

Date: 2023-01-25

Subject: Heritage Permit Application and Designated Heritage Property Incentive Grant Application –249 Main St N–Ward 1

Contact: Anastasia Abrazhevich, Assistant Heritage Planner
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Report Number: Planning, Bld & Growth Mgt-2023-144

Recommendations:

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Planning and Development Services, 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 – 249 Main Street North – Ward 1 be received;
2. That the Heritage Permit and Heritage Incentive Grant application for 249 Main Street North for the restoration of the interior decorative archway, restoration of interior decorative elements including ceiling medallions, and restoration of four decorative dove moldings and the addition of a new exterior steel staircase at the back of the building be approved, subject to the following conditions:
 - a. That the proposed works be conducted by a qualified heritage contractor with demonstrated experience working with heritage properties to the satisfaction of Heritage staff;
 - b. That the applicant confirm the proposed cleaning and restoration methods for the decorative interior archway, ornamental ceiling, and installation of the steel staircase to the satisfaction of Heritage staff;
3. That the Designated Heritage Property Incentive Grant application for the restoration of the interior alterations, and the exterior addition of a new steel staircase at the back of the building 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's approval to support the Grant.

Overview:

- **The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.**
- **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 municipal Council in the form of a Heritage Permit.**
- **249 Main Street North was designated on March 8, 2012, with City of Brampton By-Law 57-2012, under the *Ontario Heritage Act Part IV*.**
- **A Heritage Permit was issued in August 2018. However, the work was not completed at that time and the permit has expired. A new heritage permit is being issued to allow the work to be completed.**
- **This report recommends that 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 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:

The property at 249 Main Street North is designated under Part IV of the Ontario Heritage Act and contains the Ethel Dale House. The property was designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest pursuant to By-law 57-2012.

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.

Previously, Council approved the heritage permit through Resolution HB062-2018 dated August 21, 2018. The work identified through that permit was not completed and the permit expired. The issuance of this new heritage permit will ensure the project is completed and meets deadlines, and the grant ensures that the interior heritage resources will be preserved during the construction phases.

Current Situation:

As exhibited in the attached Heritage Conservation Proposal and application, the proposed work includes the restoration and repair of windows and doors on all building elevations; restoration and repair of half-round transom window above the front door; reinstatement of windows on the rear façade and basement level; restoration and repair of the front brick porch; restoration of interior decorative archway, ornamental ceiling and red-wood stairs; front landscaping; repair of the existing circular driveway; installation of brick in rear façade opening; exterior masonry cleaning and paint stripping; selective repointing and brick replacement on all elevations; and, repair of existing asphalt shingle roof and eaves.

The owner has concurrently submitted a Façade Improvement Program Application and Building Improvement Program Application for the property.

Interior

The Heritage Permit application proposes to clean and restore the decorative interior archway, ornamental ceiling and central red-wood staircase on the first storey. This proposed work would restore the resource's identified interior heritage attributes.

Exterior

The Heritage Permit application proposes to meet building code standards to install a steel staircase on the rear of the building to support access to residential apartment dwelling units.

In order to complete construction and meet project deadlines a new heritage permit must be issued urgently, and a heritage incentive grant will help to offset the high costs associated with the preservation of interior and exterior heritage resources.

The existing elements proposed for repair are deteriorating and without intervention, will deteriorate significantly over time. Currently, due to this being a time-sensitive project, heritage staff have issued an emergency heritage permit for this repair. This permission

allows for the construction of the stairs platform so the holes that were previously dug will not get filled with snow, and to comply with the Building Division's request for heritage approval in order to proceed with construction. Further, the construction of the stairs at the rear of the building is required to comply with existing fire and building codes.

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 for interior restorations. The first quote shows an estimate for restoring the heritage resources to a sufficient standard. The second quote shows an estimate for the complete restoration of heritage resources to a higher standard. Heritage staff, therefore, recommends the 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 2023 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 application and associated Designated Heritage Incentive Grant application offer funds to cover half of the cost of eligible conservation work up to a maximum of \$10,000.00, subject to available funding, on the condition that the property owner matches the grant.

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 249 Main St N proposes the repair and refurbishment of the interior heritage features and the addition of the exterior steel staircase to meet building code and fire code standards. It is recommended that the Heritage Permit and Heritage Grant Application be approved.

Authored by:



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Reviewed by:



Charlton Carscallen
Principal Planner/Supervisor Heritage

Approved by:

Jeffrey Humble, MCIP, RPP
Manager, Policy, Program &
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Approved by:

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

Attachments:

Appendix A – Heritage Incentive Grant Application

Appendix B – Heritage Permit Application

Appendix C – Supporting Photos

Appendix D – Architectural Drawings

Appendix E – Quotation, Job Description, and Specifications – 249 Main St N

Appendix F– 249 Main St N- Designation By-Law 57-2012