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**Date** May 30, 2022 **Report No.** 2022-332

**To** Chair and Members  
Brantford Heritage Committee

**From** Patrick Vusir, Planner, Long Range Planning  
Planning and Development Services

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## 1.0 Type of Report

Consent Item ☐  
Item For Consideration ☐

## 2.0 Topic Heritage Register Project – Part 2, Phase D Properties Recommended for Listing [Financial Impact – None]

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## 3.0 Recommendation

THAT the following comments from the Brantford Heritage Committee regarding the Phase D properties recommended for inclusion on the Heritage Register as non-designated, listed properties BE INCLUDED in Staff's future report to the Committee of the Whole – Planning and Administration:

- i. \_\_\_\_\_; and
- ii. \_\_\_\_\_; and
- iii. \_\_\_\_\_.

## 4.0 Purpose and Executive Summary

The purpose of this Report is to present for the Brantford Heritage Committee's consideration 78 properties that are recommended to be added to the City's Heritage Register as non-designated, listed properties. The properties are

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located in the northern portion of the old Central and East Ward areas of Brantford, identified as Phase D on the map attached as **Appendix A**. Planning Staff is seeking comments from the Committee for inclusion in Staff's future report to Committee of the Whole – Planning and Administration on June 14, 2022.

## 5.0 Background

The *Ontario Heritage Act* requires municipalities to maintain a Heritage Register, which provides an official record of all designated heritage properties in the City. The *Ontario Heritage Act* also allows municipalities to include other properties on the Heritage Register that are not designated but have heritage value, often referred to as “listed” properties. Listed properties are provided with interim protection from demolition under the *Ontario Heritage Act*, requiring owners of listed properties to give the City 60 days’ written notice of their intention to demolish or remove a building or structure on the property. This time period provides the City with an opportunity to consult with the Heritage Committee and evaluate whether the property merits designation, and to work with the owner to investigate opportunities for conserving the property’s heritage value (e.g., incorporating the building into a new development on the property). Additional heritage approvals are not required to make exterior or interior changes to a non-designated property that is listed on the Heritage Register and no documents are registered on title of listed properties.

The City of Brantford’s Heritage Register Project began in 2017 following direction from Council. The main focus of the Project was to review all properties currently included on the City’s Heritage Inventory to identify which properties have heritage value and warrant inclusion on the Register as non-designated, listed properties. The City retained the services of Archaeological Services Inc. (ASI) to work with Planning Staff to complete the Project. In Part 1 of the Project, a total of 832 properties were identified as candidates to be included on the City’s Register as listed properties (refer to [Report 2020-212](#)). These properties were organized into two priority groups (Group A and Group B) to allow for a phased approach to adding properties to the Register that will ensure appropriate consultation with property owners can be accommodated. Owner consultation and notification has already occurred for 101 properties in the higher priority Group A, and on August 25, 2020, Council added the majority of Group A properties (98 properties) to the Register as listed properties.

Part 2 of the Project started in 2021 and entails confirming that the Priority Group B properties identified in Part 1 continue to warrant listing on the

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Register. Part 2 of the Project is proceeding in phases by geographic area as shown in **Appendix A**. For each phase, the City hosts a Public Information Centre for owners of the relevant properties and presents the properties recommended for listing to the Brantford Heritage Committee and Council for consideration. The previous phase – Phase C (refer to [Report 2022-249](#)) – was completed on April 26, 2022 when Council approved the addition of 116 properties to the City’s Heritage Register.

Phase D is the subject of this Report which presents 78 properties in the northern portion of the old Central and East Ward areas of Brantford (Area D) that are recommended to be added to the Heritage Register as non-designated, listed properties. These properties are identified in **Appendix B** to this Report.

## 6.0 Analysis

A total of 84 properties within the northern part of the old Central and East Ward areas of Brantford (Area D) were identified in Part 1 of the Heritage Register Project as candidates for inclusion on the Heritage Register as non-designated, listed properties. Part 1 of the Heritage Register Project employed a systematic and rigorous approach to identify which properties merit listing on the Register. After initial review and standardization of the existing data in the Heritage Inventory, comprehensive screening criteria were applied to determine properties that warranted further investigation. Properties that passed the screening stage proceeded to a field survey where additional property data and photographs were gathered.

Next, the project team assessed the material integrity of properties, meaning the degree to which the significant physical characteristics of a historical building have been retained. Properties considered to have ‘sufficient’ or ‘exceptional’ integrity were then assessed against evaluation criteria developed to respond to the criteria prescribed by Ontario Regulation 9/06 for determining cultural heritage value or interest under the *Ontario Heritage Act*, while also reflecting Brantford’s unique heritage. The evaluation criteria were also prioritized, with higher priority criteria capturing those properties that are at a greater risk of loss, such as properties with an early date of construction. All recommended properties in Area D have sufficient or exceptional material integrity and satisfy at least one of the evaluation criteria.

