



## Minutes

### Brampton Heritage Board

### The Corporation of the City of Brampton

**Tuesday, October 20, 2020**

**Members Present:** Peter Dymond (Co-Chair)  
Douglas McLeod (Co-Chair)  
Kathryn Fowlston  
Palvinder Gill  
Yugeshwar Singh Kaushal  
Peter Robertson  
Paul Willoughby  
Regional Councillor P. Vicente – Wards 1 and 5

**Members Absent:** Stephen Collie (regrets)  
Janet Millington (regrets)  
Vipul Shah (regrets)  
Basavaraj Toranagal (regrets)  
Ken Wilde (regrets)

**Staff Present:** Planning, Building and Economic Development:  
B. Bjerke, Director, Policy Planning  
J. Humble, Manager, Land Use Policy  
P. Doucet, Heritage Planner  
C. Jasinski, Heritage Planner  
H. Padhya, Assistant Heritage Planner  
A. Martins, Assistant Heritage Planner  
Legislative Services:  
P. Fay, City Clerk  
T. Brenton, Legislative Coordinator

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### 1. Call to Order

The meeting was called to order at 7:30 p.m. and adjourned at 8:58 p.m.

### 2. Approval of Agenda

The following motion was considered.

#### **HB025-2020**

That the agenda for the Brampton Heritage Board Meeting of October 20, 2020 be approved as published and circulated.

Carried

### 3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

### 4. Previous Minutes

#### 4.1 Minutes – Brampton Heritage Board – August 18, 2020

The minutes were considered by the Planning and Development Committee on September 14, 2020, and the recommendations were approved by Council on September 16, 2020. The minutes were provided for the Board's information.

### 5. Consent

Nil

### 6. Presentations\Delegations

#### 6.1 Delegation from Rob El-Sayed, Church of Archangel Michael and St. Tekla, re: Request for Delisting the Heritage Property located at 12061 Hurontario Street (Snelgrove Baptist Church) – Ward 2

Rob El-Sayed, in attendance with members of the Coptic Church Board, requested the Board's support for delisting of 12061 Hurontario Street. Mr. El-Sayed presented aerial views of the property, provided information on the

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development of the property, including agreements with the City and the Region of Peel, and outlined the reasons for his request.

Mr. El-Sayed responded to questions of clarification from the Board.

In response to questions from the Board, staff provided the following:

- indication that the property is designated under Part IV of the *Ontario Heritage Act*
- information on the process for removal of a heritage designation and confirmation that a formal request for removal of designation has not been received by the City
- details on staff's discussions to date with the property owners
- confirmation of staff's willingness to continue working with the property owners to address their concerns, and toward potential adaptive reuse of the heritage resource

Board consideration of this matter included a request for more information on the subject heritage resource, including photographs, and a proposed motion to receive the delegation and request that staff report back in early 2021 with the requested information.

Staff clarified that the report would not address the request for removal of the heritage designation from the property, given that a formal request has not been received by the City.

The following motion was considered.

### **HB026-2020**

1. That the delegation from Rob El-Sayed, Church of Archangel Michael and St. Tekla, re: **Request for Delisting the Heritage Property located at 12061 Hurontario Street (Snelgrove Baptist Church) – Ward 2**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,
2. That staff report back to the Board in early 2021 with information on the subject property, to include photographs.

Carried

- 6.2 Delegation from Mark Jachecki, property owner, re: Heritage Incentive Grant Increase for Window Replacement – 87 Elizabeth Street South – Ward 3

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Mark Jachecki, property owner, 87 Elizabeth Street South, referenced his delegation to the Board on August 18, 2020, at which time he requested that the City review the maximum incentive grant amount, with a view to increasing it to keep up with inflation and be more in line with other municipalities like Toronto and Mississauga.

Mr. Jachecki highlighted the costs for window replacement for his property and requested the Board's consideration for an increased grant amount, given the recommendations outlined in the staff report (Item 11.3) for this project.

Item 11.3 was brought forward and dealt with at this time.

