

Date: 2023-05-19

Subject: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 44 Church Street East- Ward

Contact: Anastasia Abrazhevich, Assistant Heritage Planner, Planning and Development Services, 905-874-2780
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Report Number: Planning, Bld & Growth Mgt-2023-466

Recommendations:

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Planning and Development Services, dated May 19, 2023, to the Brampton Heritage Board Meeting of June 20, 2023, **re: Heritage Permit and Designated Property Incentive Grant Application– 44 Church Street East– Ward 1** be received;
2. That the Heritage Permit application for the restoration of the front steps at St. Andrew’s Presbyterian Church, be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration of the front steps be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Incentive Grant Agreement with the City after City Council agrees to support the Grant.

Overview:

- **City of Brampton heritage staff have issued a heritage permit for the restoration of the front steps at St. Andrew’s Presbyterian Church.**
- **In accordance with Section 33, the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.**
- **44 Church St East was designated in 1989 with City of Brampton By-Law 310-89, under the Ontario Heritage Act Part IV.**

- **The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.**
- **The trustee of 44 Church Street East has submitted both a Heritage Permit and a Designated Heritage Incentive Grant Program application for the restoration of the front steps at St. Andrew's Presbyterian Church.**

Background:

The property at 44 Church Street East, also known as St. Andrew's Presbyterian Church, is designated under Part IV of the Ontario Heritage Act (the "Act") and contains, a stone Gothic Revival church constructed in 1881. The property was designated under Part IV of the Act as a property of cultural heritage value or interest pursuant to By-law 310-89. The property meets the criteria for designation under three categories of design or physical value, historical value, and contextual value.

In accordance with Section 33 of the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

The City of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to \$10,000 for eligible conservation work to owners of properties designated under Part IV or V of the Ontario Heritage Act. The program is designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial properties that are designated under Part IV of the Ontario Heritage Act.

Current Situation:

The agent for the owners submitted a Heritage Permit application for the restoration of the front stone steps at St. Andrew's Presbyterian Church. From the time of its original construction, the two front south-facing entrances were accessed by stairways constructed of stone. These have been restored/repared over the years but have retained the original stone construction (as shown in the 1886 photograph).

The restoration of the steps in 2004 by Heritage Restorations Inc. copied the existing structure as much as possible and the slabs were mortared into place using a historically based mortar mix to minimize damage to the stone. However, the salt used during the winter months to melt the ice has caused extensive corrosion damage to the mortar and surface

of some of the stone slabs and created an uneven surface which is a tripping hazard. These circumstances require that the steps be replaced.

The work will be completed by a contractor who is qualified in the restoration of heritage masonry. The following work is proposed:

- Prepare drawings of the existing stone steps
- Construct new stone steps using as much of the legacy stone tread slabs and risers as possible.
- Replace significantly damaged pieces with stone that is a close match in color, thickness, and composition.

The Designated Heritage Incentive Grant By-law requires two quotes for all proposed work. The owner has submitted the necessary quotes involving the same scope of work for each item with a total of three (3) quotes. Heritage staff, therefore, recommends the approval of the Heritage Permit Application and Heritage Incentive Grant Application.

Corporate Implications:

Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to \$10,000 for the subject grant application will be funded from the 2023 Operating Budget for the Heritage Incentive Grant program. There are sufficient funds available in this account for the subject property.

Other Implications:

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Term of Council Priorities:

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Conclusion:

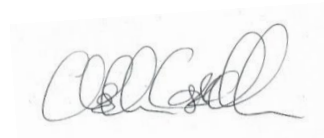
The Heritage Permit application and associated Designated Heritage Incentive Grant application offer funds to cover half of the cost of eligible conservation work up to a

maximum of \$10,000.00, subject to available funding, on the condition that the property owner matches the grant.

The Heritage Permit process and incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton's cultural heritage assets and encourage private investment in these properties. The Grant application for 44 Church Street East proposes the restoration of the front steps at St. Andrew's Presbyterian Church. It is recommended that the Heritage Permit and Heritage Grant Application be approved.

Authored by:

Reviewed by:



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Approved by:

Submitted By:

Henrik Zbogor, Director, Integrated
City Planning

Steve Ganesh, Commissioner of
Planning, Building and Growth
Management

Attachments:

Appendix A – Historical Photographs

Appendix B – Quotes

Appendix C – Architectural Drawings of Exterior Staircase

Appendix D – Exterior Drawing

Appendix E – Designation By-Law 310-89.

Appendix F – Site Visit Photographs