



BRAMPTON
Flower City

Agenda

Brampton Heritage Board
Committee of the Council of
The Corporation of the City of Brampton

Tuesday, March 19, 2019

7:00 p.m. – Regular Meeting

Bdrm WT-2C/2D – 2nd Floor – West Tower

Members: Peter Dymond (Co-Chair)
Paul Willoughby (Co-Chair)
Michael Avis
Chris Bejnar
Harry Blackburn
Jeff Chalmers
Steve Collie
Herman Custodio
Kathryn Fowlston
Palvinder Gill
Doug McLeod
Mary Pettingill
Lynda Voegtle
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:

Terri Brenton, Legislative Coordinator

Telephone (905) 874-2106, TTY (905) 874-2130, cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats, upon request.

Note: Any difficulty accessing meeting rooms, buildings, elevators, etc. please contact security at 905-874-2111

Agenda
Brampton Heritage Board

1. **Approval of Agenda**
2. **Declarations of Interest under the Municipal Conflict of Interest Act**
3. **Previous Minutes**
- 3.1. **Minutes – Brampton Heritage Board – February 19, 2019**

Note: The minutes were considered at the Planning and Development Committee Meeting of March 4, 2019, and recommendations were approved by Council on March 6, 2019. 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)**

Agenda
Brampton Heritage Board

9. Correspondence

10. Other/New Business

10.1. Discussion Item re: **Doors Open Brampton 2019**

Gregory Peddie, Supervisor, Events, Economic Development and Culture, will be in attendance for discussion on this matter.

10.2. Report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated March 5, 2019, re: **Heritage Permit Application – 87 Elizabeth Street South – Ward 3 (File HE.x).**

Recommendation

10.3. Report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application Resubmission – 67 Main Street South – Ward 3 (File HE).**

Recommendation

10.4. Report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 1, 2019, re: **Listing 25 Harold Street on the Municipal Register of Cultural Heritage Resources – Ward 3 (File HE.x).**

Recommendation

10.5. Verbal Update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, re: **76 Main Street South – Local Planning Appeal Tribunal (LPAT) Decision.**

Note: A copy of the LPAT Decision is attached for the Board's reference.

11. Referred/Deferred Items

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Brampton Heritage Board

12. Information Items

- 12.1. Information from the Region of Peel, re: **Request for Expression of Interest for Acquisition and Relocation – 11962 The Gore Road – Ward 10** (File HE.x).

Note: This information is being provided further to consideration of a Heritage Impact Assessment for the subject property at the Brampton Heritage Board Meeting of January 23, 2019.

13. Question Period

14. Public Question Period

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

15. Closed Session

16. Adjournment

Next Meeting: Tuesday, April 16, 2019 – 7:00 p.m.

Tuesday, February 19, 2019

Members Present:

Peter Dymond (Co-Chair)
 Paul Willoughby (Co-Chair)
 Michael Avis
 Chris Bejnar
 Harry Blackburn
 Jeff Chalmers
 Palvinder Gill
 Doug McLeod
 Mary Pettingill
 Lynda Voegtle
 David Whyte
 Ken Wilde
 City Councillor Doug Whillans – Wards 2 and 6

Members Absent:

Steve Collie (regrets)
 Herman Custodio (regrets)
 Kathryn Fowlston (regrets)

Staff/Others Present:

Regional Councillor Vicente (Council representative for incoming Board)
 Anthony Simone, recent Board Member
 Planning and Development Services:
 Bob Bjerke, Director, Policy Planning
 Pascal Doucet, Heritage Planner
 Erin Smith, Assistant Heritage Planner
 City Clerk's Office:
 Terri Brenton, Legislative Coordinator



3.1-2

Minutes

Brampton Heritage Board

The meeting was called to order at 7:02 p.m. and adjourned at 7:23 p.m.

1. **Approval of Agenda**

City Councillor Whillans introduced Regional Councillor Vicente, who will be the Council representative on the Board, once successors are named. Councillor Vicente outlined his interest in heritage matters.

The following motion was considered.

HB008-2019 That the agenda for the Brampton Heritage Board Meeting of February 19, 2019 be approved as published and circulated.

Carried

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

3. **Previous Minutes**

3.1. **Minutes – Brampton Heritage Board – January 15, 2019**

The minutes were considered at the Planning and Development Committee Meeting of January 28, 2019, and recommendations were approved by Council on February 6, 2019. The minutes were provided for the Board's information.

4. **Consent** – nil

5. **Delegations/Presentations** – nil

6. **Sub-Committees**

6.1. **Minutes – Heritage Resources Sub-Committee:**

- **September 13, 2018**
- **October 11, 2018**
- **November 8, 2018**

Amendments and corrections were noted to the minutes, as follows:

- **September 13, 2019:**
 - **Item 4 – the address for the Queen Street Schoolhouse is 147 Queen Street West**

3.1-3

Minutes

Brampton Heritage Board

- October 11, 2019:
 - Item 3 – the request for heritage designation of 68 Joseph Street came from a Member of the board and not the property owner
 - Item 5 – the address for this property is 233 Queen Street West

The following motion was considered.

- HB009-2019 That the **Minutes of the Heritage Resources Sub-Committee Meetings**, as follows, to the Brampton Heritage Board Meeting of February 19, 2019, be received:
- September 13, 2018 (as corrected)
 - October 11, 2018 (as corrected)
 - November 8, 2018

Carried

7. **Designation Program**

7.1. **Proposed Designations**

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

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

9. **Correspondence** – nil

10. **Other/New Business**

- 10.1. Report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated February 12, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property – 563 Bovaird Drive East (Bovaird House) – Ward 1** (File HE.x).

Pascal Doucet, Heritage Planner, Planning and Development Services, provided an overview of the subject report.

Mr. Doucet responded to questions from the Board with respect the reversible alterations, and confirmed that, where conditions allow, work will be undertaken onsite.

3.1-4

Minutes

Brampton Heritage Board

The following motion was considered.

- HB010-2019
1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated February 12, 2019, to the Brampton Heritage Board Meeting of February 19, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property – 563 Bovaird Drive East (Bovaird House) – Ward 1** (File HE.x)
 2. That the Heritage Permit Application for the alterations to the designated property at 563 Bovaird Drive East (Bovaird House) be approved subject to the following terms and conditions:
 - a. that the alterations of the Bovaird House for the construction of a sloped walkway, stairs, landing, retaining walls and wood railings on the northwest elevation; the installation of accessible hardware on the interior and exterior of the house; the installation of copper flashing and repairs to the wood window sills on all elevations; and the repairs to the entrance doors and door hardware be carried out in accordance with the plans, drawings, specifications and project description attached hereto as Appendix C;
 - b. that Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the Plans and Drawings received on February 12, 2019 as part of the application to obtain approval under Section 33 of the *Ontario Heritage Act*, for review and documentation; and
 - c. that the approval for alterations given under Section 33 of the *Ontario Heritage Act* expire two years after the date where Council has given its consent to alter the property.

Carried

11. Referred/Deferred Items – nil

3.1-5
Minutes
Brampton Heritage Board

12. Information Items

Anthony Simone advised that he has relocated outside of Brampton and no longer qualifies for membership on the Board.

On behalf of the Board, Paul Willoughby, Co-Chair, thanked Mr. Simone for his participation during his time as a Board Member.

13. Question Period – nil

14. Public Question Period – nil

15. Closed Session – nil

16. Adjournment

The following motion was considered.

HB011-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 19, 2019 at 7:00 p.m. or at the call of the Chair.

Carried

Co-Chair – Peter Dymond

Co-Chair – Paul Willoughby

7.1

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
- 1985 Bovaird Drive West – McCandless Plank House – Ward 6
- 3448 Castlemore Road (Squire Thomas Burrell Grist Mill Site/Burrell's Hollow) – Ward 10
- 10900 Coleraine Drive (Cole Farmhouse) – Ward 10
- 10100 The Gore Road – Ward 10
- 10192A Highway 50 – Ward 10
- 1 Peel Village Parkway (The Watson Roundhouse) – Ward 3
- 11651 Bramalea Road (Archdekin-Giffen Farmhouse) – Ward 9
- 10254 Hurontario Street (Learment/C. Armstrong Farmhouse) – Ward 2
- 860 North Park Drive – Ward 7

Date: 2019-03-05

Subject: **Recommendation Report: Heritage Permit Application - 87 Elizabeth Street South - Ward 3 (HE.x 87 Elizabeth Street South)**

Contact: Erin Smith, Assistant Heritage Planner, Planning and Development Services, 905-874-3825, ErinC.Smith@brampton.ca

Recommendations:

1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated March 5, 2019, to the Brampton Heritage Board Meeting of March 19, 2019, **re: Heritage Permit Application – 87 Elizabeth Street South - Ward 3 (HE.x 87 Elizabeth Street South)** be received; and
2. That the Heritage Permit application for 87 Elizabeth Street South for the construction of a one-storey detached garage be approved.

Overview:

- The property at 87 Elizabeth Street South 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 87 Elizabeth Street South for the construction of a rear one-storey detached garage.
- The proposal is sympathetic to the cultural heritage resource and does not impact its heritage attributes.
- It is recommended that the Heritage Permit application for 87 Elizabeth Street South be approved.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

10.2-2

Background:

The property at 87 Elizabeth Street South is located on the west side of Elizabeth Street South, north of Fraser Avenue, and was designated under Part IV of the *Ontario Heritage Act* by By-law 68-2009. The property contains a one-and-a-half storey Gothic Revival Ontario Vernacular cottage.

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.

In 2014, Council introduced additional standards to ensure that proposed additions within older mature neighbourhoods are compatible with the existing character of the surrounding area. As such, site plan approval is also required prior to making an application for building permit for a detached garage of any size.

Current Situation:

The future owner of 87 Elizabeth Street South was authorized by the current owners to submit a Heritage Permit application for the purpose of obtaining building permits for the future owners planned renovations. A heritage permit application was submitted for the construction of a detached one storey garage on January 29, 2019. Heritage staff subsequently received additional information to deem the application complete on February 5, 2019 (see Appendix A). In accordance with the *Ontario Heritage Act*, Council must respond to the application by May 6, 2019.

The proposed one-storey detached garage, to be located to the rear of the cultural heritage resource, will be 4.8 meters (16 feet) in width and 8.5 meters (28 feet) in depth. The one storey structure is proposed to be 3.6 meters (12 feet) in height. It is to be finished with board-and-batten engineered wood siding and an asphalt shingled roof.

The proposed one-storey detached garage is sympathetic to the cultural heritage resource in style, massing and material. It does not negatively impact the property's heritage attributes. It is recommended that the Heritage Permit application be approved.

The applicant will subsequently submit a site plan application for the detached garage due to the property's location within the City of Brampton's Mature Neighbourhood Area.

Corporate Implications:

Financial Implications:

None.

10.2-3

Other Implications:

None.

Strategic Plan:

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

Living the Mosaic – 2040 Vision:

This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

The proposed one-storey detached garage is sympathetic to the cultural heritage resource in style, massing and material and will not impact the property's heritage attributes. The Heritage Permit application for 87 Elizabeth Street South proposing a one-storey detached garage is recommended for approval.

Approved by:

Approved by:

Pam Cooper, MCIP, RPP
Manager, Land Use Policy

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Attachments:

Appendix A – Heritage Permit Application – 87 Elizabeth Street South

Report authored by:
Erin Smith, Assistant Heritage Planner

November 8, 2018

Letter of Authorization

I Roberto Ciccotelli & Mara Ciccotelli the Current Owners of 87 Elizabeth St S, Brampton Ontario, L6Y 1R3 grant:

Mark Joseph Jachecki the future owner of 87 Elizabeth St S, the Authorization to obtain the following city documents for the purpose of obtaining Building Permits for the Future Owners planned renovations as of March 29, 2019.

1. Tree declaration
2. Routine Disclosure to obtain any current available Surveys
3. Application for a Permit to Construct or Demolish
4. Committee of Adjustments
5. Zoning
6. Plumbing Permit
7. HVAC Permit

Roberto Ciccotelli_____.

Date 2018-11-09_____.

Mara Ciccotelli_____.

Date 2018-11-09_____.

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) ROBERTO CICCOTELLI & MARA CICCOTELLI

TELEPHONE NO. HOME _____

BUSINESS: () _____

FAX: () _____

E-MAIL ADDRESS: _____

MAILING ADDRESS: 87 ELIZABETH Street South, BRAMPTON, ON
L6Y 1R3

B. AGENT

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

NAME OF AGENT(S) MARIL JACHECKI

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 PROPERTYLOTS(S) / BLOCK(S) LOT 10 BR-21CONCESSION NO. FIRST CONCESSIONREGISTERED PLAN NO. 43R-11858PART(S) NO.(S) PART 1 + PART 5

REFERENCE PLAN NO. _____

ROLL NUMBER: 211003002316501PIN (PROPERTY IDENTIFICATION NO.) 140660070**D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL*** PLEASE SEE SUPPORTING DOCUMENTATION

D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL

(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):

The proposed work is for the New Construction of a single car garage. The location of the garage proposed is at the rear of the property 9 feet from the rear fence line (property line) and 2 feet from the side fence (property line) . The ground coverage proposed is 16 feet wide by 28 feet long. The structure will be affix to a solid concrete pad. – see Site plan

The materials to be use are a wood composite (white) and contemporary dual black shingle to complement the look of the existing heritage building. The wood composite will be installed in a board and baton style. The light fixtures and hardware will also be selected to complement the existing heritage building.

The proposed new work is designed to be distinguishable from the existing building. The products that are being use are contemporary and will have distinction between old and new. The building is being constructed to compliment the existing building, not to duplicate the style.

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):

N/A

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

LOCATION: 9' FROM REAR PROPERTY LINE, 2' FROM (EAST) PROPERTY LINE.

