on the matter.

Steve Ganesh, Commissioner, Planning, Building and Growth Management, added that the presentation provides an opportunity for the Board to provide comments for staff consideration when reporting back to the Board.

The Board considered the comments, and the following motion was considered:

HB009-2025

1. That the delegation from Zoe Sotirakos and Nick Bogaert, Development Manager and Associate Heritage Planner, re: **127 and 133 Main Street South - Repeal of Designation for 133 Main Street South, to the Brampton Heritage Board Meeting of April 15, 2025**, be received; and
2. That the matter be referred to staff for further consideration and a report back to Brampton Heritage Board on May 20, 2025.

Carried

6.2 Delegation by Peter Epler, Division Manager, Archaeologist Research Associates, re: City of Brampton Archaeological Management Plan (BRAMP) Project Update

Peter Epler, Division Manager, Archaeologist Research Associates, provided a presentation entitled, 'Brampton Archaeological Management Plan (BRAMP) Project Update'.

Item 10.1 was brought forward and dealt with at this time.

Charlton Carscallen, Principal Planner, advised that the presentation was an introduction to the BRAMP project to allow the Board the opportunity to review the material for a fuller discussion at a future meeting. An overview of the staff report was provided noting that the plan fulfils a requirement of the 2020 Brampton Plan which is supported in the 2024 Brampton Plan.

The following motion was considered:

HB010-2025

1. That the delegation by Peter Epler, Division Manager, Archaeological Research Associates Ltd, re: Completion of the City of Brampton Archaeological Management Plan (BRAMP) be received;
2. That the report by Charlton Carscallen, Principal Planner, Heritage, Integrated City Planning to the Brampton Heritage Board meeting of April 15, 2025, re: Completion of the City of Brampton Archaeological Management Plan (BRAMP), be received; and,
3. That Brampton Heritage Board receive the BRAMP for their review and include a discussion as an agenda item at the meeting on May 20, 2025, for consideration of next steps.

Carried

6.3 Delegation by Renji Abraham and Sudha Abraham, Brampton Residents, re: Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6

Renji Abraham and Sudha Abraham, Brampton residents, advised that they purchased the property at 18 River Road in 2016. It was their opinion that the property does not meet the criteria for designation under the Heritage Act and designation will restrict future plans for additions and alterations to the home and their family.

Item 8.1 was brought forward and dealt with at this time.

Arpita Jambekar, Heritage Planner, provided an overview of the staff report on 18 River Road noting that a Heritage Impact Assessment (HIA) was undertaken for the property. The HIA recommended the designation of the property and a notice of intention to designate was issued in January 2025. A formal letter of objection was received by the City in February 2025 and the staff response to the letter of objection was outlined in the report.

In response to comments from the Board, staff clarified that a land severance application was submitted for the property and as part of the application process, the HIA was prepared.

The following motion was considered:

HB011-2025

1. That the delegation by Renji Abraham and Sudha Abraham, Brampton residents, to the Brampton Heritage Board meeting of April 15, 2025, re: **Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6**, be received;
2. That the report by Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of April 15, 2025, re: Recommendation Report for Consideration of Objection to Notice of Intention to Designate 18 River Road under Part IV of the Ontario Heritage Act – Ward 6, be received; and,
3. That the Brampton Heritage Board recommend that the City Council not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the Ontario Heritage Act.

Carried

7. **Sub-Committees**

Nil

8. **Designation Program**

- 8.1 Report by Arpita Jambekar, Heritage Planner, re: Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6

Dealt with under Item 6.3 – Recommendation HB011-2025

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

9.1 Report by Tom Tran, Heritage Planner, re: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41- 45 Mill Street North and 32 - 34 Park Street – Ward 1

Tom Tran, Heritage Planner, provided an overview of the subject report on the properties located at 41-45 Mill Street North and 32-34 Park Street. A development application was submitted for the site for construction of a student residence for Algoma University. This has resulted in the demolition of the properties to allow the redevelopment of the five properties to proceed.

A member of the Board advised that the development was fast tracked by the Province under Bill 185 that permitted many of the normal planning steps to be by-passed.

Staff advised that they were working with the applicant who was still required to fulfill archaeological and heritage conditions in accordance with the Ontario Heritage Act to ensure that the development was compatible with heritage properties adjacent to the site.

The following motion was considered.

HB012-2025

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of March 18, 2025, re: 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.

Carried

9.2 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 10300 Highway 50 – Ward 10

Tom Tran, Heritage Planner, provided an overview of the subject property located at 10300 Highway 50, noting that the City acquired the property for the development of a transit facility on the site. A Heritage Impact Assessment (HIA) was prepared as part of the site plan application to determine the impacts of the proposed development on the adjacent heritage property at 10192A Highway 50. The HIA identified the mitigation measures required to address the indirect impact of the development on the heritage resource.

The following motion was considered:

HB013-2025

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of April 15, 2024, re: **Heritage Impact Assessment, 10300 Highway 50 – Ward 10**, be received;
2. That the Heritage Impact Assessment, 10300 Highway 50 dated December 12, 2024, be deemed complete;
3. That the following recommendations as per the Heritage Impact Assessment, 10300 Highway 50, to address the indirect impacts of the development on the adjacent listed property at 10192A Highway 50 be received and followed:
 - I. To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided. A landscape plan developed by WSP is presented in Appendix C.
 - II. To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.
4. That Heritage Staff proceed with preparing a recommendation report for the designation of the property at 10192A Highway 50 under part IV of the Ontario Heritage Act.

Carried

10. Other/New Business

- 10.1 Charlton Carscallen, Principal Planner, re: Completion of the City of Brampton Archaeological Management Plan (BRAMP)

Dealt with Under Item 6.2 – Recommendation HB010-2025

11. Correspondence

- 11.1 Correspondence from Donna Ruttle, Resident, re: Historic Bovaird House Closure

The following motion was considered.

HB014-2025

That the correspondence from Donna Ruttle, Resident to the Brampton Heritage Board meeting of April 15, 2025, re: **Historic Bovaird House Closure** be received.

Carried

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, advised that a new staff has joined the heritage team and will be in attendance at the next meeting.

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.

HB015-2025

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 20, 2025 at 7:00 p.m. or at the call of the Chair.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)