



# Giaimo

## CONSERVATION PLAN

### **Haggertlea**

28 Elizabeth Street North  
Brampton, ON L6X 1S2

Date: 23 August 2023

Prepared for:  
Elizabeth/George Holdings Inc.  
19 Lesmill Road  
Toronto, ON M3B 2T3

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# EXECUTIVE SUMMARY

Giaino Architects has been retained as heritage consultants by Elizabeth/George Holdings Inc., for the preparation of this Conservation Plan for Haggertlea: a three storey house-form building at 28 Elizabeth Street North in Brampton, Ontario. The conservation approach herein has been developed with reference to the Parks Canada Standards and Guidelines for the Conservation of Historic Places, the Ministry of Culture's Ontario Heritage Tool Kit Procedures, and the Appleton Charter for the Protection and Enhancement of the Built Environment, as described within Section 8 of the City of Brampton Heritage Impact Assessment Terms of Reference.

The purpose of this Conservation Plan is to ascertain the scope of work required to conserve the heritage value and attributes identified in the property's Part IV designation by-law (324-2013, see Appendix A). This Conservation Plan includes a description of the conservation work and preparation of drawings to show the extent and location of this work. This report should be read in conjunction with the HIA prepared by Goldsmith Borgal & Company Architects, originally issued on 15 October 2021, and most recently revised on August 11, 2022, as well as the revised architectural plans, prepared by Sweeney & Co Architects, and dated April 13, 2023.

In its decision on 26 September 2022, Brampton City Council approved the Zoning By-law amendment application for the lands at 31-33 George Street North, including 28 Elizabeth Street North (Note: The Zoning By-law Amendment is currently under appeal). The City has required the owner to enter into a Heritage Easement Agreement for these properties. The existing building at 28 Elizabeth Street North is designated under Part IV of the Ontario Heritage Act.

The conservation strategy for the building will be rehabilitation and restoration of the retained structure. Rehabilitation efforts will be directed towards the exterior of 28 Elizabeth Street North, which will be temporarily relocated during construction, and returned to its original site following the completion of underground works. The building will be rehabilitated and restored for continued use. The restoration also includes reconstruction work, intended to return the building to a higher level of architectural integrity by reconstructing the east porch and sun room, and central tower, while removing the 1911 and 1925 additions. The heritage attributes identified under the designation by-law are located within the retained structure and the components to be reconstructed.

The report includes a Commemoration Plan, recommending the installation of an interpretive plaque as part of the City of Brampton Heritage Plaque program, as well as a commemorative landscape, which is intended to help users of the site interpret the evolution of the site, and the lost landscape elements within it.

The report also includes a Heritage Building Protection Plan. This plan was prepared with reference to the City of Brampton Heritage Building Protection Plan Terms of Reference, as well as By-Law 154-2012, which has been attached to this report as an Appendix. The HBPP describes the preventative maintenance, monitoring and other measures to prevent deterioration of the building, prior to its relocation, during relocation, in its unoccupied state, and during conservation work.

# 1 - INTRODUCTION

Giaimo Architects has been retained by Elizabeth/George Holdings Inc. as heritage consultant to prepare this Conservation Plan for the rehabilitation of Haggertlea at 28 Elizabeth Street North, in Brampton. The conservation approach has been developed with reference to the Parks Canada Standards and Guidelines for the Conservation of Historic Places and the Ministry of Culture's Ontario Heritage Tool Kit Procedures.

The purpose of this Conservation Plan is to ascertain the scope of work required to conserve the heritage value and attributes identified in the property's Part IV designation by-law 324-2013. This Conservation Plan includes a description of the conservation work and preparation of drawings to show the extent and location of this work. This report should be read in conjunction with the HIA, prepared by Goldsmith Borgal & Company Architects, last revised August 11, 2022.

The proposed development involves rehabilitation and restoration of the heritage resource by retaining building in its entirety.

## 1.1 SITE LOCATION & DESCRIPTION

The subject building sits on an L-shaped parcel located at the south-east corner of Nelson Street West and Elizabeth Street North. Six buildings are present on the site:

- 28 Elizabeth Street North – a three storey masonry building, known as the Haggertlea Mansion, designated Part IV under the Ontario Heritage Act;
- 31 George Street – a one storey commercial building;
- 33 George Street – a two storey commercial building;
- 18-24 Elizabeth Street North – four single family homes.

The surrounding context includes a diverse mix of building types, including commercial and residential buildings of varying scales and ages. To the east of the site

The west side of Elizabeth Street North is comprised of residential single family homes. The north east corner of Nelson Street West and Elizabeth Street North is occupied by a parking lot. To the east, commercial buildings are found to the north and south along George Street. To the south east, there is a high-rise residential tower.



Fig. 1.1. Aerial image of the site, outline approximated in blue, with the heritage building shaded in blue.