MATERIALS: WOOD COMPOSITE, ASH DRAFT SHINGLES (SEE SAMPLES)

BASE: POURED CONCRETE PAD, WOOD + STEEL FRAME CONSTRUCTION

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):

N/A

F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY

(Check all that apply)

N/A *

NEW CONSTRUCTION IS PROPOSED ☒DEMOLISH ☐ALTER ☐EXPAND ☐RELOCATE ☐**G. SITE STATISTICS (For addition and construction of new structures)**LOT DIMENSIONS FRONTAGE 42.37' DEPTH 135'LOT AREA 531.4007 m²EXISTING BUILDING COVERAGE 28.85 %BUILDING HEIGHT EXISTING * mPROPOSED * mBUILDING WIDTH EXISTING * mPROPOSED * 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

January 21, 2019
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.

J. APPROVAL CHECKLIST

(Internal use only)

Authority:

Date:

Resolution:

Brampton Heritage Board

Planning Committee (PDD)

City Council

ELIZABETH ST. SOUTH

10.2-13

ELIZABETH STREET SOUTH



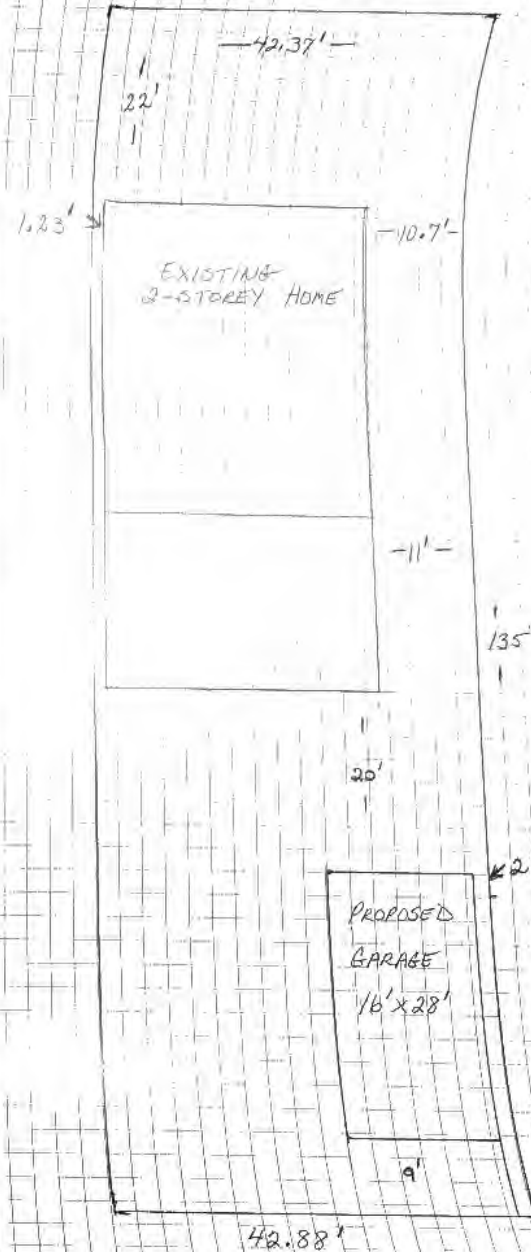
Lot 10
Plan 43R-11858
87 Elizabeth St Sth.
Site Plan for Proposed
41.68 m² Garage

Existing house 169.17 m²
Proposed garage 41.62 m²
Property 523.55 m²
Lot Coverage 32.31 %

- [B] Material Storage Area Temp.
- [A] 30cm dia Spruce tree
- [Hatched] Existing Asphalt dr.
- [Cross-hatched] Existing Concrete Stone

Proposed Garage
4.88 x 8.53
41.62 m²
Slab on grade.

Scale 10cm = 12m (+/-)

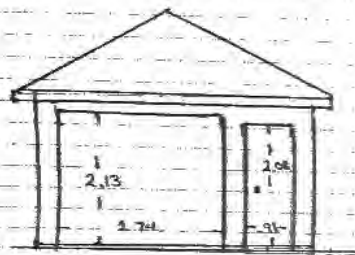


LOT 10 PLAN 43R-11858
87 ELIZABETH ST. SOUTH
SITE PLAN FOR PROPOSED
16' x 28' GARAGE
SLAB ON GRADE

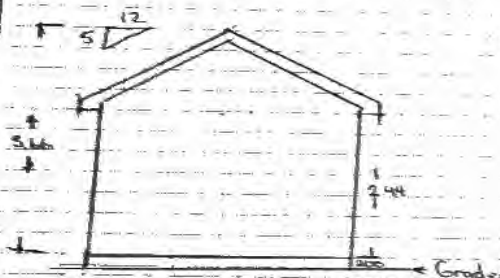
SCALE 1" = 10'
FOR 1" = 10'

10.2-14

FRONT VIEW EAST

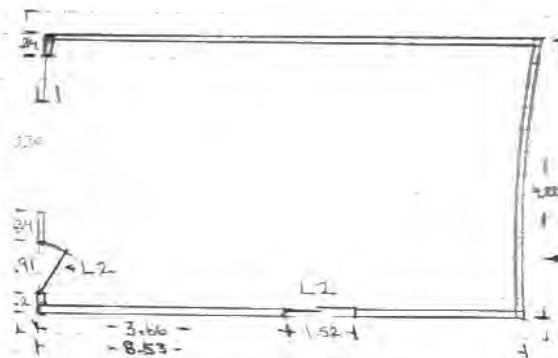


REAR VIEW WEST

SITE PLAN
DRAWING
NOTES:

ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.

- ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTING HARDWARE, PLACED AT THE DEER LINE OF TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS (I.E. BRICKS, MASONRY, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HARDWARE. ALL EXPOSED LANDSCAPING AREAS WILL BE REINVESTED WITH TOPSOIL AND SOIL FILLING CONSTRUCTED AGAIN.
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HARDWARE THAT LIES WITHIN THE LIMITS OF THE CURB BOULEVARD AREA.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR CURBAGE COLLECTION.
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HARDWARE TO BE REMOVED, OPEN SPACE STAFF (AT: OPENSPACE@BERKAMP.COM) ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICES INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER AT THEIR OWN EXPENSE. THE OWNER (OR AGENT AS AVAILABLE) WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
- THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED.
- GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60m (2.00ft) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PAVED CURBS AT THE ENTRANCES TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE SIDEWALK.
- ALL CURB BOULEVARD TREES DAMAGED OR REMOVED ARE TO BE REPLACED WITH MINIMUM 7.6cm (3.0in) DECIDUOUS TREES TO THE SATISFACTION OF THE CURB AT THE OWNER'S EXPENSE.
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.

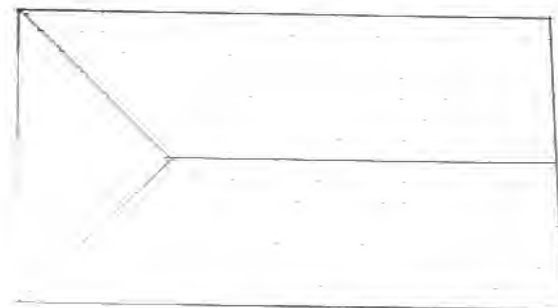


FLOOR PLAN

2x4 walls 16" o/c

L1 = 2 2/4 SPF

L2 = 2 2/8 SPF

12 mill sheathing
Tyvek Corrosion
Siding

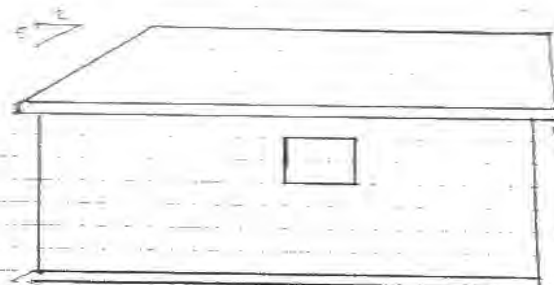
ROOF PLAN

Typical stick frame

2/6 Rafters 16" o/c

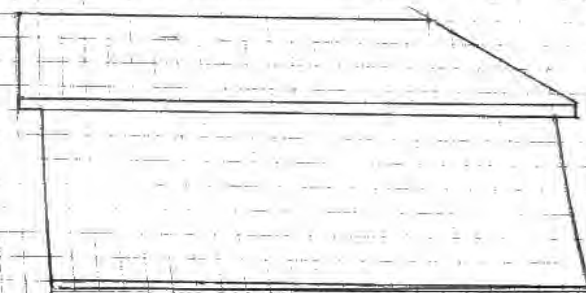
2/8 Hip

2/4 Collars 24" o/c

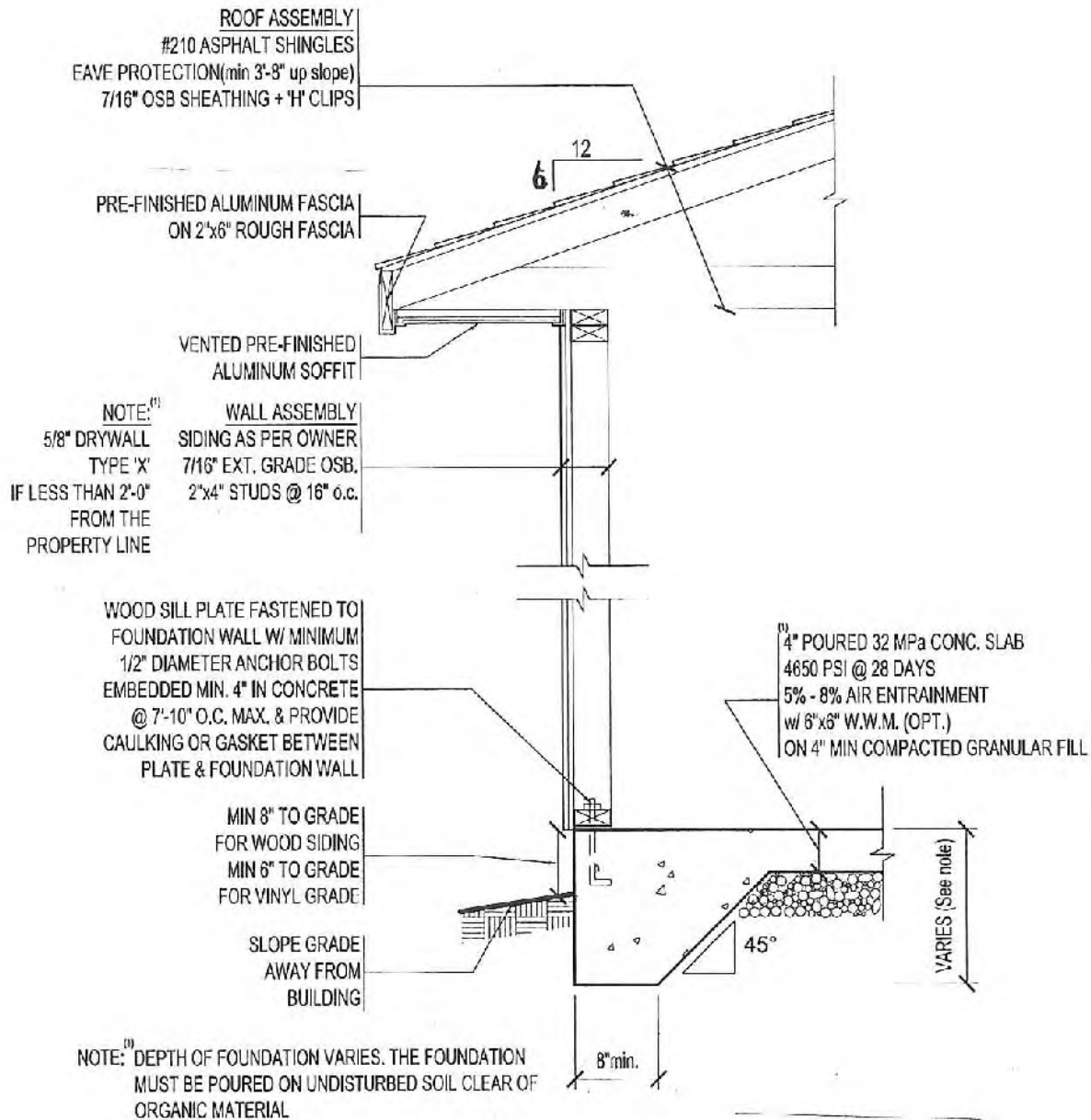
1/2" Sheathing
Asphalt Shingles

NORTH Side

0.3 Soffit



South Side



10.2-16

ARTISTIC
RENDERING



10.2-17



10.2-18

Heath Zenith 18.5-in H Black Motion Activated Outdoor Wall Light

By Heath Zenith

**Lowe's Item #**
596597**Price**
\$69.99**Light Bulb**
(1)100w A19 Med C Incand**Dimensions**
Depth: 8.5in
Height: 18.5in
Width: 7in
Box Dimensions: 8.38in x
9.65in x 14.37in
Ship Weight: 4.5lbs**Description****18.5-in H Black Motion Activated Outdoor Wall Light**

- 180° motion detecting decorative lantern
- Uses one 100W max medium base incandescent bulb (not included)
- Motion activated nighttime lighting
- Detects motion up to 30-ft away
- Weather-resistant finish
- DualBrite 2-level lighting

Bulb Specs:

- Light Bulb Base Type: Medium base (E-26)
- Maximum Bulb Wattage: 100
- Number of Bulbs Required: 1
- Recommended Light Bulb Shape: A19
- Color/Finish: Black
- Glass Color: Clear
- Glass Style: Beveled
- Hardware Included: Yes
- Motion Activated: Yes
- Power Source: Hardwired

10.2-19

4 BOARD + BATT SMUG

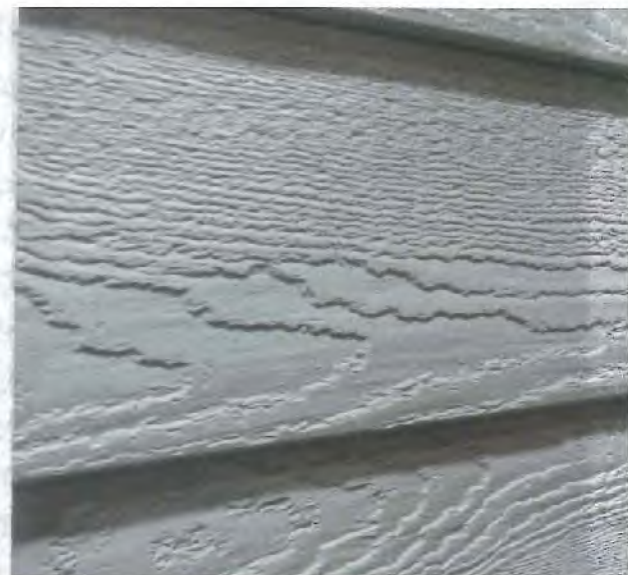


Enhance the beauty of any home design.

