



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, May 20, 2025

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

Members Absent: Prianka Garg
Christiana Nuamah
Naveed Suleman
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
Johanna Keus, Assistant Heritage Planner
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:06 p.m. and adjourned at 9:14 p.m.

2. **Approval of Agenda**

The following motion was considered:

BHB016-2025

That the agenda for the Brampton Heritage Board meeting of May, 20 2025 be approved, as published and circulated.

Carried

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

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - April 15, 2025

The recommendations were approved by Council at its Special Council meeting on April 17, 2025. The minutes were provided for the Board's information.

5. **Consent**

6. **Presentations\Delegations**

6.1 Delegation by Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, re: Heritage Resource at 10294 Heritage Road

Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, Brampton residents, requested Board support for the delisting of the property located at 10294 Heritage Road and considered a heritage resource. The following was highlighted:

- property does not meet the criteria for designation
- property is within the Heritage Heights Secondary Plan
- delisting will assist with streamlining the planning approval process to build more homes faster

Steve Ganesh, Commissioner, Planning, Building and Growth Management, noted the following comments:

- Brampton is in a housing crisis and opportunities such as the approval of the request will assist Council in its goal to provide more housing to meet population demands
- A new Bill was introduced by the Province and though not yet approved, will propose methods for municipalities to streamline development application processes and build more homes faster

A motion was put forward by a member of the Board to refer the delegation to Council with respect to the question of delisting property.

Board discussion included the following comments:

- Board members have not seen a report on this matter
- Questioned whether the intent is to by-pass the Board and bring the matter directly to Council
- Questioned the purpose of the Board and its mandate if the members are not provided the opportunity for input on heritage properties

In response to a question, the delegation advised that a Heritage Impact Assessment was completed for the property and forwarded to staff.

Charlton Carscallen, Supervisor/Principal Planner, advised that a Heritage Impact Assessment (HIA) was provided to staff. It has been reviewed and comments were provided to the applicant and consultant. Staff have not yet accepted the HIA.

The following motion was considered:

A recorded vote was requested, voted on and lost as follows:

HB017-2025

1. *That the delegation by Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Resource at 10294 Heritage Road** be received; and,*
2. *That the request to delist the heritage resource be referred to Council.*

Lost

Co-Chair Steve Collie, Member Hunyan Irfan, Member Paul Willoughby, Regional Councillor Vicente

Yea (4)

Co-Chair Doug McLeod, Member Nick Craniotis, Member Roy de Lima, Member Dian Landurie, Member Sharon Goodfellow

Nay (5)

BHB018-2025

1. That the delegation by Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Resource at 10294 Heritage Road** be received; and,

2. That staff be directed to report back to the next Heritage Board meeting of June 17, 2025 with the Heritage Impact Assessment (HIA) report.

Carried

7. Sub-Committees

Nil

8. Designation Program

Nil

9. Heritage Impact Assessment (HIA)

9.1 Report from Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment Recommendation Report for 127, 133 & 133A Main Street South - Ward 3

Charlton Carscallen, Supervisor/Principal Planner, provided an overview of the Heritage Impact Assessment (HIA) of the subject properties noting details of their heritage attributes. A development proposal for the site that will require the removal of all the existing buildings has been requested to accommodate a 16-storey condominium building and townhouses. The HIA has concluded that the development will negatively impact both cultural heritage resources due to their removal and mitigation measures are required.

Staff responded to questions and comments on the location and height of the proposed development.

The following motion was considered:

HB019-2025

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of May 20, 2025, re: **Heritage Impact Assessment for 127, 133 & 133A Main Street South- Ward 3** be received;
2. That the Heritage Impact Assessment for 127, 133 & 133A Main Street South, by MHBC, dated April 2025 be received;
3. That following the recommendations of the Heritage Impact Assessment be followed to mitigate the substantial negative impacts associated with the removal of existing buildings:
 - I. That the proposed design be developed through incorporation of historic-inspired elements for the new development;
 - II. That a Documentation and Salvage Report be prepared for each of the existing dwellings at 127 and 133 Main Street South per the City of Brampton Documentation and Salvage Report Terms of Reference prior to submission of any demolition permits for the properties;
 - III. That a Commemoration Plan be developed for the dwellings at 127 and 133 Main Street South, for documenting the history of the site and incorporation within the new development. Any proposed commemoration must include elements accessible from the public realm; and
4. That the properties be maintained in good condition until such time the applicant is ready to apply for building permits for the new construction on the property.

