

**Date:** 2022-09-12

**Subject:** **Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton, Ward 1**

**Contact:** **Merissa Lompart**  
**Merissa.Lompart@brampton.ca**

**Report Number:** Planning, Bld & Growth Mgt-2022-902

**Recommendations:**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022 to the Brampton Heritage Board Meeting of September 20, 2022, regarding the **Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton, Ward 1** be received; and
2. That the following recommendations as per the Scoped Heritage Impact Assessment by Megan Hobson, CAHP, Built Heritage Consultant dated August 25, 2022, be followed:
  - a. It is recommended that the proposed alterations be supported. Given that the addition will have a separate foundation and roof structure, there are no structural concerns with the proposed alterations. Detailed structural drawings can be reviewed as part of the normal building permit process and no further heritage review is required for these aspects.
  - b. It is recommended that heritage staff review the final cladding material choices prior to the issue of building permits.
  - c. It is recommended that excavations around the c.1850s rubblestone foundation be undertaken in sections so that temporary shoring can be installed if necessary. Due to the fact that this section of the basement was shallow and has already been underpinned with concrete, these concerns are expected to be minor and a Conservation Plan is not required.
  - d. It is recommended that repairs and alterations to the masonry be carried out by an experienced heritage mason using an appropriate lime mortar and that bricks removed to make new openings through the existing masonry

walls be salvaged so they can be used for repairs elsewhere. See page 14 of the Heritage Impact Assessment for more detail on the Salvage locations.

3. That the Heritage Permit application for 1 Isabella Street for the proposed addition and all works related to the addition be approved. See Appendix C for drawings prepared by Erin Zager of EZDimensions.

**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 owner of 1 Isabella Street submitted both a Heritage Permit and a Heritage Impact Assessment for the proposed addition to the rear of the designated property.
- 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 Scoped Heritage Impact Assessment.
- 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:**

1 Isabella Street, or The Pickard House was designated under the *Ontario Heritage Act* in 2010. The architectural significance of the house pertains to its one and a half storey Regency Ontario Cottage.

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 owner applied for a Minor Variance and Heritage Staff requested a scoped Heritage Impact Assessment be completed as the resource is designated. Megan Hobson, CAHP, was retained by the owner to complete a Heritage Impact Assessment.

### **Current Situation:**

The scoped Heritage Impact Assessment requested by Heritage Staff was completed by Megan Hobson, CAHP. Research and Evaluation on the property determined the following:

1. That 1 Isabella Street continues to meet Evaluation Criteria for Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act.

Heritage Staff recommend this report to the Brampton Heritage Board as it meets the City of Brampton's Terms of Reference for scoped Heritage Impact Assessments.

Heritage Staff will continue to work with the applicant to ensure the best outcome for this Heritage Resource. Staff will also update the Brampton Heritage Board as this application progresses. This may be in the form of delegations or staff reports.

### **Corporate Implications:**

None.

### Financial Implications:

None.

### 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:**

It is recommended that the **Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton – Ward 1** be received by the Brampton Heritage Board as being complete, and the heritage permit application be approved.

Authored by:

Reviewed by:

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Merissa Lompart  
Assistant Heritage Planner

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Charlton Carscallen  
Principal Planner/ Supervisor, Heritage

Reviewed by:

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Jeffrey Humble, MCIP, RPP  
Manager, Policy, Program &  
Implementation

**Attachments:**

**Appendix A** – Heritage Impact Assessment dated August 25, 2022 by Megan Hobson, CAHP, Built Heritage Consultant.

**Appendix B** – Heritage Permit Application

**Appendix C** – Architectural Site Plan, existing and concept floor plans and elevations & Heritage plan; proposed concept for rear/ north side addition - provided by Erin Zagar Architectural Designer.

**Appendix D** – Heritage Pathology report - provided by Erin Zagar, EZDimensions, Building Pathologist. A report for the client identifying heritage building component & material issues for remediation. The intent is to address some of the issues within the process of construction and future projects.