Trim Board & Corners

KWP engineered wood trim board adds the perfect finishing touch for all your windows and doors.

- Won't crack, split or rot.
- Available in a variety of sizes and thicknesses.
- Unparalleled warranty.



Trim Board

For windows and doors as an architectural accent.

Length per piece 12' (144")



Mitred 1 Piece Wood Corner

Add an outside corner post for more architectural details.

Length per piece 10' (120")

Available in various thicknesses and widths.
Please contact your local KWP representative for full availability.

10.2-20



Marathon™ Plus AR



Dual Black | Noir double



Charcoal Grey | Gris charbon



Harvard Slate | Ardoise « Harvard »



Dual Grey | Gris double



Dual Brown | Brun double



Weatherwood | Bois de grange



Driftwood | Bois flottant



Aged Redwood | Séquoia vieilli



Earthtone Cedar | Cèdre « Earthtone »



Riviera Red | Rouge riviera



Vintage Green | Vert antique



Rainbow Green | Vert arc-en-ciel



To ensure complete satisfaction, please view several full size shingles and an actual roof installation prior to final colour selection as the shingle swatches and photography shown online, in brochures and in our app may not accurately reflect shingle colour, and do not fully represent the entire colour blend range, nor the impact of sunlight.

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

Avant d'arrêter votre choix de couleur, assurez-vous d'examiner plusieurs échantillons pleine grandeur et de voir le produit déjà installé sur une maison. En effet, les échantillons et les photographies d'échantillons en ligne, dans nos brochures et sur notre application peuvent ne pas refléter avec exactitude la couleur du bardeau et ne représentent ni la vaste gamme de teintes ni la projection de la lumière du soleil.

L'information présentée ici peut changer sans préavis. IKO ne se tient aucunement responsable des erreurs qui auraient pu s'y glisser.

10.2-21

FRONT VIEW OF
GARAGE LOCATION



10.2-22

REAL VIEW OF
CAMPGIE

LOOKING
HOUSE TOWARDS



10.2-23

CURRENT
VIEW OF
GARAGE AREA
(MIDDLE OF
NEW BUILD)
* STONES TO BE REPLACED

Date: 2019-03-05

Subject: **Recommendation Report: 67 Main Street South - Heritage Permit Application and Designated Heritage Property Incentive Grant Application Resubmission - Ward 3 (HE.x 67 Main Street South)**

Contact: Erin Smith
Assistant Heritage Planner
ErinC.Smith@brampton.ca
905-874-3825

Recommendations:

1. That the report from Erin Smith, Assistant Heritage Planner, dated March 5, 2019, to the Brampton Heritage Board Meeting of March 19, 2019, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application Resubmission – 67 Main Street South – Ward 3 (HE.x 67 Main Street South)** be received; and
2. That the Heritage Permit Application Resubmission for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved; and,
3. That the associated resubmitted Designated Heritage Property Incentive Grant Application for 67 Main Street South for selective brick replacement and repointing be approved, to a maximum of \$5,000.

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.**

10.3-2

- In accordance with Section 33 of the *Ontario Heritage Act* (the “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 previous owner of 67 Main Street South submitted both a Heritage Permit and Designated Heritage Property Incentive Grant Application for selective brick replacement and repointing on all building elevations. These applications were previously approved pursuant to resolutions HB064-2018/PDC107-2018/C249-2018.
- The previously approved work has not been undertaken and in accordance with the City’s Heritage Property Incentive Grant Program By-law 266-2011, grant funding will not be paid to the previous owner. The property has now been purchased by a new owner proposing to complete the same scope of work.
- In accordance with Section 33 of the Act and the City’s Heritage Property Incentive Grant Program By-law 266-2011, the new property owner must resubmit the Heritage Permit Application and Heritage Property Incentive Grant Application in order to carry out the previously approved work and to be eligible to receive Grant funding.
- This report recommends the approval of the Heritage Permit Application.
- This report recommends the approval of the Designated Heritage Property Incentive Grant Application.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

Background:

The property at 67 Main Street South is designated under Part IV of the Act and contains a two storey brick dwelling with Gothic Revival detailing constructed in 1871. The property was designated under Part IV of the Act as a property of cultural heritage value or interest pursuant to By-law 176-86.

10.3-3

In accordance with Section 33 of the 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 of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to \$5,000 for eligible conservation work to owners of properties designated under Part IV or V of the 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.

A single property is eligible to receive only one (1) grant every two (2) years after the date the City Council approved the initial heritage property incentive grant.

Grant funds are granted only after the work has been completed to the satisfaction of the City of Brampton and once the work has been completely paid for by the owners and written documentation to verify such payment is submitted to the City.

The previous owner of 67 Main Street South submitted both a Heritage Permit and Designated Heritage Property Incentive Grant Application for selective brick replacement and repointing on all building elevations. These applications were previously approved by the Brampton Heritage Board at their August 21, 2018 meeting pursuant to Recommendation HB064-2018 and were approved by Council at their September 12, 2018 meeting pursuant to Council Resolution C249-2018 (see Appendix B). The Designated Heritage Property Incentive Grant was approved with the condition that the applicant provide the source and specifications of the replacement brick to the satisfaction of Heritage staff.

At the time of the writing of this report, the work approved as part of resolution HB064-2018 has not yet been undertaken. The previous owners, who submitted the original grant application, no longer own the property at 67 Main Street South. The grant funding has not, and will not, be paid to the previous owner.

Current Situation:

In October 2018, the property at 67 Main Street South was sold to the current owner. The current owner now intends to complete the previously approved selective brick replacement and repointing on all building elevations.

10.3-4

As per Section 33 of the Act and the City of Brampton's *Designated Heritage Property Incentive Grant Program By-law 266-2011*, Heritage Permits and Designated Heritage Property Incentive Grants are granted to applicants defined as either the owner of a designated property or their authorized agent. As such, in order for the current owner to undertake the work and receive the grant, a resubmission of the Heritage Permit and Designated Heritage Property Incentive Grant application is required. The current owner has resubmitted the Heritage Permit and Designated Heritage Property Incentive Grant Application for selective brick replacement and repointing on all building elevations. The complete heritage permit application was received on February 25, 2019. In accordance with the Act, Council must respond to the application by May 26, 2019.

The proposal includes selective repointing and the removal and replacement of approximately 200 bricks on the north, south, east and west building elevations. As exhibited in the photographs attached to the application, portions of the exterior walls of the building have suffered mortar loss resulting in efflorescence and significant spalling of brick. The majority of the bricks to be replaced are extensively deteriorated, especially on the south, east and west elevations. The remainder of the bricks to be replaced were installed as part of a previous intervention on the north chimney wall. The previously installed replacement bricks are incompatible with the colour and texture of the surrounding historic masonry and the mortar joints were repointed using an inappropriately hard mortar mix.

The deteriorated mortar and inappropriately hard mortar will be cut out and repointed using a lime-based mortar to match the original in composition and colour. The incompatible and deteriorated bricks are proposed to be replaced, using either reclaimed brick or new soft moulded brick, to match the original in size, shape and colour.

The proposed work will conserve the dwelling by addressing the mortar loss, and selectively replacing the extensively spalled bricks in advance of more significant deterioration of the exterior walls. Replacing the incompatible bricks and addressing the improper repointing on the north chimney wall will reverse an inappropriate intervention made in the past and ensure the long-term preservation of the exterior masonry wall.

The Designated Heritage Property Incentive Grant By-law requires two quotes for all proposed work. The current owners have submitted the necessary quotes involving the same scope of work. Heritage staff have confirmed with both contractors that they will honour the quotes previously provided to the former owner. The first quote submitted by

10.3-5

Victorian Restoration Co. includes selective repointing and the replacement of approximately 200 bricks. The second quote by Everest Restoration also includes selective repointing and the replacement of approximately 200 bricks. Heritage staff, therefore, recommend the approval of the Heritage Permit and Designated Heritage Incentive Grant application with the following condition:

- a. That the applicant provide the source and specifications of the replacement brick to the satisfaction of Heritage staff.

Corporate Implications:

Financial Implications:

In accordance with the *Heritage Property Incentive Grant Program By-law 266-2011*, Grant funding approved through the Designated Heritage Property Incentive Grant Application submitted by the previous owner has not, and will not, be paid to the previous owner.

As such, there are no new financial implications resulting from the adoption of this report. The recommended approval of up to \$5,000 for the subject grant application will be funded from the 2019 operating budget for the heritage program and there are sufficient funds available in this account for the subject property.

Other Implications:

None.

Strategic Plan:

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

Conclusion:

In accordance with Section 33 of the Act and the City's *Designated Heritage Property Incentive Grant Program By-law 266-2011*, the current owner has resubmitted the previously approved Heritage Permit and Designated Heritage Property Incentive Grant Application for selective brick replacement and repointing on all building elevations.

10.3-6

The Heritage Permit process and 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 67 Main Street South proposes work that contributes to the long-term stability of the building. It is recommended that both the resubmitted Heritage Permit application and Designation Heritage Incentive Grant application be approved with the following condition:

- a. That the applicant provide the source and specifications of the replacement brick to the satisfaction of Heritage staff.

Approved by:

Approved by:

Pam Cooper, MCIP, RPP
Manager, Land Use Policy

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Attachments:

Appendix A – Resubmitted Heritage Permit Application and Designated Heritage Property Incentive Grant Application: 67 Main Street South

Appendix B – Correspondence from City Clerks Regarding Previously Approved Heritage Permit Application and Designated Heritage Property Incentive Grant Application: 67 Main Street South

Report authored by:

Erin Smith, Assistant Heritage Planner

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) MANOJ KAPIL

TELEPHONE NO. HOME

BUSINESS: (905) 454-5697 FAX: (905) 454-3910

E-MAIL ADDRESS: manoj@kapilfinancial.ca

MAILING ADDRESS: 67 MAIN STREET SOUTH

BRAMPTON, ONTARIO, L6Y-1M9

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.

LOTS(S) / BLOCK(S) PLAN BR21 PT LOT 3

CONCESSION NO. _____ **REGISTERED PLAN NO.** _____

REGISTERED PLAN NO. _____

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

REFERENCE PLAN NO. _____

ROLL NUMBER: 10-03-0-022-01700-0000

PIN (PROPERTY IDENTIFICATION NO.) 140660024

PIN (PROPERTY IDENTIFICATION NO.) 140660024

D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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):

REMOVE AND REPLACE UP TO 200 BRICKS. REPLACE WITH NEW BRICKS TO MATCH EXISTING BRICKS IN SHAPE
AND COLOUR. SEE ATTACHED BRICK SPECS. REMOVE AND REPLACE MORTAR WHERE NEEDED AND REPLACE
WITH LIME BASED MORTAR TO MATCH EXISTING.

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

FEB. 6/19

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.

10.3-12



Photo 1. West Elevation (approximately 10 bricks to be replaced)

10.3-13



Photo 2. West Elevation (approximately 7 bricks to be replaced)

10.3-14



Photo 3. South Elevation (approximately 20 bricks to be replaced)

10.3-15



Photo 4. South Elevation (approximately 12 bricks to be replaced)



Photo 5. South Elevation (approximately 5 bricks to be replaced)

Photo 5. South Elevation (approximately 5 bricks to be replaced)

10.3-17



Photo 6. South Elevation (approximately 5 bricks to be replaced)

10.3-18



Photo 7. Southeast Elevation (approximately 5 bricks to be replaced)

10.3-19



Photo 8. Northeast Elevation (approximately 15 bricks to be replaced)

10.3-20



Photo 9. East Elevation (approximately 5 bricks to be replaced)

10.3-21



Photo 10. North Elevation (approximately 5 bricks to be replaced)

10.3-22



Photo 11. North Elevation (approximately 15 bricks to be replaced)

10.3-23



Photo 12. North Elevation (approximately 7 bricks to be replaced)

10.3-24



Photo 13. North Elevation (approximately 7 bricks to be replaced)

10.3-25



Photo 14. South Elevation (approximately 10 bricks to be replaced)

10.3-26



Photo 15. South Elevation (approximately 6 bricks to be replaced)

10.3-27



Photo 16. South Elevation (approximately 5 bricks to be replaced)

10.3-28

Notes:

PHOTO #	ELEVATION	APPROXIMATE # OF BRICKS	PATCH REPLACEMENT
1	WEST	10	
2	WEST	7	
3	SOUTH	20	
4	SOUTH	12	
5	SOUTH	5	
6	SOUTH	5	
7	SOUTH EAST	5	
8	NORTH EAST	15	
9	EAST	5	
10	NORTH	5	#1 PATCH 8 #2 PATCH 20 CHIMNEY SMOKE 35
11	NORTH	15	63
12	NORTH	7	
13	NORTH	7	
14	SOUTH	10	
15	SOUTH	6	
16	SOUTH	5	
		139	+ 63

APPROXIMATE # OF BRICKS 202

THE BRICKS WILL BE SOURCED FROM IBSTOCK
IN ENGLAND. www.ibstock.com THEY ARE NEW
BRICKS BUT WILL MATCH WHAT BRICKS ARE BEING

REPLACED. VICTORIAN RESTORATION USES THIS COMPANY
20 I AM GETTING ANOTHER QUOTE FROM PAUL ASONS
IN CALEDON EAST.

Notes. Photo Captions and Replacement brick source

10.3-29

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:

MANOJ KAPIL
Name of Applicant

905-454-5097
Home Telephone Business Telephone

905-454-3910
Fax

manoj@kapilfinancial.ca
Email

67 MAIN ST. S. BRAMPTON, ONTARIO
Address

2. Specify property for which application is being made:

67 MAIN STREET SOUTH

Municipal Address

PLAN BR 21 PT LOT 3

Legal Description

140660024

10-03-0-022-01700-0000

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

JULY 2018 APPLICATION FROM PREVIOUS OWNER NOT INITIATED. NEW OWNER APPLYING FOR SAME WORK

If "Yes", please provide the dates and amounts below:

Date	Amount
------	--------

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 ☒ No

If "Yes", please provide details below:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or shadows, suggesting it might be a scan of a physical document. There is no handwriting or other markings on the paper.

