

Date: 2021-04-29

Subject: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Rd.

Contact: **Harsh Padhya, Heritage Planner; City Planning & Design**
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Report Number: Planning, Bld & Ec Dev-2021-560

Recommendations:

1. That the report titled: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Rd. to the Brampton Heritage Board meeting of May 18, 2021, be received;
2. That the Heritage Permit application, previously approved, for the Conservation Work at 11651 Bramalea Rd. be extended and approved subject to the following terms and conditions:
 - a. That the owner undertake all work substantially in accordance with the previously approved permit and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and,
 - b. That prior to the release of financial securities associated with the site plan application SP18-056.000 for 11651 Bramalea Rd., the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of City Planning & Design, Planning, Building & Economic Development Department.

Overview:

- **The property at 11651 Bramalea Rd. is designated under Part IV of the Ontario Heritage Act (the “Act”).**
- **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.**
- **A Heritage Permit application for 11651 Bramalea Rd. was approved by the Council pursuant to resolution C033-2019 and issued on March 20, 2019.**
- **The permit expired on March 20, 2021 and hence the owners have requested for an extension of the permit for a period of one more year.**
- **The property is associated with an approved site plan application (SP09-010.001).**
- **This report recommends the extension of the Heritage Permit for 11651 Bramalea Rd. subject to terms and conditions mentioned in Heritage Permit No. 70.**

Background:

The property at 11651 Bramalea Road (the “Property”) is located on the east side of Bramalea Road, south of Mayfield Road and contains the Archdekin-Giffen Farmhouse (the “Farmhouse”). The Property is designated under Part IV of the *Ontario Heritage Act* (the “Act”) as a property of cultural heritage value or interest.

In 2018, a zoning by-law amendment application was submitted for the subject property for the development of a six storey apartment building. A Heritage Impact Assessment (the “HIA”) was submitted as part of the application. The HIA concluded that the Property met the criteria for designation under Part IV of the *Act* and recommended the relocation of the Farmhouse to another site on the Property. The HIA, its associated recommendations, and the additional recommendations put forward by staff, were approved in accordance with Council resolution HB034-2018/C108-2018.

The applicant subsequently submitted a Heritage Building Protection Plan (the “HBPP”) and Heritage Conservation Plan (the “HCP”) combined in a single document. This document outlined the strategy for the partial demolition of the front verandah, chimney, and cement outbuildings; relocation of the Farmhouse; and repair and restoration of the Farmhouse. The HBPP and HCP were approved in accordance with resolutions HB066-

2018/PDC107-2018/C249-2018. The associated zoning by-law amendment application was approved in the Fall of 2018. A site plan application for the construction of a six storey apartment building, underground parking garage, and relocation of the Archdekin-Giffen Farmhouse was also approved.

In accordance with Section 33 of the *Act*, alterations to a property that is designated or has been issued a Notice of Intention to Designate that are likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

Current Situation:

The project was expected to be fully completed by Fall 2020 but because of the limitation and restrictions imposed during COVID-19, the Brampton Bramalea Christian Fellowship Residences Ltd. was not able to finish the work within the period of 2 years of approved heritage permit. The permit expired on March 20, 2021 and hence the owners have requested for an extension of the permit for a period of one more year.

The heritage house is relocated to the new foundation. Restoration work has already began; construction of barrier free access way is completed. Previously the approved Heritage Building Protection Plan (HBPP)/ Heritage Conservation Plan (HCP) were included as a part of Heritage Permit application and the conservation works associated with the Farmhouse.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Conclusion:

Archdekin-Giffen Farmhouse is relocated to the new foundation and restoration work has already began. A Heritage Permit for 11651 Bramalea Rd. was issued on March 20, 2019 expiring at the end of 2 years. The permit expired on March 20, 2021 and hence the owners have requested for an extension of the permit for a period of one more year to complete the remaining restoration work on the house.

Authored by:

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Attachments:

- Appendix A – Heritage Permit No. 70
- Appendix B – Heritage Hermit Application Approval
- Appendix C – Designation Report – 11651 Bramalea Rd.
- Appendix D – Request letter from owner for Heritage Permit extension

Report authored by:

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