Google Maps; Annotated by Giaino Architects

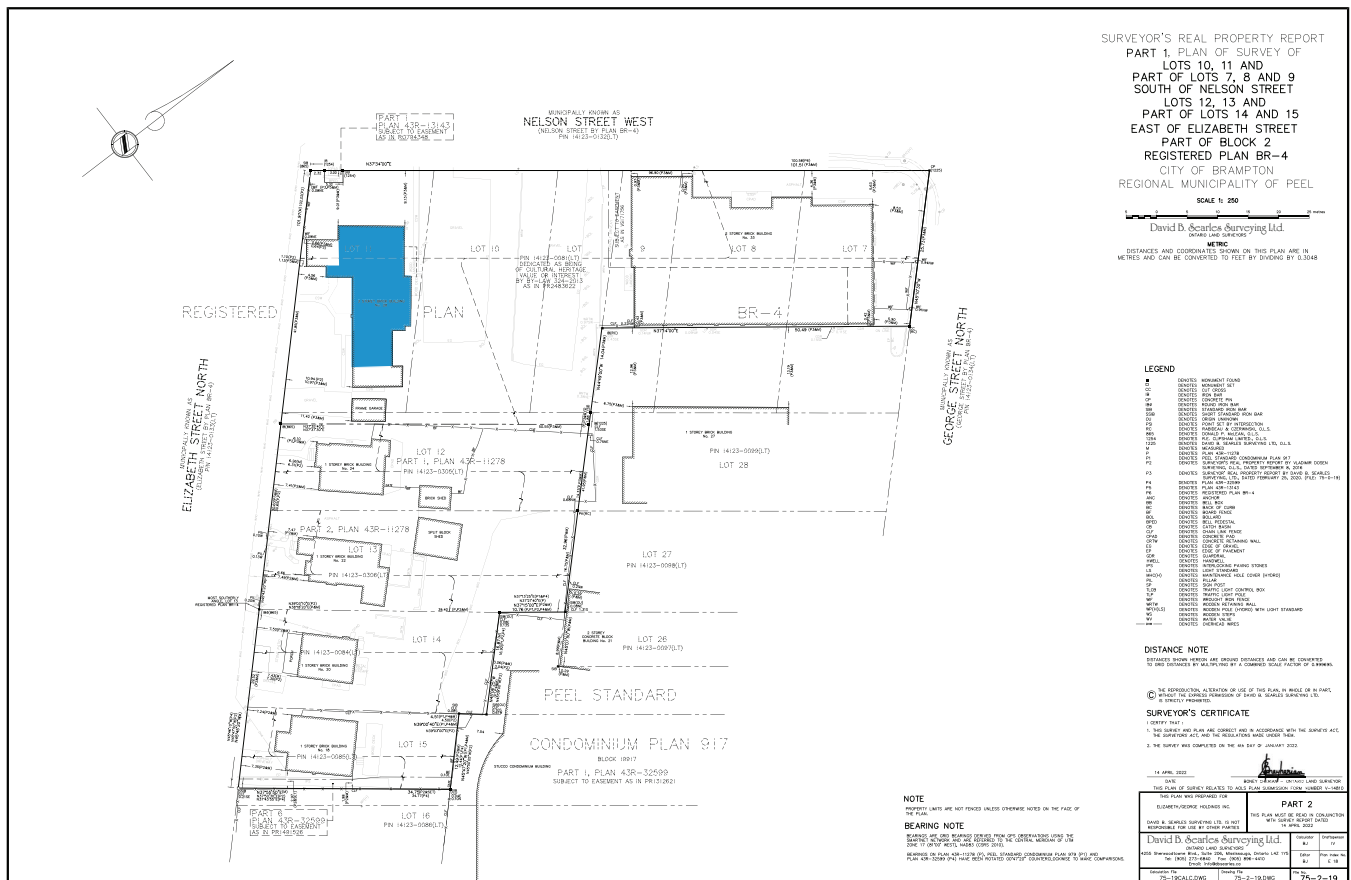


Fig. 1.2. Topographic survey of site with existing structures highlighted

Schaeffer Dzaldov Bennet Ltd.; August 15, 2022



Fig. 1.3. View of Haggertlea, the bowling green and terraces, along Nelson Street West. (Circa 1910, Retrieved from the Frost Postcard Collection)

## 1.2 HISTORIC OVERVIEW

John Haggert, an early resident of Brampton, established his estate - Haggertlea - in 1870 with the purchase of several lots along Nelson Street. A large carriage house and the associated grounds were built as well. Originally the historic terracing of the Haggertlea estate led to lawn bowling greens closer to George Street.

John Haggert became the first mayor of the Town of Brampton from the years 1874-1977. He also founded the company Haggert Brothers alongside his siblings and contributed to the development of agriculture in Canada. The estate was altered over successive periods, encompassing additions built between 1870 and 1925. In the intervening years, the site has been subdivided and sold, accounting for the loss of the bowling green and terracing. Haggertlea was inherited by Robert Haggert in 1888, and was sold by Emily Haggert in 1944. The home has since been maintained as residential apartment units.

## 1.3 HERITAGE RECOGNITION

Located in the historic core of Brampton - Haggertlea - at 28 Elizabeth Street North was designated by the Corporation of the City of Brampton on November 20, 2013 under Part IV of the Ontario Heritage Act, by by-law 324-2013. The legal description of the heritage designation comprises of Lots 10 & 11 of Plan BR-4, and partial Lots 7-9 & 12 of Plan BR-4. The full text of the Designation by-law has been included in Appendix A. The statement of significance recognizes the property for its design, associative, and contextual value and lists the following heritage attributes;

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials

of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include:

- Second Empire architectural influence
- Three-storey buff brick construction
- Concave mansard roof
- Irregular roof lines
- Ornate bracketed cornice
- Dentils
- Decorative flower-themed keystones
- Segmentally arched brick voussoirs
- Original wood window frames
- Sash windows
- Leaded glass windows
- Segmentally arched window openings
- Two storey bay window with brackets and decorative spindles
- Dormers in a variety of shapes and sizes
- Dripstone hood moulding
- Three storey projecting bay window (*Note: this item is not present on the building*)
- Remnants of tower on east façade
- Association with Jessie Perry, a prominent Brampton builder/stone mason
- Association with John Haggert, notable businessman and first mayor of Brampton
- Association with Haggert Brothers Agricultural Implements
- Connection to Brampton's building boom in the 1860 to 1880s
- Landmark status due to the scale and style



Fig. 1.4. Two storey bay window with brackets and decorative spindles, as well as concave mansard roof, and other attributes.



Fig. 1.5. East elevation, showing the remnant of the central tower.



Fig. 1.6. West elevation, showing bracketed cornice and dormer.

## 2 - BUILDING CONDITION REVIEW

A condition assessment for the building was conducted by Goldsmith Borgal & Company Architects, as part of the preparation of the Heritage Impact Assessment. This condition assessment, last revised August 11, 2022, is attached to this report in Appendix B, as part of the larger Heritage Impact Assessment report. Subsequently, Giaimo Architects visited the site on September 16, 2022, and in their review of the building, found no substantial difference in condition. The photos within this report represent the condition as observed on September 16, 2022.

Further documentation of the building is included in the Appendix F of this report, as part of the Heritage Building Protection Plan, which has been included in this Conservation Plan.



Fig. 2.1. East elevation (Primary elevation)



Fig. 2.2. South elevation



Fig. 2.4. Partial West elevation



Fig. 2.3. Partial West elevation



Fig. 2.5. North elevation

# 3 - PROPOSED CONSERVATION SCOPE

## 3.1 CONSERVATION APPROACH

The proposed conservation approach for the Haggertlea mansion is rehabilitation and restoration.

This involves the demolition of the 1911 and 1925 additions, retention of the remainder of the building in its entirety, restoration of the existing heritage fabric, reconstruction of missing elements, and rehabilitation of the building for new uses. This conservation approach will conserve the cultural heritage value and attributes of the property identified in the proposed designation by-law, enhance the integrity of the resource via reconstruction of missing elements, and will facilitate its adaptive reuse as part of the larger surrounding mixed-use, multi-unit residential development.

The location and original siting of the building will be reinstated after its temporary relocation during the construction period. Reorienting the house with the principal elevation facing Elizabeth Street North was explored, however, this move will de-prioritize the public space and make for a confusing reading of the historical evolution of the site. Therefore, maintaining the building's relationship within the original site is important to demonstrating the urban evolution of the site.

## 3.2 REVIEW OF PROPOSED WORK

The following list of work was outlined in the revised Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Architects. The scope of the conservation work generally aligns with this list, with select modification. The below list contains items greyed to indicate a change to the approach, with the modified approach included in italics. Further,

Rehabilitation:

The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Restoration:

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Preservation:

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Source: *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

as noted at the beginning of this report, the project orientation has been revised to align with the larger project. New directional descriptions are provided in parentheses. Conservation work to the property includes:

- The building will be severed from its foundations, and temporarily moved to the south end of the site for the construction of the underground parking structure. Upon completion of underground works, the building will be returned to its original location. Aligned with the original relocation plan, the basement will not be retained.
- Remove non-sympathetic c.1911 and c.1925 extensions along Elizabeth Street North.
- Prior to the temporary relocation of the building, and following the demolition of the 1911 west addition, document the west entrance extension, dismantle, catalogue and securely store components. West entrance extension to be reconstructed using original components.
- New partial height foundations will be constructed in the buildings original location, and designed to accommodate a stone and brick veneer, matching the original foundations profile and finish above grade.
- Remove paint from bricks and clean all surfaces; exposing original dichromatic brickwork.
- Conserve all original window units; including the two-storey detailed bay window with brackets and spindles; repair where required.
- Remove non-sympathetic contemporary wood fire escape and porch along the main elevation.
- Stabilize and repair brick masonry wall where bulging of brick was noted at south (west) elevation; install helical ties where required. The area may need to be carefully dismantled and reconstructed

based on detailed investigations.

- Repair brick voussoirs; these may need to be dismantled and re-set where required.
- Repair bricks where damaged and repoint mortar joints, where required.
- Further investigate the extent and condition of the original painted crown moulding trim found within the west (north) portion's hall, for possibilities of conservation within the new interior design.

#### *Restoration*

- Restore missing decorative cornice details, including wood brackets and dentils, to match existing.
- Restore missing iron cresting where applicable at existing and/or restored condition to match archival documentation.
- Prior to the temporary relocation of the building, remove the exterior cladding of the east enclosed porch, and document. If the extent of the original materials are sufficient for restoration, catalogue and dismantle the addition for storage. Upon the return of the building to the original site, reconstruct the porch using the original components. If the extent of the original materials are insufficient, the components will be reproduced based on an interpretation of the archival sources. Exact replication without physical evidence may not be feasible as the archival sources are low quality and do not depict the fine grained details of components.
- Restore the tower at main elevation to match archival documentation.
- Remove non-sympathetic chimneys along the south (west) elevation. This will include the restoration of the paired window with unique combined brick voussoirs, and will likely require a new window unit to match existing.
- Further investigation of the treatment of this facade will be explored with the development of an adaptive reuse plan

for the building.

