

Date: 2023-05-23

Subject: Heritage Impact Assessment, 0 & 256 Main Street North, Ward 1

Contact: Shelby Swinfield, Heritage Planner

Report Number: Planning, Bld & Growth Mgt-2023-469

Recommendations:

1. That the report from Shelby Swinfield, Heritage Planner, dated April 6, 2023, to the Brampton Heritage Board Meeting of May 16, 2023, regarding the **Heritage Impact Assessment, 0 & 256 Main Street North, Ward 1** be received;
2. That the Heritage Impact Assessment for 0 and 256 Main Street North, prepared by LHC Heritage Planning and Archaeology, dated February 2023 be approved; and
3. That the following recommendations within the Heritage Impact Assessment by LHC Heritage Planning and Archaeology be followed:
 - a. A Temporary Protection Plan be prepared to mitigate potential indirect and accidental impacts to the adjacent resource due to construction;
 - b. A plaque be considered to commemorate the mercantile history of Brampton; and
 - c. Comparative analysis of the proposed design elements indicates that it is sympathetic to the character of the surrounding area. LHC recommends that a more vernacular set of materials and designs be utilized. This can include the following:
 - i. The use of rusticated buff brick instead of stone or stucco on the first storey;
 - ii. The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and
 - iii. The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

Overview:

- **0 & 256 Main Street North are not currently listed on the City of Brampton's Register of Cultural Heritage Resources, however they are adjacent to a Designated resource located at 250 Main Street North (the Thomas Dale House).**
- **A Heritage Impact Assessment (HIA) was requested by Heritage Staff when the Property Owner submitted a Pre-Consultation Application through the City of Brampton's Development Services.**
- **The Heritage Impact Assessment determined that the dwelling on the property does not satisfy any Evaluation Criteria for Cultural Heritage Value or Interest (CHVI) under Regulation 9/06 of the Ontario Heritage Act and that listing or designation of the building is not warranted.**
- **The proposal to develop the lands includes a mixed use, 5 storey building. The building is proposed to have commercial uses at grade with residential uses above.**
- **The HIA recommends a number of suggested design measures for the building as well as the preparation of a Temporary Protection Plan for the adjacent dwelling.**
- **The HIA is considered to be complete accordance with the City's Terms of Reference document.**

Background:

A Pre-Consultation Application for 0 & 256 Main Street North was submitted to the City of Brampton's Development Services in early 2021. Heritage Staff provided comments on the file stating they would require both an Archaeological Assessment and Heritage Impact Assessment (HIA). The Heritage Impact Assessment was to address potential impacts on the adjacent Designated Heritage resource at 250 Main Street North (the Thomas Dale House), as well as any potential impacts to the Main Street North or Sproule Drive Streetscapes.

LHC Heritage Planning and Archaeology was retained by the applicant to complete the Heritage Impact Assessment.

Current Situation:

The development proposal involves the removal of all structures on the subject properties and construction of a mixed use, 5 storey building. The building is proposed to have commercial uses at grade with residential uses above.

The Heritage Impact Assessment requested by Heritage Staff was completed by LHC Heritage Planning and Archaeology. The Heritage Impact Assessment determined that:

1. The property at 256 Main Street North does not satisfy any Evaluation Criteria for Cultural Heritage Value or Interest (CHVI) under Regulation 9/06 of the Ontario Heritage Act;

The HIA recommends that a Temporary Protection Plan be prepared to protect the adjacent Cultural Heritage Resource (the Thomas Dale House) during the construction of the development from any accidental direct or indirect impacts. It is also recommended within the HIA that the installation of a pedestal plaque commemorating the mercantile history of Brampton be considered.

Finally the HIA recommends a number of architectural considerations that should be incorporated into the design of the building. This includes that a more vernacular set of materials and designs be utilized. These can include the following:

1. The use of rusticated buff brick instead of stone or stucco on the first storey;
2. The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and
3. The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

The final design of the building may be subject to further refinement based on the recommendations included within the HIA. The final building design will be reviewed and approved by Heritage Staff through the ongoing Development Permit Application.

Heritage Staff have reviewed the submitted Heritage Impact Assessment against the City's Terms of Reference document and it is considered to be complete.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

The approval of the Heritage Impact Assessment discussed within this report is consistent with the Term of Council Priority “Well Run Government”. The recommended Temporary Protection Plan and urban design measures allow the development of the lands to proceed while ensuring minimal impacts to the adjacent heritage resource.

Conclusion:

It is recommended that the Heritage Impact Assessment for 256 Main Street North and the recommendations therein be approved by the Brampton Heritage Board.

Authored by:

Shelby Swinfield

Shelby Swinfield
Heritage Planner, Integrated City Planning

Reviewed by:

Henrik Zbogor, RPP, MCIP
Director, Integrated City Planning

Reviewed by:

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building and
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Attachments:

Appendix 1 – Heritage Impact Assessment – 256 Main Street North