



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, October 19, 2021

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

Members Absent: Stephen Collie
Basavaraj Toranagal
Ken Wilde
Vipul Shah

Staff Present: Charlton Carscallen, Principal Planner/Supervisor
Pascal Doucet, Heritage Planner
Harsh Padhya, Heritage Planner
Shelby Swinfield, Heritage Planner
Merissa Lompart, Assistant Heritage Planner
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:14 p.m.

2. **Approval of Agenda**

HB048-2021

That the agenda for the Brampton Heritage Board Meeting of October 19, 2021 be approved as published and circulated.

Carried

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

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - September 21, 2021

The minutes were considered by Planning and Development Committee on October 18, 2021, and approved by Council on October 20, 2021. The minutes were provided for the Board's information.

5. **Consent**

Nil

6. **Presentations\Delegations**

6.1 Presentation by Alexander Temporale, Project Architect, Alexandra Hucik, Intern Architect, David Colonna, Property owner & applicant, re: Heritage Permit Application - 7605 Creditview Road

Alexander Temporale, Project Architect, referenced the comments that were expressed at the Brampton Heritage Board meeting of September 21, 2021 regarding the square footage of the subject proposal. He provided an overview of the photos included in the agenda and noted that they represented a variety of building types and designs, some of which were larger than what was permitted in the Zoning By-law. He commented that the urban design heritage guidelines provided for Churchville were set out to encourage designs that were 'compatible and sympathetic' to the Village. He urged the Board to evaluate the overall design of the building in its decision.

David Colonna, property owner, provided a brief description of some the homes provided in his presentation and outlined reasons to support the subject application.

Item 11.3 was brought forward and dealt with at this time.

Pascal Doucet, Heritage Planner, referenced the meeting of September 21, 2021, where direction was given to staff to review the report for further input and consideration regarding the maximum square footage for new construction within the Heritage Conservation District. He provided a summary of the report and noted that staff was recommending that floor plan drawings for the detached dwelling and the garage be amended to reflect the square footage permitted by the Zoning By-law.

Board discussion and comments included the following:

- reference to a home that was built beyond the approved square footage with no apparent consequences
- overall support of the proposed design and its compatibility with the Village
- acknowledgement of several larger homes within the District
- adherence to the guidelines of the Heritage Conservation District and Zoning By-law must be upheld

Board consideration of this matter included consensus to receive the delegation and presentation and a request for a formal vote for the staff report as follows:

Yea (5): Doug McLeod (Co-Chair), Peter Dymond (Co-Chair), Palvinder Gill, Janet Millington, Paul Willoughby

Nay (2) Kathryn Fowlston, Regional Councillor Vicente

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: **Heritage ermit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road)**, to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,
2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: **Heritage Permit Application - 7605 Creditview Road**, be received; and,
3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario*

Heritage Act for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:

- a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the *Ontario Heritage Act* and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendations 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes;
 - ii. That that elevation and floor plan drawings of the new detached dwelling be amended to revise the gross floor area within the maximum permitted by the zoning by-law (255 square meters) and without altering the design of the front (west) elevation of the new dwelling;
 - iii. That that elevation and floor plan drawings of the new detached garage be amended to revised the gross floor area within the maximum permitted by the zoning by-law (48 square meters) and without altering the design of the front (west) elevation of the new detached garage;
 - iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;

- v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and
- vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

Yea (5): Doug McLeod (Co-Chair), Peter Dymond (Co-Chair), Palvinder Gill, Janet Millington, Paul Willoughby

Nay (2) Kathryn Fowlston, Regional Councillor Vicente

Carried

7. **Sub-Committees**

Nil

8. **Designation Program**

- 8.1 Report by Merissa Lompart, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act –12 Woodbrook Drive - Ward 3

Merissa Lompart, Assistant Heritage Planner, provided an overview of the subject report noting that the property is one of the best preserved examples of mid-century modern architectural style in Brampton and its designation may be considered precedent setting.

The Board expressed support for the staff recommendations.

The following motion was considered:

HB050-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive**, to the Brampton Heritage Board Meeting of October 19, 2021, be received;
2. That the designation of the property at 12 Woodbrook Drive under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;

3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 12 Woodbrook Drive in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

Carried

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

- 9.1 Report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Conc. 5 West of Center Road, Chinguacousy Township

Merissa Lompart, Assistant Heritage Planner, provided an overview of the subject report noting that the properties have some cultural heritage value, however do not meet the criteria for designation.

In response to a question, Ms. Lompart advised that the feasibility of integration into redevelopment would be evaluated and the best outcome reported to the Board in the future.

The following motion was considered:

HB051-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, re: **Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Conc. 5 West of Center Road, Chinguacousy Township**, be received;
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed in the following order as necessary:
 - a. The feasibility of integration of 2267 Embleton Road into the redevelopment be assessed.