Carried

9.2 Report from Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment, 2305 Embleton Road – Ward 6

Arpita Jambekar, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) for 2305 Embleton Road, noting that a residential development is proposed for the site. The property is located across the street from Huttonville Public School and is listed as a cultural heritage resource. The HIA has concluded that no negative impacts were anticipated to the school and no mitigation measures were required.

The following motion was considered:

HB020-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, dated May 9, 2025, to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Impact Assessment, 2305 Embleton Road – Ward 6**, be received;
2. That the Heritage Impact Assessment, 2305 Embleton Road, Brampton prepared by Hobson Heritage, dated March 10, 2025 be deemed complete; and,
3. That based on the recommendations of the Heritage Impact Assessment, the proposed development will have no negative impacts on the adjacent cultural heritage resource and no mitigations measures are required.

Carried

9.3 Report from Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 24 Alexander Street and Etobicoke Creek Diversion Channel and Bridges – Wards 1 & 3

Tom Tran, Heritage Planner, provided an overview of the report on the Heritage Impact Assessment (HIA) for 24 Alexander Street and Etobicoke Creek Diversion Channel and Bridges, noting that a development of a commemoration plan was recommended for the Diversion Channel and the three associated bridges.

Staff provided clarification regarding the construction of the pedestrian bridge, impacts on the former Central Public School and the nearby Presbyterian Church. Staff advised that the final design for the work has not yet been submitted.

The following motion was considered:

HB021-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of May 20, 2025, re: Heritage Impact Assessment, 24 Alexander Street and Etobicoke Creek Diversion Channel and Bridges – Wards 1 & 3, be received;
2. That the Heritage Impact Assessment, 24 Alexander Street and Etobicoke Creek Diversion Channel and Bridges dated May 2025 be deemed complete;
3. That the following recommendations per the Heritage Impact Assessment, 24 Alexander Street be received:

- I. Based on the current design, the former Central Public School building at 24 Alexander Street remains outside of the construction limits and therefore no impacts will be made to the identified Cultural Heritage Value or Interest (CHVI) of the property;
4. That the following recommendations as per the Heritage Impact Assessment, Etobicoke Creek Diversion Channel and Bridges be received and followed:
 - I. The temporary removal of the stone cairn commemorating the construction of the original Channel is required due to anticipated impacts from the proposed construction. A conservation plan is recommended to address the temporary disassembly and relocation of the cairn.
 - II. It is recommended that a commemoration plan be developed for the Diversion Channel and the three associated bridges: the Church Street Bridge, the Scott Street Bridge, and the Queen Street Bridge. This plan should expand upon the plaque and text on the existing cairn structure and provide a meaningful interpretation of the historical and cultural significance of the Diversion Channel and the bridges. Consistent with the BHB and Council recommendations for 30 James Street in April 2025, the final commemoration plan for the Etobicoke Creek Diversion Channel and Bridges will also contribute towards a cohesive commemoration program throughout the Riverwalk project, linking the north and south ends of the Channel as part of the larger wayfinding and landscaping plan;
5. That the demolition and construction work on the Etobicoke Creek Diversion Channel and Bridges can proceed. The Conservation Plan for the cairn should be reviewed and accepted by Heritage Staff prior to its removal/relocation. Likewise, the Commemoration Plan for the Channel and Bridges should be accepted by Heritage Staff prior to the approval of the final landscaping plan for the project.

Carried

10. Correspondence

Nil

11. Other/New Business

- 11.1 Report from Johanna Keus, Assistant Heritage Planner, re: Heritage Permit and Heritage Grant Application, 27 Church Street East – Ward 1

Johanna Keus, Assistant Heritage Planner, presented an overview of the report on the Heritage Permit and Heritage Grant for 27 Church Street East, noting that the property owner has submitted a grant application for restoration and repair work on the property. The property is designated for its cultural and heritage values and Council approval is required for all alterations.

In response to a question, staff advised that photos of the property were not available.

The following motion was considered:

HB022-2025

1. That the report from Johanna Keus, Assistant Heritage Planner; Integrated City Planning, to the Brampton Heritage Board Meeting of May 20, 2025, re: 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.

