



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, September 19, 2023

Members Present: Douglas McLeod (Co-Chair)
Lovejot Bhullar
Nick Craniotis
Roy de Lima
Prianka Garg
Sharron Goodfellow
Hunyah Irfan
Dian Landurie
Christiana Nuamah
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Stephen Collie (Co-Chair)
Surinder Ahuja
Ajaypal Dhillon
Nicardo Francis
Carla Green
Naveed Suleman
Rajesh Vashisth

Staff Present: Charlton Carscallen, Principal Planner/Supervisor
Harsh Padhya, Heritage Planner
Anastasia Abrazhevich, Assistant Heritage Planner
Shelby Swinfield, Heritage Planner
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:09 p.m. and adjourned at 8:14 p.m.

2. Approval of Agenda

HB051-2023

That the agenda for the Brampton Heritage Board meeting of September 19, 2023 be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Previous Minutes

Nil

5. Consent

Nil

6. Presentations\Delegations

Nil

7. Sub-Committees

Nil

8. Designation Program

Nil

9. Heritage Impact Assessment (HIA)

9.1 Report by Harsh Padhya, Heritage Planner, re: Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6

Harsh Padhya, Heritage Planner, provided an overview of the subject property located at 8331 Heritage Road, noting that staff has determined that the house did not meet the criteria for heritage value or interest and therefore does not warrant designation due to its deteriorated decayed condition.

In response to questions from the Board, staff advised that all options were considered for conservation including relocation. All salvageable material will be collected for future use and commemoration.

The following motion was considered:

HB052-2023

1. That the report from Harsh Padhya, Heritage Planner, dated August 23, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6** be received; and
2. That the Heritage Impact Assessment and Documentation and Salvage Plan prepared by ATA Architects Inc., dated August, 2023 be received and approved; and,
3. That measures to salvage and store the farmhouse materials be added as a condition to the demolition permit.

Carried

- 9.2 Report by Shelby Swinfield, Heritage Planner, re: Heritage Impact Assessment, 69 Bramalea Road – Ward 7

Shelby Swinfield, Heritage Planner, provided an overview of the subject property located at 69 Bramalea Road, noting that the building was currently listed on the City's Municipal Register of Cultural Heritage Resources.

Ms. Swinfield added that a development application was submitted to the City in 2021 for the construction of two residential, podium style towers, however it was determined that the round BMO building viewed as a modernist building, and referred to as the “the circular pavilion” meets the criteria of heritage value or interest. The proposal included the relocated and integration of the pavilion into the proposed building.

The following motion was considered:

HB053-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **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. That the applicant shall 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. That 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.

Carried

9.3 Report Shelby Swinfield, Heritage Planner, re: Heritage Impact Assessment, 8000 Dixie Road – Ward – 3

Shelby Swinfield, Heritage Planner, provided an overview of the subject property located at 8000 Dixie Road, noting that the building was currently listed on the City's Municipal Register of Cultural Heritage Resources.

Ms. Shelby added that a redevelopment application was submitted to the City for the construction of mixed use industrial warehouses and sales offices. The

redevelopment included the demolition of the existing warehouse and administration building and the construction of four buildings. The landmark “Ford” sign will be retained along with a commemorative installation recognizing the history of the property.

In response to questions and concerns from the Board, staff advised that the owner of the property was expanding its operation and additional office and administration space were required to accommodate the expansion. Staff reiterated that all salvageable material will be repurposed and reused and clarified that the heritage listing will no longer be applicable.

The following motion was reconsidered:

HB054-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 8000 Dixie Road – Ward – 3** be received;
2. That the Heritage Impact Assessment for 8000 Dixie Road, prepared by PHC Inc., dated October 20, 2022 be approved;
3. That the following recommendations within the Heritage Impact Assessment by PHC Inc. be followed:
 - a. That the structure at 8000 Dixie Road be subject to salvage during the demolition process.
 - b. That a scoped Salvage and Documentation Plan be created as the current structure contains many components that could be diverted from landfill and recycled. Salvageable materials include but are not limited to steel framing components, exterior metal sheeting, electrical and plumbing components, HVAC system Industrial engines, and generators. If possible, salvaged materials should be incorporated into the public display commemorating the contextual value of the property to the development of Bramalea.
 - c. That any demolition permits issued for the property include a condition of material salvage.
 - d. That a Commemoration Plan be undertaken to the satisfaction of City Staff, and that a commemoration piece be erected as part of the redevelopment.
 - i. The Commemoration Plan will address the origins of any salvaged materials incorporated into the installation, recognition of the

importance of the Ford Motor Company Canada to the local community and provide a history of the development of Bramalea, Canada's first planned satellite community.

