Tuesday, June 21, 2016
7:00 p.m. – Regular Meeting

Closed Session following (See Item 15)

Council Committee Room
4th Floor, City Hall

Members: Peter Dymond (Co-Chair)
Paul Willoughby (Co-Chair)
Michael Avis
Chris Bejnar
Harry Blackburn
Jeff Chalmers
Steve Collie
Herman Custodio
Kathryn Fowlston
Doug McLeod
Anthony Simone
David Whyte
Ken Wilde
City Councillor Doug Whillans – Wards 2 and 6

For inquiries about this agenda, or to make arrangements for accessibility accommodations for
persons attending (some advance notice may be required), please contact:

Telephone (905) 874-2106, TTY (905) 874-2130, cityclerksoffice@brampton.ca
Note: Some meeting information may also be available in alternate formats, upon request
Please ensure all cell phones, personal digital assistants (PDAs) and other electronic devices are turned off or placed on non-audible mode during the meeting.

1. **Approval of Agenda**

2. **Declarations of Interest under the Municipal Conflict of Interest Act**

3. **Previous Minutes**
   3.1. **Minutes – Brampton Heritage Board – May 17, 2016**

   The minutes were considered by Planning and Infrastructure Services Committee on June 6, 2016 and the recommendations were approved by Council on June 8, 2016.

   The minutes are provided for the Board's information.

4. **Consent**
   * The following item(s) listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

   (nil)

5. **Delegations/Presentations**

6. **Sub-Committees**

7. **Designation Program**
   7.1. **Proposed Designations**

   See attached list.
8. **Heritage Impact Assessments (HIA)**

9. **Correspondence**

10. **Other/New Business**

10.1. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 1, 2016, re: **Heritage Permit Application – 45 Railroad Street – Ward 1 (HE.x)**.

   Recommendation

10.2. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016, re: **Designated Heritage Property Incentive Grant Application – 280 Main Street North – Ward 1 (HE.x)**.

   Recommendation

10.3. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016, re: **Heritage Permit Application – 62 Union Street – Ward 1 (HE.x)**.

   Recommendation

10.4. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016, re: **Designated Heritage Property Incentive Grant Application – 62 Union Street – Ward 1 (HE.x)**.

   Recommendation


   Recommendation

Recommendation

10.7. Verbal Report from Paul Willoughby, Co-Chair, re: Brampton Heritage/Art Task Force – Peel Memorial Centre for Integrated Health and Wellness

10.8. Verbal Advisory from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, re: Churchville Heritage Conservation District Guidelines Update

11. Referred/Deferred Items

12. Information Items

13. Question Period

14. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

15. Closed Session

15.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – conservation review board matter

16. Adjournment

Next Meeting: Tuesday, September 20, 2016 – 7:00 p.m.
Tuesday, May 17, 2016

Members Present:  
Peter Dymond, Co-Chair  
Paul Willoughby, Co-Chair  
Michael Avis  
Chris Bejnar  
Harry Blackburn  
Jeff Chalmers  
Steve Collie  
Herman Custodio  
Kathryn Fowlston  
Doug McLeod  
Anthony Simone  
Ken Wilde

Members Absent:  
David Whyte (regrets)  
City Councillor Doug Whillans – Wards 2 and 6 (other municipal business)

Staff Present:  
Planning and Infrastructure Services Department:  
Heather MacDonald, Director, Planning Policy and Growth Management, Planning and Infrastructure Services  
Stavroula Kassaris, Heritage Coordinator  
Antonietta Minichillo, Heritage Coordinator  
Corporate Services Department:  
Terri Brenton, Legislative Coordinator
The meeting was called to order at 7:10 p.m. and adjourned at 9:37 p.m.

1. **Approval of Agenda**

   The following motion was considered.

   HB040-2016 That the agenda for the Brampton Heritage Board Meeting of May 17, 2016 be approved as printed and circulated.

   Carried

2. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

3. **Previous Minutes**

3.1. **Minutes – Brampton Heritage Board – April 19, 2016**

   The minutes were considered by Planning and Infrastructure Services Committee on April 25, 2016, and the recommendations were approved by Council on April 27, 2016.

   The minutes were provided for the Board’s information.

4. **Consent** – nil

5. **Delegations/Presentations**


   Item 11.1 was brought forward and dealt with at this time.

   Peter Dymond and Paul Willoughby, Board Co-Chairs, provided a presentation on the proposed designation of 82-86 Main Street North – Heritage Theatre.

   Mr. Dymond and Mr. Willoughby put forward their position that for the reasons outlined in the presentation and report (Item 11.1), 82-86 Main Street North should be designated under Part IV of the *Ontario Heritage Act*. 
Al Meneses, Executive Director, Facility Services, Public Services, provided the following:

- details on the role of the Public Services Department as it relates to City-owned facilities
- general outline of the current condition of the Heritage Theatre and adjacent buildings
- acknowledgement that the status quo cannot be maintained for some of the City’s transitional facilities, including the Heritage Theatre Block
- indication that staff is developing a strategy on City-owned transitional properties, including the Heritage Theatre Block, and anticipate reporting to Council on this matter in June 2016, and that should Council decide to retain the subject property, staff would undertake due diligence and provide a report for consideration during 2017 Budget deliberations
- advisory that, while the City received some expressions of interest in the subject property, no serious proposals were received

Mr. Meneses requested the Board’s consideration for deferral of this matter until staff has reported to Council in June, and Council has determined how it wants to proceed with the Heritage Theatre Block.

Board consideration of this matter included:

- number of years the subject property has been on the proposed designations list
- protections afforded to the property as a result of its listing on the City’s Register of Cultural Heritage Resources
- current condition of the Heritage Theatre and adjacent buildings, and estimated costs to address building deficiencies
- potential future re-use of the property
- possibility that designation of the property at this time may add complexity to potential expressions of interest
- acknowledgment that the Board’s role is to provide its best advice to Council on heritage designations, but it will be Council’s decision to proceed or not

The following motion was considered.

HB041-2016 1. That the presentation by Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of May 17, 2016, re: Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1 (File HE.x), be received; and,
2. The report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Heritage Board Meeting of May 17, 2016, re: Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1 (File HE.x), be deferred to the Brampton Heritage Board Meeting of October 18, 2016.

Carried

5.2. Presentation by Michael Avis, Chair, Outreach and Marketing Sub-Committee, re: A Look Ahead: Projects and Goals for the Outreach and Marketing Sub-Committee (File HE.x).

Michael Avis, Chair, Outreach and Marketing Sub-Committee, provided a presentation entitled “A Look Ahead: Projects and Goals for the Brampton Heritage Board Outreach and Marketing Sub-Committee”.

Board consideration of this matter included:
- details from staff on the Prince of Wales Prize application process
- suggestion that a draft letter be prepared to make it easier for stakeholders to provide their support for the City’s proposed application for the Prince of Wales Prize
- use of the Board’s display in the City Hall Atrium annually during Heritage Week, and at libraries when it is not in use
- increased promotion of the availability of Board Members to speak at events and meetings, and the need for additional Board Member participation in this outreach activity
- request that information on the Board’s planned 2016 and 2017 outreach and marketing activities be provided to Board Members
- need for more Board Member participation in all outreach and marketing activities and events
- potential involvement of the Board and other heritage groups and organizations in the City’s Canada 150 Celebrations

The following motion was considered.

HB042-2016 That the presentation by Michael Avis, Chair, Outreach and Marketing Sub-Committee, to the Brampton Heritage Board Meeting of May 17, 2016, re: A Look Ahead: Projects and Goals for the Outreach and Marketing Sub-Committee (File HE.x), be received.

Carried
6. **Sub-Committees**

6.1. **Minutes – Heritage Resources Sub-Committee – April 14, 2016**

Paul Willoughby, Chair, Heritage Resources Sub-Committee, highlighted the need for more Board Member participation in researching potential properties for listing or designation, such as those outlined in the subject minutes.

The following motion was considered.

HB043-2016 That the **Minutes of the Heritage Resources Sub-Committee Meeting of April 14, 2016**, to the Brampton Heritage Board Meeting of May 17, 2016, be received.

Carried

6.2. **Outreach and Marketing Sub-Committee Minutes – April 28, 2016**

The Board reviewed the dates in the subject minutes for outreach and marketing activities. Paul Willoughby advised that the Board would not be attending the Farmers' Market on September 18, 2016.

The following motion was considered.

HB044-2016 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of April 28, 2016**, to the Brampton Heritage Board Meeting of May 17, 2016, be received.

Carried

7. **Designation Program**

7.1. **Proposed Designations**

A list of properties proposed for heritage designation was included with the agenda for this meeting. No updates were provided with respect to the properties on the list.

8. **Heritage Impact Assessments (HIA)**

8.1. Report from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, re: **Heritage Impact Assessment – 10254 Hurontario Street – Ward 2 (HE.x)**.
Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, provided an overview of the subject report and Heritage Impact Assessment.

In response to questions from the Board, Ms. Minichillo and Tim Jessop, Weston Consulting, Bryan Mills, Development Manager, Panattoni Development Company, and David Eckler, AREA Architects, provided information on the following:
- relocation of the farmhouse
- preservation of mature vegetation
- photo and video documentation of the property as it currently exists
- potential donation of artifacts to the Peel Art Gallery, Museum and Archives (PAMA)

A motion was introduced to accept the recommendations in the staff report.

On behalf of the applicant, staff requested the Board’s consideration for an amendment to Recommendation #3 to specify that designation of the property be undertaken after relocation and severance.

The amendment was voted on and carried.

The following motion to accept the recommendations in the staff report, as amended, was considered.

HB045-2016

1. That the report from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, dated May 2, 2016 to the Brampton Heritage Board Meeting of May 17, 2016, re: Heritage Impact Assessment – 10254 Hurontario Street – Ward 2 (HE.x), be received; and,

2. That the “Heritage Impact Assessment” attached as Appendix A to this report be received and that the recommendations/mitigation options contained therein be approved; and,

3. That, prior to the adoption of the Official Plan Amendment, the owner provide a letter to the City of Brampton indicating that they will not object to the farmhouse being designated under Part IV of the Ontario Heritage Act, following the relocation of the structure and the future severance of the property; and,
4. That, prior to the adoption of an Official Plan Amendment or a mutually agreed upon date, the owner submit a Heritage Conservation Plan, and Heritage Building Protection Plan; and,

5. That the owner salvage materials from the outbuildings and preserve the existing vegetation to the greatest extent possible; and,

6. That the applicant provides and installs heritage interpretive signage at their expense in a form and location satisfactory to the Heritage Coordinator, Planning and Infrastructure Services.

Carried

9. **Correspondence**

9.1. E-mail correspondence from Dan Clark, Grace United Church, dated April 8, 2016, re: Request for Letter of Support for “Grace Community 150 Celebrations” (File HE.x).

Dr. Kathleen Armitage, Chair of the Board of Grace United Church and the Grace 150 Committee, introduced Dan Clark, Church Treasurer.

Dr. Armitage provided an overview of the history of the Church and events and activities planned for the 150th Anniversary celebrations. She requested a letter of support from the Board for their funding application.

Dr. Armitage responded to questions from the Board with respect to outreach to other religious organizations, potential coordination of the Church’s 150th celebrations with Doors Open Brampton and other City events.

Board consideration of this matter included a request for information on the Church’s 150 Anniversary events, and an indication that this information will be provided to the Heritage Coordinators to forward to Board Members.

The following motion was considered.

**HB046-2016** 1. That the e-mail correspondence from Dan Clark, Grace United Church, dated April 8, 2016, to the Brampton Heritage Board Meeting of May 17, 2016, re: Request for Letter of Support for “Grace Community 150 Celebrations” (File HE.x), be received; and,
2. That a letter be provided from the Brampton Heritage Board in support of the Grace Community 150 Celebrations to accompany the Church’s Canada 150 Fund application.

Carried

10. **Other/New Business**

10.1. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, re: *Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x)*.

Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, provided an overview of the subject report.

The following motion was considered.

HB047-2016 1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, to the Brampton Heritage Board Meeting of May 17, 2016, re: *Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x)*, be received; and,

2. That the Heritage Permit application for 250 Main Street North for new stucco cladding be approved.

Carried

10.2. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, re: *Heritage Permit Application – 1-3 and 7 Wellington Street East – Ward 3 (HE.x)*.

Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, provided an overview of the subject report.

The following motion was considered.

HB048-2016 1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, to the Brampton Heritage Board Meeting of May 17, 2016, re: *Heritage Permit Application – 1-3 and 7 Wellington Street East – Ward 3 (HE.x)*, be received; and,
2. That the Heritage Permit application for 1-3 & 7 Wellington Street East for masonry restoration and foundation waterproofing be approved.

Carried

10.3. Report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, re: Heritage Permit Application – 1-3 Wellington Street East – Ward 3 (HE.x).

Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, provided an overview of the subject report.

The following motion was considered.

HB049-2016

1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, to the Brampton Heritage Board Meeting of May 17, 2016, re: Heritage Permit Application – 1-3 Wellington Street East – Ward 3 (HE.x), be received; and,

2. That the Heritage Permit application for 1-3 Wellington Street East to repair window sashes and sills be approved.

Carried

10.4. Verbal Update from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, re: 5 Wellington Street East Facade Rehabilitation – Ward 3.

Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, provided a verbal update on this matter, which included an outline of façade rehabilitation work on the subject property to be undertaken this year.

Ms. Kassaris responded to questions from the Board with respect to potential future designation, and concerns about lighting around the property during the 2015 Christmas season.

The following motion was considered.
HB050-2016  That the verbal update from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, to the Brampton Heritage Board Meeting of May 17, 2016, re: **5 Wellington Street East Facade Rehabilitation – Ward 3**, be received.

Carried

10.5.  Report from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, dated May 9, 2016, re: **Listing of 8940 Creditview Road (Edwin Trimble House) on the Municipal Register of Cultural Heritage Resources – Ward 4 (HE.x)**.

Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, provided an overview of the subject report.

The following motion was considered.

HB051-2016  1. That the report from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, dated March 4, 2016, to the Brampton Heritage Board Meeting of May 17, 2016, re: **Listing of 8940 Creditview Road (Edwin Trimble House) on the Municipal Register of Cultural Heritage Resources – Ward 4 (HE.x)**, be received; and

2. That 8940 Creditview Road be listed on the City of Brampton’s **Municipal Register of Cultural Heritage Resources**.

Carried

10.6.  Verbal Update from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, re: **Cleaveview Farm Commemoration – Art Feature in Roundabout – Ward 6**.

Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, provided a verbal update on the Cleaveview Farm Commemoration, which included:

- information on the public art commemoration feature, as shown on page 10.6 in the agenda package
- indication that due to safety concerns, the art feature will not be located in the roundabout
- advisory that the developer will be responsible for all costs for the art feature
The following motion was considered.

**HB052-2016** That the verbal update from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, to the Brampton Heritage Board Meeting of May 17, 2016, re: Cleaveview Farm Commemoration – Art Feature – Ward 6, be received.

Carried

11. **Referred/Deferred Items**


Dealt with under Item 5.1 – Recommendation HB041-2016

12. **Information Items**

Paul Willoughby provided information on the 2016 Ontario Heritage Conference, which he attended on behalf of the Board, and indicated he will provide an information report at a future Board meeting.

13. **Question Period** – nil

14. **Public Question Period** – nil

15. **Adjournment**

The following motion was considered.

**HB053-2016** That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 21, 2016 at 7:00 p.m. or at the call of the Chair.

Carried

Co-Chair – Peter Dymond

Co-Chair – Paul Willoughby
**Proposed Heritage Designations**

- Downtown Heritage Conservation Districts
- All Heritage Cemeteries in the City of Brampton
- 3864 Countryside Drive – Pendergast Log House – Ward 10
- 86 Main Street North – Heritage Theatre – Ward 1
- 7715 Kennedy Road South – Graham-Rutledge Property – Ward 3 (cultural heritage landscape designation)
- 70 Main Street North – Robson Block – Ward 1
- 23 Centre Street South – Kilpatrick-Young House – Ward 3
- 4585 Mayfield Road – Peter Archdekin Farmhouse – Ward 9
- 1985 Bovaird Drive West – McCandless Plank House – Ward 6
- 19 John Street – formerly St. Mary’s Church – Ward 3
- 12061 Hurontario Street (former Snelgrove Baptist Church) – Ward 2
- 10955 Clarkway Drive – Pinebrook Farm – Ward 10
- 7 English Street – Ward 5
- 11285 Creditview Road – Drinkwater Farmhouse – Ward 6
- 22 William Street – Ward 1
- 73 Main Street South – Ward 4
- 3448 Castlemore Road (Squire Thomas Burrell Grist Mill Site/Burrell’s Hollow) – Ward 10
- Cole Farmhouse – Ward 10
- 11223 Torbram Road – Hewson Farm – Ward 10
- 2472 Bovaird Drive West – Ward 6
- 2838 Bovaird Drive West (Laird House) – Ward 6
Date: 2016-06-01

Subject: Heritage Permit Application - 45 Railroad Street - Ward 1 (HE.x 45 Railroad St)

Contact: Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, 905-874-3825, stavroula.kassaris@brampton.ca

Recommendations:

1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 1, 2016, to the Brampton Heritage Board Meeting of June 21, 2016, re: Heritage Permit Application – 45 Railroad Street - Ward 1 (HE.x 45 Railroad Street), be received; and

2. That the Heritage Permit application for 45 Railroad Street for a residential high-rise development that incorporates and rehabilitates the Copeland-Chatterson/Dominion Skate Building be approved, subject to the following conditions:

   a) That prior to the issuance of the Heritage Permit, the owner provide details regarding the masonry cleaning approach to the satisfaction of the Heritage Coordinator, Planning and Infrastructure Services;

   b) That prior to Site Plan approval, the owner provide financial securities in an amount and form satisfactory to the Executive Director of Planning, Planning and Infrastructure Services, to secure all work included in the Conservation Plan by ERA Architects dated May 27, 2016;

   c) That prior to Site Plan approval, the owner submit a final Interpretation Plan to the satisfaction of the Heritage Coordinator, Planning and Infrastructure Services;

   d) That the owner undertake all work in accordance with the approved Conservation Plan by ERA Architects dated May 27, 2016 and in compliance with all applicable laws having jurisdiction and by retaining all
necessary permits prior to the release of the financial securities and to the satisfaction of the Executive Director of Planning, Planning and Infrastructure Services; and,

e) That prior to the release of the financial securities the owner shall 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 Conservation Plan by ERA Architects dated May 27, 2016, that an appropriate standard of conservation has been maintained, and that the Interpretation Plan has been executed, to the satisfaction of the Heritage Coordinator, Planning and Infrastructure Services.

### Overview:
- The property at 45 Railroad Street (Copeland-Chatterson/Dominion Skate Building) is designated under Part IV of the [Ontario Heritage Act](https://example.com).
- In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.
- The City has received a Heritage Permit application for a residential high-rise development that incorporates and rehabilitates the Copeland-Chatterson/Dominion Skate Building.
- This report recommends the approval of the Heritage Permit application for 45 Railroad Street, subject to conditions.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

### Background:

The property at 45 Railroad Street is located on the west side of Mill Street North, south of Railroad Street. It contains an early 20th century industrial building known as the Copeland-Chatterson/Dominion Skate Building, which is currently comprised of a two-storey office building and the front façade of a former one-storey factory. The property was designated under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest.

In 2012, the Brampton Heritage Board endorsed and Council approved a Heritage Impact Assessment and Conservation Plan prepared by ERA Architects on behalf of Preston Homes/Redwood Properties, which was carried out as part of a Site Plan application proposing two high-density residential towers that incorporate the Copeland-Chatterson/Dominion Skate Building as a podium. A two-phase conservation strategy for the rehabilitation and adaptive reuse of the heritage resource was recommended, including:
1. “Pre-Conservation Phase” = recording and documentation, construction of demising wall, adaptive reuse of two-storey office building, installation of façade retention system along east elevation (Mill Street North), selective demolition, and salvage of materials, long-term protection of retained façade.

2. “Conservation Phase” = repair/restoration, upgrade and integration heritage resource into proposed development.

