

Date: 2022-12-06

Subject: 22, 24, 26, 28 and 32 John Street – Heritage Impact Assessment - Ward 3 (File H.EX. 22, 24, 26, 28 and 32 John Street)

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Report Number: Planning, Bld & Growth Mgt-2022-1027

Recommendations:

1. That the report title: Heritage Impact Assessment of the properties at 22, 24, 26, 28 and 32 John Street, Brampton, Ontario, prepared by ATA Architects Inc., dated November 2022 and attached as Appendix A to this report (“HIA”) be received and accepted.

Overview:

- The subject properties currently accommodate five residential units.
- The properties are on the City of Brampton’s Municipal Register of Cultural Heritage Resources, listed for its cultural heritage value or interest.
- The proposal is to develop a new 39-storey building with 353-unit, residential apartment, and student residence with ground floor commercial.
- The proposed development seeks to replace the listed heritage resources on the subject site.
- The Heritage Impact Assessment (HIA) determined that the properties are not worthy of designation. The properties have been evaluated against the criteria prescribed by the Province under Ontario Regulation 9/06 to determine cultural heritage value or interest.
- The HIA recommends mitigation measures including design transition from the surrounding heritage neighbourhood. The potential for relocation of the house on 32 John Street can further be explored by the applicant and the City through further negotiation.
- This report recommends acceptance of the HIA and to further explore the possibility of limiting the impact on heritage resources in the neighbourhood, during site plan application stage.

Current Situation:

The subject property is listed (non-designated) on the Municipal Heritage Register of the City of Brampton. The subject property is not part of a cultural heritage landscape and is located outside of the proposed Main Street South Heritage Conservation District. 22 and 24, 26 and 28 John Street are semi-detached two storey residential buildings currently being rented out to tenants. 32 John Street is a detached two storey residential building currently being rented out to a commercial tenant.

The subject property is surrounded by heritage resources, except the property on the west. The properties are either designated or listed. The list and status of heritage properties directly impacted by the proposal is provided on page 30 of the HIA, attached as Appendix – A to this report.

Proposed Development

The subject properties are proposed to be redeveloped, which includes the demolition of the existing heritage buildings on the site and the new construction of a 39-storey mixed-use condominium building, with three levels of underground parking, 107.5 m² of commercial space, and 353 residential units (student and condominium). The subject site is currently occupied by two (2) semi-detached dwellings (4 units) and one (1) single detached dwelling.

Heritage Impact Assessment

Attached as Appendix A to this report is the Heritage Impact Assessment of 22, 24, 26, 28 and 32 John Street, Brampton, Ontario, prepared by ATA Architects Inc. This HIA was completed by the heritage consultant retained by the owners of 22, 24, 26, 28 and 32 John Street and was received as part of the submission material for the Planning Application. The HIA for the property meets the City of Brampton's HIA terms of reference. The report determines that none of the properties meet the criteria for designation under part IV of the Ontario Heritage Act.

The following conclusions found within the HIA are received by Staff:

- Based on the site visit to review the building and the historical research undertaken, the Author of the HIA report concludes that the properties at 22, 24, 26, 28 & 32 John Street, Brampton do not demonstrate significant historical, architectural, and contextual value to warrant designation.
- In the context of the proposed development, the heritage properties will be demolished. It is strongly recommended and encouraged that any elements of heritage value be salvaged prior to and during demolition.
- As a mitigation measure, the podium of the new development should have stronger connections to the Armoury, Carnegie library and heritage character of the area. This can be achieved by such means as distinct definitions in the podium and the use of symmetry and rhythm that will speak more to the heritage context and make the design more sympathetic to its heritage context.

- Use of sympathetic materials and details will further increase the connection with the surrounding heritage context.
- Additional documentation of the existing buildings should be undertaken and documented (i.e. floor plans, elevations, sections and site plan) should be prepared of the existing conditions to be provided to the heritage department and possibly PAMA if desired for the City's records.
- 32 John Street has unique and character defining elements. The report outlines a possibility of relocating the building to another site. There is potential opportunity for negotiation between the Client and the City to find an acceptable solution to both parties.
- The report further elaborates impacts on adjacent heritage resources including Federally designated *Brampton Armoury*. The impacts are evaluated in terms of shadow, vibrations caused by excavation and construction, arrangements for proper monitoring and prominent views of heritage properties in the neighbourhood. These impacts, if warranted, should be subsequently addressed at site plan stage.

Corporate Implications:

Financial Implications:

There are no financial implications resulting from the adoption of the recommendations in this report.

Other Implications:

Not applicable.

Term of Council Priorities:

This report has been prepared in full consideration of the Term of Council Priorities (2018-2022). 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:

Heritage planning staff reviewed the application and submission material for conformity with the Ontario Heritage Act, the Planning Act, the Provincial Policy Statement (2020), the Cultural Heritage Policies of the City’s Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada. The report meets the City of Brampton HIA terms of reference and is deemed complete.

Heritage Staff concurs with the HIA. This report also recommends that the attached Heritage Impact Assessment (“HIA”) be received and accepted.

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Attachments:

Appendix A – Heritage Impact Assessment - 22, 24, 26, 28 and 32 John Street