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

REMOVE AND REPLACE UP TO 200 BRICKS WHICH ARE ERODED FROM WIND AND WATER. REPLACE

WITH RED BRICKS MATCHING IN SHAPE AND COLOUR (SEE ATTACHED BRICK SPEC). REMOVE BRICKS

ON NORTH ELEVATION WHICH WERE MODERN, INAPPROPRIATE INTERVENTIONS. REPLACE THESE

BRICKS WITH RED BRICKS TO MATCH EXISTING IN SHAPE AND COLOUR. REMOVE AND REPLACE

MORTAR WHERE NEEDED DUE TO WASHOUT AND CRACKING DUE TO SETTLING. LIME BASED MORTAR

WILL BE USED AND WILL MATCH EXISTING MORTAR IN COLOUR.

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 PHOTOGRAPHS OF EXISTING CONDITIONS.

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

WILL PREVENT FURTHER EROSION AND POSSIBLE LEAKAGE THROUGH THE BRICK WALLS.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

9. Briefly outline the conservation methods, materials, and techniques to be applied to the proposed project:

NEW BRICKS MATCHING IN COLOUR, SHAPE AND PROPORTION WILL BE USED AS REPLACEMENTS AND

LIME BASED MORTAR WILL BE USED IN REPOINTING.

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

Company	Details	Estimate
Name: VICTORIAN RESTORATION Address: 11 PRESTBURY ST. NORTH YORK, ONT M4A - 2H9	Remove and replace 200 Bricks. Replace with new bricks to match existing \$4,000 Remove and replace mortar with lime based mortar to match existing \$5,000	\$ 9,000 + HST
Name: Everest Restoration Ltd. Address: 100 Cherry Street, Toronto ON M5A3L1	Localized brick replacement and localized brick repointing	\$ Mobilization and Demobilization - \$4,500 +HST Brick replacement 200 - \$20 ea + HST Heritage Pointing - 100 Sq Ft at \$52 Sq Ft +HST
Name: Address:		\$

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

Sources	Details	Amounts
Amount of Grant requested from City of Brampton (up to \$5,000.00)		\$ 5,000.00
Applicants Contribution		\$ 5,000.00 + 170.00 5,170.00
Other Sources (if any)		\$
Total Project Costs		\$ 10,170.00

10.3-36

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.

FEB. 6/19
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.

- ☐ 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 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.

Notes:

AN APPLICATION FOR THIS SAME WORK WAS MADE PREVIOUSLY IN JUNE 2018 BY THE PREVIOUS

PROPERTY OWNER. THE INCENTIVE GRANT WORK WAS APPROVED BY THE BRAMPTON HERITAGE
BOARD AND CITY COUNCIL THROUGH RESOLUTION C249-2018. THE PREVIOUS OWNER DID NOT

UNDERTAKE THE PROPOSED WORK AND AS SUCH THE INCENTIVE GRANT WAS NOT RECEIVED BY THE

PREVIOUS OWNER. AS THE NEW PROPERTY OWNER, THIS APPLICATION IS FOR THE SAME WORK.

10.3-39



100 CHERRY STREET | TORONTO, ONTARIO | M5A 3L1
TEL: 416-465-3989 | FAX: 416-465-9589
TORONTO@EVEREST-RESTORATION.COM | WWW.EVEREST-RESTORATION.COM

Mr. Baldev Kapil
67 Main Street South
Brampton On.

Quotation: 18158

We would like to present our quotation for your consideration, at the above-noted location.



Scope of work

Access with boom
Localized brick replacement
Localized pointing

10.3-40



Repointing

1. Carefully chisel out all worn joints to a minimum depth of 13 mm (1/2")
2. Removal of joints shall be performed in such a manner so as not to damage surrounding masonry.
3. Remove debris and dust.
4. Remove unnecessary metal fittings from wall such as nails, brackets, clips, etc., as chiseling is proceeding.
5. Dampen the wall areas prior to repointing.
6. Mix a batch of mortar using the following ingredients:
 - 2 parts Hydrated lime putty (allow to stand at least 24 hours)
 - mixed with 6 to 9 parts sand
 - allow to sit then mix with 1-part white Portland cement
 - Add appropriate color (not more than 10% pigment)
7. Install mortar matching original profiles and textures as closely as possible.

10.3-41

8. The cut opening shall be filled with mortar to the full depth and width of the joint. Install new mortar in lifts as necessary.

Brick Replacement

1. Remove badly spalling, broken and deteriorated bricks.
2. Remove brick using hand and/or power tools as deemed appropriate, taking care to minimize damage to surrounding masonry.
3. Clean area of old mortar and debris.
4. Wet surface sufficiently in preparation of new brickwork.
5. Prior to laying of brick, inspect condition of interior wall and report findings.
6. Replacement brick is to be approved by owner or their representative prior to laying.
7. Relay closely matching brick, in a full bed of mortar, true and plumb with building contours.
8. Tool joints to match surrounding masonry as closely as possible

Mobilization and Demobilization-4,500.00+HST

Brick replacement 200- 20.00 ea. +HST

Heritage pointing- 100 square feet at 52.00 sq. ft. +HST

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

Yours truly,
Everest Restoration Ltd

Mike Macklam



ESTIMATE

WORK DESCRIPTION		AMOUNT
REMOVE AND REPLACE UP TO 200 BRICKS\$ REPLACE WITH NEW BRICKS TO MATCH EXISTING BRICKS, IN SHAPE AND COLOR.		\$4,000. ⁰⁰
GRIND OUT AND REPLACE MORTAR WHERE NEEDED AND REPLACE WITH LIME BASED MORTAR TO MATCH EXISTING.		5,000. ⁰⁰
ALL BRICKS THAT NEED TO BE REPLACED ABOVE THE 200 WILL BE CHARGED AT A FIXED PRICE OF \$2,000 PER 100 BRICKS.		
DEPOSIT.....	SUB TOTAL	\$9,000. ⁰⁰
BALANCE.....	TOTAL	+ H.S.F.T.

2/25/2019

BK FINANCIAL Mail - Re: Fwd: 67 Main Street South, Brampton

10.3-43

Nadia Dodaro <nadia@bkfinancial.ca>

Re: Fwd: 67 Main Street South, Brampton

2 messages

Bill Eggonidis <victorian_restoration@rogers.com>

To: Nadia Dodaro <nadia@kapilfinancial.ca>

Mon, Feb 25, 2019 at 2:17 PM

I am out of town returning Wednesday
The quotation is valid for 1 full calendar year.



September 26, 2018

Dr. Bruce Cameron
via e-mail

Re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 67 Main Street South – Ward 3 (File HE.x)

The following recommendation from the Brampton Heritage Board Meeting of August 21, 2018 was considered by Planning and Development Committee (Recommendation PDC107-2018) on September 10, 2018 and approved by the Council of The Corporation of the City of Brampton on September 12, 2018, pursuant to Council Resolution C249-2018:

- HB064-2018
1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 67 Main Street South – Ward 3 (File HE.x)**, be received;
 2. That the Heritage Permit Application for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved; and,
 3. That the associated Designated Heritage Property Incentive Grant Application for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved, to a maximum of \$5,000, subject to the following condition:
 - a. That the applicant provide the source and specifications of the replacement brick to the satisfaction of Heritage staff.

Yours truly,

Terri Brenton

Terri Brenton
Legislative Coordinator, City Clerk's Office
Tel: 905.874.2106 / Fax: 905.874.2119 / TTY: 905.874.2130
e-mail: terri.brenton@brampton.ca
(HB – 10.4)

cc: Planning and Development Services Department:
P. Cooper, Manager, Land Use Policy
P. Doucet, Heritage Planner
C. Jasinski, Heritage Planner
E. Smith, Assistant Heritage Planner

Date: 2019-03-01

Subject: **Recommendation Report: Listing 25 Harold Street on the Municipal Register of Cultural Heritage Resources - Ward 3 (HE.x 25 Harold Street)**

Contact: Cassandra Jasinski, Heritage Planner, Planning and Development Services, 905-874-2618, Cassandra.Jasinski@brampton.ca

Recommendations:

1. That the report from Cassandra Jasinski, dated February 28, 2019, to the Brampton Heritage Board Meeting of March 19, 2019, **re: Recommendation Report: Listing 25 Harold Street on the Municipal Register of Cultural Heritage Resources - Ward 3 (HE.x 25 Harold Street)**, be received; and
2. That 25 Harold Street be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

Overview:

- This report recommends Council list 25 Harold Street on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- Following research and evaluation of the property, it has been determined that this property has cultural heritage value or interest.
- This report achieves the Strategic Plan priorities by preserving and protecting heritage environments with balanced, responsible planning.

Background:

The property at 25 Harold Street is located on the south side of Harold Street, west of Elizabeth Street South. The lot is approximately 0.17 acres in size. It contains an east-facing, two-and-a-half storey dwelling, numerous mature trees, and a driveway which runs in front of the main façade.

10.4-2

Section 27 (1) of the *Ontario Heritage Act* allows a property that has not been designated, but that the municipality believes to be of cultural heritage value or interest, to be placed on a heritage register, commonly referred to as “listing”. These “listed” properties are not protected through heritage designation, but represent a first step a municipality can take to identify and evaluate a property that may warrant some form of heritage conservation, recognition and/or long-term protection.

The listing of non-designated properties provides interim protection for sites being considered for demolition by requiring owners to give the municipality at least 60 days notice of their intention to demolish or remove a building or structure on the property. This notice period allows Council to make a well-informed decision. Council may then proceed to formally designate the property under the *Ontario Heritage Act*, or remove the property from the Heritage Register and allow demolition.

Current Situation:

The property at 25 Harold Street has been researched and evaluated and exhibits cultural heritage value or interest, as outlined in Appendix A.

The cultural heritage value of 25 Harold Street is related to its design/physical value as a representative and well-preserved example of an Edwardian Four Square style residence. The Edwardian Four Square style was popular in North America from the mid-1890s until the late 1930s.

The house is defined by its red brick construction, hipped roof with a wide cornice and modillions, rusticated stone sills and lintels, dormer windows, wide verandah and stone foundation. The verandah includes several classically-inspired features including half columns, wide cornice with modillions, and shingled pediment above the entranceway. The dormer windows, like the verandah, have wide eaves with modillions and a shingled pediment. The fenestration pattern, especially on the south façade of the house, is unique and varied. While many of the windows are replacements, some appear to be original stained glass windows, two of which are notable on the south façade.

The historical/associative value of 25 Harold Street is related to its association with the Treleaven family, who owned property before its subdivision in 1948. The new residential community was named Treleaven Gardens after the family. The house was retained within the subdivision, although its façade notable faces west and not south. Morley Treleaven donated a park to the Town of Brampton that same year for the

10.4-3

enjoyment of the community. A plaque, located in the park at 58 Harold Street, commemorates the Treleaven family's donation.

The property also holds contextual value as it is the last vestige of the former agricultural character of the area. The residence is a landmark along the street as its massing, height, and east facing front façade make it unique in the neighbourhood.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Strategic Plan:

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

Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

The property at 25 Harold Street is of cultural heritage value or interest and is recommended to be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

Original Approved by:

Original Approved by:

Pam Cooper, MCIP, RPP
Manager, Land Use Policy

Bob Bjerke, MCIP, LPP
Director, Policy Planning

Attachments:

10.4-4

Appendix A - Municipal Register of Cultural Heritage Resources: Listing Candidate
Summary Report – 25 Harold Street

Report authored by: Cassandra Jasinski, Heritage Planner

Municipal Register of Cultural Heritage Resources

Listing Candidate Summary Report



25 Harold Street

March 2019

10.4-6

1. Property Profile

Municipal Address	25 Harold Street
PIN Number	140590003
Roll Number	10-03-0-025-10000-0000
Legal Description	PLAN 354 PT Lot 1 RP 43R2196 PART 2
Ward Number	3
Property Name	-
Current Owner	Pettipas Family
Current Zoning	R1B – Residential Single Detached B – Rib Zone
Current Use(s)	Residential
Construction Date	1912
Notable Owners or Occupants	Morley and Blanche Treleaven

2. Description of Property

The property at 25 Harold Street is located on the south side of Harold Street, west of Elizabeth Street South. The lot is approximately 0.17 acres in size. It contains an east-facing, two-and-a-half storey dwelling, numerous mature trees, and a driveway which runs in front of the main façade.

3. Overview of Cultural Heritage Value or Interest

The cultural heritage value of 25 Harold Street is related to its design/physical value as a representative and well-preserved example of an Edwardian Four Square style residence. The Edwardian Four Square style was popular in North America from the mid-1890s until the late 1930s. The Edwardian Classical residential architecture was known for the use of strong classical elements and rusticated stone accents such as window sills and window and door lintels and the frequent presence of a front verandah, portico or porch.

Tax Assessments indicate that the house was built in 1912. The house is defined by its red brick construction, hipped roof with a wide cornice and modillions, rusticated stone sills and lintels, dormer windows, wide verandah and stone foundation. The verandah includes several classically-inspired features including half columns, wide cornice with modillions, and shingled pediment above the entranceway. The dormer windows, like the verandah, have wide eaves with modillions and a shingled pediment. The fenestration pattern, especially on the south façade of the house, is unique and varied. While many of the windows are replacements, some appear to be original stained glass windows, two of which are notable on the south façade.

The historical/associative value of 25 Harold Street is related to its association with the Curry and Treleaven families. The Curry family owned the property from 1890-1944 and the house was built during the period of the ownership. The Morley and Blanche Treleaven owned property before its subdivision in 1948. The new residential community was named Treleaven Gardens after the owners of 25 Harold Street. The house was retained within Lot 1 of the subdivision. Its façade notably faces west and not south. Morley Treleaven donated a park to the Town of Brampton that same year for the enjoyment of the community. A plaque, located in the park at 58 Harold Street, commemorates Morley Treleaven's donation.