The pre-conservation phase was completed, including the removal of the rear portion of the factory component and chimney, the installation of a temporary façade retention system along Mill Street North, the construction of a demising wall on the south façade of the two-storey office building, and the salvage of materials.

The Site Plan application for 45 Railroad Street is currently under review, and as part of the Site Plan approval process, the applicant is required to submit the “Conservation Phase” strategy and the final development proposal for consideration by the Brampton Heritage Board.

The property has also been designated under Part IV of the Ontario Heritage Act (the Act). In accordance with Section 33 of Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

**Current Situation:**

The agent for 45 Railroad Street submitted a Heritage Permit application for a residential high-rise development that incorporates and rehabilitates the Copeland-Chatterson/Dominion Skate Building as a podium. The complete application was submitted on May 27, 2016, and is attached hereto as Appendix A. The supporting documents include a Heritage Impact Assessment and Conservation Plan prepared by ERA Architects, and are attached hereto as Appendix B and Appendix C, respectively. In accordance with the Ontario Heritage Act, Council must respond to the application by August 25, 2016.

The proposal is for a residential high-rise development comprised a 27-storey and 25-storey tower on a three-storey podium that incorporates the Copeland-Chatterson/Dominion Skate Building. The project will be completed in two phases, with the 27-storey building on the easterly portion of the proposal completed first, followed by the 25-storey building and two-storey apartment style dwellings on the westerly half of the property. The conservation and rehabilitation work for the Copeland-Chatterson/Dominion Skate Building will be completed as part of the first phase of the development.
The design of the proposed development has been refined since 2012, and an outline of the changes is provided in Section 7 of the Heritage Impact Assessment. A summary of the current proposal is provided below. For additional details, refer to the Heritage Impact Assessment and Conservation Plan.

**Historic Two-Storey Former Office Component**

The historic two-storey former office component of the Copeland-Chatterson/Dominion Skate Building will be rehabilitated for commercial uses. Its east façade will be conserved as is, while the south façade will be enclosed in a glass atrium, as part of the residential lobby. The existing stairs and ramp on the main entrance on the north elevation will be removed, and the front entrance door lowered to grade. This is proposed to provide universal accessibility to the building. The installation of a ramp of switch back was considered, however, it was found to dominate the area that would otherwise be used as a public forecourt, as well as partially obscure the massing and form of the building.

The west elevation will be modified through the removal of the central projecting bay ("bump out") in order to provide a safe pedestrian access to the residential entrance off Railroad Street and a vehicular turning radius for the interim loading area. The elevation was not historically visible from the street and does not contribute to the buildings rectangular plan and massing. The opening that will result from the removal of the projecting bay will be enclosed using brick salvaged from the demolition of the factory component.

The proposed rooftop terrace will provide an outdoor play area for a proposed daycare, and will be enclosed by a glass guard setback from the heritage parapet. A set of exit stairs will also be added to the rooftop, as required by the Building Code. Both the glass guard and egress stairs will be setback from the heritage fabric and designed as subordinate and sympathetic additions that use high-quality and compatible materials.

**One-Storey Historic Factory Façade**

The one-storey historic factory façade along Mill Street North will be retained and rehabilitated as part of an interior parking lot and lobby for the residential towers. Three new openings will provide entrances/exits for the residential tower and parking. One of the existing twin doors will be infilled, while the other door opening will be maintained and a new door installed. A projecting canopy will be located over this entrance to the residential towers. The altered openings will maintain the rhythm of the bays.
The south bay will be documented, dismantled, salvaged and rebuilt. The window sashes will be removed and replaced with new double glazed ones. Furthermore, the glass at grade will be tempered.

*Proposed Development*

The two proposed towers are sufficiently set back from the street to help maintain the prominence and the heritage resource and the current character of the street. The towers are predominantly glass, and will be characterized by glazed balconies as well as curvilinear white lines reminiscent of skate blade patterns created on ice in reference to the former Dominion Skate company that once operated out of the historic building.

The proposal also includes two-storey apartment dwellings on the south portion of the property, which are also contemporary in design and will be compatible in scale and materials.

*Restoration Work*

The Conservation Plan outlines the proposed restoration work that will be completed as part of the redevelopment of the property, and seeks to ensure the responsible treatment of the heritage attributes of the former Copeland Chatterson/Dominion Skate Building. The masonry, cornice, and window frames will be appropriately restored. The historic windows will be replaced with new double glazed wood windows that replicate the light pattern of the original windows.

*Interpretation*

ERA Architects are preparing an Interpretation Plan for the site that will be presented to the Brampton Heritage Board at future date.

*Financial Securities*

The Conservation Plan includes a cost estimate of $500,000 for the conservation works, which will form part of the financial securities required for Site Plan approval.

*Corporate Implications:*

*Financial Implications:*

None.
Other Implications:

No further implications have been identified.

Strategic Plan:

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

The property at 45 Railroad Street is an important heritage resource in downtown Brampton. It is a rare local example of a fine industrial building representing an era of growth and development through rail transportation in Brampton. The proposal adaptively reuses a landmark building, and ensures the conservation of the heritage attributes and overall cultural heritage value of the site for generations to come. It is recommended that the Heritage Permit application be approved, subject to conditions set out in this report.

Approved by:

David Waters, MCIP, RPP, PLE
Manager Land Use Policy

Heather MacDonald, MCIP, RPP, CHRL
Acting Executive Director of Planning

Attachments:

Appendix A - Heritage Permit Application: 45 Railroad St
Appendix B - Heritage Impact Assessment: 45 Railroad St
Appendix C - Conservation Plan: 45 Railroad St

Report authored by: Stavroula Kassaris
PART TWO - HERITAGE PERMIT APPLICATION:

HERITAGE PERMIT APPLICATION FORM

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER

NAME OF REGISTERED OWNER(S)  RICHARD AUBRY - REDWOOD PROPERTIES

TELEPHONE NO. HOME ( ) BUSINESS: (905) 856-7751 FAX: (905) 856-7764

E-MAIL ADDRESS: raubry@redwoodproperties.ca

MAILING ADDRESS: 330 NEW HUNTINGTON ROAD, VAUGHAN, ONTARIO L4H 4C9

B. AGENT

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

NAME OF AGENT(S)  JORDAN MALWARE - ERA ARCHITECTS INC.

TELEPHONE NO. HOME ( ) BUSINESS: (416) 968-4497 FAX: (416) 968-8761

E-MAIL ADDRESS: jordannm@erarch.ca

MAILING ADDRESS: 10 ST. MARY ST., SUITE 801, TORONTO CANADA, M4Y 1P9

Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.
C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS(S) / BLOCK(S)   Lots 1, 2, 3, 4, 14, 16, 17

CONCESSION NO.     CON. 1 W.H.S.       REGISTERED PLAN NO.  BR-35, BR-4

PART(S) NO.(S)  1, 2

ROLL NUMBER:  10-04-0-036-05200-0000

PIN (PROPERTY IDENTIFICATION NO.)  14108-0530 (LT)

D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL

THE PROPOSED WORK INCLUDES THE INTEGRATION OF A NEW CONDO PAVILION + TOWER INTO THE EXISTING HERITAGE BUILDING. THIS WORK INCLUDES THE FULL REHABILITATION OF THE HERITAGE BUILDING, ALLOWING FOR ITS CONTINUED USE.

FOR FURTHER INFORMATION, PLEASE SEE THE ATTACHED HIA, CP AND HERITAGE ARCHITECTURE (NA) DRAWINGS.
E. DESCRIPTION OF WORKS
(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

Rehabilitation and/or Preventative Conservation Measures (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

REFER TO ATTACHED HIA AND CP

Major Alterations, Additions and/or New Construction (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

REFER TO ATTACHED HIA AND CP

Restoration (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):

REFER TO ATTACHED HIA AND CP
F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY
(Check all that apply)

NEW CONSTRUCTION IS PROPOSED ☑

DEMOLISH ☐ ALTER ☑ EXPAND ☐ RELOCATE ☐

(Selective)

G. SITE STATISTICS (For addition and construction of new structures)
LOT DIMENSIONS
FRONTAGE 101.96m DEPTH 82.89m

LOT AREA 6,970 m²

EXISTING BUILDING COVERAGE 8%

BUILDING HEIGHT
EXISTING 12.36m
PROPOSED 9.3m (INCLUDES CONDO)

BUILDING WIDTH
EXISTING 22.62m
PROPOSED 73.7m (INCLUDES CONDO ROOFS)

ZONING DESIGNATION 2BL 307-2008

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) ☐

SITE PLAN APPROVAL ☑

BUILDING PERMIT ☑

CONSERVATION AUTHORITY ☐

SIGN BYLAW APPROVAL ☐

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)
H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED
(Check all that apply)

☑ REGISTERED SURVEY

☑ SITE PLAN (showing all buildings and vegetation on the property)

☑ EXISTING PLANS & ELEVATIONS - AS BUILT

☑ PROPOSED PLANS & ELEVATIONS

☑ PHOTOGRAPHS

☑ MATERIAL SAMPLES, BROCHURES, ETC

☑ CONSTRUCTION SPECIFICATION DETAILS

I. AUTHORIZATION / DECLARATION
I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

(Property entry, if required, will be organized with the applicant or agent prior to entry)

__________________________  __________________________
Signature of Applicant or Authorized Agent   Date of Submission

May 27, 2016

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the Ontario Heritage Act, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.
HERITAGE IMPACT ASSESSMENT
45 Railroad Street, Brampton, ON
Issued date: September 21, 2012
Revised date: September 30, 2015
Revised date: May 27, 2016

45 RAILROAD STREET

PREPARED FOR:
PrestonHomes/Redwood Properties
330 New Huntington Road
Vaughan, Ontario L4H 4C9
905-856-7751

PREPARED BY:
ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416-963-4497

Project: 06-057-04
Prepared By: MM/PE/JM/JF
Cover Image: Looking north on Mill Street North (source: ERA, 2015).
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Appendix I:  Designation By-law 150-2015  
Appendix II:  Architectural Drawings, Graziani + Corazza Architects, May 24, 2016  
Appendix III:  Accessibility Study by ERA Architects, dated September 30, 2015
EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. to assess the heritage impact of the proposed development at 45 Railroad Street including a mixed-use podium and two high-rise residential towers.

The proposed work on the subject site includes a long-term development plan to rehabilitate and adaptively re-use the heritage resources. The proposed development allows for the intensification of the site, consistent with City of Brampton strategy planning goals articulated in the 2005 Vision for Downtown Brampton, while preserving the legibility of the historic precinct composed of the Copeland Chatterson/Dominion Skate Building, Hewetson Shoe Factory, and the CNR station and railway.

In 2012 the removal of the rear portion of the factory component and the chimney was approved and implemented. Associated work completed during this phase included the recording and documentation of the full extent of the building and salvaging of removed materials.

The development proposal has been revised, prompting the resubmission of this revised HIA, accompanying revised Conservation Plan, and an Interpretation Plan.

The current submission seeks approval for the following new alterations:

- New openings along Mill Street, including for the main condo entrance;
- The south bay will be documented, dismantled, salvaged, and rebuilt with salvaged materials in situ; and
- The window sashes will be removed and replaced with new doubled glazed glass, which will be tempered at grade.

Overall, the most significant alterations - addressed in the previous submission - to the heritage fabric include:

1. The lowering of the front entrance door of the office component on Railroad Street. This alteration is necessary to provide universal accessibility to the building. The installation of a ramp of switchbacks was considered; however, it was found to dominate the area that would otherwise be used as a public forecourt as well as partially obscure the massing and form of the building.
2. The removal of the west “bump-out” on the office component. In order to provide for both safe pedestrian access to the residential entrance off Railroad Street and a vehicular turning radius for the interim loading area, the bump-out must be removed. It will be infilled with salvaged brick. A potential Phase III may result in the relocation of the vehicular loading area to a new site. This is further discussed in a letter by ERA dated September 30, 2015 and attached as Appendix III.

The conservation strategy is to rehabilitate the existing heritage resources which involves the:

1. Adaptive re-use of the two-storey office building portion at Mill Street North and Railroad Street for commercial and day care use, which includes a new outdoor terrace as a play area on the roof of the building.

2. Partial retention of the factory component including the east (Mill Street North) elevation with five new door openings.

3. Integration of heritage resources into a new three-storey podium. The third storey is slightly setback from the retained heritage façade on the east elevation of Mill Street North, and is separated from the office component by a two storey rear, contemporary infill addition. It will be treated with contemporary materials to differentiate from and complement the heritage façade.

Given the historic significance of the site and its landmark status at the corner of Railroad Street and Mill Street North, visible from the CNR rail station, the adaptive re-use of the office building is the recommended conservation approach.

A Conservation Plan is being submitted as a separate document as part of the application.
1 BACKGROUND

1.1 Scope of Report

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. to assess the heritage impact of the proposed three storey podium with two high-rise residential towers on the heritage resources at 45 Railroad Street, designed by Graziani + Corazza Architects Inc. The property at 45 Railroad Street is designated under By-law 150-2015.

This report is being submitted as part of a Site Plan Application and Heritage Permit application.

The proposal involves the integration of the heritage resources at 45 Railroad Street into a mixed-use podium with two high-rise residential towers.

ERA Architects Inc. has prepared this HIA with respect to:

- The policies of the City of Brampton Official Plan;
- Heritage Impact Assessment Terms of Reference, City of Brampton;
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The Province of Ontario’s 2005 Provincial Policy Statement for the Regulation of Development and Use of Land; and
- The Ontario Heritage Tool Kit and Ontario Heritage Act.

1.2 Present Owner Contact

C/o Richard Aubrey
Preston Homes/Redwood Properties
330 New Huntington Road
Vaughan, Ontario L4H 4C9
905-856-7751
2 DESCRIPTION OF SUBJECT PROPERTY

2.1 Site Location and Context

The subject site is located in downtown Brampton along the Canadian National railway. It is designated under By-law 150-2015.

45 Railroad Street, known as the the Copeland-Chatterson Loose Leaf Ledger Company or Dominion Skate Building, is an L-shaped red brick warehouse constructed in 1905. The east elevation of the building runs along Mill St North, a well-established residential street in the Nelson Street West neighbourhood.

The Copeland Chatterson/Dominion Skate Building is a significant landmark building representing some of the last remaining built fabric related to Brampton’s industrial heritage. It forms a historic precinct along with the Hewetson Shoe Factory, the CNR railway station and railway lines, representing Brampton’s industrial heritage. The site is also strategically located within a short walking distance to the Brampton GO Station and future Metrolinx Hub and the Four Corners, the heart of downtown Brampton.

The site is located within the “Train Station and Surrounding Area” identified in the 2005 Vision for Downtown Brampton as an area that has:

“potential of intensive development arising from the high level of transit as transit-oriented, mixed use development of higher intensity that could include a convention centre, hotel, offices, commercial and residential developments complemented by heritage restoration and adaptive reuse around.”
1. Aerial image of the subject site. Located within the Train Station and surrounding area, slated for intensification, and adjacent to stable residential neighbourhood in Brampton's historic downtown centre. (Source: Google Maps).
2. Looking east along Railroad Street with 45 Railroad Street (Copeland Chatterson/Dominion Skate Building) to the right and Hewetson Shoe Factory to the left and train station in distance (source: ERA, 2015).


5. Looking towards CN train station and new high-rise development in Brampton’s downtown from Railroad St and Mill St intersection of Copeland Chatterson/Dominion Skate Building (source: ERA, 2015).
2.2 Building Description

The building at 45 Railroad Street is an early 20th century red brick industrial complex with stone foundation comprising of one storey factory and a two storey office building. The design of the building displays influences of the industrial “Chicago” style that was popular at the time of construction in 1905. The 1915 addition introduced decorative elements to the relatively simple structure, including spandrel panels with repeating patterns of pre-cast concrete blocks forming diamonds and squares. The City of Brampton’s 2009 Heritage Report for 45 Railroad Street provides a full architectural description. Additional analysis by ERA Architects is provided in Section 3.
10. South elevation (source: ERA, 2015).

3 EVALUATION OF CULTURAL HERITAGE VALUE

3.1 Existing Heritage Recognition

The property was formally designated under Part IV of the Ontario Heritage Act on July 8, 2015 pursuant to City of Brampton By-law 150-2015 (see Appendix I).

3.2 Additional Research and Analysis: Site Evolution

45 Railroad Street is connected to the emerging industrialization of Brampton at the turn of the last century. The Credit Valley Railway line opened in 1879, facilitating an economic boom related to rail-based industry. Local historian, Helga V. Loverseed, explains that many Canadian firms started to decentralize their operations and moved to Brampton due to the workforce available in the town. Accordingly, the Williams Shoe Factory (now demolished, located to the west of subject site), the Copeland-Chatterson Loose-Leaf Binder company (located in 45 Railroad Street) and the Hewetson Shoe Factory (located at 57 Mill Street North) clustered along the railway line. Located along the CNR railway, the Copeland Chatterson/Dominion Skate Building at 45 Railroad Street, the Hewetson Factory and the CNR Railway Station form a significant historic precinct that represent the development of Brampton during the era of rail industry. As some of the last remaining heritage resources illustrating this important stage in the development of the city, the relationship between these resources should be preserved.

The Williams Shoe Factory completed the western enclosure of the block. As a result, the west elevation of 45 Railroad Street was not visible from the street. From an urban design perspective, the western elevation of 45 Railroad Street does not provide as great a heritage value as the Mill Street North and Railroad Street elevations.

12. 1910 Fire Insurance Plan showing Copeland-Chatterson factory and the former Williams Shoe Factory to the west. The red dotted line indicates area of 1940s addition.

13. 1940 Fire Insurance Plan including Hewetson Factory. The red dotted line indicates area of 1940s addition.

14. Circa 1940s aerial showing Copeland-Chatterson Company with 1915 addition and later concrete block addition on the southern portion of the west façade (Source: Peel Archives). The red dotted line indicates area of 1940s addition. This documentation (Figures 15-17) indicates that the original Mill Street (east) elevation was not as long as it is today. Three additional bays were added in the 1940s.
3.3 Additional Research and Analysis: Building Evolution

45 Railroad Street was built in 1905 in the context of the decentralization of industry in the region, facilitated by the construction of railways (Loverseed, 1987). The factory at 45 Railroad Street was the first example of a non-local manufacturer establishing a branch plant in Brampton. This manufacturer was the Copeland-Chatterson Loose Leaf Ledger Company, established by R.J. Copeland and A.E. Chatterson, who invented the loose-leaf ledger system.

As indicated by the 1910 fire insurance plan, the original east (Mill Street North) elevation did not extend as far south as it does today (Figure 15). In the 1940s, five additional bays with concrete block foundation were added to the east elevation and south elevation. This strengthened the street wall along Mill Street North.

16. Copeland-Chatterson Company prior to second storey addition in 1915. (Source: Peel Archives)

17. Copeland-Chatterson Company with 1915 addition (Source: Peel Archives)

3.4 **Assessment of Cultural Heritage Value or Interest**

The property was formally designated under Part IV of the Ontario Heritage Act on July 8, 2015 pursuant City of Brampton By-law 150-2015. A summary of findings, extracted from an earlier HIA for the property, is included below:

<table>
<thead>
<tr>
<th>Value (quoted from Ontario Reg. 9/06)</th>
<th>Assessment: 45 Railroad Street</th>
</tr>
</thead>
</table>
| 1. The property has design value or physical value because it,
  i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  ii. displays a high degree of craftsmanship or artistic merit, or
  iii. demonstrates a high degree of technical or scientific achievement. |
| • Excellent local example of Chicago commercial style with large industrial scale window openings, brick buttresses, brick corbelling, pediments and corbal details over the main entrance and sleek, simple massing. |
| • Neo-Gothic style elements of 1914 expansion and second storey addition with pre-cast decorative blocks forming diamond patterns, the use of soldier course brick. |
| • Fine example of an industrial building in the City of Brampton. |

The property has historical value or associative value because it,

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

<table>
<thead>
<tr>
<th>Assessment: 45 Railroad Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Built as an office and manufacturing complex in 1905-1906 for Copeland-Chatterson, the first Canadian manufacturer of loose-leaf binders and other office products.</td>
</tr>
<tr>
<td>• Building is associated with R.J. Copeland and A.E. Chatterton, both born in Brant County. The two were long acquainted as childhood friends and colleagues in Chicago. In 1891 Copeland developed an innovative design which would come to be known as the loose-leaf binder.</td>
</tr>
</tbody>
</table>

The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

<table>
<thead>
<tr>
<th>Assessment: 45 Railroad Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Location of the building was chosen because the parcel of land was close to the Grand Trunk Railway line.</td>
</tr>
<tr>
<td>• Holds landmark status as a dominant feature of the streetscape for over 100 years.</td>
</tr>
<tr>
<td>• Forms an industrial precinct that includes the former Hewetson Shoe factory to the north, the CNR railway station and railway lines.</td>
</tr>
</tbody>
</table>
STATEMENT OF SIGNIFICANCE

The following is excerpted from the City of Brampton By-law 150-2015, which designated the property under Part IV of the Ontario Heritage Act.

