



## Minutes

### Brampton Heritage Board

### The Corporation of the City of Brampton

**Tuesday, September 20, 2022**

Members Present: Peter Dymond (Co-Chair)  
Douglas McLeod (Co-Chair)  
Stephen Collie  
Kathryn Fowlston  
Ken Wilde  
Paul Willoughby  
Nick Craniotis  
Roy de Lima  
Keba Tamara Thomas  
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Palvinder Gill  
Janet Millington  
Basavaraj Toranagal  
Daniel Rollings  
Leroy Onuoha

Staff Present: Charlton Carscallen, Principal Planner/Supervisor  
Merissa Lompart, Heritage Planner  
Harsh Padhya, Heritage Planner  
Shelby Swinfield, Heritage Planner  
Tammi Jackson, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:02 p.m., and adjourned at 9:43 p.m.

2. **Approval of Agenda**

**HB053-2022**

That the agenda for the Brampton Heritage Board meeting of September 20, 2022, be approved, as amended as follows:

**To Add:**

10.11 – Discussion re. **30 McLaughlin Road**

**To Withdraw:**

8.1 – Report by Natalie Majda, Assistant Heritage Planner, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1**

Carried

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

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - June 21, 2022

The minutes were considered by the Planning and Development Committee on July 25, 2022 and approved by Council on August 10, 2022. The minutes were provided for the Board's information.

4.2 Minutes - Brampton Heritage Board - August 31, 2022

The minutes were considered by the Planning and Development Committee on September 12, 2022, and approved by Council at a Special meeting held on September 12, 2022. The minutes were provided for the Board's information.

## 5. Consent

Nil

## 6. Presentations\Delegations

- 6.1 Delegation from Michael Gagnon, Gagnon Walker Domes, Marc De Nardis, Gagnon Walker Domes, Mark Driedger and Jason Truelove, ATA Architects Inc. re: Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)

Item 13.1 was brought forward and dealt with at this time.

Michael Gagnon and Marc De Nardis, Gagnon Walker Domes and Mark Driedger and Jason Truelove, ATA Architects Inc provided a detailed overview on the subject matter and responded to questions of clarification from the Board.

Staff provided clarification that the version of the Heritage Impact Assessment report provided by the delegations is an older version from a previous meeting and not the most current report. Staff advised that an updated report will be coming forward to the December 13, 2022 Brampton Heritage Board meeting.

Board discussion on this matter included the following:

- Concerns about the pace in which the project is moving.
- Questions relating to possible damage to surrounding structures during the course of the project
- Suggestion to put the matter on hold for further discussion at the December 13, 2022 Brampton Heritage Board meeting.

The following motion was considered.

### **HB054-2022**

1. That the delegation by Michael Gagnon and Mark DeNardis, Gagnon Walker Domes, and Mark Driedger and Jason Truelove, ATA Architects Inc. re: **Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)** to the Brampton Heritage Board meeting of September 20, 2022 be received; and
2. That the correspondence from Michael Gagnon and Marc De Nardis, Gagnon Walker Domes, to the Brampton Heritage Board Meeting of September 20,

2022, re: **Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)**, be received;

3. That the matter be **deferred** to the December 13, 2022 meeting for further consideration.

Carried

## 6.2 Delegations re: Heritage Impact Assessment, 8265 Churchville Road

Item 9.3 was brought forward and dealt with at this time.

The following delegations addressed the Board and provided an overview on the subject matter, and responded to questions of clarification from Committee:

1. Vanessa Hicks, Planning, Urban Design and Landscape Architecture
2. Marc De Nardis, Gagnon Walker Domes

Board discussion on this matter included the following:

- Clarification that the term 'Buff' refers to the color of the brick and not the make or composition of the brick.
- Clarification that the subject property does not represent the Dutch community and that the name Dutch Colonial is due to its architectural style.
- Indication that staff are looking into the development of a commemoration piece through the City's Commemoration Plan.

The following motion was considered.

