

Date: 2023-05-23

Subject: **Information Report – Council Motion to De-Designate 164 and 166 Main Street North – Ward 1**

Contact: Charlton Carscallen, Principal Planner/Supervisor – Heritage

Report Number: Planning, Bld & Growth Mgt-2023-507

Recommendations:

1. That the report from Charlton Carscallen, Principal Planner/Supervisor – Heritage, dated May 23, 2023, to the Brampton Heritage Board Meeting of June 20, 2023, regarding the **Information Report – Council Motion to De-Designate 164 and 166 Main Street North – Ward 1** be received; and
2. That, prior to the issuance of any demolition permits for the property a Documentation and Salvage Report be required to be submitted and approved to the satisfaction of City Heritage Staff.

Overview:

- **The properties at 164 and 166 Main Street North are currently Designated under Part IV of the Ontario Heritage Act. The property was added to the City’s Municipal Heritage Register in 2019.**
- **At the meeting of City Council on April 26, 2023, it was moved that the property be removed from the city’s Municipal Heritage Register (CW169-2023).**
- **The Ontario Heritage Act, Section 27(4) requires that a municipal Council shall consult with their appointed heritage committee prior to removal of any properties from the Municipal Heritage Register.**

Background:

The properties at 164 and 166 Main Street North are Designated under Part IV of the Ontario Heritage Act. These properties were added to the City’s Municipal Heritage

Register in 2019. The Designation Report and associated Designation By-law are included as Appendix 1 for reference.

At the City Council meeting on April 26, 2023, Council passed resolution CW169-2023 regarding the removal of the properties at 164 and 166 Main Street North from the City's Municipal Heritage Register (Appendix 2).

Council included the following reasons for the removal of the properties within the resolution:

- That Downtown Brampton is identified as a specific action item in the 2040 Vision, to “realize the full potential of Brampton’s historic Downtown as an advance education, arts, and life sciences hub”, and a vibrant centre with quality jobs, a rich range of activities, and integrated living;
- That Downtown Brampton is the focus of significant infrastructure and private sector investment to support growth and intensification consistent with the 2040 Vision;
- That the province’s Bill 23, the More Homes Built Faster Act directs the city to achieve 113,000 new housing units by 2031, and the city has signed a Municipal Housing Pledge to work towards this objective;
- That due to significant long-term neglect, the subject buildings are derelict and in significant disrepair, and have become unsafe;
- That the subject property is located on the city’s Main Street and gateway into the Downtown that is designated in the draft Brampton Plan as a Secondary Urban Boulevard that is approximately 200 metres from the Metrolinx GO-Line and future Transit Hub including the future Hurontario Light Rail Transit line; and
- That the existence of these properties in their current state has been raised as a concern by area residents, in that they detract from the character and attractiveness of the Downtown and deter reinvestment and revitalization potential.

Council directed staff to report to the Brampton Heritage Board meeting of June 20, 2023 regarding the removal of the properties.

Section 27(4) of the Ontario Heritage Act states that “if the council of a municipality has appointed a municipal heritage committee, the council shall, before removing the reference to a property from the register, consult with its municipal heritage committee.”

As part of a previous proposal for the property, a Heritage Impact Assessment was prepared that included historical information about the property and documented the Cultural Heritage Value/Interest of the property. That report is included as Appendix 3 for reference.

Current Situation:

At the direction of City Council, Heritage Staff have brought this information report forward for the consideration of the Brampton Heritage Board in accordance with the requirements in the Ontario Heritage Act, S. 27(4).

At the time of writing, city staff are not in receipt of a demolition permit or development application associated with the property.

It is the recommendation of staff that if the property is removed from the city's Municipal Heritage Register that, prior to the issuance of any demolition permits for the property, a Documentation and Salvage Report be provided to the satisfaction of city staff.

The Documentation and Salvage Report will allow for a record to be created of the noted cultural heritage value of the building on the property, if the building is at any point proposed to be removed. The submission of this Report will assist the city in providing comprehensive public information related to the evolution and history of Main Street North.

Corporate Implications:Financial Implications:

N/A

Other Implications:

N/A

Term of Council Priorities:

This report aligns with the Term of Council Priority "Well Run Government" as it aligns with the direction of Council and the recommended Documentation and Salvage Report assists in providing comprehensive public information.

Conclusion:

The information within this report is provided for the consideration of the Brampton Heritage Board in accordance with the requirements in the Ontario Heritage Act, S. 27(4) and Council motion CW169-2023.

Authored by:



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Attachments:

- Appendix 1 – Designation Report and Bylaw
- Appendix 2 – Council Motion CW169-2023
- Appendix 3 – 2016 Heritage Impact Assessment