

Date: 2023-02-21

Subject: **16 West Street, Heritage Impact Assessment– Ward 1**

Contact: Merissa Lompart, Assistant Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-220

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 21, 2023 re: **16 West Street, Heritage Impact Assessment – Ward 1**, be received;
2. That the Brampton Heritage Board received the Heritage Impact Assessment, and addendum dated September 28, 2022 and February 3, 2023 respectively, authored by Megan Hobson, CAHP, and;
3. That the following recommendations as outlined in the Heritage Impact Assessment be followed by the proponent in their building permit submission to the City:
 - I. That a landscape plan for the front yard include landscape elements such as hedging, shrubs or small specimen trees that provide screening adjacent to the heritage building at 12 West Street
 - II. That a revised design for the front elevation be prepared that follows the design direction provided in the Heritage Impact Assessment addendum.

Overview:

- **16 West Street, is neither Listed nor Designated under the Ontario Heritage Act, but is adjacent and near to multiple listed resources.**
- **A Heritage Impact Assessment and Archaeological Assessment was requested as part of the proponent’s Site Plan Application to the City SPA-2021-0204.**
- **Megan Hobson, Built Heritage Consultant and CAHP member was retained to complete the Heritage Impact Assessment.**
- **City of Brampton Heritage Staff are seeking approval for this Heritage Impact Assessment to be received by the Brampton Heritage Board.**

Background:

The original Site Plan Application submission to the City was on September 10, 2021. Heritage Staff requested both an Archaeological Assessment and a Heritage Impact Assessment. The Heritage Impact Assessment (HIA) was requested due to the proximity of one listed property and the context of the neighbourhood which contains several other listed resources.

The proponent retained Megan Hobson, Built Heritage Consultant, CAHP, to complete the Heritage Impact Assessment.

Current Situation:

Heritage Staff received the Heritage Impact Assessment on September 28, 2022. Upon review, it was determined that this first submission did not meet City of Brampton Terms of Reference for Heritage Impact Assessments. Heritage Staff responded with comments to bring the HIA up to Terms of Reference standards. On February 3, 2023 the proponent submitted an addendum to the original HIA, to the satisfaction of Heritage Staff.

The Heritage Impact Assessment stated the following:

It is recommended that the following be provided to heritage staff for final approval, prior to the issue of building permits:

- 1. a landscape plan for the front yard that includes landscape elements such as hedging, shrubs or small specimen trees that provide screening adjacent to the heritage building at 12 West Street*
- 2. a revised design for the front elevation that is more sympathetic to adjacent heritage buildings.*

The report notes the following recommended design elements for the front façade and provides visual examples for reference.

- o street-oriented entrances*
- o articulated massing including projecting bays and front porches*
- o variation in cladding materials (stone & brick, brick & wood siding or shingle, brick & stucco)*
- o traditional hipped or gable roof forms*
- o traditional wall-to-window ratios*
- o single or grouped windows with sill & lintel details*

Heritage Staff recommend that the Brampton Heritage Board approve the Heritage Impact Assessment as being complete.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This report aligns with the term of council priority of a well-run city by following procedures and Terms of Reference, while also meeting the council priority of a Mosaic by supporting new infill while respecting the history of the city.

Conclusion:

Heritage Staff recommend that the Brampton Heritage Board approve the Heritage Impact Assessment for 16 West Street as being complete.

Authored by:

Reviewed by:

Merissa Lompart
Assistant Heritage Planner
Integrated City Planning

Henrik Zbogar, RPP, MCIP
(Acting) Director, Integrated City Planning

Approved by

Submitted by:

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building &
Growth Management

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1 – Heritage Impact Assessment dated September 28, 2022
- Attachment 2 – Addendum to Heritage Impact Assessment dated February 3, 2023