### **HB055-2022**

1. That the staff report from Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department re: **Heritage Impact Assessment, 8265 Churchville Road**, to the Brampton Heritage Board Meeting of September 20, 2022, be received; and,
2. That the following recommendations as per the Heritage Impact Assessment by MHBC Planning Urban Design & Landscape Architecture be followed:
  - a. Document the site through photographs to supplement the historic record through the completion of:

- i. A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in [the] Heritage Impact Assessment); and
  - ii. Historical documentation of the property (as provided in [the] Heritage Impact Assessment).
- b. It is recommended that the owner consider demolition companies which separate materials so that bricks which may be re-used are set aside and either sold or donated at the discretion of the owner and/or demolition company as opposed to being deposited as landfill
- c. That bricks be salvaged and safely set aside on-site so that they can be incorporated as landscape features within the proposed development;
  - i. These bricks should be cleaned using gentle methods, such as steam, and mortar should be removed;
  - ii. Bricks should be stacked on pallets and covered with tarps so that they are not damaged through exposure to the elements until they are ready to be re-used;
- d. That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the ultimate development concept;
  - i. Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public pars, brick pillars, columns, or art features;
- e. That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and,
- f. That the details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future through the submission of a Commemoration Plan.
- g. The property should be inspected on-site on a monthly basis to ensure that the dwelling continues to be appropriately boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc.;
- h. The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up

until such a time that the Council of the municipality makes a decision on any forthcoming demolition Application;

- i. Any removal of [existing] boards to ensure that the dwelling is secured should be repaired and replaced immediately.
3. That a Documentation and Salvage Plan be submitted and approved to the issuance of any demolition permit for the dwelling; and,
4. That a Heritage Commemoration Plan be submitted and approved prior to registration of the Draft Plan of Subdivision.
5. That the delegations re: **Heritage Impact Assessment, 8265 Churchville Road**, to the Brampton Heritage Board meeting of September 20, 2022 be received:
  1. Vanessa Hicks, Planning, Urban Design and Landscape Architecture
  2. Marc De Nardis, Gagnon Walker Domes

Carried

## **7. Sub-Committees**

Nil

## **8. Designation Program**

- 8.1 Report by Natalie Majda, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1

**Withdrawn under Approval of Agenda Recommendation HB053-2022**

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

- 9.1 Report re: Presentation of Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 28 Elizabeth Street North (The Haggertlea House) – Ward 1 (File H.EX.)

Harsh Padhya, Heritage Planner, City Planning and Design, Planning, Building and Growth Management Department provided an overview on the subject matter and responded to questions of clarification from Board.

The following motion was considered.

#### **HB056-2022**

1. That the report from Harsh Padhya, Heritage Planner, City Planning and Design, Planning, Building and Growth Management Department re: **Presentation of Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 28 Elizabeth Street North (The Haggertlea House) – Ward 1 (File H.EX. 28 Elizabeth Street North)**, to the Brampton Heritage Board Meeting of September 20, 2022, be received;
2. That the Heritage Impact Assessment of the property at 28 Elizabeth Street North, titled: Heritage Impact Assessment for 31-33 George Street North (including 28 Elizabeth Street North) Brampton, Ontario, prepared by Goldsmith Borgal & Company Ltd. (GBCA) Architects, dated August 11, 2022 and attached as Appendix A to this report (“HIA”) be received and accepted; and,
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner of the property at 28 Elizabeth Street North in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”).

Carried

- 9.2 Report by Merissa Lompart, Assistant Heritage Planner, re: Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton, Ward 1

Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management Department provided an overview on the subject matter, and responded to questions of clarification from Board.

The following motion was considered.

#### **HB057-2022**

1. That the report by Merissa Lompart, Assistant heritage Planner, Planning, Building and Growth Management Department, re: **Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton, Ward 1**, to the Brampton Heritage Board meeting of September 20, 2022, 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.

Carried

- 9.3 Report by Shelby Swinfield, Heritage Planner, re: Heritage Impact Assessment, 8265 Churchville Road

**Dealt with under Item 6.2 - Recommendation HB055-2022**

**10. Other New Business**

- 10.1 Report by Harsh Padhya, Heritage Planner, re: Cultural Heritage Assessment Report for Major Transit Station Areas



Harsh Padhya, Heritage Planner, Planning, Building and Growth Management Department, provided an overview on the subject matter, and responded to questions of clarification from Committee.

The following motion was considered.

**HB058-2022**

1. That the staff report by Harsh Padhya, Heritage Planner, Planning, Building Growth Management Department, re: **Cultural Heritage Assessment Report for Major Transit Station Areas**, to the Brampton Heritage Board Meeting of September 20, 2022 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.