Carried

11.2 Report from Arpita Jambekar, Heritage Planner, re: Documentation and Salvage Report and Commemoration Plan Recommendation Report for 59 Elizabeth St N and Railroad Cultural Heritage Landscape - Ward 1

Arpita Jambekar, Heritage Planner, provided an overview of subject report on '59 Elizabeth Street North and the Railroad Cultural Heritage Landscape', noting that the Heritage Impact Assessment (HIA) was previously reviewed by the Board and a commemoration plan was recommended along with a document and salvage report. A strategy for the removal, and storage of the salvaged materials and mitigation measures to retain cultural heritage values of the heritage resources are outlined in the report.

The following motion was considered:

HB023-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of May 20, 2025, re: **Documentation & Salvage Report and Commemoration Plan for 59 Elizabeth St N and Railroad Cultural Heritage Landscape – Ward 1**, be received;
2. That the Documentation and Salvage Report and Heritage Commemoration Plan for 59 Elizabeth St N and the Railroad Street CHL, by Stantec, dated April 23, 2025 be received;
3. That the following recommendations as per the Documentation and Salvage Report and Commemoration Plan by Stantec be followed:
 - I. That the land use history, construction details and photographic record of 59 Elizabeth and properties within the Railroad Cultural Heritage Landscape be documented;
 - II. That the following materials from 59 Elizabeth St N and Railroad CHL are identified for salvage and possible commemoration:
 - i. Representative sample of bricks from the exterior walls of 59 Elizabeth Street North (approximately 1 wooden pallet's worth of material for the property),
 - ii. Potential plaster moldings located in Apartment One of 59 Elizabeth Street North (to be confirmed on site by demolition contractor),
 - iii. Clawfoot bathtub of 59 Elizabeth Street North,
 - iv. Cast iron radiators of 59 Elizabeth Street North, and
 - v. Representative samples of bricks from contributing properties located within the CHL (approximately 1 wooden pallet's worth of material per property);
 - III. That a provision be made for transportation, of individually segregated bricks salvaged from the contributing properties at the Railroad Street CHL and 59 Elizabeth St N, to the City's storage yard at 82 Railroad Street, at the Tribute (Railroad Street) Limited expense.
 - IV. That the outlined strategy for removal and storage methods in the Documentation and Salvage Report be followed by Tribute (Railroad Street) Limited; and

V. That the following commemoration options be followed to offer a unique way to tell the storey of the Study Area and maintain the historical connection of the Study area to the proposed development:

- i. Interpretive Panels,
- ii. Display of salvaged materials, and
- iii. Graphic wrapping along the crash wall.

Carried

11.3 Discussion, re: Archaeological Management Plan (BRAMP) - Next Steps

Charlton Carscallen, Supervisor/Principal Planner, reminded the Board that the Archaeological Management Plan (BRAMP) was presented to the members and received. Staff intends to present to the Plan for Council endorsement at its June 25th meeting.

Charlton highlighted key points of the presentation and outlined next steps and advised the Board to note any questions or concerns with the Plan.

In response to a question from the Board, Charlton advised that if any suspicious digging was observed, the activity can be reported to the police or to staff, noting that there is a protocol to be followed.

12. **Current Heritage Issues**

Charlton Carscallen, Supervisor/Principal Planner, provided an update on the Historical Bovaird House, which included the following:

- Friends of Bovaird House have removed any personal belongings and items that were loaned and stored on the property
- City is looking at options for the House going forward
- Maintenance needs, such as power, heat and grass cutting have continued
- An exterior door has been replaced
- Brick repainting and replacement were completed where required due to wear and tear
- Roof will be looked at to ensure there is no leakage

- Staff are looking to develop a plan for the log building
- Security continues to monitor the site
- Discussion is ongoing regarding programming at the site

Concerns were expressed by the Board for the volunteers who the Board believes should be allowed to continue running the programs.

Charlton Carscallen also reminded the Board to be aware of the pronunciation of names of the Indigenous Community when reading the Land Acknowledgement Statement at Board meetings.

13. Referred/Deferred Items

Nil

14. Information Items

The Board acknowledged the passing of Peter Robertson, who was a former Mayor of Brampton. Staff advised that Peter Robertson's passing was announced and acknowledged at the Committee of Council meeting following the news of the passing.

15. Question Period

Nil

16. Public Question Period

Nil

17. Closed Session

Nil

That Committee proceed into closed session

18. Adjournment

The following motion was considered:

HB024-2025

That Brampton Heritage Board do now adjourn to meet again on June 17, 2025 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)