- The removal of existing, non-original, fenestration and door openings at ground level will need to be evaluated once interior programming is confirmed. Further investigations are to be completed where archival documentation is limited (south elevation).

## 3.3 EXTERIOR RECOMMENDATIONS

### 3.3.1 MASONRY CONSERVATION AND REPAIRS

Along the retained facades, the scope of proposed heritage conservation work to the property includes the replacement of previous unsympathetic repairs and missing brick elements, reconstructed with salvaged brick where possible, and new brick, selected to match the existing, where salvaged is not available. As identified within the drawings forming part of this report, there are areas of visible brick deterioration present on all facades. Further investigation and review following the removal of the paint may reveal additional areas of deteriorated brick.

At areas where additions and accretions such as chimneys are proposed to be removed, the areas of the walls obscured by the additions



Fig. 3.1. East Elevation Diagram

will be repaired and or reconstructed to align with the original appearance of the building.

At the south elevation, the circa 1925 addition will be removed. Based on the site survey of the building, the headers of the original ground floor windows on this elevation may be present behind the finishes of the addition.

At the west elevation, the circa 1911 addition will be removed, exposing the rear walls of the main house, and a small appendage. Based on a site survey of the building, it appears that the volume of this appendage is intact within the addition, though the condition of the formerly exterior brick is unknown. The removal of the surrounding addition will enable the reconstruction of the arched window opening with flower keystone, as well as an additional window on the ground floor. The chimney will be removed, allowing the second of the formerly paired windows at the third level convex mansard dormer to be reinstated.

At the north elevation, where the openings of the original bay windows have been

infilled with brick that appears to be poorly matched, the strategy for the revisions to the openings will be revisited once an adaptive reuse strategy has been developed. The adaptive reuse strategy is proposed to be developed simultaneous with the permit submission.

At the east elevation, which was the original front elevation, the fire escape will be removed, and the brick repaired. At the south end of this façade, the corner of the building will be repaired following the removal of the 1925 addition. Below the bay window, a missing brick pier that divided two windows will be reinstated. The most visible work on the façade will include the repair of the tower, complete with reconstruction of another approximately half-storey of masonry above the current extents, terminating below the concave mansard roof.

At all facades, which include stone sills and decorative flower themed keystones, deteriorated stone dressings will be repaired with stone dutchmen, as necessary. In cases where they must be replaced, like stone will be sourced



Fig. 3.2. South Elevation Diagram

for the replacement.

The scope of masonry work also includes the cleaning and repair of painted, deteriorated and soiled portions of the heritage masonry elevations. This work includes 100% repointing of all mortar joints and 100% cleaning of the facades. Paint will be removed from the brick, exposing the original dichromatic colour scheme. This work will be completed using a gentle chemical paint remover, with low pressure steam cleaning to remove residue. No abrasive methods will be used.

This work will be carried out by a qualified heritage contractor with the objective of maximizing the salvage of existing materials and minimizing the use of replacement materials to the greatest extent possible.

### 3.3.2 WINDOWS & DOORS

The original wood windows will be retained in all openings where there are no proposed modifications to be made, and they will be restored complete with new storm windows. The proposed restoration work also allows for the restoration of window openings currently subsumed within additions dated to 1911 and 1925, as discussed in the preceding section.

With the removal of the basement due to the temporary relocation of the house and

associated new foundations, all basement level windows and doors will be removed and infilled. The conservation scope does not include the retention or reconstruction of the basement.

At the ground level, on the north elevation, further investigation into the non-original openings will be completed with the removal of the exterior paint. As the adaptive reuse plan for this area has not yet been developed, further modifications to this area of the facade will be proposed in conjunction with the reuse. Any new openings should respond to the scale of the former bay windows, removing the poorly matched brick in those areas. It would also consider the relocation of the stained glass window to elsewhere in the building. At the west elevation, the openings covered by the addition will be reopened, and new wood windows installed to match the adjacent. At the south portion of the west elevation, the ground floor openings have been modified over time. Based on the visual differences in the brick, as well as different window headers, the southernmost window is believed to be original due to the presence of the flat segmental arch complete with decorative brickwork at the skewback, set within the abutment. The presumed original arrangement would likely have been a set of two windows. Further confirmation of the window arrangement can be confirmed once the paint has been removed from the brick. The



Fig. 3.3. The central entrance doors were paired, with arched lites, and quarter circle lites with arched sills above.



Fig. 3.4. The proposed reconstructed central entrance doors and porch, based on photographic documentation.

assumed arrangement has been included in the conservation plan drawings. The arrangement at the ground floor of this portion of the building may also present an opportunity for modification to suit a future adaptive reuse of the building. On the south elevation, the openings are presumed to be present within the existing wall, obscured by the addition, and will be revealed upon demolition. New wood units will be installed in these openings, to match the original windows on the adjacent elevations. At the east elevation, the main modifications to windows are beneath the oriel window on the ground floor, as well as the windows at the north side of the tower, and the second floor adjacent to the tower. In these instances, the window will be returned to the original configuration, and new wood units installed to match those adjacent. At the central tower, the existing door and wood surround will be replaced with a set of wood double doors, as indicated in archival photos.

The conservation work will also include the restoration of the original windows, where present. The glazing and wood frames will remain, new sealant and paint will be applied, and new sympathetic interior wood sash storm windows will be installed.

### 3.3.3 ROOFING, FLASHING AND MOISTURE CONTROL

At the roof level, there are two areas that will be reconstructed; the tower roof, as well as a portion of the mansard roof adjacent to the tower, which was removed to create an exit for the third floor apartment. The remainder of the roof will be replaced with new asphalt shingles.

Asphalt shingles will be specified in two formats, in order to align with the original roofing pattern, which had a four rows of lighter coloured scalloped shingles at approximately the midpoint of the mansard roof. At each of the mansard roof hips, a new custom metal ridge cap will be installed at each of the ridge corners, similar to the original design.

The existing standard aluminum eavestroughs and downspouts will be removed and replaced with a profile sympathetic to the



Fig. 3.5. The concave mansard roof, with the original cladding showing scalloped shingles and ridge caps.

Google Maps; 2009



Fig. 3.6. A partial east elevation, showing the missing iron crestwork along the peak of the mansard roof and tower.



Fig. 3.7. Left, an area where the soffit and dentils have been removed. On the right, the historic woodwork is intact.

original. New downspouts will follow the logic of the existing, fitting between the existing brackets near a roof corner, and descending to grade. Downspouts will be located to avoid main facades as much as possible.

### 3.3.4 METALWORK

At the peak of the mansard roof, and at the reconstructed tower roof peak, the former continuous iron crestwork will be reinstated, complete with corner finials. Decorative metalwork was also present beneath the convex gable, centered beneath the paired windows, atop decorative bracketed woodwork. This will be reinstated at both the east and west dormers.

### 3.3.5 WOODWORK

At both the soffit and the peak of the mansard roof, the decorative woodwork including cornices and brackets will be retained, repaired as necessary either using wood dutchmen, or replacement of deteriorated components, and repainted. Where the decorative woodwork is missing, it will be reinstated. The original wood soffit will also be reinstated where it is not present.

Similarly, at the reconstructed tower, the decorative wood detailing will be reconstructed to match the existing at the lower roofs. However,

the tower roof will have a round wood window on each of the four sides, and a more prominent cornice at the peak of the roof.

At all locations where existing woodwork is present, Woodwork at the soffits, turrets and ornamental cornices will have the existing paint removed, the wood work repaired, and repainted.