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 45 RAILROAD STREET:

The property at 45 Railroad Street, known as the Copeland-Chatterson Company / Dominion Skate building, is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design / Physical Value:

The cultural heritage value of 45 Railroad Street is related to its design or physical value, as it is a representative and good example of the Chicago commercial style or the "Chicago School" with Neo-Gothic design influences introduced in a later phase of construction. It is the first example of this style in Brampton.

The building, as it was originally constructed in 1905, consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office, while the factory component faced Mill Street North. The factory section features large grouped industrial windows designed to let in sunlight and air circulation to the factory floor. These windows are integral to the overall character and cultural heritage value of the building and help identify the structure as a former factory.

The building was expanded in 1914 with the construction of a second storey over the Railroad Street office component. This addition features decorative elements such as spandrel panels on the façade between the top of the first storey windows and the sills of the second storey windows. Each spandrel features repeating patterns of pre-cast concrete blocks forming diamonds and squares. Each motif sits within a rectangular frame made of brick laid in soldier courses.

Coping tiles crown the brick parapet wall, and pre-cast blocks accentuate the outer upper corners of each second storey window. Other brick detailing includes buttresses capped with pre-cast concrete blocks, voussoirs over the office windows, a radiating vousoir over the main entrance, corbelling details under a strong main entrance pediment, along with corbelled water tables. Cut stone blocks highlight the foundation wall and stone lintels cap above-grade wood casement basement windows. Overall, the construction details demonstrate a high degree of craftsmanship, particularly with regard to the masonry.
More recently, the building has been altered to allow for its adaptive re-use to facilitate the development of an apartment building. This resulted in the selective removal of the factory building, retaining only the Mill Street (east side) façade, and the removal of the chimney.

**Historical /Associative Value**

The property has historic value as it is associated with the industrialization of Brampton at the turn of the 20th century, namely through Copeland-Chatterson Company, an influential office stationary company. Copeland-Chatterson was founded in 1893 by Canadians Robert J. Copeland and A.E. Chatterton on the basis of Copeland’s patent of a binder that locked loose-leaf ledger sheets with a key on filing posts. The newer accounting system and first products of the company were designed to simplify accounting procedures and overcome the disadvantages of bound ledgers, and quickly became an international success.

While the company began manufacturing in Toronto, they quickly out grew their headquarters no less than three times before they began looking to build outside downtown Toronto. The brothers-in-law chose Brampton for its new facility because it was close to Toronto and they could develop a stable long-term workforce. They purpose built the factory for their needs beginning in late fall of 1905 and completing the plant in August 1906. This was the first time an outside company elected to locate their manufacturing plant in Brampton.

Upon their move to Brampton, the company created a local partnership with the Pease Foundry Co. Ltd to manufacture all the metal components for their stationary products, thus bringing more prosperity to another local industrial company. Copeland-Chatterson kept their own machine shop for manufacturing their tool and die components, as well as manufacturing larger items for their catalogue and keeping the factory’s machines in good repair.

During World War II, Copeland-Chatterson contributed to the war effort by manufacturing war materials in their machine shops, as well as Victory Bonds and War Saving Stamps. Several long time employees also left the company to enroll in the armed forces.

Through the next five decades, the company continued to be a success, holding over 170 patents for office and recordkeeping products, and some 90 of these patents originated in Canada. A particularly successful product manufactured at the Brampton
facility was the Paramount Sorting System, which was introduced in 1930 and became a key information storage system to many scientific areas of study and information science until the widespread introduction of computers in the 1970s and 80s.

In 1961, Anthes Imperial Ltd. acquired Copeland-Chatterson. However, the Railroad Street factory continued to operate until Anthes Imperial relocated to a new facility.

In 1981, Dominion Skate Company took over 45 Railroad Street, and operated their skate business at the facility until 2008.

**Contextual Value:**

The property also holds contextual value as part of a significant industrial grouping that includes the former Hawescon Shoe factory, the former CNR railway station and associated railway lines and significantly defines and supports the character of the area. The former Copeland-Chatterson Company / Dominion Skate complex is a landmark because it wraps around a prominent corner lot along Mill and Railroad Streets. Collectively, these elements form an important cultural heritage landscape of a historic industrial precinct in Brampton.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

**Design / Physical Value:**

**Property Overall:**
- rectangular plan and massing with partial second storey addition;
- flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- unpainted red masonry walls;
- brick buttresses;
- foundation wall denoted by coursed cut stone blocks;
- original fenestration;
- corbelled brick water table.
Mill Street façade:
- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows)
- window openings along Mill Street façade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood casement basement windows;
- graffiti carved into a brick by a penknife with inscription reading: "1949 AD. Doc __ CNR Survey"; located on the Railroad and Mill Streets corner before the first Mill Street window openings
- shallow setback of building facade along Mill Street South.

Railroad Street façade:
- original ground floor office windows with segmental arche brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- brick corbelling;
- heavy pediment over main entrance with radiating brick voussoir and corbelling;
- fixed, single pane transom over main entrance;
- pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.

Historical /Associative Value:
- association with prominent individuals, including R.J. Copeland and A.E. Chatterton, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- association with Canadian branch of Copeland-Chatterton Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.
Contextual Value:

- landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighborhood;
- contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and former CNR railway station;
- contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.
5 CONDITION ASSESSMENT

5.1 Stabilization Work

The buildings were stabilized in 2012. This included the removal of the south wall of the office building, which was replaced by a demising wall, and also the warehouse that made up the southern part of the site.

The buildings were also recorded and documented on June 26, 2013. Those records were submitted to the City of Brampton Planning, Design, and Development Department on June 26, 2013.

Please refer to the Conservation Plan by ERA Architects, dated June 8, 2015 and revised September 30, 2015, for a list of conservation work completed to date.

New conservation work will commence once the heritage facade is secured to the new construction. Detailed information will be provided in the construction schedule.

5.2 Current Condition

The following is a condition assessment of the structures located at 45 Railroad Street conducted on April 16, 2015. This assessment has been limited to a visual exterior and interior evaluation.

In general, the building is in fair condition.
5.3 **East (Mill Street North) Elevation**

The east elevation is in *fair* condition. Mortar deterioration of the stone foundation was observed. Cracks observed in the concrete portions of the foundation require further investigation by a structural engineer to confirm whether they indicate structural damage. There is efflorescence on the foundation stone, which must be appropriately cleaned.

Environmental staining and loose brick joints will require cleaning and repointing as part of a general maintenance schedule. A few broken/deteriorated bricks will also require replacement.

Damage along the wooden soffit was observed, and will require repair along with new gutters. There is significant cornice deterioration in areas, which will need to be rebuilt.

The original windows remain in place. They will be recaulked and will be repaired with new double glazing.

Holes created by obsolete signage will be repaired. Step cracking will also require repairs.
5.4 North Elevation

The north elevation is in *fair* condition. Mortar joints in the stone foundation are loose. Sealant along ground floor windows are missing as well as locations of missing terracotta coping, allowing moisture to leak through the roof and walls. Environment soiling of masonry has occurred. There are also locations of cracked brick and step cracking. The gutter shows signs of minor damage. There is remainders of wood from obsolete signage still attached to the façade. The cornice requires repainting.

27. Temporary ramp (ERA, 2015).
5.5 West Elevation

The west elevation is in fair condition, but slightly more deteriorated with several instances of cracks in the brick wall. Before any work is conducted on the site, investigation by a structural engineer should verify the extent of structural damage.

There is significant deterioration of mortar joints at the foundation as well as significant step cracking. A significant amount of repointing is required. The foundation is soiled.

Stone sills are cracked and the brick sills are damaged.

The south west corner of the two storey office component will be rebuilt with heritage brick and stone. Please see Conservation Drawings by ERA, dated September 30, 2015 and revised May 27, 2016.
5.6 South Elevation
The south elevation of the original factory portion of the building is in fair condition.

Minor repointing and replacement of brick is needed. Cleaning of graffiti and environmental soiling is needed.

The repair of the soffit will be required.

5.7 Roof
The roof is in good condition. It was replaced in an earlier phase of conservation work.
5.8 Interior of the North Building

Minor masonry cleaning will be required. Some masonry cracking was observed. Minor rebuilding will be required. Wood repairs are also required.

40. Ground floor (ERA, 2015).
41. Ground floor (ERA, 2015).
42. Interior brickin cracking, second floor (ERA, 2015).
43. Ceiling of the second floor (ERA, 2015).
44. Second floor interior (ERA, 2015).
6 POLICY REVIEW

ERA Architects has reviewed heritage conservation policy relevant to the proposal. The site is located within the “Train Station and Surrounding Area” identified in the 2005 Vision for Downtown Brampton as an area that has:

potential of intensive development arising from the high level of transit as transit-oriented, mixed use development of higher intensity that could include a convention centre, hotel, offices, commercial and residential developments complemented by heritage restoration and adaptive reuse around.

A Vision for Downtown Brampton

45 Railroad Street is located within one of the 11 Special Character Areas that have been identified for Downtown Brampton. Special Character Area 3, called the Train Station area, is partially characterized by transit accessibility; a major transit node - Brampton’s GO Station - is located across the street from the property.

The vision for this area is one of intensive, mixed-use development, which additionally calls for the restoration and adaptive reuse of the current buildings in the area (please see the sidebar this page).

The development scheme for the Copeland-Chatterson Loose Leaf Ledger Company Building upholds this vision in multiple ways:

- It incorporates mixed use;
- It promotes high density;
- It promotes use of transit via its proximity to the GO transit node; and
- It proposes the adaptive reuse of the designated portions and some of the non-designated portions of a heritage building.
Our Brampton, Our Future

Section 4.9.1.1 of Brampton’s Official Plan - Our Brampton, Our Future, notes that the:

“[r]etention, integration and adaptive reuse of heritage resources are the overriding objectives in heritage planning while insensitive alteration, removal and demolition will be avoided.”

Additionally, Section 4.9.1.8 notes that:

“Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.”

The proposed scheme upholds these statement in the following ways:

• On site retention in an adaptive re-use of much of the building;

• Retention of the designated existing façade as well as some of the non-designated interiors;

Brampton Downtown Secondary Plan

The secondary plan for the downtown core identifies 45 Railroad Street as being located within a medium high to high density area. The development proposed for this area would create a high density node directly across from the Brampton Go Station.
7 ASSESSMENT OF PROPOSED DEVELOPMENT

7.1 Comparison of Previous to Current Site Plan

The design of the proposed development has been revised through consultation with City Staff. At this stage the design is significantly more detailed than in the original submission. The following is a summary of changes to the site plan:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Orientation of tower</td>
<td>Perpendicular to Mill Street North.</td>
<td>Parallel to Mill Street North.</td>
<td>Same.</td>
</tr>
<tr>
<td>Entrance to two storey office component</td>
<td>Large ramp with three switchbacks plus staircase.</td>
<td>Entrance to be lowered to provide easy access at grade.</td>
<td>Same.</td>
</tr>
<tr>
<td>Setback between proposed tower and factory facade along Mill Street South</td>
<td>3.9m for balconies 5.5m for the building</td>
<td>2m for balconies 3.6m for the building</td>
<td>2m for balconies 3.6m for the building</td>
</tr>
<tr>
<td>Extension of heritage facade along Mill Street North</td>
<td>None.</td>
<td>Set behind the heritage facade is a wall extension, clad in stucco, in order to allow for parking at the second storey.</td>
<td>Set back from the heritage facade is a masonry wall.</td>
</tr>
<tr>
<td>Setback between proposed tower and two story office component</td>
<td>3.42m</td>
<td>10.05m</td>
<td>10.05m</td>
</tr>
<tr>
<td>Main residential entrance canopy on proposed development by two story office component</td>
<td>Extended canopy.</td>
<td>Significantly reduced in size.</td>
<td>Further reduced in size.</td>
</tr>
<tr>
<td>Forecourt of the proposed tower and two storey office component</td>
<td>Contained a one-storey tall exhaust.</td>
<td>Contains a 3-4’ tall exhaust.</td>
<td>Contains VRF refrigerators.</td>
</tr>
</tbody>
</table>
The new changes from the previous proposal to the current proposal include:

- New location of door openings along Mill Street. Furthermore, one existing door at south end of Mill Street will be retained (rather than bricked in as per the previous proposal).

- Revised location for the main condo entrance.

- Nub wall above the mill street façade has been pushed further back from the heritage façade.

- The south return wall will be documented, salvaged and rebuilt with the salvaged material.

- Window sashes will be removed and replaced with new double glazed. Glass at grade will be tempered.

- Potential for the addition of soffit lighting in order to highlight the architectural features along Mill Street.
45. Previously proposed site plan of long-term development plan for two towers and mixed-use podium, circa September 2012 (Source: Graziani + Corazza).

46. Proposed site plan of long-term development plan for two towers and mixed-use podium. (Source: Graziani + Corazza).
7.2 Development Proposal

The future development plans for the site include a mixed-use podium with two high-rise residential towers. The towers will be setback from the heritage fabric.

The proposed work on the subject site includes a long-term development plan to rehabilitate and adaptively re-use the heritage resources on the site.

The two storey former office building will be rehabilitated for commercial uses, including a daycare. The front (north elevation) entrance will be lowered to grade to provide an accessible entrance, which will include removing the stairs and accessible ramp. The “bump-out” on the west elevation will be removed and infilled. New openings will be inserted on the west and south elevations to provide exiting. A new elevator will be inserted, providing access to the proposed rooftop terrace (which will be used as an outdoor play area for the daycare). The office component will be used a presentation centre until the condo units are sold after which it will be converted to retail/commercial uses.

The east façade, including one bay along the south façade, of the factory component will be retained and rehabilitated as part of an interior parking lot and lobby for the residential towers. New openings will provide entrances/exits for the residential tower and parking. One of the twin doors will be infilled while the other door opening will be maintained with a new, replacement door. The south bay will be documented, dismantled, salvaged and rebuilt. The window sashes will be removed and replaced with new double glazed ones. Furthermore, the glass at grade will be tempered.
47. Proposed phase I interim site plan (Source: Graziani + Corazza).
48. Proposed east (Mill Street North) interim elevation. The podium maintains the scale and massing of the original factory. The third floor of the podium is set back from the heritage façade. (Source: Graziani + Corazza).

49. Proposed north (Railroad Street) interim elevation. The new tower is set behind the two-storey office building portion of the heritage building, maintaining its prominence. (Source: Graziani + Corazza).
50. Proposed west interim elevation. The new tower is set behind the two-storey office building portion of the heritage building, maintaining its prominence. (Source: Graziani + Corazza).

51. Proposed south interim elevation. New construction maintains the scale and massing of the factory building and extends the rhythm of the factory bays along the south elevation. The tower is set back from the podium (Source: Graziani + Corazza).
7.3 Heritage Alterations

Overall Approach

The development involves retaining the east (Mill Street North) façade and the adaptive re-use of the office portion of the existing building. The heritage resources will be integrated into the new mixed-use podium.

The integration of the heritage resource into a mixed-use podium with two high-rise residential towers is an important development for this area in Brampton that is rich in heritage, yet identified as an area for intensification in various City and regional strategic planning documents (Downtown Area Secondary Plan, Places to Grow Act, The Big Move: Metrolinx Transportation Plan). The proposal allows for the intensification of the area, while retaining the built fabric of the historic precinct. It maintains the relationship and visual connection to the Hewetson Shoe Factory, CNR railway and station. The new podium maintains the scale and massing of the one-storey factory, while the two towers are set back from the street to maintain the prominence of the historic façade.

Office Building

The office building will be rehabilitated for commercial uses, as a presentation centre until the condo units are sold and then it will become a daycare facility with additional commercial uses.

The east facade will be conserved as is. The south facade will be enclosed in a glass atrium, as part of the residential lobby, and includes one new opening providing exiting. See Figure 52.

The main entrance on the north elevation will be lowered to grade and the existing main stairs will be removed to provide an accessible entry. This will allow for the removal of the accessible ramp along the north façade, which consumes a large amount of front yard space and reduces the equity of those entering the building.

52. Detail of south facade of the office component, ground floor plan (Source: Graziani + Corazza).
The previously proposed access strategy for the building, which included a ramp at a slope of 1:13, obscures the western portion of the historically and architecturally significant north elevation. Given the constraints of the site, any re-designed access ramp would necessarily obscure the building in the same manner. Additionally, ERA recommends conforming to the more rigorous ISO standard slope of 1:20 for accessible ramps. On this particular site, such a ramp would require multiple switchbacks and could not reasonably be considered to represent equal and direct access to the building for all users.

In our view, lowering the door to grade is the most effective way to ensure that people with various disabilities enjoy equal and direct access to the building. It is preferable from a heritage perspective as well, as it restores the symmetry of the primary facade and exposes the coursed cut stone blocks of the foundation wall on the western portion of the north elevation.

See proposed design Figure 53. See Appendix III: Options Considered for additional discussion of potential options for the main entrance.

The west elevation will be modified to remove the “bump-out” in order to prevent the blocking of the Phase 1 lobby and to allow for an adequate turn-around in the front yard (which is fairly constrained).

The bump-out is part of the original fabric of the two-storey office building. However, it does not form an integral part of the main façade.
of the office building, nor does it contribute to the building’s rectangular plan and massing, both of which are considered character-defining elements in the statement of reasons for heritage designation.

Historically, the west façade of 45 Railroad Street did not have a public presence, as the Williams Shoe Factory completed the western enclosure of the block. The Mill and Railroad Street façades, by contrast, figure prominently along the respective roads to create a strong street wall. In our view, the west elevation consequently contributes less to the cultural heritage significance of the property than the Mill and Railroad Street façades.

The bump-out will be removed to accommodate a turn-around for vehicles to drop off passengers in front of the parking garage. The placement of this turn-around will allow for people with various disabilities, including cognitive and visual limitations as well as mobility issues, to directly access both of the at-grade entrances for the retail and condos along Railroad Street. As with lowering the front door, removing the bump-out on the west facade is necessary to create an accessible building.

The objective of the design as proposed is to provide the highest degree of access with the lowest level of impact on the heritage attributes of the property. In our view, the design strikes a necessary balance between accessibility needs and conserving the cultural heritage value of the building.

The west elevation will be bricked in with brick salvaged from the demolition of the factory component (see Figure 54). This area will function as the loading space until Phase 2 is complete and the loading space will be relocated to its permanent location off Park Street. The vehicular access will remain and pending approval of Phase III with Metrolinx, at which time the garage access will be relocated and a pedestrian plaza with a lobby for Towers 1 and 3 will be created. The potential Tower 3 will be located in the west parking lot of 45 Railroad.

On the south elevation of the site there will be townhouses lining the future new road (Denison Avenue). This will maintain the pedestrian scale streetscape at grade.

The interior structure of the building will be retained with modifications for retail uses, including dropping a portion of the ground floor to be at grade to provide an accessible entrance.
from the north elevation. The elevator lobby will be setback from the principle (north) facade along the west elevation.

An elevator and egress stairs will be inserted in the interior, along the west elevation. This will provide accessible access to all floors, including the proposed rooftop terrace.

