

Date: 2022-07-12

Subject: **Cultural Heritage Assessment Report for Major Transit Station Areas**

Contact: Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, Harsh.Padhya@brampton.ca, 905-874-3825

Report Number: Planning, Bld & Ec Dev-2022-751

Recommendations:

1. That the report by Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated, July 12, 2022, to the Brampton Heritage Board Meeting of July 19, 2022 re: Cultural Heritage Assessment Report for Major Transit Station Areas be received; and
2. The findings and recommendations of the report titled Cultural Heritage Assessment Report prepared by WSP Canada Inc. dated July 11, 2022 for Major Transit Station Areas be received.

Overview:

- **WSP Canada Inc. (WSP) was retained by the City of Brampton to conduct a Cultural Heritage Assessment Report (CHAR) for three Study Areas (Study Area 1, 2A and 2B), as part of the Major Transit Station Areas (MTSA) project.**
- **The MTSA includes lands within a 500-800 meter radius of a transit station or stop. They are located primarily along existing or planned transit corridors (e.g. GO Train, Light Rail Transit, Bus Rapid Transit).**
- **MTSAs are typically higher density, mixed-use, transit-supportive neighbourhoods that provide easy access to local amenities, jobs, housing, and recreation opportunities.**
- **The study was undertaken for proactive identification of significant built heritage resources (BHRs) and cultural heritage landscapes (CHLs) to help the City of Brampton identify BHRs and CHLs worthy of inclusion on the City of Brampton's Municipal Register of Cultural Heritage Resources.**
- **The report has identified properties as candidates for designation under Part IV of the Ontario Heritage Act and immediate listing.**

- **Further, the study recommends the Downtown Brampton (SPA7), Brampton Flowertown (SPA6), and the Queen Street Corridor (SPA36) Secondary Plans to be updated to incorporate policies that ensure the long-term viability and presence of significant built heritage resources and cultural heritage landscapes, including the significant heritage character areas.**

Current Situation:

As part of Peel's Region's Municipal Comprehensive Review and recently adopted Regional Official Plan, the Region is required to demonstrate that it has a transit-oriented plan in place to accommodate minimum density targets around planned and existing higher-order transit stations throughout Peel Region. Major Transit Station Areas, or MTSAs, are planned to be vibrant public destinations supporting a mix of uses, a variety of housing types and amenities, and the attraction of new employment and high quality job opportunities in complete, walkable communities.

Brampton's MTSA project is to develop a comprehensive policy and regulatory framework to strategically guide future growth and investment for Brampton's MTSAs to 2051 and beyond. Land use policies, and zoning by-law provisions for the "Primary" stations will be prepared in accordance with the Region's Official Plan. Brampton's MTSA Framework will enable the City to develop a clear vision and the required planning tools for the future of each of its MTSAs.

This Cultural Heritage Assessment Report provides detail of currently known and potential Cultural Heritage Resources located within Queen Street and Centre Street MTSAs. A key goal of the CHAR was to recognize properties that are worthy of designation under Part IV of the Ontario Heritage Act and/or listing within the study area. This information will be used both for transit planning purposes as well as for support in updating the City's heritage register. This exercise would also help in conserving heritage properties and if needed better integrating them with proposed development opportunities planned for designated blocks.

The Cultural Heritage Assessment Report has the following findings and preliminary recommendations:

1. A total of 29 properties have been identified across 3 study area as candidates for designation under Part IV of the Ontario Heritage Act. It is recommended that these resources are evaluated using Ontario Regulation 9/06 of the OHA.
2. A total of 104 Built Heritage Resources (BHRs) within Study Area 1, 65 BHRs within Study Area 2A, and 12 BHRs within Study Area 2B are recommended for immediate listing on the City of Brampton's Municipal Heritage Register.
3. A total of seven Cultural Heritage Landscapes (CHLs) were identified within Study Area 1, they include CHL-1 to CHL-8. Three CHLs (CHL-3, CHL-5 and CHL-8) are listed on the City of Brampton's Municipal Heritage Register. CHL-9 and CHL-10

were identified during the field review within Study Area 2A and 2B, respectively. The CHLs mentioned above should be listed immediately and/ or further evaluated for designation under the Ontario Heritage Act. The CHL locations are represented in the presentation attached to this report as appendix B.

4. The Downtown Brampton, Brampton Flowertown, and the Queen Street Corridor Secondary Plans should be updated to incorporate policies that ensure the long-term viability and presence of significant built heritage resources and cultural heritage landscapes, including the significant heritage character areas.
5. Properties within the identified CHLs should be immediately listed on the City of Brampton's Municipal Heritage Register.

The report is prepared in accordance with the Ministry of Heritage, Sport, Tourism and Culture Industries' A Guide to Cultural Heritage Resources in the Land Use Planning Process (2017), and other relevant provincial guidelines including the Ontario Heritage Toolkit (2006) and Provincial Policy Statement (2020). The CHAR reviewed the City of Brampton's Official Plan (2020).

Corporate Implications:

Financial Implications:

Not applicable.

Other Implications:

Not applicable.

Term of Council Priorities:

This report has been prepared in full consideration of the Term of Council Priorities (2019-2020).

This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report aligns with the following vision:

- **Vision 5:** in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting **in social responsibility**, respect, enjoyment and justice.

Conclusion:

This report conforms to the scope of work provided by the City. Key findings and recommendations provided in the report are professional and thoroughly meets standard and guidelines under Ministry of Heritage, Sport, Tourism and Culture Industries' A Guide to Cultural Heritage Resources in the Land Use Planning Process (2017), and other relevant provincial guidelines. Designation under part IV of the Ontario Heritage Act and Individual and/or Batch listing of properties identified through this report will be prioritized by the Heritage Staff. The recommendation to update Official Plan and Secondary Plans policies will be implemented in consultation with the Policy Team.

Authored by:

Reviewed by:

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Reviewed by:

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Attachments:

Appendix A – Cultural Heritage Assessment Report for Major Transit Station Areas

Appendix B – Presentation on CHAR for MTSAs