

Date: 2023-08-21

Subject: Heritage Impact Assessment, 69 Bramalea Road – Ward 7

Contact: Shelby Swinfield, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-745

Recommendations:

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, regarding the **Heritage Impact Assessment, 69 Bramalea Road – Ward 7** be received;
2. That the Heritage Impact Assessment for 69 Bramalea Road, prepared by ERA Architects Inc., dated May 26, 2023 be approved;
3. That the following recommendations within the Heritage Impact Assessment by ERA Inc. be followed:
 - a. A Conservation Plan shall be prepared to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
 - b. A Documentation and Salvage Plan shall be prepared for original interior elements;
 - c. A Heritage Commemoration Plan shall be prepared that includes a plaque, landscape design elements, and interior/exterior commemorative design measures.
4. That, in addition to the above noted Plans, a Heritage Building Protection Plan be prepared;
5. That, upon completion of the relocation and restoration works in accordance with the final Heritage Conservation Plan, the property will be Designated under Part IV of the *Ontario Heritage Act* and the Owner will not object to the designation.
6. That the applicant shall enter into a Heritage Easement Agreement with the City of Brampton to ensure the conservation of the circular pavilion at 69 Bramalea Road, the associated salvaged materials, and the commemorative feature,

supported by a Heritage Conservation Plan, Heritage Building Protection Plan, and Commemoration Plan.

7. Provide at its expense a legal survey of the property at 69 Bramalea Road to facilitate the registration of the designation by-law for the circular pavilion.
8. Prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan;

Overview:

- **69 Bramalea Road is currently listed on Brampton’s Municipal Register of Cultural Heritage Resources.**
- **A Heritage Impact Assessment 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 round BMO building at 69 Bramalea Road (“the circular pavilion”) meets two Evaluation Criteria for Cultural Heritage Value or Interest (CHVI) under Regulation 9/06 of the *Ontario Heritage Act*. It was further determined that the “wings” attached to the round building do not have CHVI.**
- **The proposal to develop the lands includes the construction of two towers, 22 and 28 storeys in height. The circular pavilion is proposed to be relocated within the site and incorporated into the tower development within its three-storey podium.**
- **The circular pavilion will be used as an entry to the residential portion of the development and will also contain a small commercial unit.**

Background:

69 Bramalea Road is currently listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources.

The circular pavilion portion of the building is an example of modernist design and was originally built to serve as a branch of the Bank of Montreal in Bramalea, Canada’s first planned suburban community. The building is highly representative of the commercial architecture from the 1960s. There was originally a small public library in the basement of the building.

The Heritage Impact Assessment notes that in addition to its distinctive, rare circular design, the exterior of 69 Bramalea Road has a unique, sandstone, random Ashlar

coursing pattern with projecting stones at the main circular structure. The east and west wings are constructed of concrete block masonry clad with a white, rough cast coating. The report notes that the structure is in good condition.

A Pre-Consultation Application for 69 Bramalea Road was submitted to the City of Brampton's Development Services in 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 69 Bramalea Road as it is a Listed property on the City of Brampton's Municipal Register of Cultural Heritage Resources. ERA Architects Inc. was retained by the applicant to complete the Heritage Impact Assessment.

Current Situation:

The proposal is currently under review through file number OZS-2023-0020 which consists of applications to amend the Official Plan and Zoning By-law.

The development proposal includes the construction of two residential, podium style towers, as well as the relocation and integration of the circular pavilion into the building for adaptive reuse. The towers are proposed to be 22 and 28 storeys in height with a three-storey podium. The circular pavilion will be integrated into the podium and will function as the main entrance to the residential lobby and a commercial unit. This integration involves the relocation of the circular pavilion toward the south-west corner of the property. The image below shows a 3D rendering of the proposal.



The conservation scope of work generally includes:

- Removal of non-original/branded elements (ie. signage, blue cap flashing);
- Retention of existing window and door openings with some modifications including alteration of the recessed south-facing window wall to accommodate the residential lobby entrance;
- Panelization and relocation of circular pavilion to approximately 12 metres from Bramalea Road and 5 metres from East Drive on new foundation;
 - Panelization is a process where the façade of the building will be “cut” into “panels” and removed from the current location for storage. A new foundation will be poured in the new location and the “panels” will be reassembled on the new foundation. A detailed, technical explanation can be found in Appendix B of the HIA (Attachment 1);
- New windows and doors; and
- General masonry and stone conservation, including cleaning, repairs and replacement as required.

The Heritage Impact Assessment requested by staff was completed by ERA Architects Inc. Heritage Staff have reviewed the submitted Heritage Impact Assessment against the City’s Terms of Reference document and it is considered to be complete.

The Heritage Impact Assessment determined that:

1. That the circular pavilion on the site meets two Evaluation Criteria for Cultural Heritage Value or Interest (CHVI) under Regulation 9/06 of the *Ontario Heritage Act* and should be considered for Designation under Part IV of the *Ontario Heritage Act*.

In order to facilitate the relocation, the applicant will be required to prepare various heritage plans including:

1. A Heritage Conservation Plan that will provide further details on the relocation and restoration of the building;
2. A Heritage Building Protection Plan including information regarding the panelization process that is proposed to facilitate the relocation of the circular pavilion. This plan will include information on where and how the “panels” will be stored between panelization and construction;
3. A Documentation and Salvage Plan to facilitate the salvage efforts and ensure any salvaged materials have a purpose and a plan for storage/care of those

materials. This Plan will also provide detailed documentation of the circular pavilion;

4. A Heritage Commemoration/Interpretation Plan that will include the details of any commemorative installations on site.

Upon relocation and reconstruction Heritage Staff commence the process to Designate the circular pavilion under Part IV of the *Ontario Heritage Act* to provide appropriate recognition of the conservation work that the applicant is undertaking. Additionally, properties that are Designated on the City's Register of Cultural Heritage Resources are entitled to certain financial incentives related to care and maintenance of the building such as the Heritage Incentive Grant.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Strategic Focus Area:

The approval of the Heritage Impact Assessment noted within this report supports both the Growing Urban Centres & Neighbourhoods and Culture & Diversity Focus Areas. The HIA and recommendations therein facilitate the conservation and adaptive reuse of a rare heritage resource while allowing the development of housing on the site to proceed.

Conclusion:

It is recommended that the Heritage Impact Assessment prepared for 69 Bramalea Road and its associated recommendations be approved by the Brampton Heritage Board.

Authored by:

Reviewed by:

Shelby Swinfield
Heritage Planner, Integrated City
Planning

Jeffrey Humble, RPP, MCIP
Manager, Policy Programs and
Implementation

Approved by:

Approved by:

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building and
Growth Management

Attachments:

Attachment 1 – Heritage Impact Assessment – 69 Bramalea Road