

Date: 2020-11-12

Subject: **Heritage Permit Application for Service Upgrades – 563 Bovaird Dr. E. (Bovaird House)**

Contact: Ana Martins, Assistant Heritage Planner

Report Number: Planning, Building and Economic Development-2020-402

Recommendations:

1. That the report titled: Recommendation Report: Heritage Permit Application for Service Upgrades – 563 Bovaird Drive East (Bovaird House) – Ward 1 (He.x 563 Bovaird Drive East), to the Brampton Heritage Board meeting of November 17, 2020, be received;
2. That the Heritage Permit Application for electrical, lighting, and security upgrades to the Bovaird House be approved.

Overview:

- **The property at 563 Bovaird Drive East (“Bovaird House”) is designated under Part IV, Section 29 the *Ontario Heritage Act* for its cultural heritage value or interest.**
- **Heritage staff received a Heritage Permit Application made in accordance with Section 33 of the *Ontario Heritage Act* (the “*Act*”) for service upgrades to the Bovaird House on November 10th, 2020.**
- **The service upgrades are required in order comply with the accessibility standards as set by the *Ontario Building Code*, meet the City of Brampton Accessibility Technical Standards (COB-ATS) and it is also to enhance security measures to the Heritage property and meet increased energy demands.**

- **City of Brampton Building, Design and Construction staff are undertaking and overseeing the project to upgrade electrical and lighting services and to install security cameras at Bovaird House.**
- **This report recommends that the heritage permit application for the service upgrades to provide enhanced site lighting, increase energy capacity and enhance security at the Bovaird House be approved.**

Background:

The property at 563 Bovaird Drive East (Bovaird House) is designated under Part IV, Section 29 of the *Act*, as amended with the passage of By-law No. 298-81 on December 14, 1981. The property contains Bovaird House, a red brick Georgian dwelling, as well as the Pendergast Log House, which was relocated to the site.

The Bovaird House is a publicly accessible historic museum maintained and operated by the “Friends of Historic Bovaird House”, a group of local volunteers. The five-bay Georgian style farmhouse, which is located in a two-acre park-like setting, is open to the public, provides various public programming events throughout the year, and hosts numerous outdoor special events.

As part of the City of Brampton Building Design and Construction’s routine review of its property assets, necessary service upgrades to the building were identified in order for the property to meet Ontario Building Code requirements, to enhance security measures, and to increase electrical capacity to meet increased energy needs.

Currently, the public and accessible entrance on the north elevation to Bovaird House does not meet illumination requirements as specified under Section 3.8.1.6 of the Ontario Building Code:

- 1) All portions of a barrier-free path of travel shall be equipped to provide a level of illumination in accordance with Sentence 3.2.7.1(1)
 - (i) Minimum value of the illumination required by Sentence (1) shall not be less than 10 lx.

The City of Brampton Accessibility Technical Standards, exterior lighting requirements, are provided in Section IV.4.13. The Accessibility Technical Standards are used in the design, development, and construction of new facilities and the renovations of existing facilities that are owned, operated and leased by the City. The City hired the consultant

Neda Pavela-Mogus of Moffet & Duncan Architects Inc. to propose appropriate site lighting designs for the exterior of the property, to enhance illumination and upgrade security around Bovaird House. This will result in increased electrical demand, and will require upgrading the current 200A electrical service to 400A, which in turn will require replacing the existing base with a new 400A transformer rated meter base, proposed to be installed on the exterior of the building on the north elevation. To screen the visibility of the new meter base from Bovaird Drive, the contractor scope of work will include the preparation of a soil bed for a future rose garden to be prepared by the Friends of Bovaird House.

In accordance with Section 33 of the *Act*, any alteration likely to affect a heritage attribute of a Part IV designated property requires written consent from the Council of the municipality in the form of a Heritage Permit.

Policy Framework

The Planning Act

The *Planning Act* guides development in the Province of Ontario and states that municipalities must have regard for matters of provincial interest. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest is identified under paragraph 2(d) of the *Planning Act* as a matter of provincial interest.

Provincial Policy Statement (2014)

The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act. The *Planning Act* requires that all decisions affecting land use planning be consistent with the Provincial Policy Statement

Policies 1.7.1 d) and 2.6.1 of the Provincial Policy Statement direct that:

“Long-term economic prosperity should be supported by: d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”

“Significant built heritage resources and significant cultural heritage landscapes shall be conserved”

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2017) provides a framework for managing growth within the Greater Golden Horseshoe region. Policy 4.2.7.1 of the

Growth Plan states that: “*Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*”

City of Brampton Official Plan

The City of Brampton Official Plan policies that are relevant in the context of this report and heritage permit application are:

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.

4.10.8.1 The City shall designate all city-owned heritage resources of merit under the *Ontario Heritage Act* and shall prepare strategies for their care, management and stewardship.