Along the primary east elevation, the ornate porch will be reconstructed, connecting with the existing enclosed porch, which will be investigated for original material beneath the siding. If the enclosed porch is found to have original materials which are in a repairable state, the porch will be cataloged, dismantled and reconstructed when the relocation of the building is complete. The missing porch will be reconstructed using the archival photographs as a reference, as well as a period study in order to determine appropriate details not visible within the archival documentation.

## 3.4 INTERIOR RECOMMENDATIONS

As an adaptive reuse plan for the building has not yet been developed, no interior conservation scope is proposed at this time.

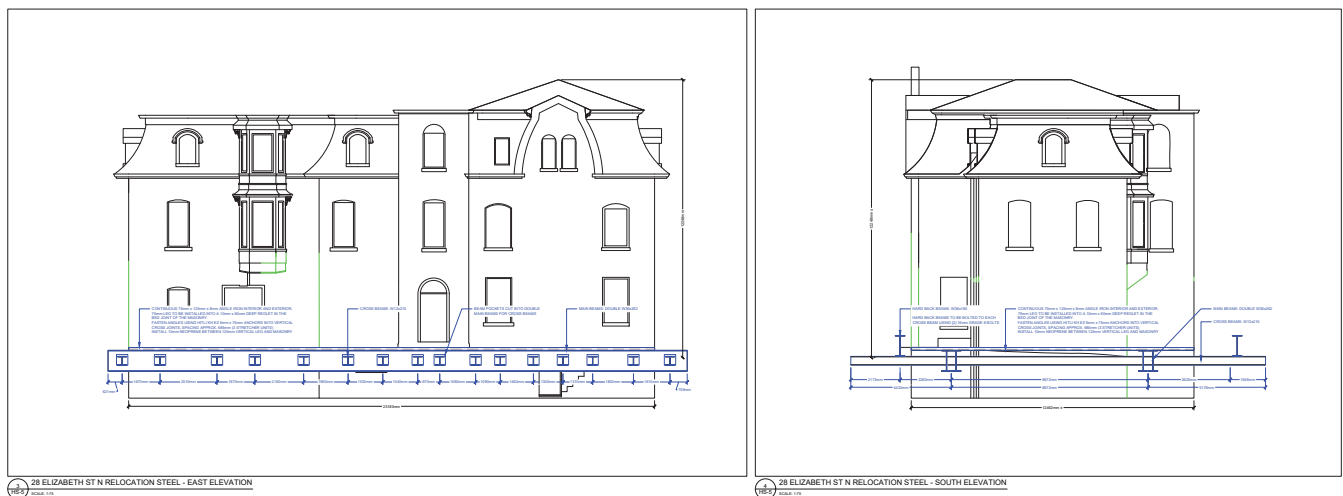


Fig. 3.8. An excerpt from the relocation plan, showing the structural support below the first floor.

## 3.5 RELOCATION PLAN

The heritage house is to be relocated temporarily to the south end of the site during construction, and then returned to its original site and positioned on new foundations. The final location for the house is shown in the site plan prepared by Sweeny & Co Architects, dated December 2022, shown in Appendix E.

Severance of the house from the existing foundations is to occur at the top of the building foundations. The relocation process is to be undertaken by an engineer and contractor experienced and specialized in this process. Details regarding the relocation can be found in Appendix G.

The new foundation is to be designed by an engineer specialized in this process. An appropriate veneer will be installed on the new foundation walls. Please refer to section 7.1.2 for more information on the foundation veneer material.

## 3.6 CONSTRUCTION SCHEDULE

The construction schedule on page 22 is in the early stages of development, and as such, may be modified as the project progresses.

Of particular relevance to this report are items 0.0, 0.1, 2.0, 3.0, 9.0, 10.0 and 11.0, which reflect approximate timelines for work on the heritage resource itself.

## 3.7 CONSERVATION SCOPE OF WORK

A list of conservation notes has been prepared to describe the extent of conservation work, and are included on the attached conservation plan drawings in Appendix C. These drawings are to be read in conjunction with outline specifications attached to this document as Appendix D.

# CONSTRUCTION SCHEDULE

TASK	DURATION	START	FINISH
0.0 Heritage staff and heritage consultant site visit	½ day	August 22, 2023	August 22, 2023
0.1 Submission for Building Permit	1 day	August 1, 2024	August 1, 2024
1.0 Mobilization	20 days	February 1, 2025	February 21, 2025
2.0 Heritage retention and protection including demolition or deconstruction of additions	20 days	February 19, 2025	March 11, 2025
3.0 Demolition of 22-24 Elizabeth Street North	20 days	February 19, 2025	March 11, 2025
4.0 Heritage building relocation	10 days	March 11, 2025	March 21, 2025
5.0 Demolition of the building located at 33 George Street	20 days	February 1, 2025	February 21, 2025
6.0 Excavation, grading, dewatering	40 days	March 12, 2025	April 21, 2025
7.0 Caisson Installation	60 days	April 22, 2025	June 21, 2025
8.0 Substructure	60 days	June 17, 2025	August 16, 2025
9.0 Superstructure	600 days	August 17, 2025	April 9, 2027
10.0 Construction of new foundations for Heritage Building	20 days	January 17, 2026	February 6, 2026
11.0 Heritage building relocation to original site	10 days	February 7, 2026	February 17, 2026
12.0 Heritage conservation work	180 days	February 20, 2026	August 19, 2026
13.0 Landscape - including Heritage Commemoration Plan	120 days	August 20, 2026	December 18, 2026
14.0 Occupancy	150 days	December 19, 2027	May 17, 2028

## 4 - COST ESTIMATES

Staff have requested that a Letter of Credit be provided to secure the dollar value of conservation work described in this Conservation Plan. The cost estimate for letter of credit is included in the Appendices of this document.

## 5 - ADAPTIVE REUSE PLAN

As part of the rehabilitation conservation approach, a compatible contemporary use will be selected for Haggertlea that reanimates the building and allows for public engagement. A number of options are being explored currently, including an arts and culture center in collaboration with the City of Brampton, a restaurant, or a retail store.

Areas identified on the north and west elevations to be considered in relation to the Adaptive Reuse Plan (Appendix C - Conservation Plan Drawings, sheets AH412 and AH413), will be reconfigured to suit the chosen use while maintaining the heritage character. These areas also provide opportunities to enhance the building's accessibility by addition of a ramp.

The adaptive reuse is a long-term plan with completion scheduled for February 2028.

## ADAPTIVE REUSE SCHEDULE

TASK	DURATION	START	FINISH
1.0 Preparation of Adaptive Reuse Plan and Drawings	60 days	November 1, 2025	January 2, 2025
1.1 Building Permit Approval	60 days	January 3, 2025	March 4, 2025
2.0 Adaptive reuse exterior work including rearrangement of north and west elevations (if necessary)	180 days	February 20, 2026	August 19, 2026
3.0 Adaptive reuse interior work	150 days	December 19, 2027	May 17, 2028
4.0 Occupancy - to take place concurrently	1 day	May, 2028	May, 2028

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# 6 - HERITAGE COMMEMORATION

As Goldsmith Borgal & Company Architects described within the Heritage Impact Assessment, and as described within the Reasons for Designation Report, 28 Elizabeth Street North has associative, design and contextual criteria that contribute to its Cultural Heritage Value.

The associative value of the property is primarily due to its links to an early and prominent resident of Brampton - John Haggert. Haggert, initially with his brother, owned the Haggert Brothers company, which manufactured agricultural implements. From 1874 to 1877, he also served as the first Mayor of Brampton.

The contextual value of the property is its link to the Elizabeth Street neighbourhood of downtown Brampton, other mid-late 19th century mansions with landscaped grounds, and the link to the Haggert Brothers offices located at Main Street North and Nelson Street.

The property also has physical or design value. Haggertlea is a late 19th century example in the Second Empire style.

