



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

August 25, 2022

**GWD File:**  
**21.2883.00 FAA**

**The Corporation of the City of Brampton**  
**2 Wellington Street West**  
**City of Brampton, Ontario**  
**L6Y 4R2**

**Attention: Mr. Peter Dymond (Co-Chair)**  
**Douglas McLeod (Co-Chair)**  
**Members of Brampton Heritage Board**

**Subject: Application to Amend the Official Plan**  
**(Downtown Brampton Secondary Plan Area 7) and**  
**Zoning By-Law 270-2004; as Amended**  
**22, 24, 26, 28 and 32 John Street**  
**Part of Lots 1, 2 and 3, Concession 1 E.H.S.**  
**Registered Plan BR-22**  
**City of Brampton, Ontario**  
**City File: OZS-2022-0035**  
**Ward 3**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Mario Matteo Silvestro, Mr. Guido D'Alesio and 2088205 Ontario Ltd., the Registered Owners of the lands municipally known as 22, 24, 26, 28 and 32 John Street, in the City of Brampton (hereinafter referred to as the "subject site").

The subject site is located on the northwest corner of John Street and Chapel Street. It is currently occupied by two (2) semi-detached dwellings (4-units) and one (1) single detached dwelling.

Development Application OZS-2022-0035 was filed on June 23, 2022 and is currently under review. The Application establishes land use permissions only and will facilitate the future re-development of the subject site for a 39-storey, 353-unit, residential apartment and student residence with ground floor commercial. On August 22, 2022 City Planning Staff held the required Statutory Public Meeting.

The properties are 'listed' in the City of Brampton's Municipal Register of Cultural Heritage Resources. A Heritage Impact Assessment (HIA) dated August 17, 2022 has been filed in support of the Development Application. The HIA demonstrates that the value of the existing dwellings is considered modest and as such their demolition would have little to no impact. Accessory detached structures were not identified as heritage

---

**GAGNON WALKER DOMES LTD.**

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790  
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556  
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY**  
**CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



attributes which would contribute to its cultural heritage value or interest, their removal is considered to have a negligible impact.

In addition to the HIA a Stage 1-2 Archaeological Assessment conducted on June 16, 2022 did not result in the discovery of any archaeological resources. No further assessment of the subject site is required. The Assessment is being submitted to the Ministry of Tourism, Culture and Sport (MTCS) and will be entered into the Ontario Public Register of Archaeological Reports.

On August 2, 2022 Demolition Permits for all three (3) dwellings were submitted with the City Building Division. The Permits are currently under review, prior to their issuance City Council must approve the demolition of the dwellings.

### **Delegation**

Kindly accept this letter as our formal request to delegate to the August 31, 2022 Heritage Board Meeting for the express purpose of presenting the findings and conclusions of the HIA as prepared by ATA Architects Inc. Furthermore we request that the following recommendations be adopted:

1. That the Heritage Impact Assessment – 22, 24, 26, 28 and 32 John Street, City of Brampton, Ontario dated August 17, 2022 be received;
2. That the Heritage Impact Assessment – 22, 24, 26, 28 and 32 John Street, City of Brampton, Ontario dated August 17, 2022 be deemed complete in accordance with the City's Terms of Reference;
3. That 22, 24, 26, 28 and 32 John Street, City of Brampton, Ontario be removed from the City's Municipal Register of Cultural Heritage Resources as Listed Resources;
4. That City Planning Staff be directed to proceed with the next steps to advance the processing of the demolition permits.

**Yours truly,**



Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner  
[mgagnon@gwdplanners.com](mailto:mgagnon@gwdplanners.com)



Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate  
[mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)

C.c.: M. Silvestro  
G. D'Alesio  
2088205 Ontario Ltd.  
ATA Architects Inc.  
M. Harris, Gagnon Walker Domes Ltd.