

Date: 2023-08-22

Subject: **Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1**

Contact: Harsh Padhya, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-731

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner, dated August 22, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, regarding the **Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1** be received; and
2. That the Heritage Conservation Plan and the Heritage Building Protection Plan, prepared by Giaimo Architects, dated July 3, 2023 be received and approved.

Overview:

- The property also known as the Haggertlea House (28 Elizabeth Street North) is on the City of Brampton's Municipal Register of Cultural Heritage Resources, designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest (By-Law 324-2013).
- A Heritage Impact Assessment (HIA) was submitted by the applicant in support of their proposed Zoning By-law Amendment and Site Plan application in 2022. Associated report number - Planning, Bld & Growth Mgt-2022-896.
- The HIA recommended a Final Heritage Conservation Plan (HCP), Heritage Building Protection Plan (HBPP), specifications for a heritage pedestal plaque or other commemoration, and heritage permit application in accordance with Sections 33 and 34 of the Ontario Heritage Act. The HCP and HBPP will be presented at a future Brampton Heritage Board meeting to provide the details of the conservation strategy proposed in the HIA.

- **The applicant has prepared a Heritage Conservation Plan and Heritage Building Protection Plan outlining the actions to conserve, protect, and restore the dwelling. This includes providing general details on building relocation as well as plans for physical improvements to the structure, and protection measures to be taken ahead of relocation.**
- **The building is currently occupied (divided into residential apartment units) and no building protection measures beyond normal maintenance are recommended until such time as the building becomes unoccupied.**

Background:

The property known as Haggertlea at 28 Elizabeth Street North is a prominent three storey Second Empire Style House. It is located on the east side of Elizabeth Street North at Nelson Street West. The plan of the principle structure is a simple rectangular shape. The painted buff brick structure has an asphalt mansard roof. The house is located along a historic streetscape, surrounded by other late 19th and early 20th century residences to the north, south, and west. The commercial strip of Main Street North is located east of the house.

This property is located in downtown Brampton. The house has been altered, and is currently divided into apartment units. Despite the alterations, the heritage resource maintains much of its original form and detailing and holds significant cultural heritage value.

The Heritage Impact Assessment recommended that a Heritage Conservation Plan (HCP) and a Heritage Building Protection Plan be prepared to facilitate the retention and renovation of the Haggertlea House.

Current Situation:

The development proposal involves the temporary relocation of the Haggertlea House within the property to facilitate construction of a parking garage for the adjoining residential tower development. The house will be relocated to the original location when the construction of the underground parking garage is complete. Upon relocation, the house will undergo interior renovation and exterior restoration in accordance with the approved HCP.

The applicant has prepared a Heritage Building Protection Plan and a Heritage Conservation Plan in support of the relocation. The HCP provides details of the short, medium, and long-term maintenance required for the dwelling. It also describes the nature of exterior renovations and repair efforts that will take place as part of the relocation and restoration effort.

Rehabilitation efforts will be directed primarily towards the exterior of the building. The overall objective is to rehabilitate and restore the building 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 sunroom, and central tower that were part of the buildings original configuration. Additions that were added in 1911 and 1925 will be removed. 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 (HBPP). This plan has been prepared with reference to the City of Brampton Heritage Building Protection Plan Terms of Reference. 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.

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. The applicant may request for grant approval in future for restoration work.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Strategic Focus Area:

The approval of the Heritage Conservation Plan and the Heritage Building Protection Plan noted within this report supports both the **Growing Urban Centres & Neighbourhoods** and **Culture & Diversity** Focus Areas. The HCP and recommendations therein facilitate the conservation and adaptive reuse of a rare heritage resource while allowing the development of housing and mixed use on the site to proceed.

Conclusion:

Heritage staff recommend the acceptance of the Heritage Conservation Plan and Heritage Building Protection Plan for the Haggertlea house to facilitate its relocation and restoration.

Authored by:

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Reviewed by:

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Attachments:

Attachment 1 – Heritage Conservation Plan (HCP) – 28 Elizabeth Street North

Attachment 2 – HCP Attachment – 28 Elizabeth Street North