



Report
Staff Report
 The Corporation of the City of Brampton
 5/20/2025

Date: 2020-05-11

Subject: **Recommendation Report: Heritage Permit and Heritage Grant Application, 27 Church Street East – Ward 1**

Contact: Johanna Keus, Assistant Heritage Planner; Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-425

RECOMMENDATIONS:

1. That the report from Johanna Keus, Assistant Heritage Planner; Integrated City Planning, to the Brampton Heritage Board Meeting of May 20th, 2025, re: **Recommendation Report: Heritage Permit and Heritage Grant Application, 27 Church Street East – Ward 1**, be received;
2. That the Heritage Permit application for 27 Church St. E. for the restoration, repair and cleaning of the red brick exterior cladding, as well as the replacement of the front porch steps be approved; and
3. That the Designated Heritage Property Incentive Grant application for the restoration, repair and cleaning of the red brick exterior cladding, as well as the replacement of the front porch steps for 27 Church St. E. be approved, to a maximum of \$10,000.00.

OVERVIEW:

- The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.
- In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.
- The owner of 27 Church St. E. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration, repair and cleaning of the red brick exterior cladding, as well as the replacement of the front porch steps.
- This report recommends the approval of the Heritage Permit application and Designated Heritage Property Incentive Grant application.

BACKGROUND:

The property at 27 Church St. E. is designated under Part IV of the *Ontario Heritage Act* having a combination of elements from the Queen Anne Revival and the high Victorian Gothic styles, giving it a most electric appearance. This large three storey house was erected between 1890-1892 on a lot that then extended to the corner of Church Street East and Union Street.

The high roof displays a rather unique roof design in three of the four gables. In the upper area of the gables, surrounding the single square window, are wooden panels in which are carved flower motifs in two alternating patterns. Below this section, is the 'fish scale' shingle pattern, a design that is fairly common in Brampton's older homes. The exterior cladding of the structure is red brick laid in a common bond with every 6th course being Flemish bond, this brick course style was fairly common at the time. The front façade boasts a projection 3-bay 2nd storey window above a covered front porch with roman Tuscan style columns.

In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

The City of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to \$10,000 for eligible conservation work to owners of properties designated under Part IV or V of the *Ontario Heritage Act*. The program is designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.

CURRENT SITUATION:

The owner of 27 Church St. E. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration, repair and cleaning of the exterior brick masonry and replacement of the front porch steps. The proposed work will include restoration, repair and cleaning of the red brick exterior and the replacement and cleaning of the front steps of the porch.

- a. Brick exterior – demolition of any spalling bricks on the front and sides of the building, installation of new bricks, removal of failing mortar, installation of new mortar.
- b. Front porch steps – removal of existing wooden steps, installation of gravel and concrete, installation of new Indiana Limestone garden steps.

If any heritage attribute is damaged beyond repair it will be replaced in kind. The proposed restoration of the exterior cladding and front porch steps will contribute to the long-term stability of the resource's heritage attributes.

The Designated Heritage Incentive Grant By-law requires two quotes for all proposed work. The owner has submitted the necessary quotes involving the same scope of work. Heritage staff therefore recommend the approval of the Heritage Permit application.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to \$10,000 for the subject grant application will be funded from the 2025 Operating Budget for the heritage program. There are sufficient funds available in this account for the subject property.

Other Implications:

None.

STRATEGIC FOCUS AREA:

This report responds to the Strategic Focus Area Culture & Diversity and Growing Urban Centres & Neighbourhood Focus Area by building on Brampton's commitment to thriving neighbourhoods by maintaining and updating existing building stock and contributing to sustainable growth.

CONCLUSION:

The Heritage Permit application and associated Designated Heritage Incentive Grant application, which offers funds to cover half of the cost of eligible conservation work up to a maximum of \$10,000.00, subject to available funding, on the condition that the grant is matched by the property owner.

The Heritage Permit process and incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton's cultural heritage assets and encourage private investment in these properties. The Grant application for 27 Church St. E. proposes restoration of exterior cladding and porch steps replacement. It is recommended that the Heritage Permit application be approved.

Authored by:

Reviewed by:

Johanna Keus
Assistant Heritage Planner
Integrated City Planning

Jeffrey Humble. RPP, MCIP
Manager
Integrated City Planning

Approved by:

Approved by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

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

Attachments:

- Attachment 1 – Heritage Permit Application: 27 Church St. E.
- Attachment 2 – Designated Heritage Property Incentive Grant Application: 27 Church St. E.
- Attachment 3 – A&A Masonry Quote 27 Church St E
- Attachment 4 – Muphys Masonry Quote 27 Church St E