

Date: 2023-02-15

Subject: **Heritage Impact Assessment – 21 Nelson Street West, Brampton Centre for Innovation (BCFI) – Ward 1 (File # PRE-2022-0101)**

Contact: Harsh Padhya, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-204

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of March 21, 2023 re: **Heritage Impact Assessment – 21 Nelson Street West, Brampton Centre for Innovation (BCFI) – Ward 1** be received;
2. That the Heritage Impact Assessment of the property at 21 Nelson Street West, titled: *Scoped Heritage Impact Assessment, 21 Nelson Street West, City of Brampton, Ontario*, prepared by Parslow Heritage Consultancy Inc. (PHC), dated February 15, 2023 attached as Appendix A to this report be received and that the recommendations for proposed mitigation measures be approved and accepted.

Overview:

- The City of Brampton is proposing to redevelop the Subject Property for the Brampton Centre for Innovation (BCFI).
- The Subject Property is not currently listed or designated per the City of Brampton’s Municipal Register of Cultural Heritage Resources.
- 21 Nelson Street West is currently vacant and surrounded by construction hoarding.
- The Heritage Impact Assessment (HIA) was prepared in advance of the redevelopment of the property, given proximity to other listed/designated heritage resources in the vicinity.
- The report concludes that the development as proposed poses no direct impact to any identified heritage resources or properties.
- Recommendations are made to avoid indirect impacts (e.g., vibrations) to adjacent heritage properties facing Main Street North.

Background:

21 Nelson Street West is located on the southeast side of Nelson Street West, between Main Street North and George Street North. The property is currently vacant and surrounded by construction hoarding. The Subject Property is not currently listed or designated per the City of Brampton's Municipal Register of Cultural Heritage Resources. However, the City of Brampton Municipal Register of Cultural Heritage Resources indicates that the Subject Property is in proximity (within 100 m) to nine listed and/or designated properties. These are provided on page 1 of the HIA (Appendix A).

The Subject Property is located within a highly urbanized area comprising a mix of architectural styles and ranging in size from two-storey historic buildings to 30+ storey modern structures. Land use in the immediate area includes a mix of residential and commercial.

Current Situation:

Proposed Development:

The City of Brampton is proposing to redevelop the Subject Property into the Brampton Centre for Innovation (BCFI). The BCFI is a proposed 256,000 square-foot project in downtown Brampton, bounded by George Street, Nelson Street, and Diplock Lane. The proposed building is pushed close to the lot boundaries on all sides. However, it leaves room for generous sidewalks along George and Nelson, as well as a pedestrian connection to Diplock Lane at the rear of the building, adjacent the existing parking structure at the centre of the block.

The City of Brampton has met with Toronto Regional Conservation Authority (TRCA); TRCA agreed that designing to a minimum of 350-year event as per the SPA policies is acceptable. As such, the Centre for Innovation may be designed at grade.

Mitigation Options

The proposed BCFI development poses no direct impact to any identified heritage resources or properties (listed or designated). While the BCFI is adjacent to listed properties located at 63-71, 73 and 75 Main Street North, the proposed development will have no impact on the Main Street North exposures of any of these properties. The proposed BCFI will be fully separated from all adjacent listed heritage properties by Diplock Lane. Diplock Lane will be maintained by the proposed redevelopment and will continue to separate the proposed BCFI from the listed properties fronting onto Main Street North.

Heritage Staff concurs to the following recommendations made to protect the listed heritage properties adjacent the Subject Property:

1. A vibration assessment should be undertaken prior to the commencement of construction so that a “zone of influence” can be established, and appropriate on-site monitoring or mitigation measures can be put in place during construction activities. Mitigation measures may include vibration monitoring of 63-71, 73 or 75 Main Street North during ground disturbances and high impact construction activities. Vibration assessment would determine if and what mitigation measures would be appropriate. It is recommended that 31-45 Main Street North also be included in the vibration assessment.
2. For listed heritage properties that abut the Subject Property, the property limits of 63-71, 73 and 75 Main Street North should be clearly delineated on all construction documents and formal no-go instructions should be issued to all site personnel.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This project covers the Green Term of Council Priorities by promoting re-use and restoration, the more sustainable option.

Conclusion:

It is recommended that the Heritage Impact Assessment for 21 Nelson Street West be received by the Brampton Heritage Board as being complete.

Authored by:

HAPadhya

Harsh Padhya

Reviewed by:

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Submitted by:

Approved by:

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building
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Marlon Kallideen
Chief Administrative Officer

Attachments:

Appendix A – Heritage Impact Assessment, 21 Nelson St W, February 2023