

Date: 2021-01-04

Subject: **Approval of Heritage Incentive Grant - 87 Elizabeth Street South - Ward 3 (File HE.x 87 Elizabeth Street South)**

Contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Planning, Building and Economic Development - pascal.doucet@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-098

Recommendations:

1. That the report titled: **Approval of Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South)**, to the Brampton Heritage Board Meeting of January 19, 2021, be received;
2. That the Designated Heritage Property Incentive Grant application for 87 Elizabeth Street South for repairing and replacing the windows on the front and side elevations identified as heritage attributes with accurate replications matching the existing profile and appearance be approved in the amount of ten thousand dollars (\$10,000); and,
3. That condition 2.a. of Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020 approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020, pursuant to Resolution C337-2020 be amended to replace the grant amount of \$5000 with a grant of \$10,000.

Overview:

- **Heritage staff recommend Council approve the heritage permit to rehabilitate, replace and repair the existing windows on the front and side elevations of the house on the designated heritage property at 87 Elizabeth Street South (the “Property”), and approve a Heritage Incentive Grant in the amount of \$10,000.**
- **The Property is designated for its cultural heritage value or interest under Part IV, section 29 of the *Ontario Heritage Act*, as amended (the “Act”). The cultural heritage resource on the property consists of the one-and-a-half storey residence.**

- **At its meeting of September 16, 2020, City Council approved, with terms and conditions, the alterations to the Property. One of the conditions was that the Owner seek approval of a Heritage Incentive Grant in the amount of \$5000.**
- **Also at the September 16, 2020 meeting, Council approved a recommendation from the Brampton Heritage Board to increase the maximum Heritage Incentive Grant amount from \$5,000 to \$10,000.**
- **At its meeting of November 25, 2020, City Council passed a by-law implement the recommended increase to \$10,000.**
- **The works approved for the Property qualify for the maximum grant, and therefore, Heritage Staff recommend that the subject grant be approved in the amount of \$10,000, notwithstanding the reference to a \$5,000 grant in condition 2(a) of the Resolution approved Council.**

Decision History

The Property was designated under Part IV, section 29 of the Act with the passage of By-law 68-2009 on March 11, 2009. A copy of the Designation By-law is attached to this report as appendix A. The built heritage resource on the Property represents an excellent example of a Gothic Revival Vernacular Cottage in Ontario. The lancet window on the front gable, double hung sash windows flanking the front entrance and double hung 2 x 2 sash windows on the side elevations of the are heritage attributes that are proposed to be rehabilitated, repaired and replaced. The Property is located on the west side of Elizabeth Street South and is shown on the location map and photograph attached to this report as Appendices B and C.

At its meeting of September 16, 2020, City Council approved the application made under section 33 of the Act to alter the Property by rehabilitating, replacing and repairing the existing windows on the front and side elevations of the heritage house. Heritage staff determined that these windows had deteriorated to a point where their replacement was warranted and that the scope of work under the application represents eligible conservation work for receiving matching funds under the City's Designated Heritage Property Incentive Program. At the date the heritage permit application was received and deemed complete (August 4, 2020), the matching funds amount permitted under the Incentive Program for eligible conservation was set at a maximum of \$5,000). Upon receiving the complete application, the municipality was required to provide a decision within the 90 days period prescribed under the Act.

At the Brampton Heritage Board meeting of August 18, 2020, the Property Owner outlined the work subject to the Heritage Permit and Heritage Incentive Grant applications. The costs associated with the heritage conservation work was highlighted, and consequently, the Owner suggested that the City review the maximum grant amount to keep up with inflation and the neighboring municipalities of Mississauga and Toronto. In addition, the Owner requested that, should the grant maximum be increased over the next two years,

an opportunity be given to increase the matching funds available under the City's Designated Heritage Property Incentive Program for this project.

City Council approved, with terms and conditions, the Heritage Permit application, which conditions included the approval of a Heritage Incentive Grant for the then maximum grant amount of \$5,000. A recommendation to increase the maximum grant amount to \$10,000 was also approved (Recommendation HB018-2020 and Resolution C337-2020). A copy of the aforementioned recommendations and resolution are attached to this report as Appendix C.

On November 25, 2020, City Council passed By-law 235-2020 to amend the by-law establishing the City's Designated Heritage Property Incentive Grant Program (By-law 266-2011). The amendments include the increase of the matching grant funds to the recommended amount of \$10,000.

Current Situation:

Under the terms of the Incentive Grant Program, the grant is issued and therefore approved after the eligible conservation work has been completed. The eligible conservation work qualifies for the amount of \$10,000 under the provisions of the City's Designated Heritage Property Incentive Grant Program By-law, as amended. Replacing the grant amount of \$5000 with a grant of \$10,000 is also consistent with the delegation made by the Property Owner at the Brampton Heritage Board meeting of August 18, 2020 where a request was made to increase the matching funds and approve the increase if the by-law establishing the City's Designated Heritage Property Incentive Grant Program would be amended accordingly.

Corporate Implications:

Financial Implications:

There is sufficient funding available within the Planning, Building & Economic Development operating budget to proceed with the recommendations in this report.

Other Implications:

There are no other implications resulting from the adoption of this report.

Term of Council Priorities:

This report has been prepared in full consideration of the Term of Council Priorities (2019-2020).

This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of complete communities

by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report aligns with the following vision:

- **Vision 5:** in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting in **social responsibility**, respect, enjoyment and justice.

Conclusion:

The recommendation to approve the grant and increase the approved grant amount to \$10,000 is based on Council's recent decisions to approve the Heritage Permit and increase the maximum amount of matching funds prescribed by the By-law establishing the City's Designated Heritage Property Incentive Grant Program. Furthermore, the work approved for the Property qualifies for the maximum grant amount under the grant program.

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 87 Elizabeth Street South will contribute to the long term conservation and preservation of the one-and-a-half storey gothic revival house on the Property.

Reviewed by:

Jeffrey Humble, MCIP, RPP
Manager, Policy Planning

Reviewed by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Approved by:

Richard Forward, MBA, M.Sc., P. Eng.
Commissioner, Planning, Building &
Economic Development

Submitted by:

David Barrick,
Chief Administrative Officer

Attachments:

Appendix A – By-law Number 68-2009, a by-law *To designate the property at 87 Elizabeth Street South as being of cultural heritage value or interest*

Appendix B – Location Map – 87 Elizabeth Street South

Appendix C – Photographs – 87 Elizabeth Street South

Appendix D – Approved Recommendations from the Brampton Heritage Board meeting of August 18, 2020, pursuant to Resolution C337-2020

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