The property also holds contextual value as it is the last vestige of the former agricultural character of the area. The residence is a landmark along the street as its massing, height, and east facing front façade make it unique in the neighbourhood.

10.4-8

4. Resources

Blumenson, John. *Ontario Architecture*. Canada: Fitzhenry & Whiteside, 1990.

Brampton Business and Household Directory, June 1954.

<http://bramptonflowercity.com/flowers-in-parks/treleaven-park-58-harold-st-brampton/>

Mikel, Robert. *Ontario House Styles*. Canada: James Lorimer & Company Ltd., Publishers. 2004.

Peel Art Gallery Museum + Archives (PAMA)

Treleaven Gardens A Plan of Subdivision of Lots 11, 12, 13, 25, 26, 27 and 28 Plan BR. 27. RP-354.

Research by Brampton Heritage Board Members Ken Wilde and Lynda Voegtle

5. Appendix



Figure 1: Map of the area showing the location of 25 Harold Street and Treleaven Park.

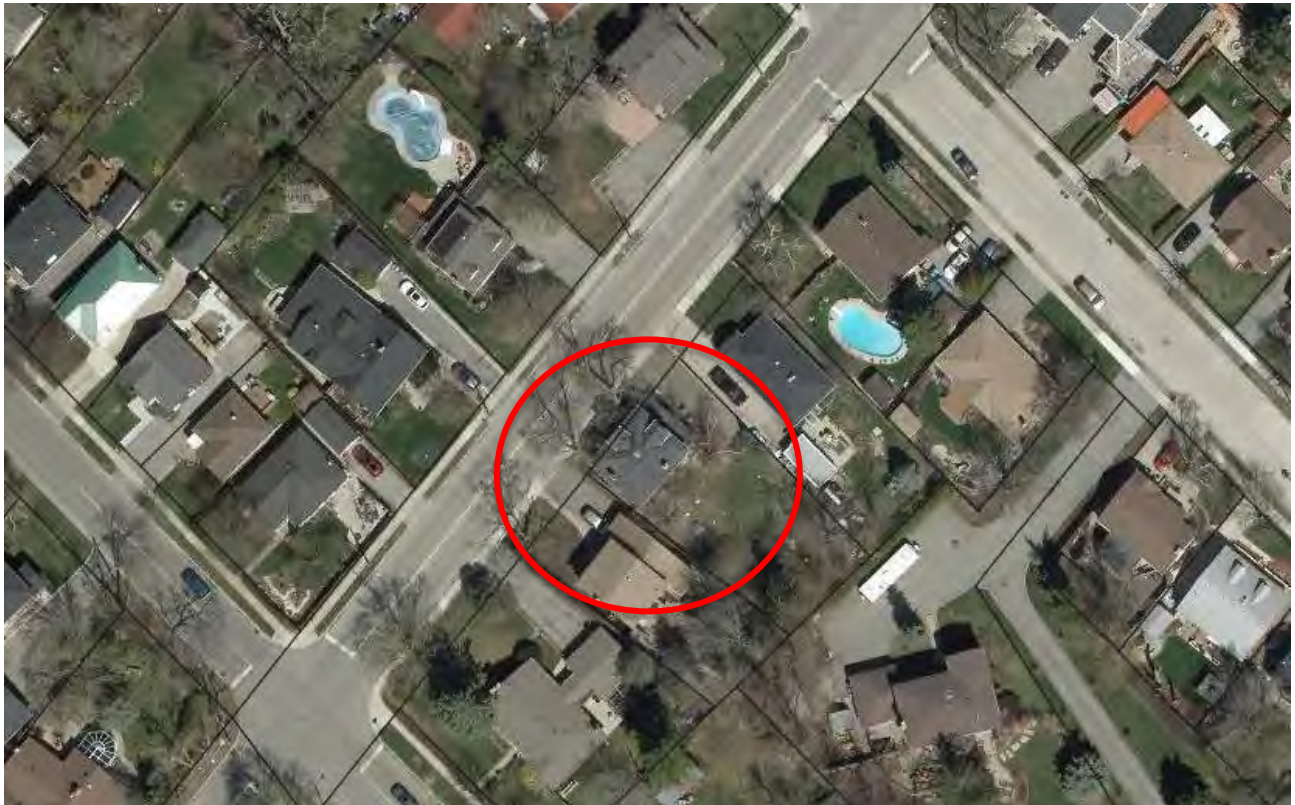


Figure 2: Aerial map with 25 Harold Street circled in red.

10.4-10



Figure 3: East façade of 25 Harold Street.



Figure 4: Close detail of the verandah on the east façade of 25 Harold Street, showing detailing such as the shingled pediment, broad roof cornice with modillions, and rusticated stone lintels.

10.4-11



Figure 5: South façade of 25 Harold Street.



Figure 6: West façade of 25 Harold Street.

10.4-12



Figure 7: Stained glass window on the south façade at 25 Harold Street.



Figure 8: Detail of the dormer on the east façade. Broad roof eaves with modillions also visible.

10.4-13



Figure 9: Treleaven Park at 58 Harold Street.



Figure 10: Plaque in Treleaven Park at 58 Harold Street.

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: January 18, 2019

CASE NO(S): PL171375

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	City of Brampton
Applicant:	Kyle Pulis & Emily Miles
Subject:	Consent
Property Address/Description:	76 Main Street South
Municipality:	City of Brampton
Municipal File No.:	B17-004
OMB Case No.:	PL171375
OMB File No.:	PL171375
OMB Case Name:	The Corporation of the City of Brampton v. Brampton (City)

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	City of Brampton
Applicant:	Kyle Pulis & Emily Miles
Subject:	Minor Variance
Variance from By-law No.:	270-2004
Property Address/Description:	76 Main Street South
Municipality:	City of Brampton
Municipal File No.:	A17-045
OMB Case No.:	PL171375
OMB File No.:	PL171376

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	City of Brampton
Applicant:	Kyle Pulis & Emily Miles

Subject:	Minor Variance
Variance from By-law No.:	270-2004
Property Address/Description:	76 Main Street South
Municipality:	City of Brampton
Municipal File No.:	A17-046
OMB Case No.:	PL171375
OMB File No.:	PL171377

Heard: October 11-12, 2018 in Brampton, Ontario

APPEARANCES:

Parties

City of Brampton

Emily Miles and Kyle Pulis

Regional Municipality of Peel

Counsel

B. Duxbury

M. Flynn-Guglietti

R. Godley

DECISION DELIVERED BY C.J. BRYSON AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] The City of Brampton ("City") has appealed its Committee of Adjustment's ("CoA") approval of the consent and variances applied for by Kyle Pulis and Emily Miles ("Applicants") in regard to their property at 76 Main Street South, Brampton, Ontario ("Subject Lands"). The Applicants wish to sever the Subject Lands and to maintain the existing dwelling on the retained lot and to build a new house on the severed lot, with necessary variances to City Zoning By-law No. 270-2004 ("ZB") for each lot.

[2] The CoA approved the consent and variance applications on November 14, 2017, subject to numerous conditions (Exhibit 1B, Tab 31) and contrary to the recommendation of the City Planning Staff Report of November 14, 2017 (Exhibit 1B, Tab 27). The City appealed those approvals pursuant to sections 53(19) and 45(12) of the *Planning Act* ("Act"), respectively.

[3] The proposed consent and variances pertain to the Subject Lands that are within the City's Main Street South Corridor ("MSS Corridor") identified in the City's Official Plan ("COP"). Both the Subject Lands and the MSS Corridor are listed under the City's *Municipal Register of Cultural Heritage Resources* ("Register"). The Register listing information and Main Street South Heritage Conservation District Study ("Study"), which was received and approved by Council, emphasize the dense mature tree canopy, wide lots and deep front yard setbacks along the MSS Corridor but do not reference large side yards or existing lot size protection.

[4] The City has Secondary Plan ("CSP") policies that discourage severances within the MSS Corridor and prescribe factors for consideration in reviewing development applications until such time that a heritage conservation district may be established. The ZB permits single detached dwellings in the area of the Subject Lands but subject to deep front yard setbacks and wide lot and side yards widths. The MSS Corridor and Subject Lands are subject to Site Plan control.

[5] The Applicants provided the Tribunal with an analysis of the proposed consent and variances in view of the Provincial Policy Statement, 2014 ("PPS"), Growth Plan for the Greater Golden Horseshoe ("GGH"), Regional Official Plan ("ROP") (Exhibit 1C, Tab 36), COP (Exhibit 1D, Tab 37) and CSP (Exhibit 1D, Tab 38), the ZB and evidence of impact upon neighbours, the public and the surrounding area. While addressing the Study and Register listing information in this analysis and relying upon their supporting Heritage Impact Assessment ("HIA"), the Applicants did not agree that the recent draft Main Street South Heritage Conservation District Plan ("District Plan") (Exhibit 5B, Tab 17) and draft CSP amendments (Exhibit 5B, Tab 18) could attract weight in the Tribunal's assessment of the applications given these proposed instruments have not been considered or authorized by Council. The draft amendments to CSP policies for the MSS Corridor and proposed sub-districts were not part of the Study, which went to Council to be received and for instructions. Council instructed administration to prepare the draft District Plan and draft CSP amendments but did not have specific policies before them at the time.

[6] The City asked the Tribunal to give considerable weight to the draft District Plan and draft CSP amendments, which propose to prohibit severances of lots fronting onto the MSS Corridor that are not on a corner or otherwise amenable to providing access from another street through a rear or side yard. The City also proposed significant weight be given to existing “lot patterning” as a heritage feature of the MSS Corridor in need of protection. The heritage landscape value of the MSS Corridor, including the Subject Lands, was the sole basis of the City’s Appeal, evidence and submissions on the factors and tests to be considered by the Tribunal pursuant to the existing CSP and sections 2, 51(24) and 45(1) of the Act, respectively.

[7] For the reasons set out below, the Tribunal does not give weight to the draft District Plan or draft CSP amendments in assessing the applications on Appeal. These draft documents are awaiting their first consideration by Council. Accordingly, they do not fall within matters that can be considered an exception to the *Clergy* principle, as described in the authorities provided by the Parties. The Tribunal further notes that the existing CSP is not silent on how to assess severances within the MSS Corridor, specifically stating factors to consider in assessing development applications until such time that a heritage conservation district is established. The Tribunal therefore undertook an analysis of the applications with particular attention to the other heritage evidence submitted by the Parties and the heritage and cultural landscape provisions of the PPS, GGH, ROP, COP, CSP and the Act.

[8] Michael Gagnon for the Applicants and David Vanderberg for the City were qualified without objection to provide the Tribunal with expert opinion evidence in the area of land use planning. Chris Borgal for the Applicants and Cassandra Jasinski for the City were qualified without objection to provide the Tribunal with expert opinion evidence in the area of heritage preservation and conservation. Tom Bradley was qualified without objection to provide the Tribunal with expert opinion evidence in the area of Arboriculture.

[9] The Regional Municipality of Peel (“Region”) attended the hearing to secure

Region conditions four through six of the CoA consent decision (Exhibit 1B, Tab 31, p.506) and the sanitary easement in favour of the Region as accommodated in revised Site Plans for the proposed development (Exhibit 1E, Tab 1). Ms. Godley further asked the Applicants to acknowledge that no pools, decks or concrete slabs are to be constructed on or near the sanitary easement. The Applicants consented to all of the Region's requests.

[10] Upon the evidence and submissions of the Parties, the Tribunal dismisses the Appeals subject to two conditions agreed to by the Parties: the requirement for the sanitary easement and the requirement that the new dwelling to be constructed on the severed lot remain within the building envelope outlined on the draft Site Plans, both as shown on Exhibit 1E, Tab 1. The Parties agreed to the attachment of all three maps in Exhibit 1E, Tab 1 to this Decision and Order as indicative of these conditions should the Appeals be otherwise dismissed.

PROPERTY AND PROPOSAL

[11] The Subject Lands are irregular in shape with a total area of 0.52 hectares ("ha") and a frontage of approximately 37.7 metres ("m") on the east side of the MSS Corridor, about halfway between Woodcock Drive and Guest Street. They are currently occupied by a two-storey dwelling on the north side of the property, a fabric car shed on the south side and a driveway that curves from the south side to near the peak elevation of the existing dwelling. The front and rear yards have mature tree canopy.

[12] The Subject Lands are within the COP Central Area, subject of the CSP or Downtown Brampton Secondary Plan - Area 7 and Special Policy Area 1 ("SPA1") and are designated Low Density Residential within the identified MSS Corridor.

[13] Section 5.6.1.1(iii) of the CSP states: "Subdivision of existing lots which front on Main Street South shall be discouraged by the City." The City relied heavily on this policy at the hearing, in addition to the draft District Plan and draft CSP amendments, submitting it indicated an intention to not allow consents with planned access from the

MSS Corridor.

[14] Section 8.5.5 of the CSP states:

The areas identified in Appendix C to this Plan, namely Area "D" (Main Street South), are considered by the City as areas worthy of study to examine the feasibility of Heritage District Designation pursuant to Part V of the Ontario Heritage Act. Until such time as a decision on district designation is complete, the following factors shall be considered by the City as appropriate in reviewing development applications in these areas: (i) the placement and relationship of buildings; (ii) the scale and character of the building groups; (iii) vegetation such as mature trees and other natural features of heritage and/or scenic value; and, (iv) vistas, views and the streetscape.

The Applicants relied heavily on this policy in its submissions as the current policy of the City for purposes of evaluating the applications.

[15] The Subject Lands are zoned Residential Single Detached A – 3307 (R1A-3307), which permits single detached dwellings with a minimum lot width of 23 m mid-block, a minimum front yard depth of 20 m from the lot line at MSS, a minimum interior side yard width equal to 20 percent of the lot width for a two-storey dwelling, a minimum exterior side yard width of the greater of 3 m or the interior side yard width, and a maximum gross floor area as provided for in section 3306.2(5). Accessory uses are permitted to existing dwellings on a lot. Further, driveways shall have a minimum width of 3 m and a maximum width of 7.32 m on lots having a width equal to or greater than 15.24 m but less than 18.3 m, and a maximum width of 9.14 m on lots having a width equal to or greater than 18.3 m.