In Part 2, Phase D of the Heritage Register Project, the project team confirmed that 78 of the 84 properties previously identified in Area C still warrant listing on the Register. The team reviewed demolition and building permits and conducted a windshield survey of the properties to verify that there were no substantial

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physical changes to properties that would impact their cultural heritage value and that the initial rating continues to apply. Properties were also reviewed against Heritage Inventory records to confirm date of construction where an early date of construction was a criteria for listing. The 78 Area D properties that are recommended for inclusion on the Heritage Register as non-designated listed properties are identified in **Appendix B** to this Report. The six properties which were reviewed and are no longer recommended for inclusion on the Heritage Register include:

- 208 Market Street, which is located at a corner but on further review did not sufficiently address the corner-property criterion, and did not meet sufficient criteria to otherwise warrant listing once that criterion was removed.
- 78 Marlborough Street, which was found to have been renovated much more extensively than had originally been believed during the evaluation process in Phase 1. As a result of these renovations, the property's material integrity is categorized as "low".
- 21 Sheridan Street, which was originally believed to pre-date the incorporation of the City in 1877. Further research suggests that the property does not meet that criterion, and if the property does not pre-date the incorporation of the City, it does not meet sufficient criteria to warrant listing.
- Three properties which form part of a development application which would see the buildings demolished. These properties have been evaluated by a Heritage Impact Assessment that was circulated to the Brantford Heritage Committee at its February 3, 2020 meeting.
  - 31 Chatham Street;
  - 134 Market Street; and
  - 136-138 Market Street.

As part of this phase of the Heritage Register Project, Staff held a virtual Public Information Centre on May 9, 2022 which was attended by three members of the public; a recording of the Public Information Centre was subsequently published on the City's Neighbourhood Planning Meetings YouTube page. In addition to questions asked at the Public Information Centre, Staff also received correspondence from four (4) owners opposing their properties being listed on the Register (129-131 Market Street, 196 and 204 Marlborough Street, 30 Nelson Street/81 Queen Street, and 292 Park Avenue). The written correspondence is attached to this Report as **Appendix C**. Staff has reviewed

information for 129-131 Market Street, 196 and 204 Marlborough Street, 30 Nelson Street/81 Queen Street, and 292 Park Avenue and continues to consider the properties as strong candidates for listing on the Heritage Register as they satisfy evaluation criteria for determining cultural heritage value, as outlined in the following subsections (6.1 – 6.5).

## 6.1 129-131 Market Street

Figure 1: 129-131 Market Street, Brantford.



The building at 129-131 Market Street, shown in Figure 1 above, pre-dates the incorporation of the City of Brantford in 1877 and is considered a representative example of the Italianate architectural style, featuring the following architectural details commonly found in this style:

- Two-storey massing;
- Three-bay, symmetrical façade;
- Low-pitched hip roof with deep projecting eaves;
- Ornate cornice brackets supporting the eaves;
- Stone foundation and brick construction;
- Tall, narrow round headed windows; and,
- A pedimented projecting frontispiece (projecting front entrance with pediment, or gable-ended roof, at the top).

## 6.2 196 Marlborough Street

Figure 2: 196 Marlborough Street, Brantford.



The building at 196 Marlborough Street, shown in Figure 2 above, is considered representative of a rare architectural style (Georgian) in the City of Brantford. The building has the following architectural details of the Georgian style:

- Two-storey massing;
- Three-bay symmetrical façade;
- Hip-roof;
- Rectangular plan;
- Wooden construction with clapboard exterior finish; and,
- Transom window over the front door.



### 6.3 204 Marlborough Street

Figure 3: 204 Marlborough Street, Brantford.



The building at 204 Marlborough, shown Figure 3, represents a rare architectural style (Craftsman Bungalow) in the City of Brantford. The building features the following attributes of this architectural style:

- Two-storey massing under a broad, gently pitched gable roof with overhanging eaves and dormers;
- Rectangular plan;
- Concrete (block) foundation;
- Brick construction and exterior finish;
- Limited ornamentation;
- Spacious, open veranda;
- Strong, horizontal lines; and,
- Windows grouped in twos or threes.

## 6.4 30 Nelson Street / 81 Queen Street

Figure 4: 30 Nelson Street / 81 Queen Street, Brantford.