The proposed rooftop terrace will provide an outdoor play area for the daycare. The terrace will be enclosed by a 2.6m glass guard set 1.2m back from the heritage parapet. A set of exterior egress stairs, as required by the Building Code, will provide a secondary exit from the roof, which will exit on the south facade. There will be two structures composed of contemporary materials - vision glass and spandrel glass - to provide cover for the egress stairs and an elevator lobby. See Figure 55.

The 30m tower stepback from Railroad Street is sufficient; however, we understand that there may be some concerns about the glass guard set 1.2m back from the heritage facade. In our view, the impact of this guard is minimal and does not compromise the legibility of the heritage building. Likewise, in our view, the podium stepback of 1.2m from Mill Street is adequate to preserve the legibility of the heritage building.
Factory

The east façade along Mill Street North will be conserved as well as one bay along the south façade. It will be underpinned along the foundations adjacent to the parking garage.

Three new door openings will be inserted into the heritage fabric in order to provide access to the residential towers as well as parking. The twin doors will be removed and replaced with above grade basement windows to match the adjacent. An exhaust vent will be integrated into the existing second storey window opening on the south return. A projecting canopy will be located over the opening providing an entrance to the residential towers. The width of the canopy and proposed opening will be sized to match the fenestration pattern. See Figure 56.

The interior of the factory will be rebuilt to provide lobby access to the condos and interior parking.

The condo will be setback a minimum of 1.2m behind the heritage fabric. There will be an extension wall directly behind the heritage fabric, providing adequate space for parking, which will be clad in stucco and thus distinguishable as a modern intervention.
Interior

There are no interior elements identified as heritage attributes. However, as part of the adaptive reuse some of the original interior elements will be conserved, including:

- The floors;
- Columns; and
- Beams.

58. Detail of interior columns and beams to be preserved (ERA, 2015).

59. Interior columns, beams, and floors to be preserved (ERA, 2015).

60. Interior columns, beams, and floors to be preserved (ERA, 2015).
7.4 Assessment of Proposal

The following table identifies and assesses possible effects of the proposal on the subject property (45 Railroad Street). The possible impacts included herein are contained in the City of Brampton’s Heritage Impact Assessment Terms of Reference.

<table>
<thead>
<tr>
<th>Possible Effect</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Destruction of any, or part of any, significant heritage attributes or features</td>
<td>The main entrance will be lowered along the principal facade and its stairs will be removed. This is a sympathetic alteration to provide universal accessibility. It is considered an appropriate alteration with an acceptable physical and visual impact. From a heritage perspective, it restores the symmetry of the primary facade and exposes the coursed cut stone blocks on the foundation wall. A part of the western elevation will be removed and infilled with brick salvaged from the site, allowing for adequate pedestrian access and loading to the residential tower. This represents the destruction of a portion of an identified heritage attribute (the west elevation); however, its removal is considered minimal because the rectangular floor plan and massing of the office component is maintained.</td>
</tr>
<tr>
<td>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</td>
<td>The proposed development seeks three new openings along the Mill Street façade, which will maintain the rhythm of the bays. The twin doors will be removed and replaced with above grade basement windows to match adjacent. These are sympathetic alterations. A rooftop terrace is proposed on the office component. The impact of the 2.6m tall glass guard is minimized by the use of contemporary materials, which are distinguishable from the heritage fabric, and the 1.2m setback from the parapet. The visual impact of the elevator lobby and egress stair lobby on the roof is mitigated by their placement, which is setback from the principle (north) facade. A stucco clad wall will be located directly behind the factory wall in order to provide adequate space for second storey parking. It will be distinguishable as a modern intervention.</td>
</tr>
<tr>
<td>Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden</td>
<td>Shadows will be studied and addressed in the project’s Planning Rationale report.</td>
</tr>
<tr>
<td>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</td>
<td>The proposal will not isolate heritage building attributes from the surrounding environment.</td>
</tr>
<tr>
<td>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</td>
<td>None.</td>
</tr>
<tr>
<td>A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value</td>
<td>The factory use of the heritage structure is obsolete. The proposed development seeks to rehabilitate the structure with new uses including commercial, parking, and residential.</td>
</tr>
<tr>
<td>Land disturbances such as a change in grade that alters soils, and drainage patterns</td>
<td>Not applicable.</td>
</tr>
</tbody>
</table>
8 **MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES**

8.1 Mitigation Options

The following design strategies will be incorporated into the new development in order to ensure the proposed development respects the heritage fabric.

*Office Building*

A pedestrian square is proposed to the west of the office building, with the infill development setback behind (south) of the heritage building. This will maintain the prominence and legibility of the heritage fabric.

The proposed rooftop terrace will provide an outdoor play area for the daycare and will be designed as a sympathetic addition including use of subordinate, compatible materials. The glass guard will be setback 1.2m from the heritage parapet, which will match the setback of the podium above the factory component.

*Factory*

The door openings will be placed under the windows, mimicking their width, within a single bay in order to maintain the rhythm of openings.

The condos will be setback a minimum of 1.2m from the heritage parapet.
8.2 Conservation Methods

**Conservation Approach**

The approach of the proposed conservation strategy is rehabilitation.

This involves the:

(A) Adaptive re-use of the two-storey office building portion at Mill Street North and Railroad Street.

(B) Partial retention of the factory component including the east (Mill Street North) elevation.

(C) Integration of heritage resources into a new three-storey podium. The third storey is slightly setback from the retained heritage façade along the east facade and will be treated with contemporary materials to differentiate with and complement the heritage façade.

**Conservation Work**

The intent of the conservation is to repair, upgrade and integrate the heritage resources into the proposed large-scale development plan. Conservation objectives in this phase will include:

1. Fix all deterioration
2. Restore building exteriors
3. Repair and restore 2-storey north building.
4. New openings along Mill Street North to provide an entry for the residential towers above.
5. Establish a heritage interpretation plan for the former industrial use of the building.
6. New townhouses on the south elevation will be compatible in scale, materials and character to existing building.
7. Provide active street fronts to engage Mill Street North.

Rehabilitation:

The action or process of making possible a continuing or representing the state of an historic place, or of an individual component, while protecting its heritage value.

-Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada
8.3 Proposed Alternatives

This section discusses additional alternatives to mitigate the impact of the proposed development work.

Salvaged Bricks

Selective demolition was undertaken and bricks were salvaged for reuse.

Interpretation Plan

In order to mitigate the impact of the selective demolition of the factory, a Interpretation Plan has been prepared and submitted as a separate document.
9 CONCLUSION

The site at 45 Railroad Street is an important heritage resource in downtown Brampton. It is a rare local example of a fine industrial building representing an era of growth and development through rail transportation. The proposed development allows for intensification of the site, in accordance with local and regional strategic planning documents, while ensuring that the defined heritage attributes are preserved and that the cultural heritage value of the site is preserved.

The future development of the site seeks to integrate the heritage resource into a mixed-use podium with two high-rise residential towers is consistent with City of Brampton strategic planning goals articulated in the 2005 Vision for Downtown Brampton. Located within the “Train Station and Surrounding Area”, the development and adaptive re-use of the heritage site will provide an exemplary model of intensification in Brampton’s downtown that is complementary to the heritage character of the existing context. It allows for the intensification of the site while preserving the legibility of the historic precinct composed of the Copeland Chatterson/Dominion Skate Building, Hewetson Shoe Factory, and the CNR station and railway.

Given the historic significance of the site and its landmark status at the corner of Railroad Street and Mill Street North, visible from the CNR rail station, the recommended approach is the adaptive re-use of the office building. Selective demolition, and salvaging of removed materials occurred at an earlier stage.

Details of the conservation work regarding the heritage resources are included in the Conservation Plan for 45 Railroad Street to follow.
10 BIBLIOGRAPHY


City of Brampton. A Walk Through Time, Downtown Heritage Walking Tour.

City of Brampton. Municipal Register of Cultural Heritage Resources Designated Under Parts IV and V of the Ontario Heritage Act.

City of Brampton. Municipal Register of Cultural Heritage Resources “Heritage Listing”.


Appendix I: Designation By-law 150-2015

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

150-2015

To designate the property at 45 Railroad Street as being of cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 45 Railroad Street, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act.

2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.

3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 45 Railroad Street and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City’s website in accordance with Council’s Procedure By-law.

4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 1ST DAY OF July, 2015.

Approved as to form:

[Signature]
LINDA JEFFREY - MAYOR

[Signature]
PETER FARR - CLERK

Approved as to content:

Heather MacDonald, Director, Planning Policy and Growth Management

Revised: May 27, 2016

47
SCHEDULE A

PROPERTY DESCRIPTION:

PART OF LOT 18 & PART OF WELLINGTON STREET (CLOSED BY BY-LAW 292, IN BL370), PLAN BR35, LOTS 1 & 2, SW OF MILL ST., PART OF LOTS 14 & 15, SOUTH OF RAILROAD ST., LOTS 3 & 4, SW OF MILL ST., LOTS 16 & 17, SE OF DENISON ST., PART OF LOT 5, SW OF MILL ST., PART OF LOT 15, SE OF DENISON ST., PLAN BR4, DESIGNATED AS PARTS 1 & 2 ON REFERENCE PLAN 43R-32198; BRAMPTON.

PIN: 14108-0534 (LT)
SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 45 RAILROAD STREET:

The property at 45 Railroad Street, known as the Copeland-Chatterson Company / Dominion Skate building, is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design / Physical Value:

The cultural heritage value of 45 Railroad Street is related to its design or physical value, as it is a representative and good example of the Chicago commercial style or the "Chicago School" with Neo-Gothic design influences introduced in a later phase of construction. It is the first example of this style in Brampton.

The building, as it was originally constructed in 1905, consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office, while the factory component faced Mill Street North. The factory section features large grouped industrial windows designed to let in sunlight and air circulation to the factory floor. These windows are integral to the overall character and cultural heritage value of the building and help identify the structure as a former factory.

The building was expanded in 1914 with the construction of a second storey over the Railroad Street office component. This addition features decorative elements such as spandrel panels on the façade between the top of the first storey windows and the sills of the second storey windows. Each spandrel features repeating patterns of pre-cast concrete blocks forming diamonds and squares. Each motif sits within a rectangular frame made of brick laid in soldier courses.

Coping tiles crowns the brick parapet wall, and pre-cast blocks accentuate the outer upper corners of each second storey window. Other brick detailing includes buttresses capped with pre-cast concrete blocks, voussoirs over the office windows, a radiating voussoir over the main entrance, corbeling details under a strong main entrance pediment, along with corbelled water tables. Cut stone blocks highlight the foundation wall and stone lintels cap above-grade wood casement basement windows. Overall, the construction details demonstrate a high degree of craftsmanship, particularly with regard to the masonry.
More recently, the building has been altered to allow for its adaptive re-use to facilitate the development of an apartment building. This resulted in the selective removal of the factory building, retaining only the Mill Street (east side) façade, and the removal of the chimney.

**Historical / Associative Value**

The property has historic value as it is associated with the industrialization of Brampton at the turn of the 20th century, namely through Copeland-Chatterson Company, an influential office stationary company. Copeland-Chatterson was founded in 1893 by Canadians Robert J. Copeland and A.E. Chatterson on the basis of Copeland’s patent of a binder that locked loose-leaf ledger sheets with a key on filing posts. The newer accounting system and first products of the company were designed to simplify accounting procedures and overcome the disadvantages of bound ledgers, and quickly became an international success.

While the company began manufacturing in Toronto, they quickly outgrew their headquarters no less than three times before they began looking to build outside downtown Toronto. The brothers-in-law chose Brampton for its new facility because it was close to Toronto and they could develop a stable long-term workforce. They purpose built the factory for their needs beginning in late fall of 1905 and completing the plant in August 1906. This was the first time an outside company elected to locate their manufacturing plant in Brampton.

Upon their move to Brampton, the company created a local partnership with the Pease Foundry Co. Ltd to manufacture all the metal components for their stationary products, thus bringing more prosperity to another local industrial company. Copeland-Chatterson kept their own machine shop for manufacturing their tool and die components, as well as manufacturing larger items for their catalogue and keeping the factory’s machines in good repair.

During World War II, Copeland-Chatterson contributed to the war effort by manufacturing war materials in their machine shops, as well as Victory Bonds and War Saving Stamps. Several long time employees also left the company to enroll in the armed forces.

Through the next five decades, the company continued to be a success, holding over 170 patents for office and recordkeeping products, and some 90 of these patents originated in Canada. A particularly successful product manufactured at the Brampton
By-law 150-2015

facility was the Paramount Sorting System, which was introduced in 1930 and became a key information storage system to many scientific areas of study and information science until the widespread introduction of computers in the 1970s and 80s.

In 1961, Anthes Imperial Ltd. acquired Copeland-Chatterson. However, the Railroad Street factory continued to operate until Anthes Imperial relocated to a new facility.

In 1981, Dominion Skate Company took over 45 Railroad Street, and operated their skate business at the facility until 2008.

Contextual Value:

The property also holds contextual value as part of a significant industrial grouping that includes the former Hewetson Shoe factory, the former CNR railway station and associated railway lines and significantly defines and supports the character of the area. The former Copeland-Chatterson Company / Dominion Skate complex is a landmark because it wraps around a prominent corner lot along Mill and Railroad Streets. Collectively, these elements form an important cultural heritage landscape of a historic industrial precinct in Brampton.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

Design / Physical Value:

Property Overall:
- rectangular plan and massing with partial second storey addition;
- flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- unpainted red masonry walls;
- brick buttresses;
- foundation wall denoted by coursed cut stone blocks;
- original fenestration;
- corbelled brick water table.
Mill Street façade:
- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows)
- window openings along Mill Street façade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood casement basement windows;
- graffiti carved into a brick by a penknife with inscription reading: “1949 AD. Dec ___ CNR Survey”; located on the Railroad and Mill Streets corner before the first Mill Street window openings
- shallow setback of building facade along Mill Street South.

Railroad Street façade:
- original ground floor office windows with segmental arche brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- brick corbelling;
- heavy pediment over main entrance with radiating brick voussoir and corbelling;
- fixed, single pane transom over main entrance;
- pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.

Historical /Associative Value:
- association with prominent individuals, including R.J. Copeland and A.E. Chatterton, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- association with Canadian branch of Copeland-Chatterton Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.
Contextual Value:

- landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighborhood;
- contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and former CNR railway station;
- contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.
Future Phase 2

3 storeys
outdoor amenity terrace@4th floor
(refer to landscape drawings)
11.5 m

2 storeys
7.35 m

27 storeys + mech.
94 m

existing heritage building (commercial)

pedestrian square

drop off

community entry

privacy screen

27 storeys
+ mech.
94 m

commercial entry

line of underground
exhaust

line of underground
intake

residential entry
canopy

residential entry

parking garage entry

residential entry

residential entry

drop off

lockers

bikes

mail

exit

intake

existing fire hydrant

FIRE ROUTE

SIAMESE CONNECTION

exhaust

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

privacy screen

27 storeys
+ mech.
94 m

10.1-72

FUTURE DENISON AVENUE EXTENSION

RAILROAD STREET

PARK STREET

GO PARKING LOT

30 m SETBACK FROM CN RAILROAD PROPERTY LINE

1

4.5m x 13m x 7.5m

Phase 1 temporary
Loading Bay
staging
area

PHASE 1 INTERIM
SITE PLAN

1:200

A102

5 RAILROAD STREET

PHASE 1 INTERIM
SITE PLAN

1:200

A102
3 storeys outdoor amenity terrace@4th floor (refer to landscape drawings)
<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basemnt</td>
<td>Ground floor</td>
</tr>
<tr>
<td>1st Floor</td>
<td>1st floor</td>
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<td>2nd Floor</td>
<td>2nd floor</td>
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<td>3rd Floor</td>
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<td>4th Floor</td>
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<tr>
<td>27th Floor</td>
<td>27th floor</td>
</tr>
</tbody>
</table>

**NORTH ELEVATION**

Scale: 1:200

A404
Appendix III: Accessibility Study by ERA Architects, dated September 30, 2015
OPTIONS CONSIDERED

ERA has considered the following three options for accessible entry to 45 Railroad Street and has determined, on the balance of all factors involved – including both heritage considerations and prioritizing equal access for people of all abilities – that Option C (see below) is most appropriate for the building. Note that all options require removal of the west elevation bump-out to accommodate the parking turn-around, which is considered necessary for access.

Option A: Ramp
- Ramp compliant with industry standards and best practices installed at existing front entry
- No secondary entrance for access from parking turn-around
- Individuals with accessibility issues are required to travel additional distance from the parking turn-around to the ramp base to access the front entry
- Front entry access via ramp is not direct, nor is it equal to immediate stair access

Option B: Ramp and Additional Entry
- Ramp compliant with industry standards and best practices installed at existing front entry
- Secondary on-grade entry created on west facade for access from parking turn-around
- Individuals with accessibility issues have two options for access, neither of which is equal to the direct access provided by the existing stair and front entry

Option C: Lowered Front Door (PREFERRED)
- Existing front door lowered to grade, existing ramp removed
- No additional secondary entry to lobby; additional egress vestibule on west facade
- Equal and direct access to lobby for people of all abilities


**EVALUATION CRITERIA**

**Heritage Criteria**

*Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

The proposal for 45 Railroad Street falls within the Parks Canada Standards and Guidelines for a rehabilitation project, in which heritage structures are made compatible with a contemporary use. According to Parks Canada, compatible uses will:

a. Maintain the use of distinct access points, clearly expressed and defined as entrances within the building(s) architectural composition;

b. Maintain the existing pedestrian circulation patterns on the site;

c. Maintain spatial relationships with adjacent buildings and with the streetscape/public realm;

d. Attempt to maintain interior use/dwelling divisions that are in keeping with the existing/original building form.

e. Where deemed necessary, design alterations that are compatible to the buildings character and are minimally impactful.

f. Is in conformance with in-place Heritage Easement Agreement(s) conserving the heritage attributes defined in the Reasons for Identification.

**Accessibility Criteria**

*Ontario Building Code; Draft Ontario Accessible Built Environment Standard*

In addition to the above-listed heritage compatibility criteria, the proposal for 45 Railroad Street must satisfy the barrier-free accessibility requirements of the Ontario Building Code and comply with the Draft Ontario Accessible Built Environment Standard. The project proposal must demonstrate accessible design that:

a. Leads from the outdoors at sidewalk level, or a conforming ramp that leads from sidewalk level;

b. Makes approaching, entering and using the site easier;

c. Provides an equivalent level of life safety for everyone,

d. Emphasizes dignity and independence (passive);

e. Is successfully integrated with the buildings function, form and architectural quality;

f. Is comprised of a singular entrance for both able-bodied persons, and persons with disabilities.