[16] The Applicants propose to sever the Subject Lands, to maintain the existing home with its historical wrap around porch, and to construct and move into a new home on the severed lot. The proposed front yard setback for the severed lot is to be a minimum of 37.9 m while the retained lot sits back 33.07 m from the lot line at MSS. Each lot is proposed to have a smaller width than permitted by the ZB, a new driveway in excess of permitted widths, and reduced side yard setbacks. Some trees are proposed to be removed from the severed lot to allow for the new dwelling.

[17] The retained lot on the northern half property is to be 0.19 ha, with the existing 276.18 square metre ("sq m") dwelling and metal shed remaining *in situ*. The severed lot is to be 0.33 ha with a proposed dwelling of 414.97 sq m of floor area.

[18] The retained lot requires four variances under the proposal:

- 1) a reduced lot width from the minimum 23 m to 19.5 m;
- 2) a reduction in southerly interior side yard from the 3.98 m minimum to 2.75 m;
- 3) a reduced northerly interior side yard of 0 m from the minimum 3.98 m to allow for retention of the porch, and;
- 4) an increased driveway width of 10 m to the permitted 9.14 m.

[19] The severed lot requires five variances:

- 1) a reduced lot width of 17 m from the minimum 23 m;
- 2) a reduction in southerly exterior side yard to 1.5 m from the minimum 3.56 m;
- 3) an increased driveway width to 12 m from the permitted 7.32 m;
- 4) an increase in gross floor area for the fabric vehicle shed to 21 sq m from the permitted 15 sq m, and;
- 5) permission for the same fabric shed to be accessory to the existing dwelling on the retained lot until such time that the new dwelling is constructed on the severed lot and it is removed.

[20] The proposal originally called for a shared driveway but was altered to provide for separate driveways at the request of City Planning. The conceptual Site Plans found at Exhibit 1E, Tab 1, show the location of the new dwelling building envelope but the exact

siting and design will remain open to the Site Plan control process. The proposal was accompanied by the Applicant's HIA and supplemental HIA comments submitted with the applications to the CoA (Exhibit 1A, Tab 11 and Exhibit 1B, Tab 28).

[21] The Applicants proposed the applications meet the requirements of the PPS, GGH, ROP, COP, CSP and sections 2, 51(24) and 45(1) of the Act as applicable, including a lack of demonstrable adverse impacts on the heritage value of the Subject Lands and MSS Corridor. The City proposed that the applications do not meet the heritage and cultural preservation provisions of the PPS, GGH, ROP, COP and CSP or the requirements of sections 2, 51(24) and 45(1) of the Act as applicable, due to the proposed reductions in lot width and side yards, removal of trees from the severed lot for the proposed dwelling, increased driveway space and undetermined design features.

DRAFT HERITAGE DISTRICT PLAN AND CSP AMENDMENTS

[22] In *9218 Yonge Street Incorporated v. Richmond Hill (Town)*, 2017 CanLII 14949 (ON LPAT), Member Swinkin considered the parameters of the *Clergy* principle in view of a direction and recommendation report on point considered by Council. The *Clergy* principle essentially stands for development decisions being assessed upon municipal policies in force at the time of application. In that case, Council considered a direction and recommendation report regarding a proposed secondary plan for the subject area including policy direction. Member Swinkin noted section 2.1 of the Act was developed post-*Clergy*, requiring decision makers to have regard to any decision made by Council relating to the official plan and zoning by-law amendment matter before the Tribunal for determination.

[23] In the present case, only the Study was received by Council and directions were given to City Planning to prepare a draft heritage district plan and related CSP amendments. Neither the Study nor the Council instructions and directions speak to the draft CSP amendments the City now asks the Tribunal to provide significant weight in reaching its determination on the within consent Appeal. There is no evidence that Council has considered the draft CSP amendment policies that would limit severances

along the MSS Corridor to corner lots or other lots where access could be off of another street. Further, the within variance Appeals are not subject to section 2.1 of the Act.

[24] The City submitted a City of Toronto TLAB adjournment case in support of its position to give weight to the draft District Plan and draft CSP amendments: *Robert Hiscox v Aird & Berlis LLP* (18 April 2018), Toronto 17 270181 S53 22, 17 270182 S45 22, 17 270183 S45 22 (Ont TLAB). That case involved a City of Toronto motion to adjourn the TLAB hearing on a consent appeal to allow City Heritage Preservation Services to assess whether the property proposed to be demolished should be listed or designated under the *Ontario Heritage Act* (“OHA”) and if so, to enter heritage planning evidence at the hearing. The adjournment was granted on the basis of the need for the TLAB Member to assess heritage conservation for purposes of consistency with the PPS. The Member also commented that the *Clergy* principle had no application to OHA initiatives.

[25] In the present case, the City is not seeking to rely upon designation of the Subject Lands under the OHA but upon proposed municipal policy in draft CSP amendments. The City listed the Subject Lands in 1983 and did not move to designate them upon a heritage status review undertaken in the early 2000s. There is also no demolition proposed or a void of heritage evidence for consideration in view of the PPS, GGH, ROP, COP and CSP provisions. The Parties submitted extensive heritage evidence in support of their positions, including the Register listing information, the Study, the draft District Plan and CSP amendments, the HIA and subsequent correspondence of Mr. Borgal and the *viva voce* evidence of Mr. Borgal and Ms. Jasinski.

[26] Accordingly, the Tribunal finds it is not required to consider the draft District Plan and draft CSP amendments per section 2.1 of the Act and in face of the *Clergy* principle. The Tribunal therefore proceeds to assess the heritage evidence provided in view of the existing CSP policies and in relation to the heritage and cultural landscape provisions of the PPS, GGH, ROP and COP, in the context of sections 2, 45(1) and 51

(24) of the Act.

EVIDENCE AND FINDINGS

[27] The Applicants filed applications with the CoA to create a new lot on the Subject Lands with reciprocal access easements and to seek relief from the ZB with regard to lot, side yard and driveway width and an existing accessory structure. In support of the applications, they filed a planning justification report of Mr. Gagnon and the HIA prepared by Mr. Borgal along with supplementary planning and heritage submissions, as they arose from ongoing consultations with the City.

[28] Mr. Gagnon testified the Subject Lands are within the Urban System and along a Regional Intensification Corridor in the ROP; within the COP Central Area, Anchor Mobility Hub and Primary Intensification Corridor along the major arterial four-lane MSS; within the Downtown Brampton Secondary Plan 7 and SPA1, and; are designated Low-Density within the COP. The applicable heritage and cultural landscape CSP policies are outlined above.

[29] He further testified the Subject Lands are zoned Residential Single Detached A – Section 3307, which permits single detached dwellings and related accessory buildings per lot, and that the Lands are subject to Site Plan control via By-law No. 258-9 (Exhibit 1D, Tab 41).

[30] Mr. Gagnon performed a lot study of the MSS Corridor (Exhibit 1E, Tab 4). He concluded the MSS Corridor has an “eclectic” character, with a mixed range of lot widths, depths and areas, dwelling heights and sizes, architectural styles, driveways and front and side yard setbacks. He concluded 45% of the properties along the MSS Corridor have frontages of less than the 23 m minimum required by the ZB, that there are no typical side yards, that driveway styles and widths vary and that many lots have similar driveways to what is proposed.

[31] Mr. Gagnon opined the proposal is consistent with the PPS because it is located

within an urban settlement area, a focal point for growth and regeneration, is a modest intensification along an identified transit corridor and is sensitive to area character and cultural and heritage landscape features. He noted the submitted HIA concludes the proposal will contribute to conservation and preservation of the cultural heritage features and landscape by maintaining deep front yard setbacks, mature tree canopies in the front and rear yards, and the existing listed dwelling and porch. He further noted the Subject Lands are subject to Site Plan control, which will further preserve heritage features through siting and design of the new dwelling, driveway and any accessory buildings.

[32] Mr. Gagnon further opined that the proposal conforms to the GGH because it represents modest, compatible intensification within the local context, is in an identified central and transit priority area and will utilize existing infrastructure and services. In regard to cultural and heritage features, he opined the proposal conserves the landscape and streetscape experience, continuing to foster a sense of place and community, especially in view of the extensive CoA conditions to the consent and variance approvals, which include a fence prohibition.

[33] In regard to the ROP and COP, Mr. Gagnon opined the proposal respects and conforms to both as modest intensification that respects environmental, social, economic and cultural policies. It promotes conservation of cultural and heritage resources by preserving the existing house, porch and deep front yard setbacks along with the mature tree canopy. He submitted the proposal is an efficient use of land on an identified major arterial road which is also identified as a ROP Regional Intensification Corridor and focal point for region wide investment in services and infrastructure. Specifically, he opined that the proposal satisfactorily addresses the factors in section 8.5.5 of the CSP regarding severances of land in the MSS Corridor by careful consideration of the siting, grouping and character of buildings, while maintaining the mature tree canopy and experience of the identifying features of the MSS Corridor by neighbours and the public.

[34] Mr. Gagnon adopted the evidence of Mr. Bradley and Mr. Bradley's Arborist Report and Tree Preservation Plan (Exhibit 3C). In this regard, Mr. Gagnon noted that all mature trees within the vegetated buffer at the rear of the Subject Lands and along the MSS Corridor will be preserved. The trees noted as 12 and 13 on Exhibit 3C, being a clumping of cedars, are subject of removal for the new dwelling but are not significant features of the MSS Corridor. These removals do not require a permit from the City due to tree size. A mature white pine near the existing dwelling is of significant size but can be removed without need of a permit due to its proximity to the dwelling. The trees identified as 14, 17 and 18 on Exhibit 3C are within the proposed dwelling footprint and permits will be required for their removal but Mr. Bradley testified that trees 17 and 18 may be protected through design measures and if not, will only be subject to a permit to injure during construction. Tree 14 will need to be removed for the new dwelling but it is a relatively young sugar maple of approximately 15 m in height and is not a significant cultural and heritage landscape feature of the MSS Corridor or Subject Lands.

[35] Mr. Gagnon continued that section 4.10 of the COP regarding Cultural Heritage policies promote preservation of the cultural heritage landscape and listed dwelling but that the proposal does not negatively impact the character of either. The existing dwelling and wrap around porch are to be maintained *in situ* and the experience of the landscape by neighbours, pedestrians and vehicular traffic are to be maintained. He noted the CSP and SPA1 denote listed properties and the mature tree canopy along the MSS Corridor as forming a significant gateway to the City Downtown District but that this gateway experience is maintained by the proposal.

[36] The Applicants retained a heritage expert, Mr. Borgal, to assess the heritage impacts of the proposal in view of the PPS, GGH, ROP, COP and CSP policies and the requirements of the Act. Mr. Borgal testified that he followed the City terms of reference for a heritage opinion as well as the criteria in O. Reg 9/06 under the OHA to determine the cultural heritage value or interest in the Subject Lands. He also looked for potential conflicts arising from the proposal and in relation to the heritage attributes of the MSS Corridor and Subject Lands as outlined in the Register listing information, Study and

draft District Plan.

[37] Mr. Borgal opined the proposed lot widths are not much different than others in vicinity, that the proposed reduction in lot width will have no impact on existing eclectic patterns along the MSS Corridor and within the draft District Plan, and that the proposal will preserve the estate like entrance appearance through deep landscaped front yard setbacks and retention of the mature tree canopy, thereby meeting all of the character defining elements for the MSS Corridor and Subject lands as found in the Register and draft District Plan. He further opined the trees to be removed and specific side yards are not a defining feature of the heritage value of the Subject Lands and surrounding area and that the proposed dwelling will be in keeping with the character of the area through proposed design and Site Plan control. In sum, he concluded that the proposal meets the policy requirements of CSP 8.5.5 as the implementation tool for the cultural and heritage protection provisions of the PPS, GGH, ROP, COP and section 2 of the Act. Mr. Borgal was confident that the experience of the area and Subject Lands would not change as a result of the proposed consent and variances.

[38] Both Mr. Gagnon and Mr. Borgal recommended the proposal should be approved with the conditions as set out by the CoA and as further agreed to by the Parties regarding the sanitary easement in favour of the Region and the siting of the new dwelling within the building envelope, as identified in the conceptual plans at Exhibit 1E, Tab 1.

[39] Mr. Vanderberg, Central Area Planner for the City, authored the City Planning Staff Report of November 14, 2017 provided to the CoA (Exhibit 1B, Tab 27) and testified before the Tribunal in opposition to the applications. Mr. Vanderberg highlighted section 3.2.10 of the COP regarding Unique Communities identified in Downtown Brampton as possessing unique cultural, historic, natural and landscape qualities. He noted the unique community of the MSS Corridor has the largest concentration of the City's heritage buildings and features. He submitted the CSP and SPA1 apply to the MSS Corridor and Subject Lands to protect this significant gateway to the Downtown,

marked by a procession of mature tree canopy.

[40] Mr. Vanderberg focused his analysis on the language in section 5.6.1.1 of the CSP that speaks to discouragement of severances within the MSS Corridor. He submitted that the intent of section 5.6.1.1 of the CSP is to maintain the existing lot pattern, characterized by estate-like lots with generous front and side yards, to the extent that no new lots should be created that are accessed from MSS. Mr. Vanderberg further explained the Study was the first phase in establishing the draft District Plan and proposed sub-district between Wellington and Frederick Streets as an area of distinct character within the MSS Corridor, marked by larger lot width. The narrowest lot in the proposed sub-district is 21 m and the widest 79.2 m. He concluded the Subject Lands of 37.7 m width should not be subdivided for they are not a corner lot with access from another street and the subdivision would create the two narrowest lots in the proposed sub-district, creating an appearance of a new house in a tighter grouping. He also highlighted the reduction in side yard as detracting from the established estate character of the area.

[41] Mr. Vanderberg continued to highlight section 3.8 of the draft District Plan which provides that retaining the existing lot patterns in the District will help conserve the park-like setting, established by generous front and side yards and large setbacks. He also highlighted the draft CSP amendments which state that severances in the MSS Corridor can continue to be considered but only where on a corner or other lot with sufficient width and depth so that any new lot created could have access to a public road other than MSS. Mr. Vanderberg suggested the Applicants and Mr. Borgal did not address these proposed policies for they cannot be met by the proposal.