- b. Should integration not be feasible it is recommended that 2267 be subject to salvage mitigation prior to demolition. Salvageable materials include but are not limited to:
 - i. Smooth red brick
 - ii. Cast lug sills and lintels
 - iii. Bracketed portico
 - iv. Wood framing
 - v. Wooden subfloor components
 - vi. Original front door
 - vii. Iron floor grate
- c. If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary.
- d. A demolition permit be issued for both 2257 and 2267 Embleton Road, with a condition of material salvage of 2267 Embleton Road.
- e. A commemoration be erected as part of the redevelopment. Any commemoration would need to address the origins of any salvaged material integrated into the new construction, recognition of the Kirk family, the agricultural history of the property and surrounding area and acknowledge the connection between Lot 5 Concession 5 WCR. Suitable commemoration will be determined by collaboration between City of Brampton Heritage Staff and the Property Owner. Potential commemoration options are presented below in no particular order and include but are not limited to:
 - i. A landscape feature with interpretive signage that is accessible to the public.
 - ii. A sculpture or art installation with descriptive plaque erected in a place of prominence either on the property or in a public location close to the site.
 - iii. Incorporation of salvaged materials into a prominent elevation of the re-development with descriptive plaque.

- iv. A permanent educational display within the new structure comprised of salvaged materials and interpretive signage.
 - v. A “Welcome to the Historic Hamlet of Huttonville” sign coupled with an interpretive plaque located at all primary point of egress to Huttonville
 - f. As neither 2257 nor 2267 Embleton Road are included on the Municipal Register of Cultural Heritage Resources and are currently occupied the production of a Conservation Plan is not recommended.
3. That the Heritage Impact Assessment provided by Parslow Heritage Consultancy Inc., be amended as necessary with future Site Plan Applications pertaining to 2257 & 2267 Embleton Road; and,
 4. That the Brampton Heritage Board allow Heritage Staff to determine which commemoration option is most suitable for this site, if integration is not feasible.

Carried

10. Correspondence

Nil

11. Other/New Business

- 11.1 Report by Pascal Doucet, Heritage Planner, re: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement - 11687 Chinguacousy Road (Robert Hall House) - Ward 6

Pascal Doucet, Heritage Planner, provided an overview of the subject report noting that the property is a significant cultural heritage resource that will be conserved and protected during its alterations, partial demolition and relocation.

The Board expressed support for the staff recommendations.

The following motion was considered:

HB052-2021

1. That the report by Pascal Doucet, Heritage Planner, re: **Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement - 11687 Chinguacousy Road (Robert Hall House) - Ward 6**, to the Brampton Heritage Board Meeting of October 19, 2021, be received;

2. That the Heritage Permit Application for the alterations, partial demolition and relocation of the Robert Hall House on the designated heritage property at 11687 Chinguacousy Road be approved in accordance with sections 33 and 34 of the Ontario Heritage Act, to permit the demolition and removal of the existing non-heritage east and west wings of the Robert Hall House as well as the preservation, restoration, rehabilitation and relocation of the one-and-a-half storey limestone and heritage portion of the Robert Hall House, with such alterations in accordance with the Heritage Conservation Plan and Heritage Building Protection Plan dated September 29, 2021, prepared by Architects Rasch Eckler Associates Ltd (AREA), signed by David M. Eckler, Architect and attached as Appendix A to the report, all on file with the City Planning & Design Division of the Planning, Building and Economic Development Department and subject to the following additional conditions:

- a. That prior to Draft Plan Approval of the related Plan of Subdivision Application to allow for the development of residential dwellings and a Mixed Use Medium Density Residential/ Convenience Commercial block and open space uses on the property at 11687 Chinguacousy Road, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the portions of the property at 11687 Chinguacousy Road consisting of the lands where the Robert Hall House is located and the lands of the future lot where the Robert Hall House will be relocated all in accordance with the HCP and HBPP attached as Appendix A to this report and the Reference Plan of Survey (R-Plan) attached as Appendix D to the report.
- b. That prior to the issuance of any permit for all or any part of the alterations, relocation, removal or demolition as set out in the report titled: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement – 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit, a building permit or a topsoil stripping and grading permit, but excluding permits for repair and maintenance and usual minor works as are acceptable to the Director of City Planning & Design, the owner shall:

- i. Provide a final Commemoration/Interpretation Plan to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the open space adjacent to the north of the future lot where the Robert Hall House will be relocated, to the satisfaction of the Director of City Planning & Design;
 - ii. Provide a final Landscape Plan in accordance with the Site Plan/Landscape Plan of the Robert Hall House relocation attached as Appendix C to this report and to the satisfaction of the Director of City Planning & Design;
 - iii. Provide full building permit drawings, including notes and specification for the conservation and protective measures keyed to the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2; and
 - vi. Deposit securities, including a 30% contingency in a form and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, protection work in the approved Heritage Conservation Plan, Heritage Building Protection Plan referenced herein in Recommendation 2. and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii.
- c. That prior to release of securities required in Recommendation 2.b.iv., the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant that confirms that the required conservation, relocation and protection work identified in the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2., and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii. has been done; and

