



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, June 17, 2025

Members Present: Stephen Collie (Co-Chair)
Nick Craniotis
Roy de Lima
Sharron Goodfellow
Hunyah Irfan (left at 7:31 p.m.)
Dian Landurie
Christiana Nuamah
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Douglas McLeod (Co-Chair)
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
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:05 p.m. and adjourned at 8:32 p.m.

2. **Approval of Agenda**

The following motion was considered:

HB025-2025

That the agenda for the Brampton Heritage Board meeting of June 17, 2025, be approved as published and circulated.

Carried

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

Paul Willougby, Member, declared a conflict of interest with respect to item 9.3 - Heritage Grant Application, 44 Church Street East – Ward 1 as he works at St. Andrews Presbyterian Church which is located on the site.

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - May 20, 2025

The minutes of the Brampton Heritage Board meeting of May 20 2025, were approved by Council on May 28, 2025, and provided to the Board for information.

5. **Consent**

Nil

6. **Presentations\Delegations**

6.1 Delegation by Vanessa Hicks, Associate/Heritage Planner, MHBC , on behalf of Prologis, re: Demolition Permit - 10980 Hwy 50, Brampton

Vanessa Hicks, Associate/Heritage Planner, MHBC, on behalf of Prologis, provided a presentation entitled, 'Demolition Permit - 10980 Hwy 50, Brampton', noting support of the staff report and recommendations therein. The following was highlighted:

- Location and description of site
- Background

- HIA Summary (2025)
- Identified Attributes & Condition
- Summary & Next Steps

Item 9.3 was brought forward and dealt with at this time.

Tom Tran, Heritage Planner, provided an overview of the report on the Heritage Impact Assessment (HIA) for 10980 Highway 50, noting that the property was listed in the Municipal Register of Cultural Heritage Resources in 2005, and acquired as part of a larger commercial development proposal. An HIA was prepared and it was determined that the building was structurally compromised, could not be repaired, relocated or retained, and that a documentation, salvage and commemoration plan will be required prior to a demolition permit being issued.

Staff and the delegation responded to questions and comments regarding the commemoration plan, noting that salvaged materials, such as, windows, bricks, and beams, would be utilized wherever they can be reused.

The following motion was considered:

HB026-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of June 17, 2025, re: **Heritage Impact Assessments, 10980 Highway 50 – Ward 10**, be received;
2. That the following conclusion of the Heritage Impact Assessment prepared by ASI dated September 2021 be received:
 - I. The property is determined to have met five out of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI);
3. That the following recommendations from the Scoped Heritage Impact Assessment prepared by MHBC dated June 2025 be received and followed:
 - I. That structural condition report prepared by TACOMA Engineers (See Appendix C) has concluded that the retention and conservation of the building is not recommended given that it has been structurally compromised, and its retention is not feasible and safe;
 - II. That all existing features will be removed as part of the development;

III. That a Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Site Plan Approval and prior to issuance of the Demolition Permit.

IV. That the commemoration plan includes creative design and landscaping options to best honour the heritage resources being impacted and that the salvaged materials be incorporated into commemorative feature(s) on-site to the greatest extent feasible; and,

4. That the delegation by Vanessa Hicks, Associate/Heritage Planner, MHBC, on behalf of Prologis, to the Brampton Heritage Board meeting of June 17, 2025, re: **Demolition Permit - 10980 Hwy 50, Brampton**, be received.

Carried

7. **Sub-Committees**

Nil

8. **Designation Program**

Nil

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

9.1 Report by Arpita Jambekar, Heritage Planner, re: Cultural Heritage Evaluation for 47 and 51 Queen Street East - Ward 3

Arpita Jambekar, Heritage Planner, provided an overview of the subject report, noting that the owner has inquired about the amalgamation of 47 and 51 Queen Street for the purpose of developing a mixed-use building for residential and commercial uses. A pre-consultation development application was submitted to the City for review. This process required a Cultural Heritage Evaluation Report (CHER) of both properties to determine the potential heritage significance as they are listed in the Municipal Register of Cultural Heritage Resources. The evaluation recommended that the properties were historically significant, and a commemoration plan and Heritage Impact Assessment should be prepared.

The following motion was considered:

HB027-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of June 17, 2025, re: **Cultural Heritage Evaluation for 47 and 51 Queen Street East - Ward 3**, be received;

2. That the Cultural Heritage Evaluation Report for 47 and 51 Queen Street East dated May 15th, 2025 prepared by Richard Collins be deemed complete;
3. That the following recommendations as per the Cultural Heritage Evaluation Report for 47 and 51 Queen St East be received:
 - I. That the property at 51 Queen Street East is deemed to have met seven criteria under O. Reg. 9/06 (criteria 1, 2, 3, 4, 6, 7, and 8) for design/physical value, historical value and contextual value, and merits designation under the terms of Part IV of the Ontario Heritage Act. The CHER recommends protection for 51 Queen Street East through conservation of the building in situ.
 - II. That although much of the original fabric of 47 Queen Street East has been lost or altered, the property remains historically significant, and a Heritage Commemoration Plan shall be prepared for the property.
4. That in anticipation of the proposed redevelopment, the design proposal shall be cohesively developed by preserving the identified cultural heritage attributes of 51 Queen Street East and by complementing the property's architectural characteristics.
5. That a Heritage Impact Assessment be prepared for 47 and 51 Queen Street East to determine impacts of the proposed development on the identified cultural heritage attributes of both the properties and propose mitigation measures to be incorporated within the proposed development.