Within the Heritage Impact Assessment, two impacts were identified related to the context of the site and alterations to the landscape;

- Alterations of sight lines to the former main elevation
- Alterations to the adjacent landscape topography

As described within Section 3 of this report, the physical attributes of this building will be restored and or reconstructed. However, as described above, there are features of note that will be altered, and are otherwise impossible to retain in the context of this redevelopment.

Responses to the alterations to these features are intended to serve as the basis of the commemoration plan.

## 6.1 INTRODUCTION

The purpose of the Heritage Commemoration Plan is to explain the lasting historic and cultural value of the site, as well as the building known as Haggertlea, through an understanding of the heritage resources on the site, and strategies developed to commemorate them. The intention of the commemoration plan is to allow residents and visitors to become aware of the significance of the site.

The Commemoration Plan is prepared in reference to the Ontario Heritage Act and the Standards and Guidelines for the Conservation of Historic Places in Canada, as well as the City of Brampton Heritage Commemoration Plan Terms of Reference. In addition, Gaiimo referenced the HIA by GBCA Architects and the proposed development designs by Sweeny & Co. Architects and landscape architects MHBC.

The proposed redevelopment at 28 Elizabeth Street North will alter the relationship between Haggertlea and the surrounding neighbourhood, as well as the house and the site itself. This section of the report will revisit some of the impacts from the Heritage Impact Assessment, and their mitigation through Commemoration.

## 6.2 DESCRIPTION OF CULTURAL HERITAGE VALUE

As described in Section 1 of this report, 28 Elizabeth Street North is Designated under Part IV of the Ontario Heritage Act. The heritage attributes as described within the Statement of Significance for the building have been listed in Section 1 of this report, and the full Statement of Significance can be found in the Appendix of this Report.

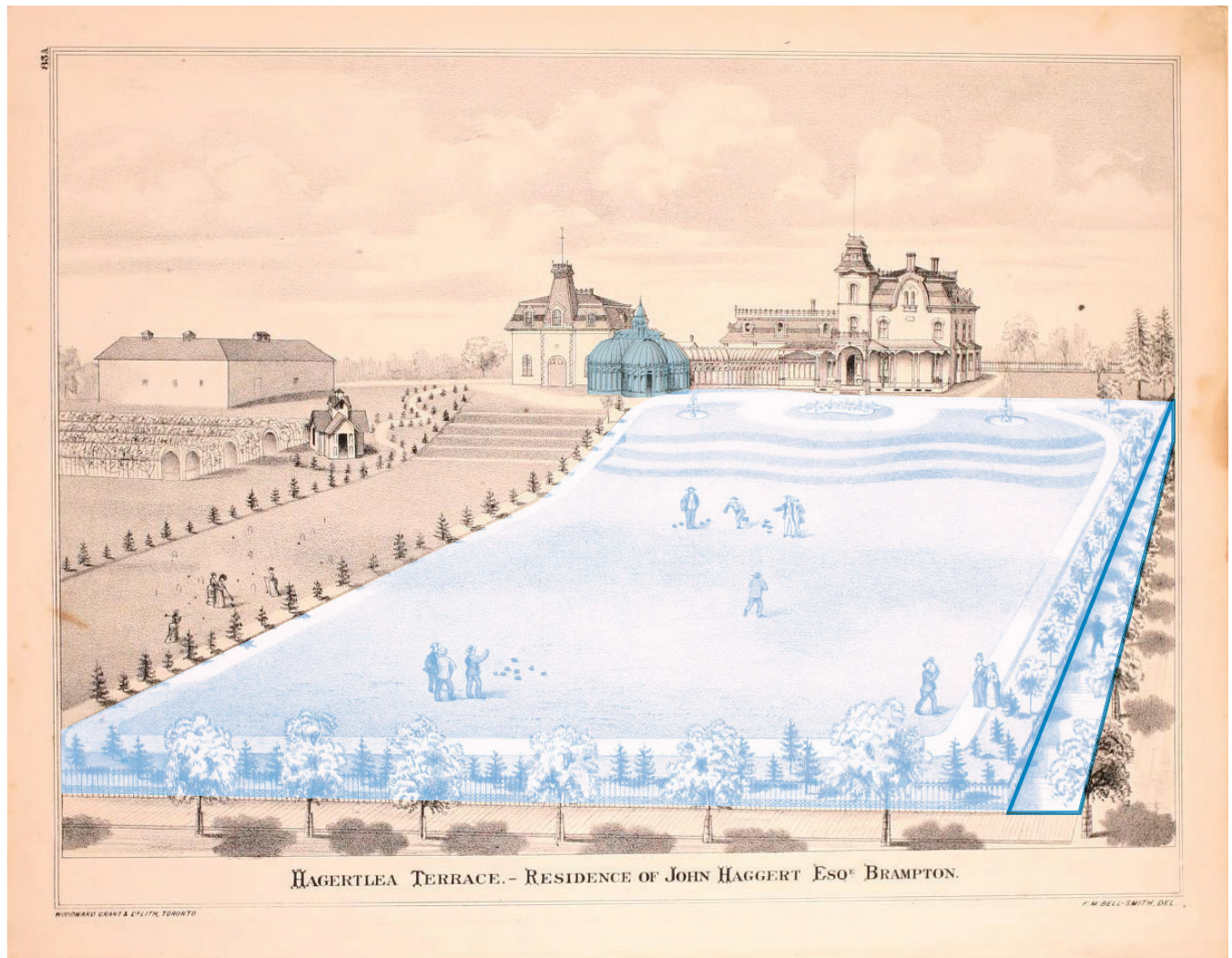


Fig. 6.1. A rendering of the first iteration of Haggertlea, annotated to highlight the terraced lawn, bowling green and quatrefoil-shaped conservatory, as well as the tree lined allée along Nelson Street West (Pope's Illustrated Historical Atlas of the County of Peel, 1877).

## 6.3 COMMEMORATION THEMES

This commemoration plan explores two main themes to further explain the history of the site; A changing context, and Gardens and landscape.

### 6.3.1 A CHANGING CONTEXT

Of the remaining historic mansions within the urban core of Brampton, Haggertlea will most readily express the drastic change in the urban context over time, related to the urbanization of Brampton. This commemoration theme is intended to allow residents and visitors to understand the evolution of Brampton from a small town to a large city, through the changes to the site.

### 6.3.2 GARDENS AND LANDSCAPE

Haggertlea was originally set within extensive terraced grounds, which have since been subdivided and built upon. The house was originally oriented to face George street, sited at the end of a large lawn, which culminated in terraced gardens. According to the 1877 Illustrated Atlas of Peel, the house, prior to the construction of the second floor addition, also had an attached greenhouse. The history of the house is tied to its original, garden setting. This theme is intended to allow residents and visitors to understand the importance of the building's



Fig. 6.2. An image of the historic landscape along Nelson Street West, circa 1925.

original siting, with the landscape elevating the viewer's experience of the place.

## 6.4 COMMEMORATION APPROACH

The planned commemorative approach is two fold; the redeveloped site will contain a commemorative landscape, exploring the commemoration themes, as well as an interpretive plaque to further explain the significance of the site and create links to the commemoration strategy.

### 6.4.1 HERITAGE PLAQUE

A Heritage Plaque will be located on a highly visible location within the site, in order to provide public access. The plaque is intended for residents and visitors, providing information on the history of the site, and its contextual, associative and design cultural heritage value.

The proposed site plan includes two Pedestal Plaque, as described within the City of Brampton Heritage Plaque Program. This plaque is to be located within the gardens on the west side of the site. The plaque will explain the associative and contextual value of the heritage resource, as well as the design value of the house and former gardens, and will also draw connections to the commemoration strategy, explaining the scale and extent of the former grounds, which are described in the commemorative landscape.