- ii. Provide full documentation of the Robert Hall House and heritage pedestal plaque showing completion of the conservation, relocation, protection, commemoration, interpretation and cultural heritage-related landscaping work to the satisfaction of the Director of City Planning & Design.
- 3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11687 Chinguacousy Road to secure the conservation, relocation and protection of the Robert Hall House ("Heritage Easement Agreement"), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

Carried

11.2 Report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7593 Creditview Road - Ward 6

Pascal Doucet, Heritage Planner, provided an overview of the subject report noting the applicant has also requested a severance of the existing property into lots to permit the construction of a new house on the severed portion of the property. Revised drawings were submitted to meet the maximum square footage requirement for the proposed new dwelling and also indicated the re-orientation of the garage.

The revised drawing referenced was received after the agenda was published and therefore an amendment was required to Clause 2 of the recommendation to delete the wording "attached as Appendix A to this report", and replace after the wording, "prepared by Robert Lamoureux" with the following:

"dated October 13, 2021 and added to the Brampton Heritage Board Meeting Agenda of 19, 2021 as supplementary material"

Additionally, Clause 2 (ii) as noted in the report required a revision to the wording to read as follows:

- ii. That the elevation and floor plan drawings of the new detached dwelling be within the maximum permitted by the zoning by-law (255 square meters) and;

Mr. Doucet responded to comments and questions from the Board;

- Land severance applications were processed through the Committee of Adjustment
- Dwellings constructed on severed lots were considered as individual properties and may be sold by owners
- Property owners with large parcels of land within the District are permitted as-of-right to apply to the Committee of Adjustment to sever their lands

There was consensus by the Board to support the amendment to the staff recommendation.

The following motion was considered:

HB053-2021

1. That the report by Pascal Doucet, Heritage Planner re: **Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7593 Creditview Road – Ward 6 (HE.x 7593 Creditview Road)**, to the Brampton Heritage Board Meeting of October 19, 2021, be received; and
2. That City Council approve the Heritage Permit Application to the heritage property at 7593 Creditview Road, in accordance with section 42 of the *Ontario Heritage Act* for the conservation of the existing two-storey heritage house at the front of the property, the construction of a detached garage next to the heritage house, the construction of a wood fence next to the north (side) and east (rear) sides of the heritage house, the construction of a new one-storey residence with a curvilinear driveway, an attached garage and in-ground pool in the proposed severed portion of the property be approved as shown in the plans and elevations with material specification submitted by the applicant, prepared by Robert Lamoureux, dated October 13, 2021 and added to the Brampton Heritage Board Meeting Agenda of October 19, 2021 as supplementary material and subject to the following additional conditions:
 - a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: **Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7593 Creditview Road – Ward 6 (HE.x 7593 Creditview Road)**, to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5)

of the *Ontario Heritage Act* and as are acceptable to the Director of City Planning & Design, the owner shall:

- i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendation 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes and landscaping details;
 - ii. That that elevation and floor plan drawings of the new detached dwelling be within the maximum permitted by the zoning by-law (255 square meters); and,
 - iii. That the elevation drawings be amended to include a middle window bar running vertically throughout middle point of the width of the four (4) wider windows of the front (west) elevation and the one (1) widest window of the side (north) elevation; and,
3. That the existing two-storey heritage house at the front of the property be conserved and maintained in a state of good repair, in accordance with policy 4.10.3.7 of the City of Brampton Official Plan and as required by the Minimum Maintenance By-law 104-96 (Property Standards);
 4. That the wood fence next to the north (side) and east (rear) sides of the heritage house be no higher than the maximum permitted by the Zoning By-law (270-2004);
 5. That a dense line of yews and cedar trees be planted between the proposed driveway and new wood fence, next to the northerly (side) of the proposed heritage house property line.
 6. That a full set of floor plan and elevation drawings be submitted and approved by City heritage planning staff of the City's Planning, Building and Economic Development Department prior to the issuance of a building permit for the construction of a detached garage on the property, in accordance with the objectives and guidelines of the Village of Churchville Heritage Conservation District Plan.

Carried

- 11.3 Report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road - Ward 6

Dealt with under Item 6.1 Recommendation HB049-2021

12. Referred/Deferred Items

Nil

13. Information Items

Nil

14. Question Period

Nil

15. Public Question Period

Nil

16. Closed Session

Nil

17. Adjournment

The following motion was considered:

HB055-2021

That Brampton Heritage Board do now adjourn to meet again on November 16, 2021, at 7:00 p.m.

Carried

Peter Dymond, Co-Chair

Douglas McLeod, Co-Chair