Carried

10.2 Report by Shelby Swinfield, Heritage Planner, re: Cultural Heritage Evaluation Report – Proposed Standalone

Charlton Carscallen, Supervisor, Planning, Building and Growth Management Department, provided background information for the Board pertaining to the subject matter. Mr. Carscallen advised the Board the City of Brampton does not currently have a Terms of Reference specific to documentation and salvage.

Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department, provided an overview on the subject matter, encouraged feedback from Board members and responded to questions of clarification from the Board.

Committee discussion on this matter included the following:

- Question regarding whether an application is deemed not complete when submitted without a Heritage Impact Assessment.
- Clarification that Heritage Impact Assessments are generally completed early on in the application process.
- Clarification that the Terms of Reference would be a guide with respect to preparing a report.
- Question regarding whether the Terms of Reference will include indigenous background for properties within the application.

- Staff clarified that within the evaluation applicants are requested to provide the full scope of research.

The following motion was considered.

#### **HB059-2022**

1. That the staff report from Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department re: **Cultural Heritage Evaluation Report – Proposed Standalone Terms of Reference**, to the Brampton Heritage Board Meeting of September 20, 2022 be received; and,
2. That the Cultural Heritage Evaluation Report Terms of Reference be adopted as the guiding document for the completion of Cultural Heritage Evaluation Reports.

Carried

#### **10.3 Report by Natalie Majda, Assistant Heritage Planner, re: Gage Park Bandstand Plaque and Commemoration Plaque - Update**

Charlton Carscallen, Supervisor, Planning, Building and Growth Management Department provided an overview on the subject matter, and advised that the text and images going on the plaque have been selected. The plaque has been ordered and will arrive in time for the ceremony. Due to timing the ceremony has been postponed to Spring of 2023. Mr. Carscallen advised the Board that staff also engaged with the Brampton Jazz Band for input.

At 9:03 p.m. the Board lost quorum and reconvened at 9:05 p.m.

Board discussion on this matter included the following:

- Request staff bring forward an image of the plaque to a future meeting.
- Clarification that the plaque will be located on an incline
- Suggestion that members review the three location options outlined in the report and provide feedback on their preferred option.

The following motion was considered.

#### **HB060-2022**

1. That the staff report by Natalie Majda, Assistant Heritage Planner, Planning, Building and Growth Management Department, re: **Gage Park Bandstand Plaque and Commemorative Plaque – Update**, to the

Brampton Heritage Board Meeting of September 20, 2022 be received;  
and,

2. That the Heritage Board review suggested plaque locations to determine the most appropriate location for installation.

Carried

#### 10.4 Discussion re: Re-establishment of Research Committee

Staff requested the item be deferred to the December 13, 2022 Brampton Heritage Board meeting.

The following motion was considered.

##### **HB061-2022**

That the following item be **deferred** to the December 13, 2022 meeting of the Brampton Heritage Board:

Discussion re: **Re-establishment of Research Committee**

Carried

#### 10.5 Discussion at the request of Keba Thomas, re: Board Membership Training: Proposing/suggesting that Board Members (existing and future) participate in Anti-Black Racism and Indigenous Awareness training

Keba Thomas, Board Member, expressed the importance for all appointed members (existing and future) to undergo Anti-Black Racism, Indigenous Awareness and other cultural (anti-hate) awareness training and placed the following motion on the floor for consideration:

That Council consider implementing Anti-Black Racism, Indigenous Awareness and other cultural (anti-hate) awareness training, as may be deemed appropriate, for citizen-appointed committee members and staff (existing and future).

The following motion was considered.

##### **HB062-2022**

That Council consider implementing Anti-Black Racism, Indigenous Awareness and other cultural (anti-hate) awareness training, as may be deemed appropriate, for citizen-appointed committee members (existing and future).

Carried

10.6 Discussion at the request of Keba Thomas, Member, re: Honoring Chief James Adjutant - First Nations Recognition and Acknowledgement from the Heritage Board

Keba Thomas, Board Member, expressed the importance that all Council-established committee's open each meeting with the Land Acknowledgment statement and put the following motion on the floor for consideration:

That, it is the position of the Brampton Heritage Board, that Council consider using the Land Acknowledgement statement for each Council-established committee in the new Term of Council.

