



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, November 16, 2021

Members Present: Peter Dymond (Co-Chair)
Douglas McLeod (Co-Chair)
Stephen Collie
Kathryn Fowlston
Janet Millington
Paul Willoughby

Members Absent: Palvinder Gill
Vipul Shah
Basavaraj Toranagal
Ken Wilde
Regional Councillor P. Vicente - Wards 1 and 5

Staff Present: Jeffrey Humble, Manager, Policy, Program & Implementation
Charlton Carscallen, Principal Planner/Supervisor
Shahid Mahmood, Principal Planner/Supervisor
Harsh Padhya, Heritage Planner
Merissa, Lompart, Assistant Heritage Planner
Shahinaz Eshesh, Policy Planner
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:02 p.m. and adjourned at 8:09 p.m.

2. **Approval of Agenda**

The Board was advised by the City Clerk's Office that an amendment to the agenda was required to add an item.

Discussion took place with respect to the proposed amendment to the agenda.

The following motion was considered.

HB056-2021

That the agenda for the Brampton Heritage Board Meeting of November 16, 2021, be approved as amended, to add the following item:

11.1. Verbal update by City Clerk's Office re: Resignation of Vipul Shah, Member

Carried

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

Nil

4. **Previous Minutes**

4.1 Summary of Recommendations – Brampton Heritage Board – October 19, 2021

Board members requested clarification regarding the amendment to Recommendation BHB049-2021.

Staff advised that a delegation was made on behalf of the owner of the property requesting that the original design of the house be reconsidered. Planning Committee discussed and considered whether the design that was presented to the Board at its meeting on September 21, 2021 would meet the overall intent and character of the Heritage Conservation District Plan.

There was consensus to support the staff original recommendation of September 21, 2021, which allowed exceeding the maximum square footage of the house and for the owner to work with staff to reduce the size of the proposed garage.

Board members commented that based on the staff report presented to them, they provided the best advice to Council and acknowledged that Council makes the final decision, however the Board's decision remains unchanged.

5. Consent

Nil

6. Presentations\Delegations

6.1 Presentation by Shahid Mahmood, Principal Advisor/Supervisor, and Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, re: Integrated Downtown Plan

Shahid Mahmood, Principal Advisor/Supervisor, and Shahinaz Eshesh, Policy Planner, provided a presentation entitled, 'Integrated Downtown Plan (IDP)'. It was noted that the IDP was a work in progress. The following was highlighted:

- What is the Integrated Downtown Plan (IDP)?
- The IDP Charter - and its eight component characters
- Project management framework
- Introduction schedule - phases include on-line survey and a design charrette
- Agenda questions included:
 - how to promote the conservation and retention of Downtown's cultural heritage and its revitalization ?
 - how to improve City's planning policies and efforts, to prioritize heritage conservation, restoration, and adaptive reuse of heritage resources in the Heritage Conservation Districts?
- Analysis public realm & transportation
- Character Areas
- City owned land
- Conceptual height distribution Main (St.)
- Frameworks include - boundaries, public realm network, conceptual gateways downtown Major Transit Study Areas (MTSA)
 - MTSA existing condition
- Study area - Main Street North - Development Permit System (DPS) include:

- development scenario pedestrian frameworks and conceptual character views

Board discussion and comments included:

- Acknowledgement that the IDP is in its preliminary stages and questions regarding the status of the area considered as Downtown Heritage Conservation District, and what measures will be taken for its preservation including the individual heritage properties throughout the Downtown
- More information required in the plan regarding infrastructure to support high density development
- Board consensus was that protection and preservation of heritage resources was not a priority with the City
- Suggestions to promote the heritage elements include:
 - preference for lower rise residential mixed-use buildings
 - preserve as much greenspace and heritage resources within the District
 - create a streetscape that is inclusive and fits in with resources
 - acknowledging the past and integrating it with the present must be a priority
- Concerns that a Transit line appears to be located very close to heritage properties and how this will be addressed

Staff indicated that heritage staff will be involved in the IDP and input will be provided. Staff noted that the plan was in its preliminary stages and the intent was to allow density and create streetscapes and neighbourhoods that will revitalize the downtown while maintaining and preserving the existing heritage resources.