Harsh Padhya, Assistant Heritage Planner, Planning Building and Economic Development, provided an overview of staff report Item 11.3. Mr. Padhya noted that the current by-law does not allow for an increased grant amount for window replacement at 87 Elizabeth Street South, and indicated that staff would work with Mr. Jachecki for a potential increased grant amount should staff's recommendations be approved and the proposed by-law be passed by Council.

The following motions were considered.

### **HB027-2020**

1. That the delegation from Mark Jachecki, property owner, re: **Heritage Incentive Grant Increase for Window Replacement – 87 Elizabeth Street South – Ward 3**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,
2. That the request from Mr. Jachecki for consideration of an increased grant amount for window replacement at 87 Elizabeth Street South be **referred** to staff for consideration.

Carried

### **HB028-2020**

1. That the report titled: Recommendation Report: Designated Heritage Property Incentive Grant Increase and Update to the Designated Heritage Property incentive Grant By-Law and Application Kit, to the Brampton Heritage Board Meeting of October 20, 2020, be received;
2. That the increase in the Designated Heritage Property Incentive Grant to a maximum matching grant of \$10,000 be approved;

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3. That the Designated Heritage Property Incentive Grant funds be moved to a capital account in the Policy Planning budget; and
4. That Council pass the by-law amending By-law 266-2011, attached as Appendix D.

Carried

- 6.3 Delegation from David Eckler, AREA Architects, re: Item 11.2 – Staff Report re: Heritage Permit Application and Revised Designation Report for 23 Centre Street South – Ward 3

David Eckler, AREA Architects, referenced the documentation, including two sets of documents from AREA Architects, outlined in staff report Item 11.2 regarding the Heritage Permit Application and Revised Designation Report for 23 Centre Street South. Mr. Eckler confirmed that the applicants are in support of the recommendations in the staff report.

Item 11.2 was brought forward and dealt with at this time.

Cassandra Jasinski, Heritage Planner, Planning, Building and Economic Development, provided an overview of the staff report. Ms. Jasinski proposed a revision to staff recommendation 2 a) iii, as follows:

"2 a) iii Provide financial securities as specified in the Heritage Conservation Plan in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Building Protection Plan and Heritage Conservation Plan; and,"

The following motions were considered.

### **HB029-2020**

That the delegation from David Eckler, AREA Architects, re: **Item 11.2 – Staff Report re: Heritage Permit Application and Revised Designation Report for 23 Centre Street South – Ward 3**, to the Brampton Heritage Board Meeting of October 20, 2020, be received.

Carried

### **HB030-2020**

1. That the report titled: **Recommendation Report: Heritage Permit Application for the Removal of the Kitchen Tail and Conservation of the**

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**Remainder of the Dwelling at 23 Centre Street South (Kilpatrick-Young House) and Demolition of Outbuildings on the Property and Revised Designation Report – 23 Centre Street South - Ward 3** (HE.x 23 Centre Street South), to the Brampton Heritage Board meeting of October 20, 2020, be received;

2. That the Heritage Permit application for the removal of the kitchen tail and conservation of the remainder of the dwelling known as the Kilpatrick-Young House be approved in accordance with Section 33 of the Ontario Heritage Act (the “Act”) subject to the following terms and conditions:

a. That prior to the issuance of site plan approval and any heritage permit or building permit, including a demolition permit, for the works associated with this heritage permit, the Owner shall:

i. Provide a Heritage Conservation Plan, prepared by a qualified heritage consultant and to the satisfaction of the Brampton Heritage Board and the Director of Policy Planning, in support of a subsequent heritage permit application for the conservation of the dwelling at 23 Centre Street South known as the Kilpatrick-Young House;

ii. Provide measured drawings and photo documentation of the interior and exterior portion of the building to be removed to the satisfaction of the Director of Policy Planning and for submission to the Archives at the Peel Art Gallery Museum and Archives (PAMA);

iii Provide financial securities as specified in the Heritage Conservation Plan in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Building Protection Plan and Heritage Conservation Plan; and,

iv. Enter into a Heritage Easement Agreement (the “HEA”) with respect to the conservation of the Kilpatrick-Young House with the City, with content satisfactory to the Commissioner of Planning and Development Services, and in a form satisfactory to the City Solicitor.

b. That prior to the release of financial securities, the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed,

