



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Wednesday, July 26, 2023

Members Present: Stephen Collie (Co-Chair)
Douglas McLeod (Co-Chair)
Surinder Ahuja
Lovejot Bhullar
Nick Craniotis
Sharron Goodfellow
Carla Green
Hunyah Irfan
Dian Landurie
Christiana Nuamah
Naveed Suleman
Rajesh Vashisth
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Roy de Lima
Ajaypal Dhillon
Nicardo Francis
Prianka Garg

Staff Present: Charlton Carscallen, Principal Planner/Supervisor
Shelby Swinfield, Heritage Planner
Merissa Lompart, Assistant Heritage Planner
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:02 p.m. and adjourned at 9:01 p.m.

2. Approval of Agenda

HB045-2023

That the agenda for the Brampton Heritage Board meeting of July 26, 2023, 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 - June 20, 2023

The minutes will be considered by Planning and Development Committee on July 31, 2023, and will be approved by Council on August 9, 2023. The minutes were provided for the Board's information.

5. Consent

Nil

6. Presentations\Delegations

Nil

7. Sub-Committees

Nil

8. Designation Program

8.1 Report by Merissa Lompart, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10315 Winston Churchill Boulevard - Ward 6

Charlton Carscallen, Principal//Planner, Supervisor, provided information on the Ontario Heritage Act and its application to heritage properties, the purpose of the Municipal Heritage Register as stipulated by the Act, and the difference between 'listed' and 'designated' properties.

Merissa Lompart, Assistant Heritage Planner, provided an overview of the subject report for the property located at 10315 Winston Churchill Boulevard, noting that staff has determined that the property meets the criteria for designation.

Staff provided clarification with respect to questions pertaining to the use of stucco material on the property.

The following motion was considered:

HB046-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10315 Winston Churchill Boulevard - Ward 6**, be received;
2. That the designation of the property at 10315 Winston Churchill Boulevard under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10315 Winston Churchill Boulevard 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 Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

Carried

8.2 Report by Merissa Lompart, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 17 Frederick Street - Ward 3

Merissa Lompart, Assistant Heritage Planner, provided an overview of the subject report for the property located at 17 Frederick Street, noting that staff has determined that the property meets the criteria for designation.

Charlton Carscallen, Principal//Planner, Supervisor, provided additional information on the process following Council approval of the request for designation.

The following motion was considered:

HB047-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 17 Frederick Street - Ward 3**, be received;
2. That the designation of the property at 17 Frederick Street under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 17 Frederick Street 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 Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

Carried

9. Heritage Impact Assessment (HIA)

- 9.1 Report by Shelby Swinfield, Heritage Planner, re: Heritage Impact Assessment and Heritage Permit - 85 Victoria Street - Ward 6

Charlton Carscallen, Principal//Planner, Supervisor, provided an overview of the Churchville Heritage Conservation District (HCD), outlining the design guidelines and requirements of the Churchville Heritage Conservation District Plan for development, such as, zoning setback regulations, lot and building size, noting that new construction within the district must be compatible with rural character of the Village. Mr. Carscallen explained that the report before the Board was a request from the applicant for approval of a heritage permit application. The permit application would facilitate the submission of a lot severance application which would be addressed through a Committee of Adjustment Application. He clarified that approval of the heritage permit would allow for the consideration of the lot severance application by the Committee of Adjustment.

Shelby Swinfield, Heritage Planner, provided an overview of the subject report, noting that staff have reviewed the Heritage Impact Assessment (HIA) and

identified four main issues with the proposed severed lot that would be in conflict with the HCD design guidelines, namely:

- non-compliance with the minimum standards of the Zoning By-law as outlined within the HCD Plan
- non-compliance of the conceptual building envelope to meet the minimum standards of the Zoning By-law as outlined within the HCD Plan
- impact of any proposed dwelling constructed on the severed parcel remains to be determined
- ability to maintain consistency with the HCD Plan's objective of the rural character of the District

Ms. Swinfield advised that if the Board recommends approval of the heritage permit application, staff have prepared some conditions that would be required prior to the issuance of the permit which would determine approval of a permit on a subsequent Committee of Adjustment application.

Staff clarified that the conceptual drawing that was provided was to illustrate to the Board what the basic building envelope would look like if a house was contemplated. The Board was reminded that the application before them was for a lot severance, not for a house and if a lot severance was approved, further minor variances would be required at that time to meet the requirements of the District to build on the severed parcel.