---

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

2 Ontario Accessible Built Environment Standard Section 3.0 Common Access and Circulation, subsection 3.1 Entrances states; Design decisions concerning entrances will have an immediate impact on the independence and dignity of everyone entering a facility. Entrances that address the full range of individuals using the facility promote a spirit of inclusion that separate accessible entrances do not.
# OPTIONS AGAINST CRITERIA

<table>
<thead>
<tr>
<th>HERITAGE CRITERIA</th>
<th>RAMPS (OPTIONS A &amp; B)</th>
<th>ADDITIONAL ENTRIES (OPTION B)</th>
<th>LOWERED DOORWAYS (OPTION C)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Maintain use of primary access points</td>
<td>✓</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>b. Maintain pedestrian circulation patterns</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Maintain spatial relationship with public realm</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>d. Sympathetic division of uses/ tenancies</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Minimally impactful alteration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Conformance with approvals</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACCESSIBILITY CRITERIA</th>
<th>RAMPS (OPTIONS A &amp; B)</th>
<th>ADDITIONAL ENTRIES (OPTION B)</th>
<th>LOWERED DOORWAYS (OPTION C)</th>
</tr>
</thead>
<tbody>
<tr>
<td>g. Sidewalk level, or ramp from sidewalk</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>h. Makes approaching... and entering the site easier</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>i. Provides an equivalent level of life safety...</td>
<td></td>
<td>✓</td>
<td></td>
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<tr>
<td>j. Emphasizes dignity and independence (passive)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>k. Is successfully integrated...</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>l. Is comprised of a singular entrance...</td>
<td>✓</td>
<td></td>
<td></td>
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</tbody>
</table>
OPTION A: RAMP

- Does not provide for simple and direct universal access to the primary entrance to the building;
- Proposes indirect entries for some user groups, requiring circuitous ‘back-door’ universal access, in some cases;
- Does not sufficiently integrate accessible design with the building’s function, form and architectural quality;
- Fails to accommodate the broadest spectrum of potential users, particularly people with visual limitations, who may find ramps difficult to use;
- Fails to meet ISO Best Practice Guidelines, which would require a ramp of 34m at 1:20;
- Obscures views of the heritage building and disturbs the symmetry of its primary elevation.
Option A: Ramp
OPTION B: RAMP AND ADDITIONAL ENTRY

- Does not provide for simple and direct universal access to the primary entrance to the building;
- Proposes indirect entries for some user groups, requiring circuitous ‘back-door’ universal access, in some cases;
- Does not sufficiently integrate accessible design with the building’s function, form and architectural quality;
- Fails to accommodate the broadest spectrum of potential users, particularly people with visual limitations, who may find ramps difficult to use;
- Fails to meet ISO Best Practice Guidelines, which would require a ramp of 34m at 1:20;
- Obscures views of the heritage building and disturbs the symmetry of its primary elevation.
- Provides for unequal access from parking turnaround
- Potentially confusing for people with cognitive disabilities
OPTION C: LOWERED DOOR

- Provides for universal and direct access to the primary entrance of the building;
- Allows all user groups direct entry - no switchbacks or ‘back door’ access;
- Integrates accessible design with the building’s function, form and architectural quality;
- Accommodates the broadest spectrum of potential users, including people with visual limitations and people with mobility restrictions;
- Accords with industry best practices regarding access;
- Opens views of and restores the heritage building’s primary elevation.

LEGEND
- Indirect access via OBC compliant ramp @ 1:12
- Indirect access via AODA compliant ramp @ 1:15
- Indirect access via ISO Best Practice guidelines ramp @ 1:20
- Restricted direct access
- Universal direct access

Ramp measurements are approximate and for discussion only.
Option C: Lowered Door
PRECEDENTS
LOWERED DOORS

National Club

Stairs removed and entry lowered with transom added. With modifications that used existing detailing and materials, the intervention achieves barrier-free accessibility with minimal impact to the heritage fabric and street relationship.
‘Jazz’, 167 Church, Toronto

Stairs removed and entry doors set in lowered position, achieving barrier-free accessibility with minimal impact to the heritage fabric and street relationship.
Automotive Building/ Allstream Centre (ERA)

Significant stairs removed and portico materials extended, with achieving barrier-free accessibility in a particularly subtle execution (HERITAGE TORONTO AWARD OF MERIT)
Distillery District: Cannery Building

With modified window openings, the intervention allows for barrier-free accessibility at multiple retail units.
Bloor Gladstone Library (ERA)

A hybrid approach that removed large staircase, achieving passive and inclusive accessibility, not only maintains the street relationship but adds a strengthening layer with ramp and landscaping integration (O.A.A. AWARD IN DESIGN EXCELLENCE - DESIGN EXCHANGE AWARDS GOLD MEDAL - HERITAGE TORONTO HONOURABLE MENTION)
RAMP ADDITIONS

Casey House

New conforming ramp to replace existing, applied to a single house form, thus not applicable to the proposal.
Osgoode Hall
Ramp and stair integration that though executed subtly, requires the space and scale of a monumental public building.
100 Yorkville

Ramp and stair integration, applied to a single location.
CONSERVATION PLAN
45 Railroad Street - Brampton, ON
Issued: 21 September 2012
Revised: June 5, 2015
Revised: September 30, 2015
Revised: May 27, 2016

PREPARED FOR:
PrestonHomes/Redwood Properties
330 New Huntington Road
Vaughan, Ontario L4H 4C9
905-856-7751

PREPARED BY:
ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416-963-4497

4 5  R A I L R O A D  S T R E E T

Project: 06-057-02
Prepared By: PE/JM/SH/JF
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  2.1 Conservation Strategy Objectives
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  2.3 Phase II Conservation Work Scope
  2.4 Salvage Plan
  2.5 Measures to Protect Heritage Resources During Construction (Phase II)

3 CONSERVATION COST ESTIMATE

4 CONCLUSION

5 APPENDICES
  Appendix I: Monitoring Survey at 45 Railroad Street
  Appendix II: Designation By-law 150-2015
  Appendix III: Conservation Plan Drawings by ERA Architects, May 27, 2016
  Appendix IV: City of Brampton Heritage Staff Comments, dated June 8, 2015
EXECUTIVE SUMMARY

This Conservation Plan provides a detailed schedule of conservation work for 45 Railroad Street that had been divided into two phases. This document reviews and confirms the work completed in the first phase as well as outlines the proposed scope of conservation work for the second phase.

The first phase of pre-conservation work, which included the selective removal of the rear of the factory component, the long-term protection of the factory façade with a steel retention structure, and the retention and protection of the office component, was completed in 2012-2013.

This second phase of proposed conservation work involves the rehabilitation and upgrade of the heritage structure in preparation for integration with the proposed new construction, including removal of the western “bump-out” and lowering the front entrance door of the office component.

The scope of conservation work includes:

» Repairing the masonry;
» Restoring the upper cornice;
» Replacing the existing window sashes with new sashes; and
» Refinishing existing frames.

The conservation work described in this Plan will be executed by specialist sub-contractors with a minimum of 5 years experience in working with heritage masonry structures. The work will be reviewed on site by the architect, heritage consultant and the City of Brampton’s heritage staff for general conformance with heritage guidelines and conservation notes described in this Conservation Plan.

This conservation plan also provides cost estimates of proposed conservation work to establish a letter of credit amount in the order of $500K to secure the scope of conservation. Upon adequate review and completion of the pre-conservation work by the Heritage Consultant, the letter of credit will be released back to the client.
1 INTRODUCTION

ERA Architects Inc. has prepared this Conservation Plan as Heritage Consultant to Preston Group. The subject property, 45 Railroad Street consists of an industrial building with a one-storey façade along Mill Street North and two-storey office building component. The building acts as a landmark, located at a significant corner, Railroad Street and Mill Street North, and forms part of an industrial heritage precinct including the Hewetson Shoe Factory, the CNR Station and Railway. This property has been designated under the Ontario Heritage Act by City By-law 150-2015.

ERA has developed the conservation plan with respect 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 Burra Charter for the Protection and Enhancement of the Built Environment. The conservation work described in this Plan will be executed by specialist sub-contractors with a minimum of 5 years experience in working with heritage structures. The work will be reviewed on site by the architect, heritage consultant and the City of Brampton’s heritage staff for general conformance with heritage guidelines and conservation notes described in this Conservation Plan. The Letter of Credit is intended to cover any deficiencies.

1. Site location and context (source: maps.brampton.ca/maps).
1.1 Project Background
This conservation plan is being submitted as part of an application for Site Plan Approval and a Heritage Permit. The proposed development is a mixed-use residential tower that is integrated with the heritage resources on site. A building permit was previously issued for this site, however, the design has been modified, requiring resubmission. A revised Heritage Impact Assessment is included as part of the resubmission.

This conservation plan provides details on the proposed conservation work, including repairs and upgrades, and integration of the heritage fabric with the new development.

1.2 Present Owner Contact
Preston Group
c/o Richard Aubrey
Preston Homes/Redwood Properties
330 New Huntington Road
Vaughan, Ontario L4H 4C9
t: 905.856.7751
f: 905.856.7764
e: raubry@redwoodproperties.ca
2 CONSERVATION PLAN

2.1 Conservation Strategy Objectives

This conservation plan seeks to ensure the responsible treatment of the character-defining elements of the heritage resources at 45 Railroad Street throughout redevelopment. The character-defining elements are described in the Designation By-law 150-2015. See Appendix II.
2.2 Phase I Conservation Work Scope

The following table summarizes the Phase I conservation work completed on the heritage resources located at 45 Railroad Street.

<table>
<thead>
<tr>
<th>Phase I Work</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.  Investigation and Protection</td>
<td></td>
</tr>
<tr>
<td>Investigate parapet condition and determine necessary repair. Coordinate parapet repair with roof replacement.</td>
<td>Terracotta coping is missing on parts of the parapet.</td>
</tr>
<tr>
<td>Investigate cracking along retained portions of facades. Structural Engineer to determine severity of cracking and coordinate with Heritage Architect for repairs.</td>
<td>An investigation has been undertaken. The cracks along the masonry will be repaired.</td>
</tr>
<tr>
<td>Investigate and repair west façade above and below grade. Investigations to include but are not limited to delamination and core testing. Repairs to be determined after completion of review. Reviews to be conducted by Heritage Contractor, Heritage Architect and Structural Engineer.</td>
<td>Completed.</td>
</tr>
<tr>
<td>Record and document full extent of existing building.</td>
<td>Completed - materials were submitted to the City of Brampton on June 26, 2013.</td>
</tr>
<tr>
<td>Salvage and store all original doors, sliding fire doors and boiler-plate door. Store on-site in a weather protected facility.</td>
<td>The wood window frames have been stored on site. The boilerplate door was not salvageable after it was removed.</td>
</tr>
<tr>
<td>Provide weatherproofing to window openings including sill flashing and sealant around the top and side seams. Replace any existing damaged or deteriorated plywood with new plywood.</td>
<td>Completed with modification - seams were not sealed due to concerns over proper ventilation.</td>
</tr>
<tr>
<td>Repair any areas of critical deterioration along retained facades necessary for structural stability over the period of retention.</td>
<td>Completed.</td>
</tr>
<tr>
<td>Provide monitoring systems, including a gauge to measure settlement, for the retained North portion of building and East façade. Details of monitoring program and scheduled reviews to be provided by Belanger Engineering and reviewed by ERA Architects.</td>
<td>Completed.</td>
</tr>
</tbody>
</table>
**II. Dismantle + Salvage**

<table>
<thead>
<tr>
<th>Task</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install helical ties as per drawings provided by Belanger Engineering. Ensure helical tie machinery is set an appropriate distance away from retained facades as to not damage any projections such as the cornice, sills, lintels and foundations (see page 8 for profile of proposed façade retention system).</td>
<td>Completed.</td>
</tr>
<tr>
<td>Install retention structure as per drawings provided by Belanger Engineering.</td>
<td>Completed.</td>
</tr>
<tr>
<td>Install south demising wall at north retained building. Provide additional structure where needed and consult with Structural Engineer and Heritage Architect during the process.</td>
<td>Completed.</td>
</tr>
<tr>
<td>Salvage all original red face brick on elevations to be removed. Stack on wood palettes and store in weather protected facility for later use.</td>
<td>Completed with modification - salvaged bricks are being stored on site.</td>
</tr>
<tr>
<td>Dismantle portions of building not being retained. Provide temporary structure as needed during demolition. Dispose of waste material off site. Salvage all wood beams and columns and store in weather-protected facility.</td>
<td>Completed with modification - salvaged wood beams and columns are being stored on site.</td>
</tr>
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</table>

**III. Long Term Protection of Retained Façade**

<table>
<thead>
<tr>
<th>Task</th>
<th>Status</th>
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<tbody>
<tr>
<td>Install waterproofing along foundation of retained portion of east façade where backfill will be in contact with heritage wall.</td>
<td>Completed.</td>
</tr>
<tr>
<td>Infill basement with gravel and compact.</td>
<td>Completed.</td>
</tr>
<tr>
<td>Install water-shedding protection over retention structure and east retained façade. Protection to include plywood complete with waterproofing and flashing. Provide tarpaulin along interior elevation of retained east façade and tie into water shedding roofing and secure to façade. Ensure a 300mm air-space is provided between tarpaulin and brick façade.</td>
<td>Completed with modification - a plywood wall with tyvek covering were installed.</td>
</tr>
<tr>
<td>Ongoing seasonal review (in late spring/May and late summer/August) of retained façade and monitoring systems, including a gauge to measure settlement.</td>
<td>Completed. See Appendix I.</td>
</tr>
</tbody>
</table>
2.3 Phase II Conservation Work Scope

A list of proposed conservation notes has been prepared to describe the second phase of conservation work involving the repair and upgrade of the heritage resources at 45 Railroad Street. The scope was developed as a result of a visual exterior and interior evaluation on April 16, 2015. Results of this preliminary condition assessment are provided in Section 5 of the 45 Railroad Heritage Impact Assessment, issued May 28, 2015 and revised May 10, 2016. These notes are illustrated in detail in conservation plan drawings included as Appendix II.

Where replacement of original fabric/features will be undertaken, the replacement will be done in-kind, using the same materials, dimensions, and profile and details as much as is feasible. A final list of what has been replaced will be provided to City Heritage staff as documentation to be included in the records for the property.

The main repair work consists of:

» Repairing the masonry;
» Retaining and repairing the cornice;
» Repairing the existing window frames;
» Removing and salvaging existing windows;
» Installing new double glazed windows; and
» Installing new two-ply roofing and roof decking.

The conservation notes are as follows:

C01  Allow for investigation and repair of the west facade above and below grade. Investigations to include but are not limited to delamination and core testing. Repairs to be determined after completion of review. Reviews to be conducted by Heritage Contractor, Heritage Architect and Structural Engineer.

C02  Deleted

C03  Rebuild parapet with existing masonry. Damaged units to be replaced with salvaged brick units. Mortar to be lime based to match existing. Provide metal flashing on interior of parapet.

C04  Remove plywood over window openings. Refurbish frames: scrape, prime and paint existing window frames and provide wood consolidate as needed. Provide new wood
Conservation Plan: 45 Railroad Street, Brampton

window sashes with double glazing as per window schedule. Provide sealant and backer-rod around perimeter of windows. Refer to window schedule.

C05  Remove brick infill and turn bricks at perimeter of opening. Provide new opening with stone sill. Prepare opening for new window.

C06  Remove brick infill and turn bricks at perimeter of opening. Reinstate old opening and prepare for new window.

C07  Remove wood lintel. Provide new steel and brick lintel.

C08  Deleted

C09  Return brick and stone. Make good along edge of demolition. Use salvaged brick as needed to complete return and use lime based mortar to match adjacent.

C10  Provide foundation waterproofing.

C11  Repoint 100% of stone foundation.

C12  Clean 100% of stone foundation.

C13  Clean tar/paint from brick, sills and lintels as required.

C14  Clean upper and lower window sills on the east and south facades.

C15  Clean facade.

C16  Remove all obsolete wood trim, metal fasteners, fittings and brackets from building facade and point openings (typical).

C17  Remove metal plate. Replace, repair, rebuild masonry as required to match existing window above.

C18  Provide new drip edge in existing stone sills (typical).

C19  Build and install new wood ramp.

C20  Restore cornice. Provide new LCC flashing on cornice and new gutters along extent of cornice. All replaced detailing to replicate existing detailing. Consult with Heritage Architect for extent of repair/rebuild before starting work.

C21  Replace damaged or deteriorating terra cotta coping.
C22 Cladding to be determined by architect. Heritage consultant to review.

C23 Remove concrete pads and retention structure.

C24 Remove existing window frame. Replace to match new window to be installed.

C25 Salvage stone caps, bricks, and foundation stones.

C26 To be removed.

C27 Repair existing wood floor. Replace damaged wood as required. Sand and refinish as specified by Heritage Architect.

C28 Repair existing wood ceiling. Replace damaged wood as required. Sand and Refinish as specified by Heritage Architect.

C29 Provide wood framing to anchor to new building and cap flashing over cornice.

C30 Return masonry at corners of opening. Masonry to form 90° corner. Use salvaged masonry as needed for rebuilding and lime based mortar for all pointing.

C31 Provide masonry opening for steel plate canopy. Cut bricks as needed to fit canopy. Allow for 10mm soft joint between steel and masonry on each side of steel. Refer to structural for new steel lintel.

C32 Build masonry within opening. Use salvaged masonry and lime based mortar. Inset rebuilt masonry 25mm from existing masonry. Refer to details.

C33 Make good all interior masonry walls. Repoint 50% existing interior brick; clean all efflorescence; replace any deteriorated masonry units. Confirm extent of repair with Heritage Architect before commencing work.

C34 Infill existing scuppers with salvaged brick. Stitch rebuilt masonry into existing masonry.

2.4 Salvage Plan

Work Completed (Phase I)

Approximately 10 skids of brick, wood beams, and columns were salvaged from the removal of the rear of the factory component. These materials have been wrapped in tyvek and have been stored on site.
Proposed Conservation Work (Phase II)

We recommend relocating these materials to a weather controlled, off site facility, especially for the duration of the construction phase.

The materials will be adaptively reused. The bricks will be reused to infill the western elevation of the office component where the “bump-out” will be removed. The wood beams and columns may be used as part of the interpretation of the site.

The frames of the original wood windows will be retained and reused. The sashes will be replaced. They may be salvaged for use in future interpretation, if feasible.

2.5 Measures to Protect Heritage Resources During Construction (Phase II)

General

ERA will conduct regular field reviews. During construction these will occur every 2-3 weeks. Field review reports will be directly issued to staff.

Factory Component

Throughout the construction the east facade of the factory component will be monitored for movement by a vibration monitor. The interior face will be tarped. The structure will remain attached to the retention structure. The plywood - already implemented - will be retained in order to protect the openings.

Office component

The demising wall (the south elevation) will be maintained for protection until an appropriate time during the construction. At that time the concrete blocks will be removed and replaced while the existing steel will be retained.

Salvaged Materials

These materials are wrapped in tarps on skids, protected from the elements, and obscured from public visibility in the rear south west corner of the property.
3 CONSERVATION COST ESTIMATE

The following cost estimate is provided to establish a reasonable letter of credit amount required by the City of Brampton. The letter of credit will secure the conservation of the heritage elements outlined in this Conservation Plan.

As indicated in the City of Brampton’s terms of reference for Heritage Impact Assessments:

Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan.

3.1 Letter of Credit

The following provides cost estimates for the scope of conservation work identified in this plan for the phase two, rehabilitation and upgrade of the heritage resources in preparation for integration with the proposed building at 45 Railroad Street.

**Phase 2: Rehabilitation and Upgrade**

<table>
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<tr>
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<td>Masonry Restoration:</td>
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<td>Structural Alterations:</td>
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<td>Windows and Doors Restoration:</td>
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<td>Roof Repair:</td>
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<td>Wood Restoration:</td>
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ERA recommends a letter of credit amount in the order of **$500K** in order to secure the conservation costs associated with Phase II conservation work.

Upon adequate review and completion of the conservation work by the Heritage Consultant, the letter of credit will be released back to the client.
4 CONCLUSION

This report finds that the heritage resources at 45 Railroad Street will be appropriately rehabilitated by the conservation work detailed in this document.

The proposed work includes:

» Repairing the masonry;
» Restoring the upper cornice;
» Replacing the existing window sashes with new sashes; and
» Refinishing existing frames.

A letter of credit amount in the order of $500K is recommended to secure the second phase of conservation work described in this conservation plan.
Appendix I: Monitoring Survey at 45 Railroad Street

The results of the monitoring survey indicate that the building has retained its structure and is stable.
### Monitoring Survey at 45 Railroad Street

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**Diff** = Difference from June 23, 2013 reading  
Horiz/13 = Horizontal difference - movement towards property; Vertical difference = upward movement
## Monitoring Survey at 45 Railroad Street

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Diff* = Difference from June 23, 2013 reading  
OHor/VR = Horizontal difference / movement towards property; Vertical difference / upward movement

**MACR-22/11/17-221 Monitoring Sheet.xls**
Appendix II: Designation By-law 150-2015

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

150-2015

To designate the property at 45 Railroad Street
as being of cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter C.18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 45 Railroad Street, more particularly described in Schedule “A”, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act.

2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule “A” to this by-law in the proper Land Registry Office.

3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 45 Railroad Street and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City’s website in accordance with Council’s Procedure By-law.

4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule “B” to this by-law.

READ, FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 8TH DAY OF JULY, 2015.

