

Date: 2023-01-25

Subject: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 63 Elizabeth St S –Ward 3

Contact: Anastasia Abrazhevich, Assistant Heritage Planner
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Report Number: Planning, Bld & Growth Mgt-2023-147

Recommendations:

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated January 25, 2023 to the Brampton Heritage Board Meeting of February 21, 2023, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application –63 Elizabeth St S– Ward 3**, be received;
2. That the Heritage Permit application for 63 Elizabeth Street South to repair the windows in the sunroom and basement window be approved.
3. That the Designated Heritage Property Incentive Grant application for the repair of the roof and re-shingling of 63 Elizabeth St S be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City upon Council approval to support the Grant.

Overview:

- **The property at 63 Elizabeth Street South is designated under Part IV of the Ontario Heritage Act.**
- **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.**
- **This report recommends the approval of the Heritage Permit be subject to the condition that if any heritage attribute is damaged beyond repair, it will be replaced in-kind.**

- **This report recommends the approval of the Heritage Permit application and Designated Heritage Property Incentive Grant application.**
- **This report meets Term of Council Priorities through building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.**

Background:

The property at 63 Elizabeth Street South contains the William Coggins House, and is designated under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest pursuant to Designation By-law 127-2011.

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 City of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to \$10,000 for eligible conservation work to owners of properties designated under Part IV or V of the *Ontario Heritage Act*. The program is designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.

Current Situation:

The owner of 63 Elizabeth St S has submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for repair and refurbishment, or replacement in some cases, of the windows to triple-pane vinyl in the sunroom (currently being used as an office) and the basement window in order to provide adequate insulation. Currently, the wood-frame windows are rotting and moisture is entering the building and the existing single-pane windows do not adequately insulate and protect the building. The existing elements that require repair are deteriorating and without intervention will continue to deteriorate to the point of failure.

Ongoing maintenance of any property is a requirement for longevity, and as an important heritage resource this maintenance is critical for 63 Elizabeth St S.

The Designated Heritage Incentive Grant By-law requires two quotes for all proposed work. The owner has submitted the necessary quotes involving the same scope of work for each item with a total of two (2) quotes.

Heritage staff have reviewed the Heritage Permit and Heritage Grant Application applications. The installation of new retrofitted windows to replace the deteriorated wooden windows is sympathetic to the design of the porch and will provide adequate insulation and energy efficiency to preserve the existing heritage building.

Heritage staff recommends approval of the Heritage Permit Application and Heritage Incentive Grant Application.

Corporate Implications:

Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to \$10,000 for the subject grant application will be funded from the 2022 Operating Budget for the heritage program. There are sufficient funds available in this account for the subject property

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:

The Heritage Permit process and incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton's cultural heritage assets and encourage private investment in these properties. The Grant application for 63 Elizabeth St S proposes the retrofitting of windows in the sunroom and basement, which will help to preserve the condition and integrity of this historic home. It is recommended that the Heritage Permit and Heritage Grant Application be approved.

Authored by:



Anastasia Abrazhevich
Assistant Heritage Planner

Reviewed by:



Charlton Carscallen
Principal Planner/Supervisor Heritage

Approved by:

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

Approved by:

Henrik Zbogor, MCIP, RPP Director, City
Planning & Design

Attachments:

Appendix A – Heritage Incentive Grant Application

Appendix B – Heritage Permit Application

Appendix C – Supporting Photos

Appendix D – Quotes

Appendix E – 63 Elizabeth St S- Designation By-Law 127-2011