[42] Mr. Vanderberg opined that the intent of the existing CSP is that no change in lot pattern be permitted when involving access to MSS but he provided no evidence of this intent in relation to CSP provision 5.6.1.1. He submitted draft CSP amendments are only needed to clarify the existing intent but he did not address why CSP provision 8.5.5 is in place given his submitted intent of provision 5.6.1.1.

[43] The Tribunal does not accept that the intent of the CSP policy 5.6.1.1 is to prohibit severances with access to MSS and relies upon CSP policy 8.5.5 for its assessment of the applications and determination in that regard. In the Tribunal's view, the in force CSP policy for severances, as the implementation tool of the PPS, GGH, ROP and COP general provisions for protection of cultural and heritage value is the appropriate consideration and not the draft CSP amendment policies. The Tribunal also rejects the submission that the applications are subject to a higher test for conservation and preservation based upon the draft District Plan and draft CSP amendments for the reasons stated above in relation to the *Clergy* principle.

[44] In regard to Site Plan control arguments, the Tribunal accepts that the City can control the siting of the new driveway for the retained lot for the Site Plans are attached to both the CoA and this Decision as a condition of approval. There is also no evidence of intent to alter the existing dwelling aside from removal of a side deck of no cultural or heritage value. The Site Plan process can also address landscaping, driveway siting and configuration and dwelling design attributes on the severed lot. There is no evidence or argument submitted upon which the Tribunal should hold its Order until the Site Plan process is complete.

[45] Ms. Jasinski also testified for the City, emphasizing the existing lot pattern and need to conserve it for the heritage and cultural landscape and experience of place in the community. She submitted the cumulative effects of lost vegetation, additional hard-scraping and reduced lot and side yard widths will negatively impact the park-like nature of the MSS Corridor and the Subject Lands. In this regard, the Tribunal prefers the evidence of Mr. Gagnon and Mr. Borgal that the lot and side yard widths in the MSS Corridor vary, that the proposal does not engage a removal of defining vegetation and that the existing driveway is larger and more intrusive into the front yard feature than the two new driveways proposed per the recommendation of City Planning staff. The Tribunal also finds there is nothing in the Register listing information or CSP regarding maintaining the existing lot pattern without exception or pertaining to side yard width. The Register listing information for the MSS Corridor and Subject Lands refers to the

mature tree canopy and deep front yard setback to maintain the estate like character of the area and Subject Lands. The Tribunal finds these defining aspects of the heritage and cultural value of the MSS Corridor and Subject Lands are maintained by the proposal and satisfy the relevant guiding provisions of the PPS, GGH, ROP, COP and CSP in this regard.

[46] On the further concern of bad precedent for the MSS Corridor, the Tribunal accepts the evidence of Mr. Gagnon and Mr. Borgal that many of the lots to the north of the Subject Lands are within the Downtown Flood Plain and not amenable to new development and that the other lots in the area are not amendable to severance due to their size and the siting of listed or designated dwellings upon them. The prospect of further severances in the MSS Corridor or even the proposed sub-district is minimal.

[47] The Tribunal accepts the submissions of the Applicants expert witnesses that the Subject Lands are a uniquely large and irregular lot with a unique siting of the existing listed dwelling that allows for the proposal without adverse impacts to the heritage and cultural value of the MSS Corridor and Subject lands. Further, the Tribunal accepts the opinion of Mr. Borgal that the goal of heritage protection as provided for in the OHA, PPS, GGH, ROP, COP, CSP and Register listing is to manage development in a manner to protect defining heritage and cultural features but not to preclude modest intensification when that protection is accounted for in an application.

[48] Accordingly, the Tribunal prefers and accepts the opinion of Mr. Gagnon and Mr. Borgal that the consent application satisfactorily addresses the provisions in sections 2 and 51(24) of the Act, including those pertaining to the cultural and heritage value of the MSS Corridor and Subject lands, and the relevant provisions of the PPS, GGH, ROP, COP and CSP in this regard. The Tribunal further accepts that the consent will not result in adverse impacts to the neighbours or public in their experience of place and community.

[49] The Tribunal further prefers and accepts the opinions of Mr. Gagnon and Mr. Borgal that the variance applications meet the tests within section 45(1) of the Act; they

maintain the general purpose and intent of the COP, CSP and ZB and are otherwise minor and desirable for appropriate development of the Subject Lands. Further, the Tribunal accepts their opinions that the variances and proposed development are consistent with the PPS and conform to the GGH, ROP, COP and CSP.

[50] The proposed consent and variances represent modest intensification in the City's MSS Corridor, along an identified transit route. They engage sensitive placement and relationship of buildings, respect the scale and character of area dwellings, and preserve the mature tree canopy and deep front yards as being of identified heritage and cultural value. The side yards are adequate to allow for reasonable separation and access and maintenance of the historic wrap around porch on the existing dwelling. The fabric vehicle shed has been in place for a long time and will be removed upon construction of the new dwelling.

ORDER

[51] The Tribunal orders that the appeals are dismissed. Provisional consent is to be given and the variances to By-law No. 270-2004 are authorized subject to the following additional conditions to those of the Committee of Adjustment:

[52] The sanitary easement in favour of the Region is to be granted and the new dwelling is to be constructed within the building envelope, both as outlined on the conceptual Site Plans found at Exhibit 1E, Tab 1. pp. 1-3, which are attached to this Decision and Order as Attachment 1.

"C.J. Bryson"

C.J. BRYSON
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

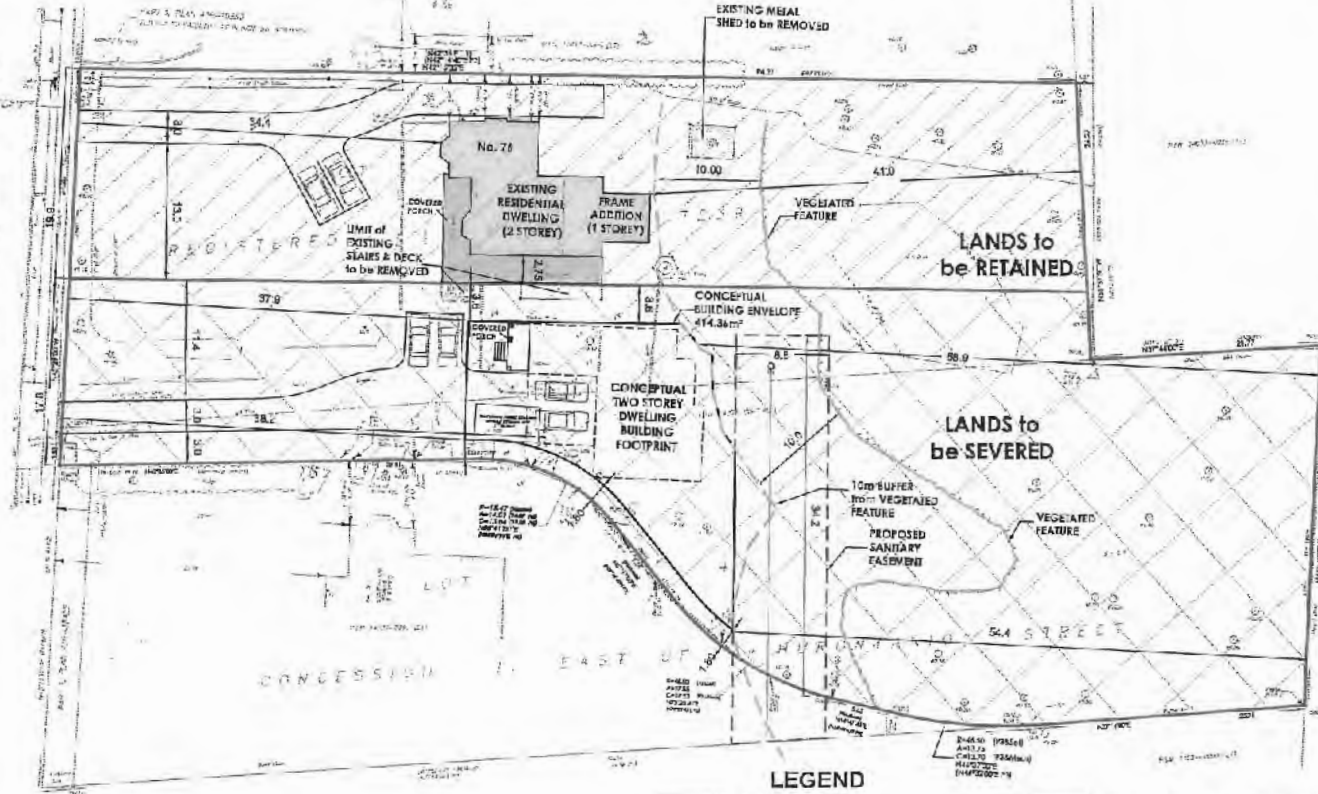
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

10.5-19



MAIN STREET SOUTH



LEGEND

- | | | | |
|--|-------------------------------|--|--------------------------------------|
| | SUBJECT SITE | | VEGETATED FEATURE |
| | LANDS TO BE RETAINED | | 10m BUFFER from
VEGETATED FEATURE |
| | LANDS TO BE SEVERED | | |
| | PROPOSED
SANITARY EASEMENT | | |



KEY PLAN

SITE STATISTICS

TOTAL SITE AREA:	0.52 ha [1.28 ac]
LANDS to be RETAINED:	0.19 ha [0.46 ac]
LANDS to be SEVERED:	0.33 ha [0.82 ac]
LANDS to be RETAINED:	
EXISTING RESIDENTIAL DWELLING:	276.18 m ² [2,972.77 ft ²]
EXISTING SHED (TO BE REMOVED):	1,198 m ² [12,935 ft ²]
LANDS to be SEVERED:	
PROPOSED RESIDENTIAL DWELLING:	414.98 m ² [4,464.80 ft ²]

ZONING DESIGNATION:
RESIDENTIAL SINGLE DETACHED A (R1A), SECTION 5307
SUBJECT TO MATURE NEIGHBOURHOOD BY-LAW 280-2014

	REQUIRED	PROVIDED
	RETAINED	SEVERED
Minimum Lot Area:	530m ² (Minimum Lot)	1,930m ² 4,462.24m ²
Minimum Lot Width:	25m	19.9m 17.8m
Minimum Lot Depth:	25m	25m 27m
Minimum Front Yard Depth:	25m	24.4m 37.9m
Minimum Interior Side Yard:	3.98m (RETAINED) 3.54m (SEVERED)	3.93m 3.00m (NORTH) 2.77m 1.30m (SOUTH)
Minimum Rear Yard Depth:	20% of Lot Depth	41.2m 17.5m
Minimum Landscaped Open Space:	10% of the Front Yard	14.0m 14.0m
Maximum Gross Residential Floor Area:	750m ²	397.54m ² 414.98m ²

COMMITTEE OF ADJUSTMENT CONCEPTUAL SEVERANCE PLAN 78 MAIN STREET SOUTH CITY OF BRAMPTON

P.N. 16.2194	Date: October 2, 2013
Scale: N.T.S.	
Drawn By: D.S.	File No.: CP October 2013

25 Queen Street East
Suite 300
Brampton, ON
L6Y 5P1
P (905) 765-5759

GWD
Geotechnical & Water Division
100 East Beaver Creek
Suite 310
Markham, ON
L3R 0A5
P (905) 477-0251



LEGEND

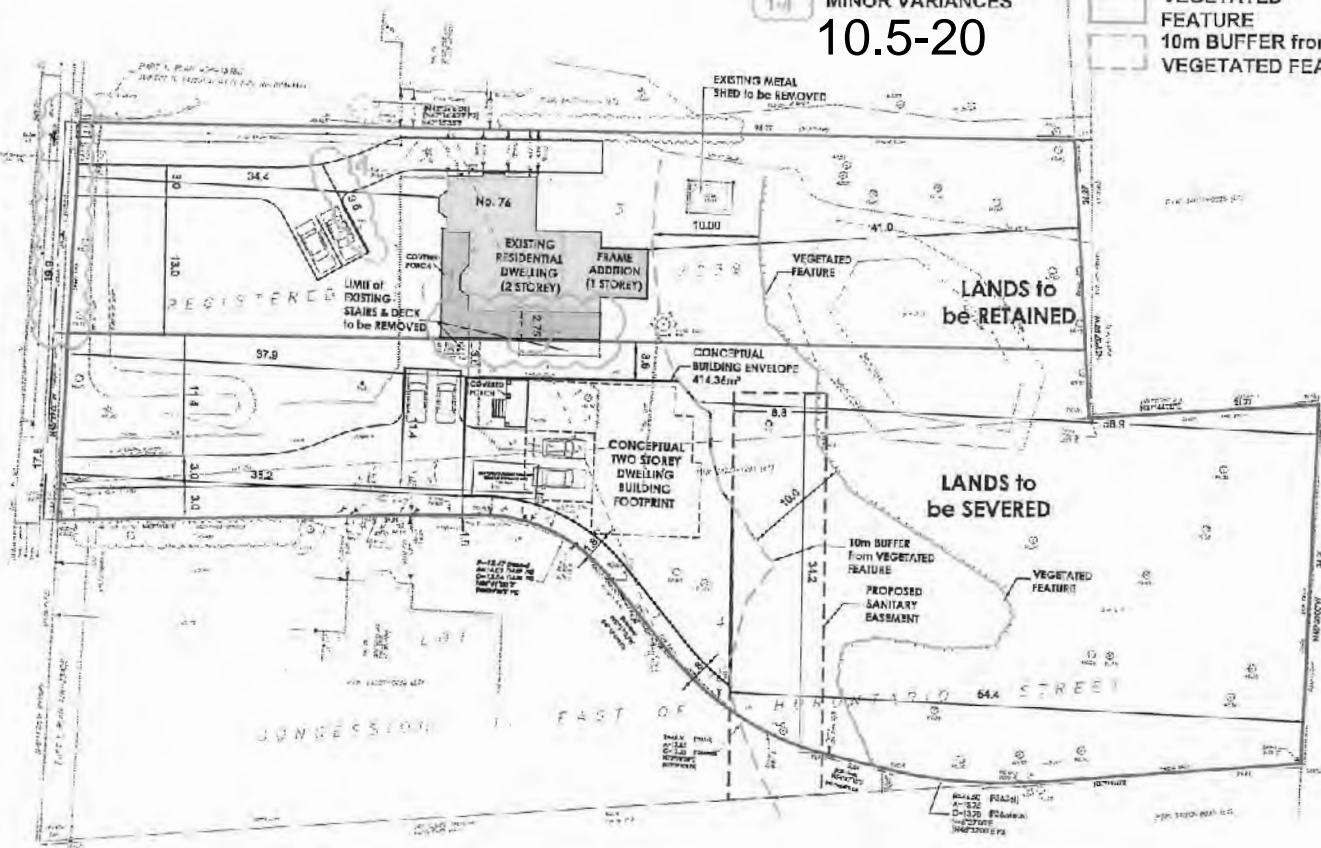
SUBJECT SITE

MINOR VARIANCES

10.5-20

PROPOSED
SANITARY EASEMENT
 VEGETATED
FEATURE
 10m BUFFER from
VEGETATED FEATURE

MAIN STREET SOUTH



KEY PLAN

SITE STATISTICS

TOTAL SITE AREA:	0.19ha (0.46ac)
EXISTING RESIDENTIAL DWELLING:	274.18m² (2,972.77sq ft)
EXISTING SHED (TO BE REMOVED):	11.98m² (129.92sq ft)