Approved as to form

[Signature]

Approved as to content:

[Signature]

Heather MacDonald, Director, Planning Policy and Growth Management
SCHEDULE A

PROPERTY DESCRIPTION:

PART OF LOT 18 & PART OF WELLINGTON STREET (CLOSED BY BY-LAW 292, IN BL370), PLAN BR35, LOTS 1 & 2, SW OF MILL ST., PART OF LOTS 14 & 15, SOUTH OF RAILROAD ST., LOTS 3 & 4, SW OF MILL ST., LOTS 16 & 17, SE OF DENISON ST., PART OF LOT 5, SW OF MILL ST., PART OF LOT 15, SE OF DENISON ST., PLAN BR4, DESIGNATED AS PARTS 1 & 2 ON REFERENCE PLAN 43R-32198; BRAMPTON.

PIN: 14108-0534 (LT)
SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 45 RAILROAD STREET:

The property at 45 Railroad Street, known as the Copeland-Chatterson Company / Dominion Skate building, is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design / Physical Value:

The cultural heritage value of 45 Railroad Street is related to its design or physical value, as it is a representative and good example of the Chicago commercial style or the "Chicago School" with Neo-Gothic design influences introduced in a later phase of construction. It is the first example of this style in Brampton.

The building, as it was originally constructed in 1905, consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office, while the factory component faced Mill Street North. The factory section features large grouped industrial windows designed to let in sunlight and air circulation to the factory floor. These windows are integral to the overall character and cultural heritage value of the building and help identify the structure as a former factory.

The building was expanded in 1914 with the construction of a second storey over the Railroad Street office component. This addition features decorative elements such as spandrel panels on the facade between the top of the first storey windows and the sills of the second storey windows. Each spandrel features repeating patterns of pre-cast concrete blocks forming diamonds and squares. Each motif sits within a rectangular frame made of brick laid in soldier courses.

Coping tiles crown the brick parapet wall, and pre-cast blocks accentuate the outer upper corners of each second storey window. Other brick detailing includes buttresses capped with pre-cast concrete blocks, voussoirs over the office windows, a radiating voussoir over the main entrance, corbeling details under a strong main entrance pediment, along with corbelled water tables. Cut stone blocks highlight the foundation wall and stone lintels cap above-grade wood casement basement windows. Overall, the construction details demonstrate a high degree of craftsmanship, particularly with regard to the masonry.
More recently, the building has been altered to allow for its adaptive re-use to facilitate the development of an apartment building. This resulted in the selective removal of the factory building, retaining only the Mill Street (east side) façade, and the removal of the chimney.

**Historical / Associative Value**

The property has historic value as it is associated with the industrialization of Brampton at the turn of the 20th century, namely through Copeland-Chatterson Company, an influential office stationary company. Copeland-Chatterson was founded in 1893 by Canadians Robert J. Copeland and A.E. Chatterson on the basis of Copeland's patent of a binder that locked loose-leaf ledger sheets with a key on filing posts. The newer accounting system and first products of the company were designed to simplify accounting procedures and overcome the disadvantages of bound ledgers, and quickly became an international success.

While the company began manufacturing in Toronto, they quickly outgrew their headquarters no less than three times before they began looking to build outside downtown Toronto. The brothers-in-law chose Brampton for its new facility because it was close to Toronto and they could develop a stable long-term workforce. They purpose built the factory for their needs beginning in late fall of 1905 and completing the plant in August 1906. This was the first time an outside company elected to locate their manufacturing plant in Brampton.

Upon their move to Brampton, the company created a local partnership with the Pease Foundry Co. Ltd to manufacture all the metal components for their stationary products, thus bringing more prosperity to another local industrial company. Copeland-Chatterson kept their own machine shop for manufacturing their tool and die components, as well as manufacturing larger items for their catalogue and keeping the factory's machines in good repair.

During World War II, Copeland-Chatterson contributed to the war effort by manufacturing war materials in their machine shops, as well as Victory Bonds and War Saving Stamps. Several long time employees also left the company to enroll in the armed forces.

Through the next five decades, the company continued to be a success, holding over 170 patents for office and recordkeeping products, and some 96 of these patents originated in Canada. A particularly successful product manufactured at the Brampton
facility was the Paramount Sorting System, which was introduced in 1930 and became a key information storage system to many scientific areas of study and information science until the widespread introduction of computers in the 1970s and 80s.

In 1961, Anthes Imperial Ltd. acquired Copeland-Chatterson. However, the Railroad Street factory continued to operate until Anthes Imperial relocated to a new facility.

In 1981, Dominion Skate Company took over 45 Railroad Street, and operated their skate business at the facility until 2008.

**Contextual Value:**

The property also holds contextual value as part of a significant industrial grouping that includes the former Hewetson Shoe factory, the former CNR railway station and associated railway lines and significantly defines and supports the character of the area. The former Copeland-Chatterson Company / Dominion Skate complex is a landmark because it wraps around a prominent corner lot along Mill and Railroad Streets. Collectively, these elements form an important cultural heritage landscape of a historic industrial precinct in Brampton.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

**Design / Physical Value:**

**Property Overall:**

- rectangular plan and massing with partial second storey addition;
- flat roof profile (parapet walls and rooflines);
- Chicago School and Neo-Gothic style influences;
- unpainted red masonry walls;
- brick buttresses;
- foundation wall denoted by coursed cut stone blocks;
- original fenestration;
- corbelled brick water table.
Mill Street façade:
- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows)
- window openings along Mill Street façade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood casement basement windows;
- graffiti carved into a brick by a penknife with inscription reading: "1949 AD. Dec ____ CNR Survey"; located on the Railroad and Mill Streets corner before the first Mill Street window openings
- shallow setback of building facade along Mill Street South.

Railroad Street façade:
- original ground floor office windows with segmental arche brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- brick corbelling;
- heavy pediment over main entrance with radiating brick voussoir and corbelling;
- fixed, single pane transom over main entrance;
- pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.

Historical /Associative Value:
- association with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- association with Canadian branch of Copeland-Chatterson Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.
Contextual Value:

- landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighborhood;
- contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and former CNR railway station;
- contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.
Appendix III: Conservation Plan Drawings by ERA Architects, September 30, 2015
ERA Architects Inc.
10 St. Mary Street, Suite 801, Toronto, ON, M4Y 1P9
Tel: (416) 963-4497

DRAWING LIST

HA001 PROJECT INFO + ASSEMBLIES
HA010 SURVEY
HA100 GROUND AND SECOND FLOOR PLANS
HA101 THIRD FLOOR AND ROOF PLANS
HA200 NORTH AND WEST ELEVATIONS
HA201 EAST ELEVATION
HA202 SOUTH ELEVATION
HA300 DETAILED WALL SECTIONS
HA400 PLAN DETAILS
HA401 SECTION DETAILS
HA500 DOOR & WINDOW SCHEDULE
HA501 DOOR & WINDOW SCHEDULE
HA502 DOOR & WINDOW SCHEDULE

Project:
45 RAILROAD STREET

Address:
45 Railroad Street

Project no.
06-057-04

Issued for:
REISSUED FOR SPA

Date:
MAY 27, 2016

10.1-129
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

E.R.A. Architects Inc., 10 St. Mary St, Suite 801, Toronto, Canada, M4Y 1P9
T: (416) 963-4497     F: (416) 963-8761     info@eraarch.ca     www.eraarch.ca
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

E.R.A. Architects Inc., 10 St. Mary St, Suite 801, Toronto, Canada, M4Y 1P9
T: (416) 963-4497     F: (416) 963-8761     info@eraarch.ca     www.eraarch.ca

Project no. 06-057-04
Sheet no. 1
Scale 1 : 125

Drawn by JM/RB PE
Reviewed by PE

Drawing title SECOND FLOOR PLAN
Address 45 Railroad Street

Date Issued for

10.1-132

Date

SECOND FLOOR PLAN

HA101

REVISED FOR SPA 2015-09-30
REVISED FOR SPA 2016-05-27

ROOF PLAN

HA101

REISSUED FOR SPA AS NOTED 2015-06-08
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.
Date: 2016-06-07

Subject: Designated Heritage Property Incentive Grant Application – 280 Main Street North – Ward 1 (HE.x 280 Main St N)

Contact: Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, 905-874-3825, stavroula.kassaris@brampton.ca

Recommendations:

1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016, to the Brampton Heritage Board Meeting of June 21, 2016, re: Designated Heritage Property Incentive Grant Application – 280 Main Street North – Ward 1 (HE.x 280 Main St N), be received; and

2. That the Designated Heritage Property Incentive Grant for 280 Main Street North for the front porch restoration be awarded for half of the costs not covered under the Façade Improvement Program, to a maximum of $5000.

Overview:

- The City of Brampton offers the Designated Heritage Inventive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.
- The City received a Designated Heritage Inventive Grant Program application for 280 Main Street North to restore the existing front porch.
- This report recommends the approval of the Grant application.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.
Background:

The City of Brampton’s Designated Heritage Property Incentive Grant Program offers matching grant funds of up to $5000 for eligible conservation work to owners of properties designated under Part IV or V of the *Ontario Heritage Act*. The program is designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources. The City has currently allocated $25,000 toward this program on an annual basis. Applications are accepted on a first-come, first-serve basis until available funds in a given year are exhausted.

Current Situation:

The property at 280 Main Street North is designated under Part IV of the *Ontario Heritage Act* and contains a two-storey Italianate style residence. The owner of 280 Main Street North submitted a Designated Heritage Property Incentive Grant Program application for the repair of the existing front porch.

The front porch, with its plain entablature and Doric columns is a character defining element of the residential dwelling. The proposed work involves retaining and restoring the original porch elements where possible, the removal of select non-original elements, and replacement with new, compatible wood elements.

A Heritage Permit application associated with the work proposed in this grant application was endorsed by the Brampton Heritage Board at the April 19, 2016 meeting and approved by Council on April 27, 2016. This porch restoration is also associated with Downtown Brampton Façade Improvement Program application P75CE FA15-004.

Corporate Implications:

Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to $5000 for the subject grant application will be funded from the 2016 operating budget for the heritage program (Account 200351-0001-0403-0001) and there are sufficient funds in this account.

Other Implications:

No other implications have been identified.

Strategic Plan:
This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

**Conclusion:**

Incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton’s cultural heritage assets and encourage private sector investment in these properties. The grant application for 280 Main Street North proposes work that contributes the enhancement of the front porch and the conservation of its original features. It is recommended that the grant application be approved.

Approved by:  
David Waters, MCIP, RPP, PLE  
Manager Land Use Policy

Approved by:  
Heather MacDonald, MCIP, RPP, CHRL  
Acting Executive Director of Planning

**Attachments:**

Appendix A - Designated Heritage Property Incentive Grant Application: 280 Main St N

Report authored by:  
Stavroula Kassaris, Heritage Coordinator
Application Form

Designated Heritage Property Incentive Grant Program

Please complete the following and submit to a City of Brampton Heritage Coordinator

1. Applicant Contact Information:

Michelle Rodrigues on behalf of Sanjeev Goel, Clever Monkey Holding
Name of Applicant

______________________________________________________________________
Home Telephone ___________________________ Business Telephone
michelle.rodrigues@hqic.ca

______________________________________________________________________
Fax Email

______________________________________________________________________
Address

2. Specify property for which application is being made:

______________________________________________________________________
Municipal Address
280 Main St N, Brampton, L6V 1P6

______________________________________________________________________
Legal Description
PLAN C88 LOT 10

3. Under which part of the Ontario Heritage Act is your property designated?

☑ Part IV (individual property)
☐ Part V (heritage property within a Heritage Conservation District)

4. Have you previously received a City of Brampton Heritage Property Incentive Grant?

☐ Yes ☑ No
If “Yes”, please provide the dates and amounts below:

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5. Is this property the subject of any City By-law contraventions, work orders, penalties, fees, arrears of taxes, fines, or other outstanding municipal requirements as of the date of application?

- [ ] Yes  
- [x] No

If “Yes”, please provide details below:

______________________________________________________________________

______________________________________________________________________

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______________________________________________________________________
6. Provide a description of the project proposal. Use additional sheets as required:

   The proposed project involves the restoration of the existing front porch.
7. Enclose all drawings, current photographs, and/or other materials necessary for a complete understanding of the proposed work. Please include any available historic photographs or documentation.
8. Outline how the proposed project would preserve, restore, and/or enhance specific heritage attributes:

The proposed work on the front porch involves removing select non-original elements, and replacing them with new wood elements that are compatible with the character of the building. This will enhance the front porch. The restoration work on the existing columns will contribute to their long-term conservation.

- Removal and replacement of existing non-original porch rail, balusters and newel post
  - New rail, balusters and newel post will be wood (pine) and a complementary design
  - New rail will connect to masonry pier

- Removal and replacement of porch steps, floor (deck)
  - New steps and floor will be wood (pine), and flooring will be tongue and groove

- Restoration of existing porch columns
  - Remove existing paint, complete wood repair as needed
9. Briefly outline the conservation methods, materials, and techniques to be applied to the proposed project:

See above
10. Cost Estimate Summary:
(Enclose at least two estimates)

<table>
<thead>
<tr>
<th>Company</th>
<th>Details</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Quote 1</td>
<td>Porch restoration</td>
</tr>
<tr>
<td>Address:</td>
<td>(hard copy provided to Heritage staff)</td>
<td></td>
</tr>
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<table>
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<tr>
<th>Company</th>
<th>Details</th>
<th>Estimate</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Quote 2</td>
<td>Porch restoration</td>
</tr>
<tr>
<td>Address:</td>
<td>(hard copy provided to Heritage staff)</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Company</th>
<th>Details</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. Project Costs (to the nearest dollar) and declaration:

<table>
<thead>
<tr>
<th>Sources</th>
<th>Details</th>
<th>Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount of Grant requested from City of Brampton (up to $5,000.00)</td>
<td>- Heritage Incentive Grant is only for the cost of the porch restoration not covered under FIP</td>
<td>$ up to 5000.00</td>
</tr>
<tr>
<td>Applicants Contribution</td>
<td>- remaining costs not covered by the Heritage Incentive Grant and the Facade Improvement Program</td>
<td>$ TBD</td>
</tr>
<tr>
<td>Other Sources (if any)</td>
<td>- FIP providing funds for porch restoration, brick cleaning, front door replacement</td>
<td>$ up to $20,000 for ALL facade improvement works noted</td>
</tr>
<tr>
<td>Facade Improvement Program P75CE FA15-004</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Project Costs</td>
<td></td>
<td>$24,558.80</td>
</tr>
</tbody>
</table>
1. I, the undersigned, certify that to the best of my knowledge the information provided in this application is accurate and complete, and I agree to the terms and conditions of the Designated Heritage Property Incentive Grant Program as established by the City of Brampton under By-law 266-2011.

2. I am the owner of authorized agent of the owner, named in the above application and hereby apply for a grant under the Designated Heritage Property Incentive Grant Program.

3. I understand that the final amount of the grant will be determined and that this application will be completed following:
   a) A site inspection of the property and assessment of impacts on existing designated heritage attributes by the City Heritage Coordinator;
   b) Applicant provided drawings, and/or specifications, cost estimates, and photographs;
   c) Assessment of the merits of the application by the Heritage Coordinator and the Brampton Heritage Board;
   d) Formal approval of application by Brampton City Council;
   e) Substantiation of the completed work by invoices provided; and
   f) Completion of work within one (1) year of the date of approval by Brampton City Council.

4. The undersigned hereby certify that no works eligible for heritage grant assistance, and/or which would require permission to alter under the Ontario Heritage Act, have commenced as of this date, or will commence prior to approval of this application by City Council.

Date: May 16/2016

Applicant Signature

The personal information on this form is collected under the authority of the Ontario Heritage Act, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3525.
13. Checklist

The City will not begin processing this application until ALL required materials are submitted.

☐ Pre-consultation with City Heritage Coordinator completed

☐ Completed application

☐ Drawings/ renderings accurately describing the existing condition and proposed work

☐ Current colour photographs documenting features, elements, and spaces that will be the focus of the proposed project

☐ Copies of archival photographs and historical documentation as applicable

☐ Statement indicating other sources of funding as applicable

☐ Cost estimates

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 c.M.56 for the purpose of providing information for a Designated Heritage Property Incentive Grant Program application for the above listed property. Questions about this collection should be directed to a City of Brampton Heritage Coordinator at (905) 874-3744 or (905) 874-3825.
Dear Michelle:

QUOTATION

We would like to present our quotation for heritage restoration, masonry cleaning and painting at the above-noted location.

Remove existing door system.
Install new door system as per design.
New entrance hardware.
Repair and trim interior
Prime and paint.
Transom will remain in place
9,499.00+HST
Similar to existing door and sidelights

The door design will be similar to door 1 or door 2 and will be submitted for approval prior to ordering.
Remove existing porch and step framing
New stair case, landing and railing.
New floor and steps with 5/4” T & G pine.
Pine balustrade and hand rails as per above details
Primed and painted
Floor joint will be inserted into mason and install brick masonry as needed.
$15,985
Railing components will be similar to those illustrated. Columns will be scraped, patched, “Dutchman” repairs and made ready for paint.

Brick cleaned with steam (patina to remain)

Area where paint will be done

Columns scrape and painted Dutchman wood repair to the base as need.

New trough as described in quotation
Scape primed and painted provide wood Dutchman repair to column base where necessary 2,875.00+HST

Paint remaining porch surfaces: 2,900.00+HST
The columns and remaining surfaces will be similar to original
Final paint colors will be determined based on sample selection

New aluminum fascia and eaves troughs porch (only): 1,950.00+HST

Exterior painting façade only
Scrape and paint bay window
Scrape and paint windows
Scape and paint soffit

Price: 5,750.00+HST
Hot water heritage brick cleaning:
Front wall: 2,000.00+HST
Total Price: 40,959.00+HST

Payment Schedule
Payment will be due within 7 days of billing. Billing will occur bi-monthly. I hope the above meets with your approval. Please do not hesitate to contact me if you have any questions etc. I am usually available on my cell phone at 416-898 8766

Yours truly,
Everest Restoration Ltd

Mike Macklam
Heritage Mill Historic Building Conservation

544 Governors Road,
Dundas, ONT. L9H 5E3

Mandi Taylor
280 Main Street North,
Brampton, Ont. L6V 1P9

Site visit:
- No site visit undertaken due to short notice given

As found conditions:
- As seen on limited supplied images (five (5) images) by client

Overview of heritage work:
- Porch restoration
- Windows
- Front door - New replica heritage style front door w/ side lights
- Cleaning exterior stonework

General carpentry:
- Accessibility ramp (not eligible for heritage grant) assumes that this ramp will enter via the back parking lot not through the front door

All of the following estimates and descriptions of work are based on extremely limited review and as such are given in good faith and are not to be taken as exact pricings

Estimate 1

Porch-overview
The porch most likely dates from the early 20th century
Assumes existing roof is in good condition and requires no work
The current porch appears to be of original manufacture above the columns (fascia, soffit and frieze and ceiling)

From the photograph it is hard to tell if the wooden columns are of later date but the lack of ectasias to the column and the different paint colour may indicate later replacements

The handrail, newel posts and spindles are of 20th century manufacture and have no heritage value.

Current spindle to spindle centres are spaced too far apart both for safety and for aesthetics and the handrail at the deck level is void of any spindles

The deck, front steps and the side cover boards and lattice panels also appear to be of 20th century manufacture

All of this area will most likely have various degrees of rot/potential structural/safety issues and given that none of the finish woodwork is historical it would be prudent to replace most or all of this area with better quality- both in workmanship and in material quality.

