

**Date:** 2021-05-05

**Subject:** **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington St W. – Ward 1**

**Contact:** **Harsh Padhya, Heritage Planner; City Planning & Design**  
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**Report Number:** Planning, Bld & Ec Dev-2021-596

**Recommendations:**

1. That the report from Harsh Padhya, Heritage Planner; City Planning & Design, dated May 5, 2021 to the Brampton Heritage Board Meeting of May 18, 2021, **re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington Street West – Ward 3 (HE.x 8 Wellington St W.),** be received;
2. That the Heritage Permit application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing, be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing for 8 Wellington St. W. be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

**Overview:**

- **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.**

- **The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.**
- **The owner of 8 Wellington St W. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for restoration and repair of entrance feature and stairs, masonry cleaning.**
- **This report recommends the approval of the Heritage Permit be subject to the conditions:**
  - **If any heritage attribute is damaged beyond repair, they will be replaced in kind.**
  - **Use of sympathetic techniques and materials for conservation work.**
- **This report recommends the approval of the Heritage Permit application and Designated Heritage Property Incentive Grant application.**
- **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.**

### **Background:**

Built in 1939 as the first "purpose built" apartment complex in the City of Brampton, the Park Royal Apartment building is an extremely rare example of the streamlined Art Moderne style, a major architectural design variant stemming from the Art Deco period. The Park Royal is essentially a "one of a kind" in Brampton in terms of the Art Deco/ Moderne style being applied to an apartment building.

The building design features several evocative Art Moderne elements including: a rectangular plan with distinctive rounded buff brick walls on all four sides, a flat uninterrupted roof without any cornice details, smooth curving surfaces and horizontal fenestration. The Park Royal is among the most important early modern buildings in Peel Region.

The Park Royal Apartment is historically associated with several prominent individuals. The apartment was built for Dr. Robert James Hiscox. Hiscox was the owner and publisher of the Peel Gazette, an influential weekly newspaper in Peel County. The architect was Robert W. Hall, a respected architect in Peel County prior to the Second World War. The building is an excellent example of the construction work of Harry Herrgaarden, Sr. one of Brampton's most important 20th century building contractors.

Applied Art Deco lettering (presumably metal) over main entrance was removed in early 2000. The letters identified the building as "Park Royal". This most unfortunate loss can

be mitigated if the original letters happen to have been retained in storage and if the owner agrees to reinstall them. If the letters were disposed of, a small-scale restoration program would be appropriate. Efforts should be made to reinstallation this key character-defining feature. The loss of the original light fixtures on either side of the main entrance can also be reinstalled through a similar process.

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.

The City of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to \$10,000 for eligible conservation work to owners of properties designated under Part IV or V of the *Ontario Heritage Act*. The program is designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.

#### **Current Situation:**

The owner of 8 Wellington St. W. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing.

The existing stucco on the entrance is spalling off and needs to be replaced with matching textured material. Remove spalled or cracked areas of concrete on front stairs. The owners also requested to remove and replace mortar in cracked, spalled or missing areas of mortar joints. Brick cleaning and repointing to be done using appropriate conservation techniques.

Further, the owner has shown interest to restore PARK ROYAL signage at the entrance in near future to bring back the essence of the building within the neighbourhood. If any heritage attribute is damaged beyond repair they will be replaced in kind. The proposed restoration will contribute to the long-term stability of the resource's heritage attributes.

The Designated Heritage Incentive Grant By-law requires two quotes for all proposed work. The owner has submitted the necessary quotes (3) involving the same scope of work. Heritage staff therefore recommends the approval of the Heritage Permit application.

## **Corporate Implications:**

### Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to \$10,000 for the subject grant application will be funded from the 2021 Operating Budget for the heritage program. There are sufficient funds available in this account for the subject property.

### 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:**

The Heritage Permit application and associated Designated Heritage Incentive Grant application, which offers funds to cover half of the cost of eligible conservation work up to a maximum of \$10,000.00, subject to available funding, on the condition that the property owner matches the grant.

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 8 Wellington St W. proposes for restoration and repair of entrance feature and stairs, masonry cleaning and repointing. It is recommended that the Heritage Permit application be approved.

Authored by:

Reviewed by:

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Heritage Planner

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**Attachments:**

Appendix A - Heritage Permit Application: 8 Wellington St. W.

Appendix B - Designated Heritage Property Incentive Grant Application: 8 Wellington St. W.

Appendix C – Standard Agreement

Appendix D – Designation By-law - 8 Wellington St. W.

**Report authored by:**

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