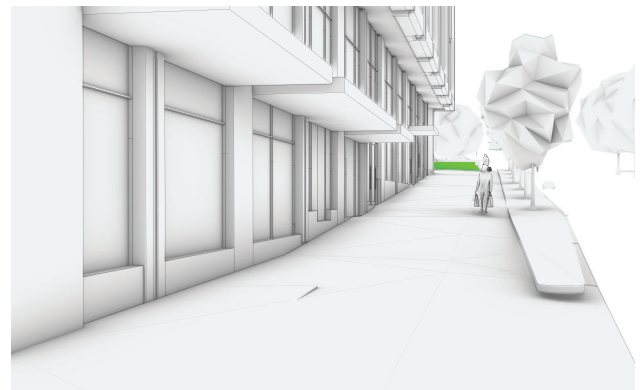


Fig. 6.3. A 3D model view looking from approximately the same viewpoint, with the terraced landscape in green.

# Haggertlea Terrace

Haggertlea is a prominent three-storey Second Empire style estate residence built c.1870, and is tied to the industrial growth and subsequent building boom that took place in Brampton. The estate originally comprised the residence and adjacent coach house, the latter now demolished, as well as extensive landscaped grounds which incorporated terraced lawns and a bowling green extending to George Street North.

The original owner, John Haggert, was the first mayor of Brampton from 1874 to 1877, and with his brother, was the owner of Haggert Brothers Agricultural Works. The company developed and manufactured agricultural implements, and operated



Haggertlea Terrace, showing the bowling green and terraced lawn, as well as a former conservatory footprint is located within the plaza in front of Haggertlea, and the scale of the terraces is represented in the paving patterns.



Image of the building looking towards south from September 2022, prior to restoration and reconstruction of missing elements.



View of Haggertlea, the bowling green and terraces, along Nelson Street West (Circa 1910).

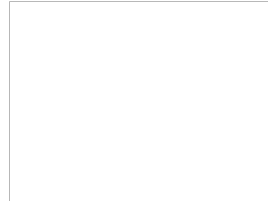


Image of the building in 2020, after the restoration, reconstruction of missing elements, and redevelopment of the site.

from 1849 to 1891, with offices nearby at the corner of Main Street and Nelson Street West. The estate was passed down through the Haggert family, and finally sold by Emily Haggert in 1944. The building was converted to apartments in the intervening years, and the bowling green and coach house sites were parcelled off and sold.

Haggertlea is one of a number of mid to late 19th century mansions in Downtown Brampton with landscaped grounds, including Alderlea, and The Wright Castle.

In 2022, the building was restored as part of a larger redevelopment of the surrounding sites.

Fig. 6.4. A potential layout for the pedestal plaque, explaining the history of the house.



Fig. 6.5. An example of a pedestal plaque, as per the City of Brampton's Heritage Plaque Program.

Once the plaque details are approved, an application will be made to the Brampton Heritage Plaque Program. The plaque content will be circulated and reviewed by the Sign by-law Staff and Corporate Communications team prior to production and installation.

## 6.4.2 COMMEMORATIVE LANDSCAPE

The commemorative landscape is intended to address the impacts identified in 6.2;

- Alterations of sight lines to the former main elevation
- Alterations to the adjacent landscape topography

The first listed impact specifically relates to the loss of Haggertlea as a landmark from George Street, as its facade will be obscured by the presence of the new podium and tower. The second listed impact relates to the removal of the vestiges of the terraced lawn, which survived in limited form as a series of parking lots and retaining walls, east of the main facade.

The impacts are explored and understood through the commemorative themes; a changing context, and gardens and landscape. Originally sited within extensive gardens and lawns, Haggertlea will now form the fourth wall of a new urban plaza, lined with retail in the podium of a high rise residential tower. While the changing context will be obvious due to the proximity of a large structure, the



building's relationship with the City will also be altered through obstruction of views towards it. The proposed landscape allow residents and visitors to engage with the building at an urban scale, rather than the previous arrangement, in which the building was meant to be viewed from afar. The building becomes an important part of the public place that can be interacted with, allowing the intricate design value of the building to be explored in greater detail, and for the building to become an active participant in the urban context.

The commemorative landscape has a number of distinct elements which will be used to explore these themes and enhance the users experience of the site. These

elements commemorate components of the site, responding to the theme of garden and landscape, and are used to support the theme of a changing context. The elements include;

- Dichromatic paving,
- A terraced lawn,
- The quatrefoil canopy and,
- Trees along Nelson Street West

In order to explain the scale and extent of the historic terraced lawn, at the front of the Haggertlea house, the scale of the terraces will be represented via dichromatic paving patterns, which will extend across the extent of the paved pedestrian area in the north-south direction of the site, sited between the east facade of

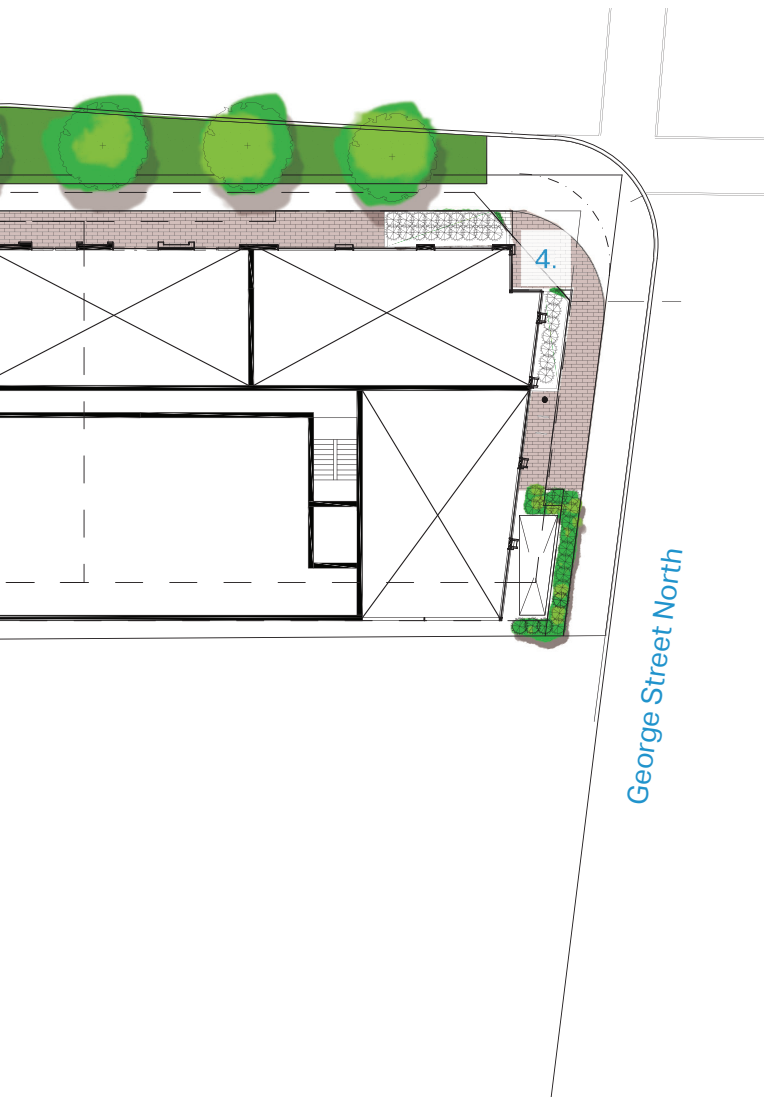


Fig. 6.6. Left, a schematic plan of the commemorative landscape, also showing the interpretive pedestal plaque locations.

#### 1. Plaza

With dichromatic paving, demonstrating the scale of the former terraces.

#### 2. Terraced Landscape

At the north end of the house, the terraced landscape references the terraced lawn, and provides additional summer seating to the plaza. The surrounding wall will be inscribed with additional interpretive elements.