Ideally the design should be based on historical images if available or based on similar examples of extant porches within a localised area

**Porch restoration and part replication**

**Budget price**

$35,000.00 pending final design and detailed site survey

End of Estimate 1

Estimate 2

**Windows- overview of work**

Overview of windows to the brick part of the house only and as seen in supplied images

All of the windows seen in the images (excepting the two 8/8 later vinyl insert windows) are most likely original to the house and as such should be restored and not replaced
Date: 2016-06-07

Subject: Heritage Permit Application - 62 Union Street - Ward 1 (HE.x 62 Union St)

Contact: Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, 905-874-3825, stavroula.kassaris@brampton.ca

Recommendations:

1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016, to the Brampton Heritage Board Meeting of June 21, 2016, re: Heritage Permit Application - 62 Union Street - Ward 1 (HE.x 62 Union St), be received; and; and

2. That the Heritage Permit application for 62 Union Street to repair the stucco cladding be approved.

Overview:
- The property at 62 Union Street is designated under Part IV of the Ontario Heritage Act.
- In accordance with Section 33 of the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.
- The City received a Heritage Permit application for 62 Union Street to repair the stucco cladding.
- This report recommends the approval of the Heritage Permit application.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.
Background:

The property at 62 Union Street is located on the east side Union Street, just south of Alexander Street, and contains a 1½ storey single detached dwelling in the Ontario Gothic Cottage Style. The property was designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest pursuant By-law 9-2012.

In accordance with Section 33 of the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

Current Situation:

The owner of 62 Union Street submitted a Heritage Permit application to repair the historic stucco cladding, including selective replacement where required. The complete application was submitted on May 27, 2016, and is included as Appendix A. In accordance with the Ontario Heritage Act, Council must respond to the application by August 25, 2016.

The current stucco appears to be original to the building, and currently exhibits signs of deterioration including cracks, peeling paint and some areas of bulging. The Heritage Permit application proposes the repair of deteriorated stucco, where required, in a matching material and finish/texture. Areas of bulging on the north façade will be removed and appropriately replaced in-kind by removing the stucco down to the substrate, installing new building paper followed by new mesh and the application of the traditional three layer stucco system (two scratch coats and one finishing coat). The contractor who will be undertaking the work has experience working with historic stucco cladding. It is recommended that the Heritage Permit application be approved.

Corporate Implications:

Financial Implications:

The Heritage Permit application is associated with a Designated Heritage Incentive Grant application, which offers funds to cover half of the cost of eligible conservation work up to a maximum of $5,000, subject to available funding, on the condition that the grant is matched by the property owner.

Other Implications:

No other implications have been identified.
Strategic Plan:

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

The Heritage Permit application for 62 Union Street proposes repair a heritage attribute, and is recommended for approval subject to minor conditions as set out in this report.

Approved by:  
David Waters, MCIP, RPP, PLE  
Manager Land Use Policy

Approved by:  
Heather MacDonald, MCIP, RPP, CHRL  
Acting Executive Director of Planning

Attachments:

Appendix A - Heritage Permit Application: 62 Union St

Report authored by:  
Stavroula Kassaris, Heritage Coordinator
PART TWO - HERITAGE PERMIT APPLICATION:

HERITAGE PERMIT APPLICATION FORM

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER

NAME OF REGISTERED OWNER(S)

TELEPHONE NO. HOME BUSINESS: ( ) FAX: ( )

E-MAIL ADDRESS:

MAILING ADDRESS: 62 Union Street, Brampton ON, L6V 1R6

B. AGENT

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

NAME OF AGENT(S)

TELEPHONE NO. HOME ( ) BUSINESS: ( ) FAX: ( )

E-MAIL ADDRESS:

MAILING ADDRESS:

Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.
C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY

62 Union Street

LOTS(S) / BLOCK(S)  PLAN BR 2 PT LOTS 103, 104 RP 43R1399 PART 1

CONCESSION NO.  REGISTERED PLAN NO.

PART(S) NO.(S)  REFERENCE PLAN NO.

ROLL NUMBER:

PIN (PROPERTY IDENTIFICATION NO.)

D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL

The project involves the repair and replacement, where required, of the existing stucco.

Currently, particularly on the south side, the original stucco has large cracks, blisters, and is flaking.

A section of the north side has separated from the lath and must be removed and replaced.

Following the repair and selective replacement of the stucco, the entire structure will be painted to blend the repairs with the existing stucco.

The work will be undertaken by a contractor experienced in working with historic stucco buildings.
E. DESCRIPTION OF WORKS

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

**Rehabilitation and/or Preventative Conservation Measures** (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

Repairs will be completed using matching material (i.e. stucco) and in a matching finish.

Where selecting replacement will be completed, the existing stucco will be removed in specific area down to the wood lath, papered, meshed, and re-stuccoed using the traditional 3 coat method.

The entire stucco building will then be painted.

**Major Alterations, Additions and/or New Construction** (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

**Restoration** (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):
F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY
(Check all that apply)

NEW CONSTRUCTION IS PROPOSED □

DEMOLISH □ ALTER □ EXPAND □ RELOCATE □

G. SITE STATISTICS (For addition and construction of new structures)
LOT DIMENSIONS  FRONTAGE ________________  DEPTH ________________

LOT AREA ________________ m2

EXISTING BUILDING COVERAGE _____________ %

BUILDING HEIGHT  EXISTING ________________ m
  PROPOSED ________________ m

BUILDING WIDTH  EXISTING ________________ m
  PROPOSED ________________ m

ZONING DESIGNATION _____________________________

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) ________________

SITE PLAN APPROVAL ________________

BUILDING PERMIT ________________

CONSERVATION AUTHORITY ________________

SIGN BYLAW APPROVAL ________________

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)
H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED
(Check all that apply)

☐ REGISTERED SURVEY

☐ SITE PLAN (showing all buildings and vegetation on the property)

☐ EXISTING PLANS & ELEVATIONS - AS BUILT

☐ PROPOSED PLANS & ELEVATIONS

☐ PHOTOGRAPHS

☐ MATERIAL SAMPLES, BROCHURES, ETC

☐ CONSTRUCTION SPECIFICATION DETAILS

I. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

(Property entry, if required, will be organized with the applicant or agent prior to entry)

__________________________
Signature of Applicant or Authorized Agent

__________________________
Date of Submission

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the Ontario Heritage Act, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.
62 Union Street – Photographs of Existing Stucco

Front (west) and side (south) facades
South Façade

Previous repairs to cracks in the stucco
Cracks in stucco
Front Façade

Cracks in stucco
Date: 2016-06-07

Subject: Designated Heritage Property Incentive Grant Application – 62 Union Street – Ward 1 (HE.x 62 Union St)

Contact: Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, 905-874-3825, stavroula.kassaris@brampton.ca

Recommendations:

1. That the report from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016, to the Brampton Heritage Board Meeting of June 21, 2016, re: Designated Heritage Property Incentive Grant Application – 62 Union Street – Ward 1 (HE.x 62 Union St), be received; and

2. That the Designated Heritage Property Incentive Grant application for 62 Union Street for the stucco restoration be approved, to a maximum of $5000.

Overview:

- The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.
- The City received a Designated Heritage Property Incentive Grant Program application for 62 Union Street to repair the stucco cladding.
- This report recommends the approval of the Grant application.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

Background:

The City of Brampton’s Designated Heritage Property Incentive Grant Program offers matching grant funds of up to $5000 for eligible conservation work to owners of properties designated under Part IV or V of the Ontario Heritage Act. The program is designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources. The City has currently
allocated $25,000 toward this program on an annual basis. Applications are accepted on a first-come, first-serve basis until available funds in a given year are exhausted.

**Current Situation:**

The property at 62 Union Street is designated under Part IV of the *Ontario Heritage Act* and contains a one-and-a-half storey Ontario Gothic Cottage. The owner of 62 Union Street submitted a Designated Heritage Property Incentive Grant Program application for the repair of the existing historic stucco cladding, including selective replacement where required.

The stucco cladding is a character defining element of the residence, and is believed to be original to the home. The proposed work involves retaining and restoring the stucco where possible, and replacing materials in-kind where significant deterioration has occurred. The contractor selected by the applicant has experience working with historic stucco cladding.

A Heritage Permit application in association with aforementioned grant application has also been submitted for approval.

**Corporate Implications:**

**Financial Implications:**

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to $5000 for the subject grant application will be funded from the 2016 operating budget for the heritage program (Account 200351-0001-0403-0001) and there are sufficient funds in this account.

**Other Implications:**

**Strategic Plan:**

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

**Conclusion:**

Incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton’s cultural heritage assets and encourage private investment in these properties. The Grant application for 62 Union Street proposes work that contributes to the long-term conservation of its historic cladding. It is recommended that the application be approved.
Approved by: David Waters, MCIP, RPP, PLE
Manager Land Use Policy

Approved by: Heather MacDonald, MCIP, RPP, CHRL
Acting Executive Director of Planning

Attachments:

Appendix A - Designated Heritage Property Incentive Grant Application: 62 Union Street

Report authored by:
Stavroula Kassaris, Heritage Coordinator
Application Form

Designated Heritage Property Incentive Grant Program

Please complete the following and submit to a City of Brampton Heritage Coordinator

1. Applicant Contact Information:

Name of Applicant

Home Telephone

Business Telephone

Fax

Email

62 Union Street, Brampton ON, L6V 1R6

Address

2. Specify property for which application is being made:

62 Union Street

Municipal Address

PLAN BR 2 PT LOT 103, 104 RP 43R1399 PART 1

Legal Description

PIN

ROLL

3. Under which part of the Ontario Heritage Act is your property designated?

[ ] Part IV (individual property)

[ ] Part V (heritage property within a Heritage Conservation District)

4. Have you previously received a City of Brampton Heritage Property Incentive Grant?

[ ] Yes

[ ] No
If “Yes”, please provide the dates and amounts below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td>$ 729.98</td>
</tr>
<tr>
<td>May 9, 2012</td>
<td></td>
</tr>
</tbody>
</table>

Date Amount

5. Is this property the subject of any City By-law contraventions, work orders, penalties, fees, arrears of taxes, fines, or other outstanding municipal requirements as of the date of application?

[ ] Yes  [x] No

If “Yes”, please provide details below:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
6. Provide a description of the project proposal. Use additional sheets as required:

______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
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______________________________________________________________________
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______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________

The project involves the repair and replacement, where required, of the existing stucco.

Currently, particularly on the south side, the original stucco has large cracks, blisters, and is flaking.

A section of the north side has separated from the lath and must be removed and replaced.

Following the repair and selective replacement of the stucco, the entire structure will be painted to blend the repairs with the existing stucco.

The work will be undertaking by a contractor experienced in working with historic stucco buildings.
7. Enclose all drawings, current photographs, and/or other materials necessary for a complete understanding of the proposed work. Please include any available historic photographs or documentation.

See attached.
8. Outline how the proposed project would preserve, restore, and/or enhance specific heritage attributes:

The stucco cladding is a heritage attribute of the house. The project will help conserve maintain the existing historic stucco where it is in good condition, and repair or replace select areas as required using a similar material and finish. The cosmetic integrity of the existing cladding will still look as it does without unsightly patches and cracks in the stucco.
9. Briefly outline the conservation methods, materials, and techniques to be applied to the proposed project:

Repairs will be completed using matching material (i.e. stucco) and in a matching finish.

Where selecting replacement will be completed, the existing stucco will be removed in specific area down to the wood lath, papered, meshed, and re-stuccoed.

The entire stucco building will then be painted.
10. Cost Estimate Summary:
(Enclose at least two estimates)

<table>
<thead>
<tr>
<th>Company</th>
<th>Details</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: C&amp;E Plastering Inc</td>
<td>Remove loose and cracking stucco. Make good for repairs to match existing. Repair N side lower section to original sub-strait and make good. Apply paint.</td>
<td>$14,300.00 + HST</td>
</tr>
<tr>
<td>Address: 190 Forbes Terrace</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Milton ON L9T 0S6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name: Cannock Construction</td>
<td>Remove loose stucco. Place wire lath over stucco. Apply new stucco.</td>
<td>$18,000 + HST</td>
</tr>
<tr>
<td>Address: 29 Woodhaven Cres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whitby ON L1R 1R7</td>
<td></td>
<td></td>
</tr>
</tbody>
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11. Project Costs (to the nearest dollar) and declaration:

<table>
<thead>
<tr>
<th>Sources</th>
<th>Details</th>
<th>Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount of Grant requested from City of Brampton (up to $5,000.00)</td>
<td></td>
<td>$5000.00</td>
</tr>
<tr>
<td>Applicants Contribution</td>
<td></td>
<td>$11,159.00</td>
</tr>
<tr>
<td>Other Sources (if any)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Project Costs</td>
<td></td>
<td>$16,159.00</td>
</tr>
</tbody>
</table>
1. I, the undersigned, certify that to the best of my knowledge the information provided in this application is accurate and complete, and I agree to the terms and conditions of the Designated Heritage Property Incentive Grant Program as established by the City of Brampton under By-law 266-2011.

2. I am the owner of authorized agent of the owner, named in the above application and hereby apply for a grant under the Designated Heritage Property Incentive Grant Program.

3. I understand that the final amount of the grant will be determined and that this application will be completed following:

   a) A site inspection of the property and assessment of impacts on existing designated heritage attributes by the City Heritage Coordinator;

   b) Applicant provided drawings, and/or specifications, cost estimates, and photographs;

   c) Assessment of the merits of the application by the Heritage Coordinator and the Brampton Heritage Board;

   d) Formal approval of application by Brampton City Council;

   e) Substantiation of the completed work by invoices provided; and

   f) Completion of work within one (1) year of the date of approval by Brampton City Council.

4. The undersigned hereby certify that no works eligible for heritage grant assistance, and/or which would require permission to alter under the Ontario Heritage Act, have commenced as of this date, or will commence prior to approval of this application by City Council.

____________________________________  ________________________________
Date                             Applicant Signature

The personal information on this form is collected under the authority of the Ontario Heritage Act, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.
13. Checklist

The City will not begin processing this application until ALL required materials are submitted.

- [x] Pre-consultation with City Heritage Coordinator completed
- [x] Completed application
- [ ] Drawings/ renderings accurately describing the existing condition and proposed work
- [x] Current colour photographs documenting features, elements, and spaces that will be the focus of the proposed project
- [ ] Copies of archival photographs and historical documentation as applicable
- [ ] Statement indicating other sources of funding as applicable
- [x] Cost estimates

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 m c.M.56 for the purpose of providing information for a Designated Heritage Property Incentive Grant Program application for the above listed property. Questions about this collection should be directed to a City of Brampton Heritage Coordinator at (905) 874-3744 or (905) 874-3825.
62 Union Street – Photographs of Existing Stucco

Front (west) and side (south) facades
Previous repairs to cracks in the stucco
South Façade

Cracks in stucco
North Façade

Cracks in stucco
Front Façade

Cracks in stucco
Client:
62 Union st Brampton,
Restoration.

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>ESTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove all loose impediments from surface of existing stucco, Repair all surface cracks, and make good for textured stucco finish to match existing, North side elevation, lower section under window remove existing stucco back to original substrate, repair and make good for stucco finish, Apply two coats of elastomeric paint to heritage home, If for any reason repairs have to go back to substrate pricing would be subject to change, except lower section of north elevation.</td>
<td>$14,300 plus HST</td>
</tr>
</tbody>
</table>

All payments due on receipt of invoice.

Thank you,

Eugene
C&E Renovations
May 19, 2016

62 Union Street
Brampton, Ontario
L6V 1R6

Re: 62 Union Street
Brampton, Ontario

Dear Sir,

Further to our on-site meeting on Wednesday May 18th, 2016, we take pleasure in submitting our proposal for the exterior stucco work to be done at the above address.

To restore the stucco, it is our recommendation that the best solution for the existing dwelling to keep the integrity and appearance of the existing rough cast stucco finish would be to:

- Remove all loose areas
- Mechanically fasten through the stucco to the existing wooden substrate with 2.5 lb. galvanized wire lathe
- Cement base coats with acrylic binders
- Base coats to be primed with brush coat
- Rough cast stucco finish (color to be chosen by owner)

Materials to be used on this project as manufactured by Durabond Products Limited.

**TOTAL COST OF LABOUR AND MATERIALS…………………………. $18,000.00**

Harmonized Sales Tax to be added to above price.

Please note: Work to be done in fair weather conditions. All caulking to be done by others.

We trust we may be of service to you in this regard. If you have any further questions, please do not hesitate to contact me.

Sincerely yours,

A.S. Dyster
President

ASD:yd
Date: 2016-06-07

Subject: Heritage Permit Application – Part V of the Ontario Heritage Act for 7746 Churchville Road – Ward 6 (H.Ex. 7746 Churchville Road, Churchville)

Contact: Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, 905-874-3744, antonietta.minichillo@brampton.ca

Recommendations:

1. That the report from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, dated June 7, 2016 to the Brampton Heritage Board Meeting of June 21, 2016, re: Heritage Permit Application – Part V of the Ontario Heritage Act for 7746 Churchville Road – Ward 6 (H.Ex. 7746 Churchville Road, Village of Churchville) be received; and,

2. That the Heritage Permit application for the property owner at 7746 Churchville Road for the construction of an addition be approved subject to the following conditions:
   a. That the two windows on the addition facing Churchville Road be sash wood windows and that the final window composition be approved by the Heritage Coordinator, Planning and Infrastructure Services;
   b. That the segmentally arched windows on the proposed addition be replaced with flat, rectangular windows; and,
   c. That the building cladding on the addition be wood siding. If possible, an examination of the original wood siding, currently covered with synthetic siding, should guide the selection for the width and profile of the new wood siding.

Overview:

- The property at 7746 Churchville Road is located within the Churchville Heritage Conservation District (HCD), which is designated under Part V of the Ontario Heritage Act.
- In accordance with Section 42 (1) of the Ontario Heritage Act, a permit is required for the alterations, new construction and demolition on property
within an HCD.

- The historic residence, built circa 1860, has been a landmark in the Village and is an important contributing heritage resource.
- A Heritage Permit application for the construction of a second storey rear addition has been submitted to the City.
- The proposal conforms to the Churchville Heritage Conservation District Plan with the exception of some elements, and is being recommended for approval subject to conditions as set out herein.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage features with balanced, responsible planning.

Background:

The property at 7746 Churchville Road is located within the Churchville Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act (OHA).

The purpose of implementing a Heritage Conservation District (HCD) is to conserve and enhance the character of the neighbourhood. A Heritage Conservation District Plan, which is adopted as part of District designation, guides physical change over time in order to maintain the District's heritage value and character.

In accordance with Section 42(1) of the OHA, a permit from the municipality is required for the alterations, new construction and demolition on property within an HCD. The property owner of 7746 Churchville Road submitted a complete Heritage Permit application for a second storey addition on May 12, 2016 (see Appendix A). In accordance with the OHA, Council must respond to the application by July 11, 2016.

The applicant has worked with Heritage and Urban Design staff to propose an addition that conforms to the Churchville Heritage Conservation District Plan and is sympathetic to the scale and form of the existing heritage resource. The proposal conforms to the City's Zoning By-Law with respect to the gross floor area and height limitations.

Current Situation:

The proposed addition complies with the District Plan because it is located at the rear and is stepped back from the front façade of the original heritage resource. Further, the upper storey addition maintains the height of existing rooflines and roof profiles of adjacent buildings.
Heritage staff recommends that the Heritage Permit application be approved subject to the following conditions:

1. That the two windows on the addition facing Churchville Road be sash wood windows and that the final window composition be approved by Heritage coordinator;
2. That the segmentally arched windows on the proposed addition be replaced with flat, rectangular windows;
3. That the building cladding on the addition be wood siding (an accepted building material in the Churchville District Plan). If possible, an examination of the original wood siding, currently covered with synthetic siding, can guide the selection for the width and profile of the new wood siding.

Heritage staff also notified the owner that they are eligible for the Designated Heritage Property Incentive Grant.

**Corporate Implications:**

**Financial Implications:**

None

**Other Implications:**

No other implications have been identified.

