

February 26, 2019

Brampton Bramalea Christian Fellowship Residences Ltd.
c/o A. Mulder, LIV Communities
via e-mail: a mulder@livehere.ca

Re: Heritage Permit Application – 11651 Bramalea Road – Ward 9 (File H.Ex)

The following recommendation from the Brampton Heritage Board Meeting of January 15, 2019 was considered by Planning and Development Committee (Recommendation PDC016-2019) on January 28, 2019 and approved by the Council of The Corporation of the City of Brampton on February 6, 2019, pursuant to Council Resolution C033-2019:

- HB004-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Permit Application – 11651 Bramalea Road – Ward 9** (File H.Ex), be received;
 2. That the Heritage Permit application for 11651 Bramalea Road for the demolition of the enclosed porch, east wall chimney stack, original foundation, concrete porch landings, concrete-block garage and frame shed; relocation and restoration of the Archdekin-Giffen Farmhouse; construction of a barrier free access way; and construction of an enclosed entrance to the underground parking garage be approved, subject to the following conditions:
 - a. That the electrical transformer be relocated to another part of the property away from the front façade of the Archdekin-Giffen Farmhouse to the satisfaction of Heritage staff;
 - b. That the cement porch slabs and steps be stained to have the appearance of wood, and that the applicant submit the specifications for the porches to City of Brampton Heritage staff for approval prior to the issuance of the Heritage Permit;
 - c. That a note be added on the drawings indicating that the accessibility ramp will be constructed of wood and that the final drawings and specifications for the ramp be submitted to and approved by City of Brampton Heritage staff and City of Brampton Accessibility staff prior to the issuance of the Heritage Permit;

- d. That the accessible entrance sign be installed on the interior, and not the exterior of the Archdekin-Giffen Farmhouse.
- e. That the rubble stone from the original foundation be reused to the greatest extent possible to face the new above ground foundation of the Farmhouse, to the satisfaction of Heritage staff;
- f. That any rubble stone not used for this purpose be stored in a secure place on the property for future use and incorporation into other landscaping initiatives;
- g. That prior to the issuance of the Heritage Permit, the final revised drawings reflecting the above conditions a-f be submitted for review and approval Heritage staff at the City of Brampton;
- h. That prior to the issuance of the Heritage Permit, the proposal be cleared by Zoning Services;
- i. That prior to the issuance of the Building Permit the owner enter into a Heritage Easement Agreement with the City for the Archdekin-Giffen Farmhouse located at 11651 Bramalea Road, to the satisfaction of the Commissioner of Planning and Development Services at the City of Brampton;
- j. That as a condition of Site Plan approval, the applicant shall provide financial securities as specified in the approved Heritage Conservation Plan plus an additional 30% contingency in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Building Protection Plan and Heritage Conservation Plan, dated August 13, 2018, prepared by the Team Assembled by George Robb Architect;
- k. That the owner undertake all work in accordance with the approved Heritage Building Protection Plan and Heritage Conservation Plan, with special regard for the Outline Specifications in the Heritage Conservation Plan, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;
- l. The applicant shall provide letters to the Director of Policy Planning after the initial and final relocation of the Archdekin-Giffen Farmhouse from a heritage expert (that has been previously approved by the Director of Policy Planning) certifying that the Archdekin-Giffen Farmhouse has been relocated in accordance with the Heritage Conservation Plan and that:

- i. The initial and final relocation did not result in loss or damage to heritage attributes of the Archdekin-Giffen Farmhouse; or,
 - ii. The initial and final relocation did result in loss or damage to the heritage attributes of the Archdekin-Giffen Farmhouse and restorative work has been completed in accordance with the approved Heritage Conservation Plan.
- m. That as a condition of Site Plan approval, the owner undertake all work in accordance with the heritage permit and the conditions herein, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits, within a period of two years from the issuance of the heritage permit, following the timeline in the approved Heritage Building Protection Plan and Heritage Conservation Plan;
- n. That prior to the release of financial securities, 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 Policy Planning, Planning and Development Services; and,
- o. That if there is any deviation from or increase to the scope of the Heritage permit application not deemed to be minor by Heritage staff, that these works be addressed in a subsequent heritage permit application.

Yours truly,

Terri Brenton
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(HB – 10.2)

cc: Planning and Development Services Department:
P. Cooper, Manager, Land Use Policy
P. Doucet, Heritage Planner
C. Jasinski, Heritage Planner
E. Smith, Assistant Heritage Planner

February 26, 2019

Brampton Bramalea Christian Fellowship Residences Ltd.
c/o A. Mulder, LIV Communities
via e-mail: a mulder@livehere.ca

Re: Heritage Easement Agreement – 11651 Bramalea Road – Ward 9 (File H.Ex)

The following recommendation from the Brampton Heritage Board Meeting of January 15, 2019 was considered by Planning and Development Committee (Recommendation PDC016-2019) on January 28, 2019 and approved by the Council of The Corporation of the City of Brampton on February 6, 2019, pursuant to Council Resolution C033-2019:

- HB005-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Easement Agreement – 11651 Bramalea Road – Ward 9 (File HE.x)**, be received;
 2. That a Heritage Easement Agreement for the property at 11651 Bramalea Road be endorsed; and,
 3. That the Commissioner of Planning and Development Services be authorized to sign a Heritage Easement Agreement for the Archdekin-Giffen Farmhouse at 11651 Bramalea Road as described in this report, with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

Yours truly,

Terri Brenton
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(HB – 10.3)

cc: Planning and Development Services Department:
P. Cooper, Manager, Land Use Policy
P. Doucet, Heritage Planner
C. Jasinski, Heritage Planner
E. Smith, Assistant Heritage Planner