The following motion was considered:

HB057-2021

1. That the presentation by Shahid Mahmood, Principal Advisor/Supervisor, and Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Integrated Downtown Plan** be received.

Carried

7. **Sub-Committees**

Nil

8. **Designation Program**

Nil

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

- 9.1 Staff Report re: Heritage Impact Assessment – 8940 Creditview Road – Part of Lot 5, Concession 4 – West of Center Road, Chinguacousy Township, now City of Brampton

Merissa Lompart, Assistant Heritage Planner, provided an overview of the subject report, noting that the property meets designation criteria as outlined in the report.

The Board expressed support for the staff recommendations.

The following motion was considered:

HB058-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
 - a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
 - i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.

- ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
 - iii. Setbacks should be maintained that preserve the aesthetic of the residence.
 - iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
 - v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
 - vi. Designation under Part IV of the *Ontario Heritage Act* should be considered.
 - vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
 - viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
- b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.

Carried

9.2 Staff Report re: Heritage Impact Assessment –10244 Mississauga Road – Part of Lot 12, Concession 5 – West of Center Road, Chinguacousy Township, Now City of Brampton

Merissa Lompart, Assistant Heritage Planner, provided an overview of the subject report, noting that the property meets the designation criteria as outlined in the report.

The following motion was considered:

HB059-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16,

2021, re, **Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel** be received; and

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
 - a. Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, every effort should be made to conserve the house. The preferred mitigation option is the relocation of the structure to a prominent location within the proposed development (Section 8.1.3). The relocation should retain the heritage attributes of the structure (Section 6.3) while providing for the adaptive reuse of the structure in a way that will provide for its inclusion within the community. The exterior of the structure should be restored to its as built configuration, including front veranda, based on available evidence. The interior of the home has been extensively damaged and has been subject to alteration from its as built form. The interior of the home should be subject to adaptive reuse with internal finishes being complementary to the antiquity of the structure.
 - b. It is recommended that any intervention aim to:
 - i. Promote community engagement and enjoyment of the structure
 - ii. Where possible maintain the visual connection with Mississauga Road
 - iii. Retain the exterior configuration of the original portion of the structure including front veranda
 - iv. Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
 - v. Reflect the as built setback of the structure
 - vi. Interior alterations should be complementary to the antiquity of the structure, but restoration to as built interior configuration and finishes are not recommended
 - c. It is also recommended that:
 - i. Designation under Part IV of the *Ontario Heritage Act* be considered. Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township

- ii. A conservation and adaptive reuse plan be developed
3. That when further discussion on relocation occurs between the City of Brampton and the Developer, relocation options facing Mississauga Road be thoroughly explored and prioritized over options facing other arterial roads.

Carried

10. Correspondence

Nil

11. Other/New Business

- 11.1 Verbal update from City Clerk's Office, re: Resignation of Vipul Shah, Member Chandra Urquhart, Legislative Coordinator, advised that an email was received from Vipul Shah, Member, indicating his resignation from the Board effective immediately.

The following motion was considered:

HB060-2021

1. That the **Resignation of Vipul Shah, Member**, to the Brampton Heritage Board Meeting of November 16, be accepted; and
2. That Mr. Shah be thanked for his years of volunteering and contributions to the Board.

Carried

12. Referred/Deferred Items

Nil

13. Information Items

1. Peter Dymond, Co-Chair, advised that a resident informed him that the heritage property located at 30 McLaughlin Road South was in a state of disrepair. Staff indicated that they will look into the matter and advised that any such concerns on other heritage resources may be brought to staff's attention.
2. Janet Millington, Member, advised that Paul Willoughby, Member, appeared on a news station, speaking and highlighting Brampton's efforts in preserving its heritage resources.

14. Question Period

1. In response to a question regarding the existing vacancies on the Board, Chandra Urquhart, Legislative Coordinator, advised that the City Clerk's Office was preparing a report to Council on this matter of appointments to Citizen Advisory Committees with existing vacancies.

15. Public Question Period

Nil

16. Closed Session

Nil

17. Adjournment

HB061-2021

That Brampton Heritage Board do now adjourn to meet again on December 14, 2021 at 7:00 pm.

Carried

Peter Dymond, Co-Chair

Doug McLeod, Co-Chair