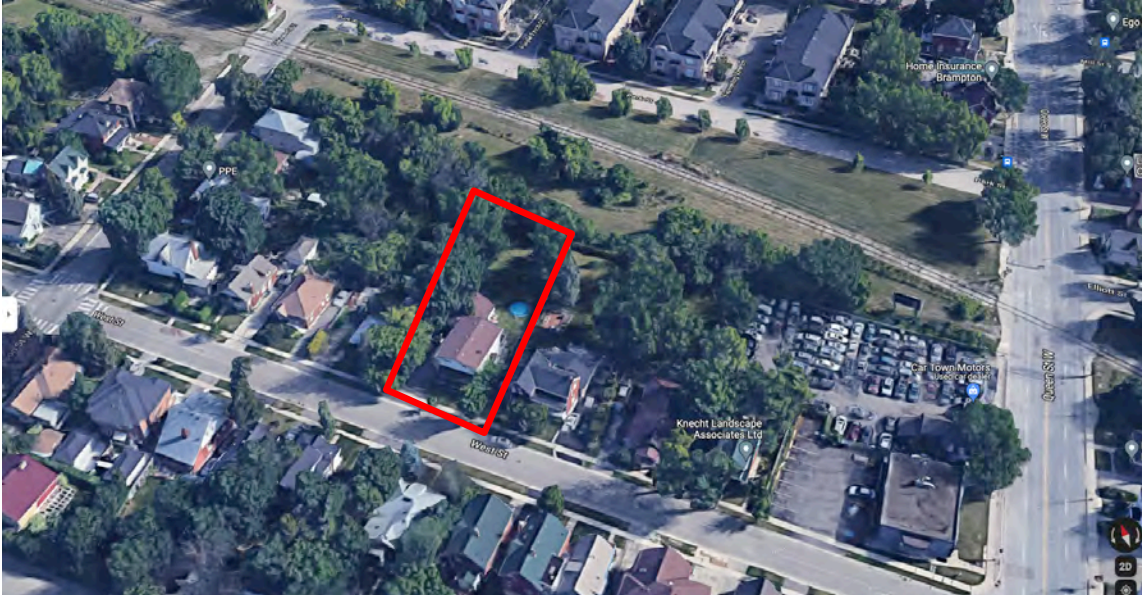


# HIA Addendum



16 WEST STREET, BRAMPTON, ON

03 FEB 2023

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Megan Hobson Consulting was retained by Archaeological Consultants Canada (ACC) to provide an Addendum to a previous HIA for 16 West Street (Hobson 28 Sep 2022). The purpose of this Addendum is to provide additional information about the advantages and disadvantages of proposed mitigation measures not provided in the previous report.

The previous HIA identified indirect impacts to a previously unidentified heritage building adjacent to the subject property at 12 West Street. In general, the previous HIA concluded that the proposed 2-storey, 4-plex building form with a hipped roof was a suitable type of infill within a streetscape that contains primarily 1.5-2.5 dwellings including several with heritage interest. It was recommended that the proponent consider mitigation in the form of an alternative option that would provide a physical and visual buffer between the new development and the adjacent heritage building at 12 West Street and better reflect the historic character of the area. A preferred option would include the following:

1. a revised orientation & setback that maintains the orientation and setback of adjacent heritage buildings
2. relocation of the driveway to the south side of the lot to provide a greater separation between the proposed 4-plex and the adjacent heritage building at 12 West Street
3. a revised design for the front elevation that better reflects the materials and design elements of adjacent heritage buildings

An analysis of the advantages and disadvantages of the proposed mitigation measures is provided in the table below:

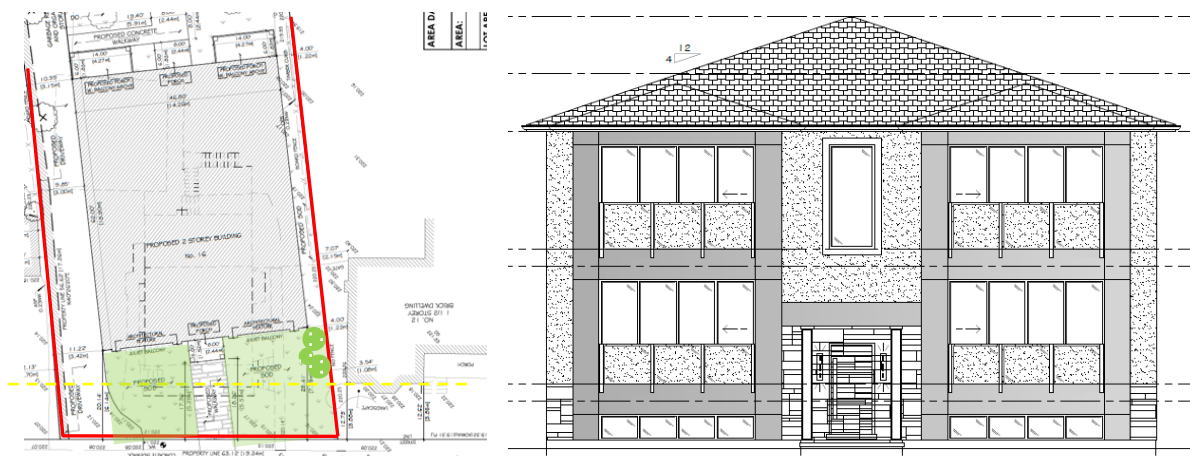
PROPOSED MITIGATION MEASURE	ADVANTAGES	DISADVANTAGES	RECOMMENDATION
Revised orientation & setback	Maintains the existing lot pattern and streetwall.	Due to the skewed angle of the side lot lines, the proponent is unable to match the setback without decreasing the size of the building, or not adhering to the City of Brampton driveway requirements.	The proposed building is slightly skewed but still maintains a front setback that is equal or greater than the setback of adjacent heritage buildings, so negative visual impacts are considered minor. Therefore, landscape elements adjacent to the heritage building at 12 West Street can be utilized to minimize visual impacts.
Relocation of the driveway	Provides a physical and visual buffer between the new development and the adjacent heritage building at 12 West Street.	Relocating the driveway to the south side of the lot would require removal of a mature trees located on the City of Brampton boulevard.	The existing mature tree in the municipal boulevard contributes to the tree canopy and the character of the area and should be maintained. Therefore, relocating the driveway is not a good alternative

		The proposed location on the north side is in line with the driveway of a two-story (four-plex) dwelling across the street; ensuring traffic from the road is not staggered. Relocating the driveway entrance to the south would disrupt traffic flow and may have safety concerns.	option and is not recommended.
Revised design for the front elevation	More compatible with the existing character of the area.	There are no disadvantages.	The elevation drawing does not show a high level of detail and the materials are not identified. A more detailed drawing and further refinement of the front elevation is recommended. See attached design examples for reference.

Recommendations:

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



Left: FRONT SETBACK  
Right: FRONT ELEVATION

use vegetation to provide screening adjacent to the 12 West Street  
consider alternative material choices & architectural detailing



16 West Street  
Existing municipal tree to be retained

12 West Street

2020

Design elements:

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

DESIGN EXAMPLES:

2-storey 4-plex apartment



Historic examples



Contemporary examples