

**Date:** 2021-04-26

**Subject:** **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.)**

**Contact:** **Harsh Padhya, Heritage Planner; City Planning & Design**  
**Harsh.Padhya@brampton.ca**

**Report Number:** Planning, Bld & Ec Dev-2021-544

**Recommendations:**

1. That the report from Harsh Padhya, Heritage Planner; City Planning & Design, dated April 19, 2021 to the Brampton Heritage Board Meeting of May 18, 2021, **re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.)**, be received;
2. That the Heritage Permit application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of kneewalls located on either side of the front entrance for 38 Isabella St. 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 38 Isabella St. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of knee walls located on either side of the front entrance.**
- **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.**
- **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:**

38 Isabella is an exceptional example of the bricklayers trade. The masonry is laid in a complex pattern using clinker brick and protruding brick specials that display a range of kiln-fired glazes, shapes and finishes set against courses of standard Brampton pressed red brick. This type of masonry construction is distinctive and very unusual in Brampton. A few, much less intricate examples of this type of brick masonry can be found on Chapel Street, Mill Street South and some of the older residential neighbourhoods in Brampton.

The house was built in 1914. The property contributes much to the prevailing character and identity of the 'Washington Block' which is generally defined by a compatible blend of mid to late 19th century and early to mid 20th century detached, single family homes on large, heavily treed lots. Heritage attributes specifically mentions about brick kneewalls with stone caps flanking steps to main entrance – Designation Report attached as Appendix D with this report.

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 38 Isabella St. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of kneewalls located on either side of the front entrance.

The existing brick and mortar kneewalls located on either side of the front entrance have begun to crumble and will require replacement. The owners seek to remove the existing brick structures, retaining the existing original capstones and replacing existing brick with reclaimed or new brick, which more closely matches the brick used in the main house. The report recommends that wherever possible, to use historically accurate products to match the original look.

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.

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### **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 38 Isabella St. proposes restoration work for kneewalls at the entrance. 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: 38 Isabella St.

Appendix B - Designated Heritage Property Incentive Grant Application: 38 Isabella St.

Appendix C – Standard Agreement

Appendix D – Designation Report: 38 Isabella St.