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- and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services; and,
- c. That the owner notify Heritage Planning staff of the removal date for the kitchen tail so that Heritage staff can be in attendance.
  - d. That until such time as the conservation work on the property at 23 Centre Street South can be completed, the owner ensure that the Property Standards By-law, as amended, is adhered to.
3. That the Heritage Impact Assessment (the “HIA”) prepared by AREA Architects, attached as Appendix B to this report, be received and that the recommendations/mitigation options contained therein be approved.
  4. That the Notice of Intention to Designate 23 Centre Street South be withdrawn in order to facilitate for the issuance of a new Notice of Intention to Designate with a revised statement of cultural heritage value and heritage attributes.
  5. That staff be authorized to publish and serve the Notice of Withdrawal to Designate the property at 23 Centre Street South in accordance with the requirements of the Act.
  6. That the revised Designation Report for 23 Centre Street South, attached as Appendix D to this report, be approved.
  7. That the designation of the property at 23 Centre Street South under Part IV, Section 29 of the Act be approved;
  8. That staff be authorized to publish and serve the revised Notice of Intention to designate the property at 23 Centre Street South in accordance with the requirements of the Act;
  9. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
  10. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

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11. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

Carried

### 7. Sub-Committees

Nil

### 8. Designation Program

Nil

### 9. Heritage Impact Assessment (HIA)

Nil

### 10. Correspondence

- 10.1 Correspondence from Krista Hulshof, Vice President, Ontario Barn Preservation, re: Preservation of Barns in Ontario

The following motion was considered.

#### **HB031-2020**

That the correspondence from Krista Hulshof, Vice President, Ontario Barn Preservation, re: **Preservation of Barns in Ontario**, to the Brampton Heritage Board Meeting of October 20, 2020, be received.

Carried

### 11. Other/New Business

- 11.1 Verbal Advisory from Paul Willoughby, Board Member, re: Riverwalk Urban Design Master Plan – Community Liaison Team

Paul Willoughby, Board Member, provided information on the City's Riverwalk project. Mr. Willoughby requested the Board's support for his participation as the Board's representative on the Community Liaison Team.



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At the request of the Board, Alex Taranu, Senior Advisor, Architectural Design Services, Public Works and Engineering, provided additional information on the Riverwalk project, which included details on the Environmental Assessment, a Public Information Session held on October 1, 2020, timelines for the detailed design, and funding requirements from other levels of government.

Mr. Taranu encouraged Board Members to review information on this project on the City's website at [www.brampton.ca/riverwalk](http://www.brampton.ca/riverwalk) and to complete the survey at [www.surveymonkey.com/r/riverwalk-udmp](http://www.surveymonkey.com/r/riverwalk-udmp).

The following motion was considered.

### **HB032-2020**

1. That the verbal advisory from Paul Willoughby, Board Member, re: **Riverwalk Urban Design Master Plan - Community Liaison Team**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,
2. That Paul Willoughby be named the Board's representative on the Riverwalk Urban Design Master Plan - Community Liaison Team.

Carried

- 11.2 Staff Report re: Heritage Permit Application and Revised Designation Report for 23 Centre Street South – Ward 3

### **Dealt with under Item 6.3 – Recommendation HB030-2020**

See also Recommendation HB029-2020

- 11.3 Staff Report re: Designated Heritage Property Incentive Grant Increase and Update to the Designated Heritage Property Incentive Grant By-Law and Application Kit

### **Dealt with under Item 6.2 – Recommendation HB028-2020**

See also Recommendation HB027-2020

- 11.4 Staff Report re: City of Brampton's Comments Regarding the Proposed Regulation under the Ontario Heritage Act (Bill 108)

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Cassandra Jasinski, Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report, and responded to questions from the Board.

The following motion was considered.