- ii. That any commemoration of 8000 Dixie Road be located within sight of the intersection of Dixie Road and Steeles Avenue East;
4. That the existing "Ford" sign on the south-east corner of the property be retained and maintained in its current location; and,
5. The City of Brampton's municipal register of Cultural Heritage Resources: 'Listed' Heritage Properties be updated, and 8000 Dixie Road be removed.

Carried

9.4 Report by Charlton Carscallen, Supervisor, Principal Planner, re: Heritage Impact Assessment, 223 Main Street North – Ward 1

Charlton Carscallen, Supervisor, Principal Planner Heritage, provided an overview of Heritage Impact Assessment for 223 Main Street North, noting that the property was acquired to facilitate parking requirements for the proposed two 48 storey buildings, referred to as 'Bristol Place' in the downtown. The removal of the property from the Municipal Register of Cultural Heritage Resources was approved by Council on August 9, 2023. The subject report outlined the heritage value of the building and the potential impact and implication of removing the building from the register.

The Board expressed concerns on the removal of the building from the heritage register given that it meets five criterias for designation, and the loss of several other heritage buildings in the downtown to future development.

Staff advised that the direction from Council was that redevelopment and intensification of downtown was necessary to meet growth demands in the City and outlined the options presented to the applicant for retention, relocation and salvaging of materials from the building.

The Board suggested that developers be creative with respect to parking requirements for such proposals and that the City needs to be more mindful of its heritage buildings when considering proposals.

The following motion was considered:

HB055-2023

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, re: **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.

Carried

10. Correspondence

Nil

11. Other/New Business

- 11.1 Report by Anastasia Abrazhevich, Assistant Heritage Planner, re: Heritage Permit Application – 44 Church Street East, Ward – 1

Anastasia Abrazhevich, Assistant Heritage Planner, provided an overview of the subject property located at 44 Church Street East, noting that approval was required for the issuance of an emergency heritage permit to allow repair of the roof and eaves trough due to its advanced state of disrepair.

The Board acknowledged that the property was in a state of disrepair and agreed that restoration was required.

The following motion was considered:

HB056-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated August 14, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application- 44 Church Street East, Ward 1**, be received; and,

2. That the Heritage Permit application for 44 Church Street East for the repair of the roof eaves and eaves troughs on the north and west sides of the historic church building be approved.

Carried

- 11.2 Report by Harsh Padhya, Heritage Planner, re: Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1

Harsh Padhya, Heritage Planner, provided an overview of the subject property located 28 Elizabeth Street North, noting that the applicant has submitted a Heritage Conservation Plan in support of relocation and improvements to the building. The building consisted of two residential apartment units which were occupied.

In response to questions, staff advised of the timeline was 'aggressive' for the proposed work and explained the property was subject to an Ontario Land Tribunal appeal, which does not impact the heritage designation of the building.

The following motion was considered:

HB057-2023

1. That the report from Harsh Padhya, Heritage Planner, dated August 22, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, **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 Giaino Architects, dated July 3, 2023 be received and approved.

Carried

- 11.3 Report Shelby Swinfield, Heritage Planner, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8956 Creditview Road (Camp Naivelt) – Ward 4

Shelby Swinfield, Heritage Planner, provided an overview of the subject property located at 8956 Creditview Road, known as 'Camp Naivelt', noting that the applicant has submitted both a heritage permit application and an incentive grant application for the urgent repair and refurbishment of three cabins.

The following motion was considered:

HB058-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023 to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8956 Creditview Road – Ward 4**, be received;
2. That the Heritage Permit application for 8956 Creditview Road for the following be approved:
 - i. Structural repairs and improvements and new roofs for Cabins #22, #24, and #25;
 - ii. Foundational repairs for the Lasowsky Centre;
 - iii. Installation of eaves/gutters, downspouts, and leaf protection system for the Lasowsky Centre.
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment of Cabins #22, #24, and #25 and the Lasowsky Centre of 8956 Creditview Road (Camp Naivelt) be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

Carried

12. Current Heritage Issues

Charlton Carscallen, Supervisor, Principal Planner Heritage, provided information on the following matters:

- Hiring of a co-op student to assist with heritage research and other projects
- Plaque unveiling ceremony held at the end of August for the Gage Park band stand
- Commemoration of the downtown railway station in the future
- Demolition and salvaged material acquired by the City were being moved to a central location and documented to be inventoried - a detailed report will be presented to the Board

- Staff were working on the list of items that were eligible for the incentive grant program and tax incentives

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. Question Period

In response to a question by Dian Landurie, Member, regarding the restoration of cabins at Camp Naivelt, staff advised that the cabins will revert to the original use for camping purposes.

16. Public Question Period

Nil

17. Closed Session

Nil

18. Adjournment

HB059-2023

That Brampton Heritage Board do now adjourn to meet again on Tuesday, October 17, 2023 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Steve Collie (Co-Chair)