

**Date:** 2023-09-19

**Subject:** Heritage Impact Assessment, 223 Main Street North – Ward 1

**Secondary Title:** Albert Milner House

**Contact:** Charlton Carscallen, Principal Planner/Supervisor – Heritage,  
Integrated City Planning

**Report Number:** Planning, Bld & Growth Mgt-2023-789

**Recommendations:**

1. That the report from Charlton Carscallen, Supervisor, Principal Planner Heritage, dated September 8, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, regarding the **Heritage Impact Assessment, 223 Main Street North – Ward 1** be received;
2. That the Heritage Impact Assessment for 223 Main Street North, prepared by Megan Hobson, Built Heritage Specialist, dated September 8, 2023 be deemed complete; and,
3. That if the property municipally known as 223 Main Street North is proposed to be demolished that a Documentation and Salvage Plan, including a plan to salvage the stained glass transom window, be submitted and approved to the satisfaction of the Director of Integrated City Planning prior to the issuance of any demolition permits for the property.

**Overview:**

- In 2022 the City received development applications to permit the development of the lands municipally known as 199, 203, 205, 207-209, 215, 219-221 Main Street North; 34, 38, 42 and 44 Thomas Street; and 4 Market Street with two 48-storey, mixed use towers. The development includes 1145 dwelling units, 880 square metres of retail space and 540 square metres for daycare.

- **The applicant has acquired additional property to facilitate additional parking for the development and the property municipally known as 223 Main Street North has been added to the lands subject to development.**
- **223 Main Street North is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.**
- **At the City Council meeting on August 9, 2023 it was moved that the above noted property be considered for removal from the register and that staff be directed to report to the Brampton Heritage Board on the matter.**
- **The Ontario Heritage Act, Section 27(4) requires that a municipal Council shall consult with their appointed heritage committee prior to removal of any properties from the Municipal Heritage Register.**
- **As part of that consultation the City retained a qualified heritage consultant to complete a Heritage Impact Assessment for the proposed removal of the property from the City's Register of Cultural Heritage Resources.**
- **The Heritage Impact Assessment concluded that the dwelling at 223 Main Street North satisfies five criteria for Designation under Ontario Regulation 9/06.**
- **The Heritage Impact Assessment is considered to be complete in accordance with the City's Terms of Reference document.**

### **Background:**

223 Main Street North is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.

In 2022 the City received development applications to permit the development of the lands municipally known as 199, 203, 205, 207-209, 215, 219-221 Main Street North; 34, 38, 42 and 44 Thomas Street; and 4 Market Street with two 48-storey, mixed use towers. The development includes 1145 dwelling units, 880 square metres of retail space and 540 square metres for daycare.

The applicant has acquired additional property to facilitate additional parking for the development and the property municipally known as 223 Main Street North has been added to the lands subject to development.

At the City Council meeting on August 9, 2023 it was resolved by Council that the property municipally known as 223 Main Street North be removed from the City's Municipal Register of Cultural Heritage Resources (Resolution C191-2023).

The Ontario Heritage Act, Section 27(4) requires that a municipal Council shall consult with their appointed heritage committee prior to removal of any properties from the Municipal Heritage Register.

As part of that consultation the City retained Megan Hobson, Built Heritage Specialist to complete a Heritage Impact Assessment (HIA) for the proposed removal of the property from the City's Register of Cultural Heritage Resources.

### **Current Situation:**

On September 8, 2023 Heritage Staff received the final version of the Heritage Impact Assessment and reviewed it for compliance with the Terms of Reference.

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 Heritage Impact Assessment was completed by Megan Hobson. 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. The subject property meets five criteria for Designation under Regulation 9/06 of the Ontario Heritage Act.

The HIA recommends three options in the following order:

1. That the property be Designated under Part IV of the Ontario Heritage Act.
2. That, if the property is to be removed from the City's Register of Cultural Heritage Resources, that the owner considers alternative development options to integrate the subject building into the new development.
3. Documentation and Salvage as part of a commemorative strategy if demolition is the only feasible option to facilitate redevelopment of the site.

If the redevelopment of the site will result in the demolition of the building, a Documentation and Salvage Plan should be required to be submitted and approved to the satisfaction of the Director of Integrated City Planning. The Documentation and Salvage Plan will include detailed documentation of the interior and exterior of the building, as well as a plan for salvaging certain materials. These materials shall include the stained-glass window transom and may include other interior or exterior elements of the building. The salvaged materials shall be used within commemorative projects on the site or donated at no cost to the City for reuse within other projects.

**Corporate Implications:**Financial Implications:

None

Other Implications:

None

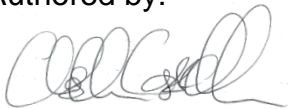
**Strategic Focus Area:**

The approval of the Heritage Impact Assessment discussed within this report is aligns with the goals within the Growing Urban Centres & Neighbourhoods Strategic Focus Area as the report is part of the review of a development within the downtown.

**Conclusion:**

It is recommended that the Heritage Impact Assessment for 223 Main Street North be deemed complete by the Brampton Heritage Board.

Authored by:



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Charlton Carscallen M.A. CAHP  
Principal Planner/Supervisor  
Integrated City Planning

Reviewed by:

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Jeffrey Humble  
Manager, Policy Programs and Implementation  
Integrated City Planning

Approved by:

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Henrik Zbogor  
Director  
Integrated City Planning

Approved :

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

**Attachments:**

Attachment 1: Heritage Impact Assessment for 223 Main Street North – Ward 1  
Attachment 2: Copy of Council Resolution C191-2023