### **HB033-2020**

1. That the report from Cassandra Jasinski, Heritage Planner, Policy Planning, dated October 20, 2020, to the Brampton Heritage Board meeting of October 20, 2020, City of Brampton's Comments Regarding the Proposed Regulation under the Ontario Heritage Act (Bill 108), be received;
2. That the Brampton Heritage Board endorse the comments and concerns of staff, outlined in the report and in the Appendix, and the recommendations below;
3. That the proposed comments in response to the relevant Environmental Registry of Ontario (ERO) notice regarding Proposed Regulation under the Ontario Heritage Act (Bill 108), included as an appendix to this report, be submitted as the City of Brampton's formal response;
4. That the Mayor write to the Premier of Ontario and the Ministry of Heritage, Sport, Tourism and Culture Industries before the commenting period of 45-days expires on November 5, 2020 to highlight the City's concern with the timing of the consultation period and the coming into and effect of the proposed amendments, given the ongoing COVID-19 Pandemic;
5. That the Mayor and/or designate be authorized to make a written and/or a verbal submission on the Proposed Regulation, when it is referred, to the appropriate Legislative Committee for review;
6. That a copy of this report and any associated Council resolution be submitted to the Province, through the Environmental Registry of Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, Brampton Members of Provincial Parliament, and to the Region of Peel and the Association of Municipalities of Ontario.

Carried

- 11.5 Staff Report re: Designation, Demolition and Reconstruction of the Heritage Property at 15 Bramalea Road – Ward 7

The Board agreed to vary the order of business, and considered this item before Item 11.4.

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Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report.

Mr. Doucet noted that Emad Ghattas, GBCA Architects, was in attendance to respond to any questions from the Board. No questions were put forward to Mr. Ghattas.

Board consideration of this matter included appreciation for staff's efforts toward preservation of the subject heritage resource.

The following motion was considered.

### **HB034-2020**

1. That the report titled: Designation, Demolition and Reconstruction of the Heritage Property at 15 Bramalea Road – Ward 7 (HE.x 15 Bramalea Road), to the Brampton Heritage Board Meeting of September 15, 2020, be received;
2. That City Council state its intention to designate the property at 15 Bramalea Road under Part IV, Section 29 of the Ontario Heritage Act, as amended (the "Act") in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix A to this report;
3. That staff be authorized to publish and serve the Notice of Intention to designate 15 Bramalea Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board;
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property; and
7. That City Council approve the request made under section 34 of the Act to demolish the subject property, to allow for the construction of a new warehouse building and the construction of two new office buildings, including the reconstruction of the existing one-storey front heritage office wing, as approved by the Local Planning Appeal Tribunal (the "LPAT") in principle on September 13, 2019, substantially in accordance with the Heritage Impact Assessment by Goldsmith Borgal & Company Ltd., dated 15 February, 2019 (final revised submission), including the addendum dated June 6, 2019 and

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attached as Appendix B to this report, and the Conservation Plan (Stage 1) prepared by Goldsmith Borgal & Company Ltd., dated June 6, 2019 (final revised submission) and attached as Appendix C to this report, all subject to the following additional conditions:

- a. That the reconstruction of the heritage office wing includes the salvage, reuse and reinstatement of the existing white brick veneer and top aggregate panels with pebble dash from the existing one-storey front heritage office wing; and
- b. That prior to the issuance of any permit for all or any part of the property located at 15 Bramalea Road, including a heritage permit, a building permit or a permit related to the demolition, shoring and excavation of the subject property, the Owner shall:
  - i. Provide a Conservation and Reconstruction Plan (Stage 2) to the satisfaction of the Director of Policy Planning, Planning, Building and Economic Development to provide the final details for the conservation and reconstruction of the one-storey front wing facing Bramalea Road that has not been provided in the Conservation Plan (Stage 1); and
  - ii. Provide full documentation of the existing heritage property at 15 Bramalea Road, including two (2) sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format keyed to a location map, elevations and measured drawings to the satisfaction of the Directory of Policy Planning, Planning, Building and Economic Development.

Carried

### 12. Referred/Deferred Items

Nil

### 13. Information Items

Nil

### 14. Question Period

Nil

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**15. Public Question Period**

Members of the public were given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

Peter Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

**16. Closed Session**

Nil

**17. Adjournment**

The following motion was considered.

**HB035-2020**

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 17, 2020 at 7:00 p.m. or at the call of the Chair.

Carried

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**Peter Dymond, Co-Chair**

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**Doug McLeod, Co-Chair**