#### 3. Quatrefoil Canopy

Anchoring the south end of the plaza, the canopy commemorates the approximate location of a conservatory on the site.

#### 4. Pedestal Plaques

Located along Nelson Street West, explaining the architectural and contextual history of the house.

#### 5. Trees Along Nelson Street West

Based on archival information (Fig. 1.3.) and through coordination with MHBC, a species of high-branching deciduous trees similar to the original trees will be planted.

the house and the new retail spaces within the podium of the tower. The terraced lawn, previously only meant for the select few visitors invited to the grounds of the house, will be scaled down and transposed to the north-west corner of the site, north of the house, creating a new terraced landscape linking with the public plaza. Enclosing the volume of the terraced lawn will be a wall, which will be inscribed with interpretive elements. Finally, the plaza will further explain the layering of changes in this space with the creation of the quatrefoil canopy, interpreting a historic image of the house in which a quatrefoil-shaped conservatory is illustrated at the south end of the house. The proposed canopy would provide shading for new seating areas, and would emulate the shape of the former footprint in a contemporary manner, at the approximate scale and location of the conservatory. Refer to figure 6.7. for a precedent of a free-form shaped canopy by Sanaa Architects.

Historic photos of the site along Nelson Street West show a planted boulevard of high branching deciduous trees, believed to be Oak trees by the project landscape architect. A planting scheme resembling the original will be reinstated along the boulevard, with a similar species of tree. This will help to reintroduce the most public landscape element of the scheme, which will create a shaded, pleasing link from George Street, to the public square introduced in front of Haggertlea.



Fig. 6.7. A 2009 pavilion by Sanaa Architects, as a possible precedent for the quatrefoil canopy.

Future, more detailed submissions will provide further details of the materiality and appearance of the commemorative elements.

These elements in combination are meant to explain the architectural and landscape history of the site, enhancing and connecting the history of the site to the larger neighbourhood.

## 6.5 PREVIOUSLY EXPLORED APPROACHES

Earlier approaches to the commemorative landscape have been explored as the project developed. An initial concept proposed an interpretation of the terraced lawn closer to the original location, between the building and the sidewalk along Nelson Street West. This interpretation of the terraces relied on a reflective surface at the base of the building, intended to visually extend the terraces. This was paired with a treed boulevard.

In front of Haggertlea, within the public space, the terraces were interpreted with different coloured paving, in the arrangement as rendered within the 1877 drawing of the house, seen in Figure 6.1.

While elements of this concept carry into the current commemoration strategy, specifically the tree lined boulevard and the dichromatic paving representing the scale of the terraces, the physical terraces along Nelson Street West and the reflective surface along the building were eliminated. This was primarily due to proposed road widening, which left a reduced area to include physical terraces, and reduced the interaction and engagement between the building and the public realm along Nelson Street West. Furthermore, the terraces, which were previously available to access by visitors to the house, are proposed to be introduced as a public gathering element and a way to enhance visibility of Haggertlea in the current scheme.



Fig. 6.9. An artistic interpretation of the former scheme, showing the reflection of the terraces



Fig. 6.8. Previously proposed site plan showing terraced landscape along Nelson Street

# 7 - HERITAGE BUILDING PROTECTION PLAN

The existing heritage house at 28 Elizabeth Street North, known as Haggertlea, is to be relocated, conserved, then adaptively reused as part of the redevelopment of the surrounding site. The preceding report describes the conservation approach, which provides a detailed strategy to rehabilitate and restore the heritage fabric.

The following Protection Plan provides an overview of actions to protect and monitor the heritage house until that work occurs, and prior to the house becoming occupied again. The below describes work that should be undertaken in three main phases; prior to construction; during relocation; and following the building's relocation back to its original site, throughout the duration of the conservation work. A structural assessment report will be provided as part of the building permit application at the following stages: Prior to relocation on temporary site/ post part demolition, prior to relocation on new foundation, and post project completion stage/ prior to occupying the house.

## 7.1 BUILDING PROTECTION

### 7.1.1 UNTIL START OF CONSTRUCTION

This part of the Protection Plan reviews stabilization and security measures to protect the heritage building in the interim period while occupied, and between occupancy and development. In implementing the outlined measures, the plan acts to delay deterioration of the heritage fabric and overall building regardless of occupancy status.

As part of the Conservation Plan, thorough pre-construction documentation of the heritage house has been carried out to ensure a common understanding of the as-found

condition. This photographic documentation is included in Appendix F of this report. This provides a baseline from which changes to the building and its context can be identified, monitored, and assessed.

As of November 2022, the heritage house is occupied by rental tenants, across the buildings 8 units. When the building becomes unoccupied in preparation for its temporary relocation, the second portion of the list in italics should be implemented. The owner shall, at all times, keep the building and property adequately insured.

Prior to the relocation of the building, and while the building is occupied, it is recommended that;

- The current maintenance and upkeep plan is continued;
- eavestroughs and downspouts are checked cleared a minimum of once each spring and fall;
- units that become vacant are inspected on a bi-weekly basis for any water or pest infiltration;
- and that any mechanical, plumbing and electrical issues be dealt with promptly.

Once the house becomes unoccupied, in preparation for its temporary relocation, it is recommended that:

- Site access be restricted by installing construction hoarding or fencing along the perimeter of the site;
- the house's doors and windows be locked and secured to prevent the entrance of the elements, unauthorized persons, or pests;
- main level windows and rear door be protected with minimum half-inch exterior grade plywood fitted to the exterior of the openings - small openings/ louvers in the plywood are to be provided for ventilation, and protected with pest-proof mesh;
- the chimney be capped off;

- the roof including the shingles, eavestroughs, and downspouts be maintained in stable and working condition;
- all interior doors be fixed ajar at least 4" to allow for air circulation;
- the utilities serving the house are properly disconnected, terminated, or capped, unless such utilities are necessary for its security and maintenance;
- all supply plumbing lines are drained and emptied and anti-freeze is added where necessary;
- the house be sprayed against insects, rodents, or other pests as necessary;
- the house be monitored on a bi-weekly basis with in-person visits by owner staff;
- ongoing preventative maintenance be performed effectively and promptly to address issues identified during routine visits;
- any maintenance tools, equipment, or ladders that might be used to gain interior access be promptly removed from the site;
- and a "No Trespassing" sign be posted at the street-facing gate.

The above notes describe the general scope of protection to be provided to the Heritage resource. These notes should be read in conjunction with the City of Brampton By-Law 154-2012 (Appendix I) for further detail. The By-Law has been attached to this report as Appendix A.

## 7.1.2 DURING CONSTRUCTION & RELOCATION

This part of the Protection Plan reviews potential risks and outlines measures to reduce and monitor the potential for damage to the heritage building during its relocation and during construction in the immediate area.

Pre-construction meetings will address the roles in the protection of each party that will work on site. Responsibility for implementing the agreed

upon protections will be established among the owner, heritage consultant, general contractor, and relevant subcontractors.

Prior to any site work (eg. earthwork, tree removal), a fence should be erected around the heritage house in its current location. After the house is relocated onto its new foundation, the fence should be re-erected around its perimeter. Materials and equipment not directly associated with the relocation and conservation of the heritage house should be staged beyond the fence.

The plywood installed at the exterior of the window openings will remain throughout the relocation and site construction. They will serve to protect the windows during the move.

A heritage permit is required to proceed with demolition and relocation. Prior to moving the house, demolition work will be undertaken to remove the 1925 and 1911 additions. New openings created or exposed as part of this work must be adequately protected. For window or door openings with no window or door, which are newly exposed, they must be framed with backup framing, and then covered with tightly fitted plywood, complete with ventilation openings. Where windows or doors are found to be present, they must be protected as per the measures described within 5.6.1.