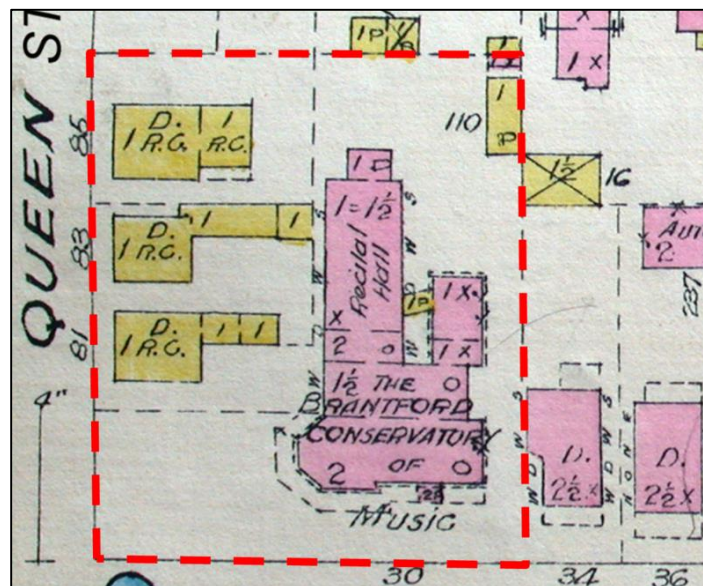
The building at 30 Nelson/81 Queen Street, shown in Figure 4 above, predates the incorporation of the City of Brantford in 1877 and is considered a representative example of the Italianate architectural style, featuring the following architectural details commonly found in this style:

- Two-storey massing;
- Low-pitched hip roof with deep projecting eaves;
- Ornate cornice brackets supporting the eaves;
- Brick construction;
- Tall, narrow round headed windows with ornate hoods;
- Quoin details at corners;
- Tall chimneys; and,
- A bay window.

In addition to the above noted criteria, the property is currently the site of an Ontario Heritage Trust plaque which recognizes the site's historical associations with the Royal Canadian College of Organists. 1919 Fire Insurance Plans of the City, an excerpt of which is shown in Figure 5, identifies the property as the site of the Brantford Conservatory of Music and a recital hall.



Figure 5: Excerpt from the 1919 Fire Insurance Plan showing 30 Nelson Street and 81-85 Queen Street.



The property in its present format is a consolidation of 30 Nelson Street (the extant building used as a funeral home) as well as 81 through 85 Queen Street. The original Queen Street properties were demolished to create the parking lot.

## 6.5 292 Park Avenue

Figure 6: 292 Park Avenue; Brantford.



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The building at 292 Park Avenue, shown in Figure 6, is recommended for inclusion on the Heritage Register as the property is considered unique, reflecting a combination of architectural details. The building has been classified as having a “vernacular” architectural style to reflect this uniqueness. It has the following architectural details:

- 1.5 storey massing with brick construction;
- Moderate pitch front gable roof;
- L-shaped plan;
- Tall narrow windows with round-headed windows;
- Buff yellow brick with red-brick accents in the window arches;
- Front door with transom window at top; and,
- Wrap-around porch with wooded trim and square columns.

## **6.6 Consideration of Objections**

Staff acknowledge the objections by the owners of 129-131 Market Street, 196 Marlborough Street, 204 Marlborough Street, 30 Nelson Street/81 Queen Street, and 292 Park Avenue identified in the foregoing subsections, but note that owner consent is not required to list a property on the Heritage Register. Based on the evaluation completed through this Project, Staff recommends that these properties be included on the Heritage Register as non-designated, listed properties. Staff also notes that simply listing the properties on the Heritage Register, unlike designation, does not require a property owner to obtain heritage approvals to make exterior or interior changes and is not registered on the property title. It affects the timeline of the demolition application process only. Should Council approve the listing of these properties, the owners will be notified of Council’s decision in accordance with the requirements of the *Ontario Heritage Act*, and will continue to have the ability to request Council remove the property from the Heritage Register in the future.

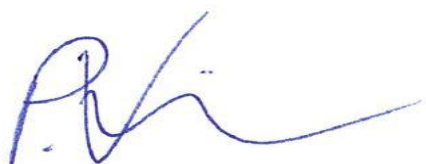
## **7.0 Financial Implications**

There are no financial implications to the City arising from this Report.

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## 8.0 Conclusion

This Report presents the 78 properties in the northern portion of the old Central and East Ward areas of Brantford that are recommended to be added to the City's Heritage Register as non-designated, listed properties. These properties were determined to have sufficient or exceptional material integrity and satisfy at least one of the evaluation criteria for determining cultural heritage value or interest. Planning Staff is seeking comments from the Brantford Heritage Committee for inclusion in Staff's future report regarding these properties to Committee of the Whole – Planning and Administration on June 14, 2022.



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People, Legislated Services and Planning



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Manager of Long Range Planning  
People, Legislated Services and Planning

Attachments:

Appendix A: Areas for Phases in Part 2 of the Heritage Register Project

Appendix B: Phase D Properties Recommended for Listing

Appendix C: Comments from Phase C Property Owners

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no