Discussion on this matter included the following:

- Understanding by the Board that a severance application was before them at this time, however concerns expressed about the configuration of a house on the proposed building envelope and its impact on the rural nature of the Village
- Approval of this application may set a precedent for other residents in the Village who may wish to sever lots on their properties
- The preservation of the District should remain the focus of its residents
- Confirmation by staff that an application to construct a home on the severed lot would have to be presented to the Board
- Clarification with respect to the property size and configuration and the volume of the vegetation

- Support for the preservation of the District, however there is need for housing in the City

The following motion was put forward:

"That the staff report be received and that the heritage permit application be refused"

Further discussion took place and reiteration of the above comments and concerns. Further clarification was provided by staff regarding zoning setbacks for the proposed severed. Varying comments and opinions included:

- Whether the Board has the authority to prevent severances if a property meets the guidelines as set out within the HCD plan
- Reminder to the Board that all applications pertaining to heritage a property will be presented to the Board for consideration
- Severance should not be allowed as it does not meet the requirements
- Suggestion that all such applications coming from the District should be dealt with on an individually basis

The following motion was considered:

HB048-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Heritage Impact Assessment and Heritage Permit - 85 Victoria Street - Ward 6**, be received; and
2. That the Heritage Permit Application be refused.

A recorded vote was requested and carried as follows:

Yea (14) Stephen Collie (Co-Chair), Douglas McLeod (Co-Chair), Surinder Ahuja, Lovejot Bhullar, Nick Craniotis, Sharron Goodfellow, Carla Green, Hunyah Irfan, Dian Landurie, Christiana Nuamah, Naveed Suleman, Rajesh Vashisth, Paul Willoughby, Regional Councillor P. Vicente

Carried (14 to 0)

10. Correspondence

NII

11. Other/New Business

11.1 Report by Shelby Swinfield, Heritage Planner, re: Heritage Conservation Plan and Heritage Building Protection Plan – 8940 Creditview Road – Ward 4

Shelby Swinfield, Heritage Planner, provided an overview of the Heritage Conservation Plan and Heritage Building Protection Plan proposed for the property located at 8940 Creditview Road, which is listed as a Cultural Heritage Resource. An application has been submitted for a Draft Plan of Subdivision and Zoning By-law Amendment. The property is currently occupied and the development proposal includes relocation of the house within the proposed subdivision. Once relocated, interior renovation and exterior restoration will be undertaken to facilitate the sale of the home as a residential unit in its new location.

In response to questions, Ms. Swinfield advised that staff will have the opportunity to discuss the appropriate type of materials that will be used to restore the property.

HB049-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated June 20, 2023, to the Brampton Heritage Board Meeting of April, re: **Heritage Conservation Plan and Heritage Building Protection Plan – 8940 Creditview Road – Ward 4**, the be received;
2. That the Heritage Conservation Plan, prepared by Parslow Heritage Consultancy Inc., dated April 26, 2023 be received; and
3. That the Heritage Building Protection Plan, prepared by Parslow Heritage Consultancy Inc., dated November 22, 2022 be approved.

Carried

12. Current Heritage Issues

Charlton Carscallen, Principal//Planner, Supervisor, provided information on the City's Archaeological Management Plan (AMP) noting that it is a planning document that assists staff in identifying, managing, and protecting archaeological resources within the municipality. The following was highlighted:

- Components to the Plan include information on past research, a review of municipal policies and procedures, a program of Indigenous Consultation, key outcomes that will be built in the City's Official Plan

- Plan will assist to clarify the location where archaeological resources and areas of archaeological potential exist within the City
- Definition of archaeological potential is the term used when discussing the possibility of finding an archaeological site based on the close to an area with historical/cultural features
- Archaeological resources under the Ontario Heritage Act are protected and only licensed archaeologists are authorized to investigate and excavate archaeological site and their artifacts

Mr. Carscallen advised that a member of the Board is required to participate on the technical advisory committee for the City's Archaeological Management Plan. Members include representatives from other City departments and two First Nations representatives. Interested members may send an email to the meeting coordinator.

Mr. Carscallen responded to questions and comments on the Historic Bovaird House, the Incentive Grant program, noting that a report will be coming forward to the Board and Council with options and suggestions to widen the scope of the grant.

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. Question Period

Nil

16. Public Question Period

Nil

17. Closed Session

Nil

That Committee proceed into closed session

18. Adjournment

HB050-2023

That the Brampton Heritage Board meeting do now adjourn to meet again on
September 19, 2023 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)