The east enclosed porch, which may potentially have original elements under the existing siding, is to be dismantled in stages. If the original material is present, the enclosed porch will be photographed, cataloged and dismantled, and will be stored securely on site for reconstruction. Similarly, the west entrance extension will be cataloged and dismantled, for reconstruction once the house has returned to its original location. The house cannot be moved with the porch and entrance extension attached; additionally, temporary removal will reduce risk of damage. The enclosed porch and extension will be reinstated during the conservation process.

A summary of demolition, removals, salvage and dismantling that should be undertaken prior to relocation include:

- removal of the west addition as described in the conservation plan;

- removal of the south addition as described in the conservation plan;
- removal of the exterior wood fire escape and stair;
- removal of the west chimney above the roofline of the convex mansard gable on the west facade, to be capped and protected against water infiltration;
- removal of the siding on the enclosed each porch, followed by investigation by the Heritage Consultant;
- assume dismantling of the east enclosed porch, cataloging components, and storing securely on site. Provide weather protection to bay window where porch roof is removed;
- dismantling of west entrance extension, cataloging components and storing securely on site;
- salvage of any brick, stone or masonry at beam pockets related to proposed relocation;
- salvage of brick, stone and masonry for foundation surfacing, following the house being severed from the foundations and relocated. All above grade material should be salvaged, as well as an additional 20% by volume of material of each type of component for reinstallation as foundation facing material. If salvageable materials are insufficient, new compatible materials will be used to supplement the veneer.

Risks to the heritage fabric can be mitigated through monitoring throughout the relocation and adjacent new construction. The building will be relocated back to the original site prior to the construction of Tower B, and it would be set on the new foundations, which would be constructed as part of the underground parking. Periodic visual inspection and movement monitoring will be undertaken to detect and interpret the effects of vibrations and other changes to the heritage building that result from sitework or construction:

- Vibration: Demolition, sitework, and foundation work are common sources

of vibration that can affect adjacent structures. The tools and methods used in these project phases produce vibrations that may be transmitted to the heritage structure. Vibrations may also be caused by increased truck traffic. The general contractor should develop and implement a vibration control plan to ensure that construction activity does not compromise the heritage building.

- Water: A well-functioning water drainage system must be maintained around the heritage building throughout the process. The flows of construction site runoff and dust suppression activities should not be oriented toward the heritage building. Once the house is secured to its new foundation and the rough grading is complete, the heritage consultant will review the final grading on-site to ensure that water doesn't slope toward the house.
- Fire Hazards: Construction activities and material storage must be monitored and, where possible, conducted outside the heritage house's perimeter fence. Examples of fire hazards include the use of equipment to cut, weld, and torch.

## 7.1.3 POST-RELOCATION TO OCCUPANCY

This part of the Protection Plan reviews stabilization and security measures to protect the heritage building in the interim period from the buildings relocation to its original site, continuing through the duration of the conservation work, and up until occupancy of the building.

- Continue to restrict site access via installation of construction hoarding or fencing along the perimeter of the site;
- the house continues to be secured to prevent the entrance of the elements, unauthorized persons, or pests;
- any openings continue to be protected as per the recommendations laid out in 6.6.1. Openings should be protected

until conservation work begins on the openings themselves;

- the roof including the shingles, eavestroughs, and downspouts be maintained in stable and working condition throughout the duration of construction, removed only immediately prior to their replacement;
- all interior doors be fixed ajar at least 4" to allow for air circulation;
- utilities serving the house are reconnected as required to allow for security or maintenance of the resource;
- the house be sprayed against insects, rodents, or other pests as necessary;
- the house be monitored periodically with in-person visits by owner staff;
- ongoing preventative maintenance be performed effectively and promptly to address issues identified during routine visits;
- any maintenance tools, equipment, or ladders that might be used to gain interior access be promptly removed from the site;
- and a "No Trespassing" sign be posted at the street-facing gate.

## 7.1.4 PROOF OF INSURANCE

A proof of Insurance letter has been provided by the owner, as per the Heritage Building Protection Plan Terms of Reference. Please see Appendix I.

## 7.2 POST CONSERVATION MAINTENANCE PLAN

A Heritage Easement Agreement will be developed to perpetually protect the house. This agreement between the City of Brampton and the property owner would be in addition to the designation under the Ontario Heritage Act. The agreement will be registered on the property title and will be binding on future property owners.

The agreement will ensure that the heritage fabric is maintained in good condition and properly insured. The easement agreement can focus on the heritage attributes (per the designation by-law) that are to be retained.

As part of the program of work contained within this Conservation Plan, many improvements are proposed. With respect to ongoing maintenance, regular inspections are suggested within the following time frames:

**Yearly:** Inspect the envelope of the building for damage due to weather events, disturbance by animals, vandalism and damage due to human occupancy that may compromise its condition if left un-repaired.

**Every 5 Years:** Complete an updated condition assessment of the building and exterior envelope to evaluate the performance of the masonry, sealants, windows and doors, flashings, roofing, and adjacent grade conditions.

In addition to repairs made following these inspections the following life-cycle inspections and replacements are suggested:

**Every 10-15 Years:** Renewal of caulking, inspection of window hardware and weatherstripping, as required.

**Every 25-30 Years:** Replacement of roofing membrane and flashings, as required.

**Ongoing:** Selective repointing of deteriorated mortar joints and spalled bricks.

## 8 - CONCLUSION

This report finds that the proposed conservation approach - including restoration, reconstruction and rehabilitation - as described in this report will conserve, protect and enhance the heritage value and attributes set out under the proposed designation by-law for the property, while anticipating its future adaptive reuse, as part of the surrounding mixed-use development.

## 9 - PROJECT PERSONNEL

**Giaimo**, established in 2015, is a Toronto-based architecture firm integrating design and heritage conservation. We specialize in developing contextual and creative solutions within existing buildings, fostering environmentally, socially, and culturally sustainable places through adaptive reuse, renovations, interventions, and integrating new with old. As architects, designers, and heritage specialists, we have over two decades of experience in all project stages, including research, heritage assessments, feasibility studies, concept design, detailed design, and construction. Collectively our staff of 11 have worked on hundreds of projects, ranging from housing and offices to museums and community spaces, and have been honoured with numerous awards, including the Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation, the Canadian Architect Awards of Excellence, and the Canadian Association of Heritage Professionals Award. Collaboration is at the core of our studio, and we actively engage in Canada's architectural culture through mentoring, teaching, research, publishing, volunteering, and exhibitions.

**Mitchell May**, OAA, CAHP: Mitchell is an Associate at Giaimo. He is a Registered Architect (OAA) and Heritage Professional (CAHP) with a decade of experience in design and conservation projects across Ontario. Over the last seven years at Giaimo, his work has focused on exploring the relationships between new and existing architectures. Mitchell brings significant knowledge, respect, and creativity to the profession. Prior to joining Giaimo, he worked with Professors Marco Polo and Colin Ripley at Ryerson University to research and document Canada's Centennial projects where his work formed part of the exhibition *Architecture and National Identity: The Centennial Projects 50 Years On*. His commitment to design excellence is evident in the number of award-winning buildings he's contributed to, including the Conestoga College Student Recreation Centre (MJMA), Allandale Train Station (ERA Architects), and South House

(Giaimo). He has also led a series of research initiatives at Giaimo, which have been presented at the Society for the Study of Architecture in Canada (SSAC) annual conferences, as well as National Trust for Canada Conferences.

**Sara Shemirani**, BArchSc, is an Architectural Designer at Giaimo with a Bachelor of Architectural Science from Toronto Metropolitan University and international study experience in China, Germany, Italy, and Canada. She contributes to a range of projects from residential renovations and heritage projects through different stages to design exhibits and heritage interpretation installations. She also assists the studio with content creation, visual communications, and award submissions. Passionate about heritage conservation, Sara volunteers for the non-profit Architectural Conservancy Ontario (ACO) and serves as an ACO NextGen Executive Liaison.