ZONING DESIGNATION:
RESIDENTIAL SINGLE DETACHED A (RTA), SECTION 9307
SUBJECT TO MATURE NEIGHBOURHOOD BY-LAW 200-2014

	REQ. REQ.	PROVIDED
Minimum Lot Area:	630m² (inferior lot)	1,670.0m²
Minimum Lot Width:	23m	19.9m
Minimum Lot Depth:	35m	9.5m
Minimum Front Yard Depth:	20m	34.4m
Minimum Interior Side Yard:	3.98m (RETAINED) 3.56m (SEVERED)	3.95m (NORTH) 2.75m (SOUTH)
Minimum Rear Yard Depth:	25% of Lot Depth	41.2m
Minimum Landscaped Open Space:	70% of the front yard	14.0m
Maximum Gross Residential Floor Area:	757m²	397.8m²

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE PLAN - RETAINED LANDS

76 MAIN STREET SOUTH
CITY OF BRAMPTON

MINOR VARIANCES

- To permit a minimum lot width of 19.50 metres whereas the by-law requires 23.0 metres;
- To permit a southerly interior side yard setback of 2.75 metres whereas the by-law requires an interior side yard setback of 3.98 metres;
- To permit a interior side yard setback of 0.0 metres to an existing roofed porch / deck; and
- To permit a maximum driveway width of 10.0 metres, whereas the by-law permits a maximum driveway width of 9.14 metres.

P.N. 162191

Scale: N.T.S.

Drawn By: D.S.

Date: October 2, 2013

File No.: CF-October 2013

21 Queen Street East
Suite 500
Brampton, ON
L6Y 3P1
P: (505) 796-8790

GWD
Geotechnical & Water Division
Toll Free
1 (855) 771-7266
www.gwd.ca

3601 Highway 7 East
Suite 210
Markham, ON
L3R 9V2
P: (905) 477-8886



LEGEND

SUBJECT SITE

MINOR VARIANCES

10.5-21

PROPOSED
SANITARY EASEMENT
 VEGETATED
FEATURE
 10m BUFFER from
VEGETATED FEATURE



KEY PLAN

SITE STATISTICS

TOTAL SITE AREA: 0.33ha (0.02ac)

PROPOSED RESIDENTIAL DWELLING: 414.95m² (4,466.60sq ft)

ZONING DESIGNATION:
RESIDENTIAL SINGLE DETACHED A (R1A), SECTION 3307
SUBJECT TO MATURE NEIGHBOURHOOD BY-LAW 285-2014

	REQUIRED	PROVIDED
Minimum Lot Area:	630m ² (Incorporating Lcl)	3,300.54m ²
Minimum Lot Width:	27m	17.2m
Minimum Lot Depth:	35m	92m
Minimum Front Yard Depth:	9m	27.9m
Minimum Interior Side Yard:	3.78m (RETAINED) 3.50m (INVERTED)	3.60m (RETAINED) 1.00m (SEVERED)
Minimum Rear Yard Depth:	25% of Lot Depth	17.5m
Minimum Unenclosed Open Space:	70% of the Front Yard	14.0m
Maximum Gross Residential Floor Area:	750m ²	414.95m ²

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE PLAN - SEVERED LANDS
76 MAIN STREET SOUTH
CITY OF BRAMPTON

P.N. 16.2184

Date: October 2, 2018

Scale: N.T.S.

Drawn By: D.S.

File No.: CF_Cor-ha-2018

21 Queen Street East
Suite 500
Brampton, ON
L6Y 4P7
P (905) 796-5730



3001 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477-6556

MINOR VARIANCES

- To permit a minimum lot width of 17.0 metres whereas the by-law requires 23.0 metres;
- To permit a southerly interior side yard setback of 1.60 metres, whereas the by-law requires an interior side yard setback of 3.55 metres;
- To permit a maximum driveway width of 12.0 metres, whereas the by-law permits a maximum driveway width of 7.32 metres;
- To permit an existing accessory building (fabric covered vehicle storage hut) with a gross floor area of 21.0 m² whereas the by-law permits a gross floor area of 15.0 m² for any individual accessory building; and
- To permit an existing accessory building (fabric covered vehicle storage hut) that is associated with the dwelling located on an adjacent lot (76 Main Street South) whereas the by-law only permits an accessory building to be located on the same lot as the principal use.

MAIN STREET SOUTH

LANDS to
be RETAINED

LANDS to
be SEVERED



10 Peel Centre Drive, Ste A, 1st Fl, Rm 101
Brampton, ON L6T 4B9
Telephone: (905) 791-7800
Fax: (905) 791-3697

Request for Expression of Interest
(This is NOT a Purchase Order)

Document Number: 2018-768EI Total Number of Pages, including Cover Sheet: 8

Document Title: REQUEST FOR EXPRESSION OF INTEREST FOR THE ACQUISITION AND RELOCATION OF A RESIDENTIAL STRUCTURE LOCATED AT 11962 THE GORE ROAD, CITY OF BRAMPTON

Date Issued: Wednesday, February 20, 2019

Submissions must be made in accordance with this document and will be received at the office of the undersigned on or before:
12:00 noon local time
Friday, March 15, 2019

You are hereby invited to submit information according to the instructions as stated in this document.

Contact Name: Glayton Campbell Telephone Number:
Senior Procurement Analyst (905) 791-7800, ext. 4211

Document 2018-768EI
FOR EXPRESSION OF INTEREST FOR THE ACQUISITION AND RELOCATION OF A RESIDENTIAL STRUCTURE LOCATED AT 11962 THE GORE ROAD, CITY OF BRAMPTON

Please submit your information for **REQUEST FOR EXPRESSION OF INTEREST FOR THE ACQUISITION AND RELOCATION OF A RESIDENTIAL STRUCTURE LOCATED AT 11962 THE GORE ROAD, CITY OF BRAMPTON**, all in accordance with this Document's Index.

For **REQUEST FOR EXPRESSION OF INTEREST FOR THE ACQUISITION AND RELOCATION OF A RESIDENTIAL STRUCTURE LOCATED AT 11962 THE GORE ROAD, CITY OF BRAMPTON**, as required, and as specified within this Document.

1. Cover Sheet
2. Index
3. Instructions to interested parties
4. Scope of Services
5. Picture of Residential Structure

1. **DEFINITIONS**

For the purposes of interpretation, the following capitalized terms used in this Document shall have the meanings ascribed below, unless the context in which they appear clearly indicates otherwise:

- (a) “**Agency**” means The Regional Municipality of Peel, Peel Regional Police, Peel Housing Corporation o/a Peel Living and any other government or agency or board on behalf of which The Regional Municipality of Peel is acting.
- (b) “**Document**” means this Request for Expression of Interest (“RFEI”) document describing the Goods and Services requiring additional information in the marketplace and includes, without limitation, those documents referenced on the Index of the Document and such addenda as may be issued by the Agency from time to time.
- (c) “**Submission**” means the document as completed by the interested party for the purpose of providing information to the Agency for the goods and/or services requested in the Document.

Other terms are as defined in the Document.

2. **INFORMATION AND COMMUNICATIONS**

- 2.1 Any questions or information required regarding this Document must be submitted via peelregion.bidsandtenders.ca by clicking the ‘Submit a Question’ button for the selected bid opportunity at least four working days prior to closing. Do not submit your questions via e-mail. No oral communications will be considered binding.
- 2.2 It is recommended that Interested Parties add noreply@bidsandtenders.ca to their “safe senders” lists in their e-mail systems and monitor their spam/ clutter/ junk filters to ensure they do not miss automatically generated messages sent by bidsandtenders.ca that relate to this bid opportunity.

3. **SUBMISSIONS**

- 3.1 This Request for Expression of Interest (RFEI) is being made available electronically through the Region of Peel’s website at peelregion.bidsandtenders.ca. Interested Parties are invited to respond to this Request for Expression of Interest (RFEI) through the bidding system at bidsandtenders.ca
- 3.2 Only Interested Parties that are registered as a Plan Taker for this Document with Bids and Tenders at peelregion.bidsandtenders.ca and have obtained this Document from Bids and Tenders or the Agency, may submit a Bidder Submission.

- 3.3 Any documents forming part of a Interested Parties Submission uploaded to peelregion.bidsandtenders.ca by the Bidder in response to the Document must:
- 3.3.1 NOT have a security password.
 - 3.3.2 Not be defective, corrupted or blank.
 - 3.3.3 Be able to be opened and viewed by the Agency.
4. **DATE AND PLACE FOR RECEIVING SUBMISSIONS**
- 4.1 SUBMISSIONS should be via e-mail to glayton.campbell@peelregion.ca on or before 12:00 noon local time in Brampton, Ontario on **Friday, March 15, 2019**.
5. **ADDENDA**
- Any addenda related to this Document will be through the Bidding System at peelregion.bidsandtenders.ca. Although the Bidding System will attempt to notify registered Interested Parties of when addenda are posted on the Bidding System, the Agency does not guarantee any receipt of notifications by Interested Parties and waives any responsibility. **It is the sole responsibility of Interested Parties to check the Bidding System often to inform themselves of any posted addenda.**
6. **AGENCY RIGHTS**
- 6.1 The information received from interested parties will assist the Agency in determine if a formal request for proposal, tender or quotation is required for this project . Additional information may be requested, throughout the process.
- 6.2 The Agency's use of information provided in a Submission in a future procurement process for the project shall not be considered an acceptance of the Submission nor an intention to create contractual relations with any interested party.
- 6.3 The Agency reserves the right to discontinue and/or re-issue the RFEI process at any time without penalty and without incurring any financial obligation to any interested party.
- 6.4 If subsequent competitive bidding opportunities are issued, the Agency is under no obligation to advise any interested parties from this RFEI. Interested parties should monitor the Agency's website: peelpurchasing.ca for such opportunities.
7. **OWNERSHIP/DISCLOSURE OF SUBMISSIONS**
- Upon receipt of Submissions, along with all correspondence, documentation and information provided to the Agency in response to this Request for Expression of Interest, or obtained by the Agency from the interested parties in connection with this Request for Expression of Interest shall:
- 7.1 become the property of the Agency; and
 - 7.2 become subject to the Municipal Freedom of Information and Protection of Privacy Act ("MFIPPA") and may be disclosed pursuant to that

legislation. Interested parties must identify in their submissions any scientific, technical, proprietary, commercial or other confidential information, the disclosure of which could cause them injury.

8. **INTERESTED PARTIES' COSTS**

The interested parties shall bear all costs and expenses in any aspect of their participation in this RFEI process.

1. **INTENT**

The Agency is seeking submissions from individuals or organizations who may have an interest in acquiring and relocating the existing residential heritage structure from 11962 The Gore Road in the City of Brampton to an appropriate site of their own choosing.

If the Agency receives multiple responses to this Request for Expression of Interest, the Agency may, but is not obliged to, initiate a competitive bidding process. Priority may be given to those parties who can demonstrate their ability to best complete the removal.

2. **BACKGROUND**

The Region of acquired the residential property at 11962 The Gore Road in 2010. The residential property was acquired in order to facilitate a major road project; the widening of Mayfield Road from Airport Road to Coleraine Drive. As such, the structure located at 11962 the Gore Road must be removed to complete the construction work.

The residential structure is a one and half storey, brick residence constructed in the 1870's. The structure is listed on the City of Brampton's heritage inventory; it is not designated under the *Ontario Heritage Act*. Additions and substantial alterations have been completed throughout the structure's history. The following heritage attributes remain; exterior brick cladding, some original window and door openings; original exterior wooden trim surrounding the pointed window located on the front façade, the structure's one-and-a-half storey massing, side facing gable roof line, and central gable dormer. A "non-period" garage is attached to the north side of the structure. Despite the best efforts of the Agency to secure the structure from vandalism, much of the internal plumbing and electrical services have been damaged or removed.

3. **ACQUISITION AND RELOCATION COST**

Successful purchasers must agree to enter into an agreement with the Agency assuming all costs and liability associated with the removal of the structure from 11962 The Gore Road and relocation to a new site.

4. **PROJECT SCHEDULE/TIMELINES**

In order for the Agency to meet its construction project timelines, the structure located at 11962 The Gore Road must be removed from the site by December 20, 2019.

We are interested in participation in any future procurement processes related to the purchase and relocation of a residential structure located at 11962 the Gore Road, City of Brampton in the near future (if applicable).	
Legal Company Name:	
Address:	
Email Address:	
Telephone No.:	
Name of Company Representative: (Print Name)	
Position:	
Signature of Company Representative:	
Additional Information: <i>Interested parties can provide additional information relevant to the Service.</i>	

Submit this form via e-mail to Glayton Campbell at glayton.campbell@peelregion.ca on or before the closing date and time indicated in the Document.

12.1-8