Carried

9.2 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment for 48 and 52 Main Street North Properties - Ward 1

Arpita Jambekar, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) for the properties located at 48 and 52 Main Street North, noting that the City intends to redevelop several buildings on Main Street North as part of the downtown revitalization project. The City now owns the subject properties which will be added to the list of properties intended for demolition and future development. An HIA was requested by City staff to assess and evaluate the heritage attributes of the properties, impacts of demolition, propose mitigation measures and options to preserve the heritage attributes. When the design of the proposed development is finalized, a further addendum to the HIA will be required.

Board comments included a reference to the overall redevelopment of Main Street North, noting that names were etched on one of the walls of the 'bike shop' business, and questioned whether that piece of the wall may be salvaged. Staff advised that they will look into this further, however, it was their understanding that demolition was beginning the next day.

The following motion was considered:

HB028-2025

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 17, 2025, re: **Heritage Impact Assessment for 48 and 52 Main Street North Properties - Ward 1**, be received;
2. That the following recommendations per the Heritage Impact Assessment Addendum by LHC Heritage Planning & Archaeology Inc. be followed:
 - I. Provisional proposed development alternatives and mitigation measures are presented in the HIA report. They are intended to inform the design of the forthcoming development and should be considered to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be developed upon finalization of the design for the proposed development.
3. That regardless of which development options is selected, a documentary record of the buildings on the properties should be prepared;
4. That as demolition is the approved alternative by City Council, the properties shall be included in the Documentation and Salvage Plan for properties at 30-60 Main Street North. Commemoration through City's plaque program should also be considered; and
5. That when the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

Carried

- 9.3 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessments, 10980 Highway 50 – Ward 10

Dealt with under Item 6.1, Recommendation HB026-2025

10. Correspondence

Nil

11. Other/New Business

11.1 Report by Tom Tran, Heritage Planner, re: Documentation and Salvage Plan and Delisting, 11185 Airport Road – Ward 10

Tom Tran, Heritage Planner, provided an overview of the subject report for the property at 11185 Airport Road, noting that Council previously approved the delisting of the property from the Brampton Heritage Register. Delisting would allow for the partial disassembling and reassembling of the property to facilitate the next steps of the commemoration and conservation plan, which is currently being reviewed by staff.

The following motion was considered:

HB029-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 17th, 2025, re:
Recommendation Report: Documentation & Salvage Plan and Delisting, 11185 Airport Road – Ward 10 be received;
2. That the Documentation & Salvage Plan, 11185 Airport Road prepared by WSP in May 2025 be deemed complete;
3. That the following recommendations as per the Documentation & Salvage Plan, 11185 Airport Road be received and followed:
 - I. A qualified contractor with expertise in salvage of heritage materials should be contracted to salvage the identified building materials in accordance with guidance taken from Canada's Historic Places' Standards and Guidelines for the Conservation of Historic Places in Canada.
 - II. Salvage contract documents for the property should include information regarding its CHVI specifically the list of heritage attributes, measured drawings, photographs, and a plan for salvaging material.
 - III. Exterior bricks should be extracted in a way that ensures they will not be irreparably damaged.
 - IV. Salvaged items are recommended to be stored in a sheltered place, protected from water and temperature fluctuations.
 - V. Incorporation of salvaged materials into a proposed seating area should be accompanied by interpretation, so residents and visitors can understand the provenance of the materials.

VI. An inventory of salvaged bricks is recommended to be prepared by the contractor at site during salvage using the template included in (APPENDIX C) and is to be provided to the City and the storage location.

4. That the property 11185 Airport Road be removed from the Brampton Heritage Register to facilitate the disassembly, salvage, partial reassembly and commemoration of the historic farmhouse.

Carried

11.2 Report by Johanna Keus, Assistant Heritage Planner, re: Heritage Grant Application, 44 Church Street East – Ward 1

Charlton Carscallen, provided an overview of the subject report on 44 Church Street East, noting that it is the site of the St. Andrews Presbyterian Church which was designated in 1989. Work is required on the restoration, conservation, repair and maintenance of the church and to facilitate this, an application request was submitted for the Paul Willoughby Incentive Grant.

The following motion was considered:

HB030-2025

1. That the report from Johanna Keus, Assistant Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 17, 2025, re: **Heritage Grant Application, 44 Church Street East – Ward 1**, be received; and,

2. That the Paul Willoughby Heritage Incentive Grant application for the repair and restoration of existing woodwork and glazing repairs on windows of the exterior of St. Andrews Presbyterian Church located at 44 Church Street East be approved, to a maximum of \$10,000.00.

Carried

12. **Current Heritage Issues**

Charlton Carscallen, Principal Planner/Supervisor, provided an update on heritage matters which the following:

- The need for increased public engagement with respect to the conservation and preservation of heritage properties, given the period of

intensive redevelopment currently underway especially in Downtown Brampton

- Status on the update of the Heritage Register
 - a review of all listed properties followed by a decision on properties to be designated
 - removal of properties from the Register for five year that are not considered for designation
 - consultant has been hired to assist with this project and completion is anticipated in December 2026
 - an outreach event is scheduled for September 2025 at the Rose Theatre
- Heritage staff was present at the opening of Farmers' Market to undertake outreach
 - Staff will continue public outreach at the market during and the months of July and September
- Three questions were prepared for residents who attended a public engagement event to provide feedback along with a survey that was available online
- Heritage buildings are located throughout the City, however the greatest concentration is located Downtown
- The Cultural Heritage Management Plan being prepared will address heritage throughout the entire City and will be viewed as an overall heritage strategy
- The Archaeological Management Plan was completed and presented to Council for endorsement

In response to a question, staff advise that a link to the open house posted on the website will be emailed to members.

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. **Question Period**

Nil

16. **Public Question Period**

Nil

17. **Closed Session**

18. **Adjournment**

The following motion was considered:

HB031-2025

That Brampton Heritage Board do now adjourn to meet again on Tuesday, July 15, 2025 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)