In response to a question regarding the ratification of Committee motions, Tammi Jackson, Legislative Coordinator, outlined that all minutes pertaining to the Brampton Heritage Board will be forwarded to the Planning and Development Committee for consideration and then proceed to Council for final consideration and ratification.

Due to the time and number of items outstanding for Committee consideration, Regional Councillor Vicente suggested this item and all remaining items listed be deferred to the December 13, 2022 Brampton Heritage Board meeting.

Charlton Carscallen, Supervisor, Planning, Building and Growth Management Department advised that two items 10.9 and 10.10 were time sensitive and required Board consideration.

The Board agreed to consider items 10.9 and 10.10 and to defer the remaining items.

The following motions were considered.

**HB063-2022**

That, it is the position of the Brampton Heritage Board, that Council consider using the Land Acknowledgement statement for each Council-established committee in the new Term of Council.

Carried

**HB064-2022**

That the following items be **deferred** to the December 13, 2022 Brampton Heritage Board meeting:

10.7, 10.8, 10.11, 14.1

Carried

- 10.7 Report by Shelby Swinfield, Heritage Planner, re: Cultural Heritage Evaluation Report – Creation of Standalone Terms of Reference

**Deferred to the December 13, 2022 Brampton Heritage Board Meeting pursuant to Recommendation HB064-2022**

- 10.8 Report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Conservation Plan, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel – Ward 6

**Deferred to the December 13, 2022 Brampton Heritage Board Meeting pursuant to Recommendation HB064-2022**

- 10.9 Report by Shelby Swinfield, Heritage Planner, re: Heritage Permit Application – 7870 Creditview Road

Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department, provided an overview on the subject matter and responded to questions of clarification from the Board.

The following motion was considered.

**HB065-2022**

1. That the report from Shelby Swinfield, Heritage Planner, dated September 6 2022, re: Heritage Permit Application – 7870 Creditview Road, to the Brampton Heritage Board Meeting of September 20, 2022, be received; and,
2. That the Heritage Permit Application for 7870 Creditview Road be approved.

Carried

10.10 Report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 87 Elizabeth Street South –Ward 3

Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management Department, provided an overview on the subject matter and responded to questions of clarification from the Board.

The following motion was considered.

**HB066-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022 to the Brampton Heritage Board Meeting of September 20, 2022, **re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 87 Elizabeth Street South – Ward 3**, be received;
2. That the Heritage Permit application for 87 Elizabeth Street South for the repair of the following be approved:
  - i. Repair and refurbish existing unique architectural attributes including the Kingpost and Vergeboard;
  - ii. Repair and replace reflect boards on the porch gables, and then paint;
  - iii. Repair and refurbish all wooden window boxes and sills;
  - iv. Sand and wash all stucco
  - v. Paint all repair work to ensure period correct colour palette of black and white
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment, or replacement in some cases, of the Kingpost, vergeboard, reflect boards on porch gables, wooden window boxes and sills, stucco, as well as final painting to the period correct colour palette of 87 Elizabeth Street South be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

Carried

10.11 Discussion re. 30 McLaughlin Road

**Deferred to the December 13, 2022 Brampton Heritage Board Meeting pursuant to Recommendation HB064-2022**

**11. Current Heritage Issues**

Nil

**12. Referred/Deferred Items**

12.1 Discussion, re: Inclusion of Land Acknowledgement to Agendas to Recognize First Nations History in Peel

**Dealt with under Item 10.6 - Recommendation HB063-2022**

**13. Correspondence**

13.1 Correspondence from Michael Gagnon, Gagnon Walker Domes, Marc De Nardis, Gagnon Walker Domes, re: Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment,

**Dealt with under Item 6.1 - Recommendation HB054-2022**

**14. Information Items**

14.1 Verbal Update from City Clerk's Office re: Brampton Heritage Board - New Term Of Council and Next Steps

**Deferred to the December 13, 2022 Brampton Heritage Board Meeting pursuant to Recommendation HB064-2022**

**15. Question Period**

Nil

**16. Public Question Period**

Nil

17. **Closed Session**

Nil

18. **Adjournment**

The following motion was considered.

**HB067-2022**

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, December 13, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

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Douglas McLeod (Co-Chair)

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Peter Dymond (Co-Chair)