**Strategic Plan:**

This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

**Conclusion:**

The proposal conforms to the Churchville Heritage Conservation District Plan with the exception of some elements and it conforms to the City’s Zoning By-Law with respect to the gross floor area and height limitations. The heritage permit application is being recommended for approval subject to conditions as set out herein.
Approved by:

David Waters, MCIP, RPP, PLE
Manager Land Use Policy

Heather MacDonald, MCIP, RPP, CHRL
Acting Executive Director of Planning

Attachments:

Appendix A – Heritage Permit Application: 7746 Churchville Road

Report authored by:
Antonietta Minichillo, MES, RPP, MCIP, CAHP
Heritage Coordinator
HERITAGE PERMIT APPLICATION

The Village of Churchville is a designated Heritage Conservation District under Part V of the Ontario Heritage Act. In accordance with the Act, a permit is required to be issued by City Council for all applications proposing to erect, demolish, remove or alter the exterior of buildings or structures or other cultural heritage attributes within the District.

The Churchville Heritage Committee, in its advisory role to Brampton City Council, reviews development applications for properties located within the Village of Churchville Heritage Conservation District. Comments from the Churchville Heritage Committee are forwarded to the Brampton Heritage Board for review. The Brampton Heritage Board reviews the application, considers the submitted comments, and makes a recommendation that is brought forth to Brampton's City Council. City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to reject the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER (Note: full Name & Address)

NAME OF REGISTERED OWNER(S) ______________________________________________________

TELEPHONE NO. HOME: ______ BUSINESS: ______ FAX: ______

MAILING ADDRESS 7746 CHURCHVILLE RD.

BRAMPTON POSTAL CODE L6Y 0H5.

B. AGENT (Note: Full name & address of Agent acting on behalf of applicant where applicable)

NAME OF AGENT(S) REPLACEMENT DESIGN INC.

TELEPHONE NO. HOME: ______ BUSINESS: ______ FAX: ______

MAILING ADDRESS 915 DAVENPORT RD.

TORONTO POSTAL CODE M6G 2B7

Note: Unless otherwise requested, all communications will be sent to the agent.

C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS(S)/BLOCK(S) LOT 34 & PART OF LOT 32

CONCESSION NO. 3 WEST OF HURONTARIO REGISTERED PLAN NO. TOR-11

PART(S) NO. (S) __________________________________ REFERENCE PLAN NO. ______

MUNICIPAL ADDRESS 7746 CHURCHVILLE RD

PIN (PROPERTY IDENTIFICATION NO.) 14085-0060 (LT)
D. PROJECT DESCRIPTION / SUMMARY OF PROPOSAL
(Describe as many details as possible. Include any further details on a separate sheet of paper, if required.)

SECOND STOREY REAR ADDITION ATOP EXISTING FIRST STOREY.

E. SCOPE OF WORK (Check one answer in each row)

THE BUILDING IS: PROPOSED  □  ALREADY EXISTING  □

THE REQUEST IS TO: ERECT  □  DEMOLISH  □  ALTER  □  RELOCATE  □

F. SITE STATISTICS (For additions and/or construction of new buildings and accessory Structures)

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<thead>
<tr>
<th>LOT DIMENSIONS</th>
<th>FRONTAGE</th>
<th>DEPTH</th>
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</thead>
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<td>45.3</td>
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<tr>
<td>EXISTING BUILDING COVERAGE</td>
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<td>2199.26</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
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<td>21'5½&quot;</td>
</tr>
<tr>
<td>EXISTING</td>
<td>6.542</td>
<td>21'5½&quot;</td>
</tr>
<tr>
<td>PROPOSED</td>
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<td>40'-10&quot;</td>
</tr>
<tr>
<td>PROPOSED BUILDING WIDTH</td>
<td>12.446</td>
<td>40'-10&quot;</td>
</tr>
<tr>
<td>ZONING DESIGNATION</td>
<td>RHM2 - 1386</td>
<td></td>
</tr>
</tbody>
</table>

COMMITTEE OF ADJUSTMENT APPROVAL REQUIRED?  □  YES  □  NO

*(NOTE: COMMITTEE OF ADJUSTMENT HEARINGS SHOULD BE SCHEDULED AFTER HERITAGE PERMIT HAS BEEN APPROVED)*

G. REQUIRED INFORMATION SUBMITTED

☑ REGISTERED SURVEY
☑ SITE PLAN (The plan should show outline of all buildings and vegetation on the property)
☑ EXISTING PLANS & ELEVATIONS
☑ PROPOSED PLANS & ELEVATIONS
☑ PHOTOGRAPHS (i.e. if building exists)
☑ OUTLINE OF MATERIAL SPECIFICATIONS (i.e. building materials and sample colours)
Churchville Heritage Conservation District

H. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE TO THE BEST OF MY BELIEF AND KNOWLEDGE, AND A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION. I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO PERMIT THE CHURCHVILLE HERITAGE COMMITTEE AND THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY TO FULLY ASSESS THE APPLICATION.
(Property entry, if required, will be organized with the applicant or agent prior to entrance)

I, ERIK CALHOON (REPLACEMENT DESIGN INC.) (416) 531-7435
(Name of applicant – please print) (Area Code & Phone Number)
of 915 DAVENPORT RD
(Street No. & Name)
(TORONTO) (ONT.) (M6G2B7)
(City) (Province) (Postal Code)

solemnly declare that all statements contained in this application are true.

__________________________________________  ______________________________________
(signature of Applicant or Authorized Agent) (signature of City Heritage Planner or Staff Member accepting application)

The personal information on this form is collected under the authority of the Ontario Heritage Act, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.

OFFICE USE ONLY

DATE RECEIVED BY HERITAGE PLANNER: ________________________ BUILDING FILE # ________________________

CIRCULATED TO CHC: ________________________ CHC COMMENTS TO HERITAGE PLANNER: ________________________

CHC COMMENTS FORWARDED TO BHB: ________________________ RECOMMENDATIONS TO COUNCIL: ________________________

CITY COUNCIL DECISION: ________________________ DATE: ________________________ APPEALED: ________________________

HERITAGE PERMIT NO. ________________________ DATE PERMIT ISSUED: ________________________

CHC = Churchville Heritage Committee BHB = Brampton Heritage Board

Heritage Permit Application Form Page 3 of 3 April 2003
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and construction.

Drawings are not to be scaled.

LOT AREA: 946.14m² (10184.20 S.F.)
EXISTING COVERAGE: 126.45m² (1361.09 S.F.)
GROSS FLOOR AREAS (EXCL. COVERED PORCH)
1ST FL. EXIST.: 105.33m² (1133.77 S.F.)
2ND FL. EXIST.: 48.31m² (520.00 S.F.)
2ND FL. PROP.: 98.99m² (1065.49 S.F.)
EXISTING TOTAL GFA: 153.64m² (1653.77 S.F.)
PROPOSED TOTAL GFA: 204.32m² (2199.26 S.F.)
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.

---

**Project:**
7746 CHURCHVILLE RD.
BRAMPTON, ONTARIO
PROPOSED ADDITION

**Date:**
5, MAY 2016

**Drawing No.:**
Z3

**Scale:** 3/16" = 1'-0"
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be contacted prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be informed prior to proceeding with the construction of the work.

Drawings are not to be scaled.

SECOND FLOOR - PROPOSED

Scale: 1/16 = 1'-0"

Project:
7746 CHURCHVILLE RD.
BRAMPTON, ONTARIO
PROPOSED ADDITION

Date:
5, MAY 2016

Drawing No:
Z6
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.

PROPOSED ADDITION
746 CHURCHVILLE RD.
5 MAY 2016

7746 CHURCHVILLE RD.
BRAMPTON, ONTARIO

PROPOSED ADDITION
746 CHURCHVILLE RD.
5 MAY 2016

10.5-17

10.5-17
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding. If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction. Drawings are not to be scaled.
Prints and specifications shall not be reproduced without the permission of the Designer. The contractor shall check and verify all dimensions on the work and report any discrepancies to the Designer before proceeding.

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Drawings are not to be scaled.

10.5-20
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If there are any dimensions, details or design intent that cannot be determined from the drawings, the Designer shall be notified prior to proceeding with fabrication and/or construction.

Drawings are not to be scaled.

5 MAY 2016
7746 CHURCHVILLE RD.
BRAMPTON, ONTARIO

PROPOSED ADDITION

10.5-22
Date: 2016-06-08

Subject: Heritage Permit Application – Part V of the Ontario Heritage Act for 7840 Creditview Road - Ward 6 (HE.x 7840 Creditview Road)

Contact: Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, 905-874-3744, antonietta.minichillo@brampton.ca

Recommendations:

1. That the report from Antonietta Minichillo, Heritage Coordinator, Planning and Infrastructure Services, dated June 8, 2016, to the Brampton Heritage Board Meeting of June 21, 2016, re: Heritage Permit Application – 7840 Creditview Road - Ward 6 (HE.x 7840 Creditview Road), be received; and

2. That the Recreation and Culture Division and Heritage Coordinator work collaboratively with the artist to finalize the location and detailed specifications for the art piece;

3. That the art be accompanied by interpretive signage; and,

4. That the Heritage Permit application submitted by the City of Brampton for the installation of public art in honour of Churchville’s 200th Anniversary be approved.

Overview:

- The property at 7840 Creditview Road, known as Sid Manser Park, is located in the Churchville Heritage Conservation District (HCD), which is designated under Part V of the Ontario Heritage Act.
- In accordance with Section 42 (1) of the Ontario Heritage Act, a permit is required for the alterations, new construction and demolition on property within an HCD.
- This heritage permit application is for the installation of public art in honour of Churchville’s 200th Anniversary.
- This report recommends the approval of the Heritage Permit application.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.
Background:

The property at 7840 Creditview Road (Sid Manser Park) is located in the Churchville Heritage Conservation District. The purpose of implementing a Heritage Conservation District (HCD) is to conserve and enhance the character of the neighbourhood. A Heritage Conservation District Plan, which is adopted as part of District designation in 1990, guides physical change over time in order to maintain the District’s heritage value and character.

In accordance with Section 42 (1) of the Ontario Heritage Act (OHA), a permit from the municipality is required for the alterations, new construction and demolition on property within an HCD. In accordance with the Ontario Heritage Act, Council must respond to the application by September 6, 2016.

In April 2014, Committee of Council approved a Churchville public art project to mark the 200th Anniversary of the Village of Churchville and the project was added to the public art work plan.

While earlier plans developed by the Churchville 200th Anniversary Committee had progressed, they had been undertaken without consultation with the Churchville Heritage Committee, the Brampton Heritage Board and pertinent City staff. Furthermore, the location and concept for the proposed project did not benefit from consultation with the Churchville community.

Arts and Culture staff communicated to all parties involved that the project required public engagement to ensure the project was community responsive. The project was revisited and a revised approach was adopted.

On June 3, 2015 a town hall meeting was held in the Churchville Fire Hall. Approximately 32 members of the public attended and input was received on the scope, design and location of the project. The public input at the meeting was recorded and the following themes were identified:

- The project should be placed in a park for full public enjoyment;
- The project should be placed above the flood plain; and,
- The project should incorporate Churchville Heritage: River, grist mill, and/or Amaziah Church.

Further to the town hall meeting, on January 4, 2016 an internet survey was published on Brampton.ca to gain additional feedback from the public. A total of 67 responses were received.
The results were as follows:

What type of Public Art would you prefer? (Ability to select multiple preferences)

- Free standing sculpture 30
- Statues or monuments 25
- Street Furniture 19
- Community events to create public art 13
- Murals on buildings and bridges 11

What would you like the public art to include? (in order of most common answer)

i. Grist mill.
ii. Plaque with information of the area throughout its progression.
iii. Nothing too large, obstructive, modern or abstract.

Following community engagement, the Churchville 200th Anniversary Call for Artist went to tender on January, 11 2016 and closed February 26, 2016. Arts and Culture staff received a total of 12 submissions. All submissions were evaluated by the Evaluation Team which was comprised of local area Councillors, City staff, an artist from Visual Arts Brampton and a member of the Brampton Heritage Board. Each submission was scored on a weighting system detailed in the Call to Artist.

Staff compiled the results of the selection process and the submission by Art Lucs, entitled, “The River Drew Me Here”, was the successful applicant.

Current Situation:

In accordance with the OHA, Arts and Culture staff have applied for a heritage permit to erect public art within the Churchville HCD.

The “River Drew Me Here” is a raised sculpture acting as a park gateway and a visual representation of the founding and development of the Churchville community. Two vertical elements, envisioned in rich red Corten steel, flank a horizontal series of gleaming, undulating, stainless steel bars. At one end, a mill/water wheel represents the initial founding and success of Churchville by Amaziah Church in 1815. At the other end, a peaked roofline recalls the Wesleyan Methodist Chapel – one of Churchville’s historically significant buildings – and the growth of the community through its residential, social and commercial buildings.
“The River Drew Me Here” symbolizes the importance of rivers to the establishment of early communities across southern Ontario. In Churchville today, the river remains an integral element.

The two main vertical components of the art are approximately 20 feet tall by 6 feet wide and the total piece span a total of 16 feet in width. The materials proposed are maintenance free and durable.

**Corporate Implications:**

**Financial Implications:**

None.

**Other Implications:**

No further implications have been identified.

**Strategic Plan:**

This report achieves the Strategic Plan priorities by preserving and protecting heritage features with balanced, responsible planning.

**Conclusion:**

The Heritage Permit application for 7840 Creditview Road for the installation of public art is recommended for approval. City staff should work collaboratively with the artist to finalize the location and interpretive signage should be installed to provide context for why the art installation was created and its symbolism.
Approved by: David Waters, MCIP, RPP, PLE
Manager Land Use Policy

Approved by: Heather MacDonald, MCIP, RPP, CHRL
Acting Executive Director of Planning

Attachments:

Appendix A - Heritage Permit Application: 7840 Creditview Rd

Report authored by:
Antonietta Minichillo, MES, RPP, MCIP, CAHP
Heritage Coordinator
The Village of Churchville is a designated Heritage Conservation District under Part V of the Ontario Heritage Act. In accordance with the Act, a permit is required to be issued by City Council for all applications proposing to erect, demolish, remove or alter the exterior of buildings or structures or other cultural heritage attributes within the District.

The Churchville Heritage Committee, in its advisory role to Brampton City Council, reviews development applications for properties located within the Village of Churchville Heritage Conservation District. Comments from the Churchville Heritage Committee are forwarded to the Brampton Heritage Board for review. The Brampton Heritage Board reviews the application, considers the submitted comments, and makes a recommendation that is brought forth to Brampton’s City Council. City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to reject the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER (Note: full Name & Address)

NAME OF REGISTERED OWNER(S) The City of Brampton

TELEPHONE NO. HOME ( ) BUSINESS: (9) 874-5190 FAX: (9) 874-3355

MAILING ADDRESS 2 Wellington Street West, Brampton, Ontario

__________________________________________________________ POSTAL CODE L6Y 4R2

B. AGENT (Note: Full name & address of Agent acting on behalf of applicant where applicable)

NAME OF AGENT(S) Gregory Peddie

TELEPHONE NO. HOME ( ) BUSINESS: (9) 874-5190 FAX: (9) 874-3355

MAILING ADDRESS 2 Wellington Street West, Brampton, Ontario

__________________________________________________________ POSTAL CODE L6Y 4R2

Note: Unless otherwise requested, all communications will be sent to the agent.

C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS(S)/BLOCK(S) LOT 15 / PL. 43M1532 BLOCK 155

CONCESSION No. CON.4.W.H.S. REGISTERED PLAN No. 43M-1532

PART(S) No. (6) REFERENCE PLAN No. 

MUNICIPAL ADDRESS 7840 Creditview Road, Brampton, ON, L6Y 0G5

PIN (PROPERTY IDENTIFICATION No.) 140B53487
D. PROJECT DESCRIPTION / SUMMARY OF PROPOSAL
(Describe as many details as possible. Include any further details on a separate sheet of paper, if required.)
This project is to build a public art entrance sculpture to commemorate Churchville's 200th
Please see the attachment: Artist Statement
The River that Drew Me Here Design Parameters
The River Drew Me Here Design Concept

E. SCOPE OF WORK (Check one answer in each row)
The Building is: Proposed  ✓ Already Existing
The Request is to: Erect ✓ Demolish Alter Relocate

F. SITE STATISTICS (For additions and/or construction of new buildings and accessory Structures)

<table>
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<tr>
<th>LOT DIMENSIONS</th>
<th>FRONTAGE</th>
<th>DEPTH</th>
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<tr>
<td>LOT AREA</td>
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<tr>
<td>EXISTING BUILDING COVERAGE</td>
<td>%</td>
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</tr>
<tr>
<td>EXISTING GROSS FLOOR AREA</td>
<td>m²</td>
<td>ft²</td>
</tr>
<tr>
<td>PROPOSED GROSS FLOOR AREA</td>
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<td>ft</td>
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<td>PROPOSED</td>
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<td>ft</td>
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<tr>
<td>BUILDING WIDTH</td>
<td>EXISTING</td>
<td>ft</td>
</tr>
<tr>
<td>PROPOSED</td>
<td></td>
<td>ft</td>
</tr>
</tbody>
</table>

ZONING DESIGNATION

COMMITTEE OF ADJUSTMENT APPROVAL REQUIRED? YES* NO
*(NOTE: COMMITTEE OF ADJUSTMENT HEARINGS SHOULD BE SCHEDULED AFTER HERITAGE PERMIT HAS BEEN APPROVED).

G. REQUIRED INFORMATION SUBMITTED
☐ REGISTERED SURVEY
☒ SITE PLAN (The plan should show outline of all buildings and vegetation on the property)
☒ EXISTING PLANS & ELEVATIONS
☒ PROPOSED PLANS & ELEVATIONS
☒ PHOTOGRAPHS (i.e. if building exists)
☒ OUTLINE OF MATERIAL SPECIFICATIONS (i.e. building materials and sample colours)
H. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE TO THE BEST OF MY BELIEF AND KNOWLEDGE, AND A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION. I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO PERMIT THE CHURCHVILLE HERITAGE COMMITTEE AND THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY TO FULLY ASSESS THE APPLICATION.
(Property entry, if required, will be organized with the applicant or agent prior to entrance)

I, Gregory Peddie
(Name of applicant – please print) (905) 874-5190

of the City of Brampton, 2 Wellington Street West
(Street No. & Name) (905) 874-3355

Brampton Ontario L6Y 4R2
(City) (Province) (Postal Code)

(Area Code & Fax Number) (Area Code & Mobile Number)

solemnly declare that all statements contained in this application are true.

(signature of Applicant of Authorized Agent) (signature of City Heritage Planner or Staff Member accepting application)

The personal information on this form is collected under the authority of the Ontario Heritage Act, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3626.

OFFICE USE ONLY

DATE RECEIVED BY HERITAGE PLANNER: BUILDING FILE #

CIRCULATED TO CHC: CHC COMMENTS TO HERITAGE PLANNER:

CHC COMMENTS FORWARD TO BHB: RECOMMENDATIONS TO COUNCIL:

CITY COUNCIL DECISION: DATE: APPEALED:

HERITAGE PERMIT NO. DATE PERMIT ISSUED:

CHC = Churchville Heritage Committee BHB = Brampton Heritage Board

Heritage Permit Application Form April 2005
B. *The River Drew Me Here* Artist Statement

*The River Drew Me Here* is a raised sculpture acting both as a park gateway and a visual representation of the founding and development of the Churchville community. Two vertical elements, envisioned in rich red Corten steel, flank a horizontal series of gleaming, undulating, stainless steel bars. At one end, a mill wheel / water wheel represents the initial founding and success of Churchville by Amaziah Church in 1815. At the other, a peaked roofline recalls the Wesleyan Methodist Chapel — one of Churchville's historically significant buildings — and the growth of the community through its residential, social and commercial buildings.

*The River Drew Me Here* symbolizes the importance of rivers to the establishment of early communities across southern Ontario, many of which grew up around a gristmill built as a commercial service to local farmers. In Churchville today, the river remains a draw for residents and visitors, and an important part of the community’s life: providing a place of serenity and respite in the midst of a 21st century world.

We are aware that the planned location for the public art project is in the vicinity of the park’s playground. In our design concept, we have placed the sculpture in the area of the park gates in order to give an idea of scale at this preliminary stage.
D. The River Drew Me Here Design Concept
E. The River Drew Me Here Design Parameters

- 24 feet
- Corten steel
- Stainless steel tubing
- 20 feet
- 6 feet