4.10.8.2 The City shall protect and maintain all city-owned heritage resources to a good standard to set a model for high standard heritage conservation.

Current Situation:

Heritage staff received a Heritage Permit Application made in accordance with Section 33 of the *Act* for service upgrades to the Bovaird House on November 10th, 2020.

Alterations to the property include:

Part 1: Site lighting upgrades

- Installation of new lighted bollards along the walkway at the northern, western, and southern sides of Bovaird House;
- Installation of a new wall-mounted light fixture at the south entrance;
- Installation of new floodlights at ground level at the north elevation (west side) and west elevation;
- Replacement of existing light fixtures on wood pole;

Part 2: Security cameras

- Installation of one new security camera at the southwest corner of Bovaird House and one on the light pole at the south parking lot;

Part 3: Electrical capacity

- Installation of a new hydro meter base on the north elevation of the building as required for new electrical service; metal enclosure to be painted a colour that coordinates with the existing accents on Bovaird House. If permitted by the utility company (Alectra) gas meter and existing vent are to be painted as well.

Site Lighting Upgrades

As part of the City of Brampton's Building Design and Construction's routine review of its property portfolio, a number of service upgrades were identified for the Bovaird House.

The application proposes a lighting design aimed to enhance illumination and security of the property and upgrades to the electrical services to meet increased energy demands. First, the use of bollards along with walkway at the north, south, and west sides of Bovaird House are proposed in order to improve illumination around the property and meet compliance with the Ontario Building Code. The proposed bollards are unobtrusive, provide sufficient lighting, and comply with illumination requirements as legislated by the Ontario Building Code for the publicly accessible entrance on the north elevation. The lighting design plan also includes a new wall-mounted light fixture at the south entrance and new floodlights at the ground level at the north elevation (on the west side) and the west elevation. The two light fixtures on the wood posts will be replaced with LED light fixtures. The lighting scheme has been approved by Sylvia Ingham, Clerk, Access and Inclusion at the City of Brampton. The ground cover at areas affected by the work will be restored upon the completion of the work.

Security Camera

To enhance security measures around the property, the current budget allows for two new security cameras: one camera at the southwest corner of the House, installed under the eave, and one on the light pole at the south parking lot. The conduits for the cameras will run along the exterior of the building, coordinating with the colour of the bricks and duplicating the existing set up. The new camera in the south parking lot will improve security measures around the perimeter; previous thefts on the property have taken place around Pendergast, which is adjacent to this parking area.

Electrical Panel

The existing electrical service at Bovaird House is 200A, which allows for the installation of the 200A meter base inside the house, in the basement adjacent to the service panel. However, upgrading the service to 400A requires replacing the existing base with a new 400A transformer rated meter base. According to the hydro service provider, this 400A base is required to be installed *outside* the house at the nearest possible entry point to hydro service. The base will appear as a grey box, measuring 36” by 21” by 8.5”, weighing 80 lbs., and installed approximately at the marked location in Figure 1. The new 400A hydro base will be installed on the north elevation of Bovaird House and the contractor scope of work will require the painting of the metal enclosure in a colour that coordinates with the painted accents on the House. The gas meter and existing vent are to be painted if approved by the utility company (Alectra).

Heritage staff have no objection to these alterations, as they are intended to assist with enhancing energy capacity which will benefit the long-term conservation of the site.



Figure 1: North Elevation, Bovaird House. Installation of a 400-meter hydro base

Discussion

The work proposed as part of the heritage permit application will improve security and increase energy capacity at Bovaird House. The proposed lighting design from the consultant, Moffat & Duncan Architects Inc., suggests the use of bollards (a more

contemporary and less visually prominent fixture), the installation of a wall-mounted light fixture at the south entrance, flood lights on the north and west elevations on a new concrete base, and the replacement of two existing light fixtures on wood posts with LED lights. The new lighting scheme along with two additional security cameras will improve security measures to the public building. To meet increased energy needs, a new 400m hydro meter base will need to be installed on the north elevation, near the entry point to hydro service.

The work proposed as part of the heritage permit application will improve energy capacity and enhance safety measures at Bovaird House as well as increase its potential for increasing outdoor public programming events. Heritage staff are agreeable to these alterations, as they are mainly reversible in nature and intended to assist with the long-term conservation of the site. Heritage staff recommend approval of the heritage permit application.

Corporate Implications:

Financial Implications:

City of Brampton Building, Design, and Construction staff have a budget in place for this project.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

The work proposed as part of the heritage permit application will increase electrical capacity, enhance security measures, and provide better illumination of the property. As the service upgrades that are being undertaken benefit the long-term conservation of the site, enhances the future programming potential of the site, and are mainly reversible in nature, Heritage staff recommend approval of the heritage permit application.

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Attachments:

Appendix A – Heritage Permit Application – 563 Bovaird Drive East