



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON, N3R 2J4

Heritage Impact Assessment

167 Mt. Pleasant Street, City of Brantford

Prepared For: Jo-Lynn Construction Inc.

Prepared By: The Angrish Group

March 17, 2022

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1. Introduction

The Heritage Impact Assessment has been prepared by The Angrish Group in support of the Zoning By-Law Amendment Application required for the development of the property. The report is submitted on behalf of Jo-Lynn Construction Inc., owner of the property municipally known as 167 Mount Pleasant Street, Brantford. The proposal contains developing the lands for a single detached and a semi-detached dwelling.

The purpose of this assessment is to identify and evaluate the cultural heritage resources within the surrounding area that may be impacted by the proposed development. This assessment is conducted in accordance with the policy direction of the Planning Act R.S.O. 1990, c. P.13, Provincial Policy Statement (2020), Ontario Heritage Act, R.S.O. 1990, c. O.18 and City of Brantford Official Plan (2021).

2. Location of Subject Lands

The subject lands are located on the west side of Mount Pleasant Street and south side of Veterans Memorial Parkway. The lands are approximately 1850 sq.mt. (0.46 acres) in size with a frontage along Mount Pleasant Street of 34.05 meters (111.7 feet). Figure 1 shows the location of the lands.

The subject property is currently occupied with a single-family home that is proposed to be demolished during the development of the site. The building does not feature any significant architectural styles and has not been identified of any interest in the Heritage Register.

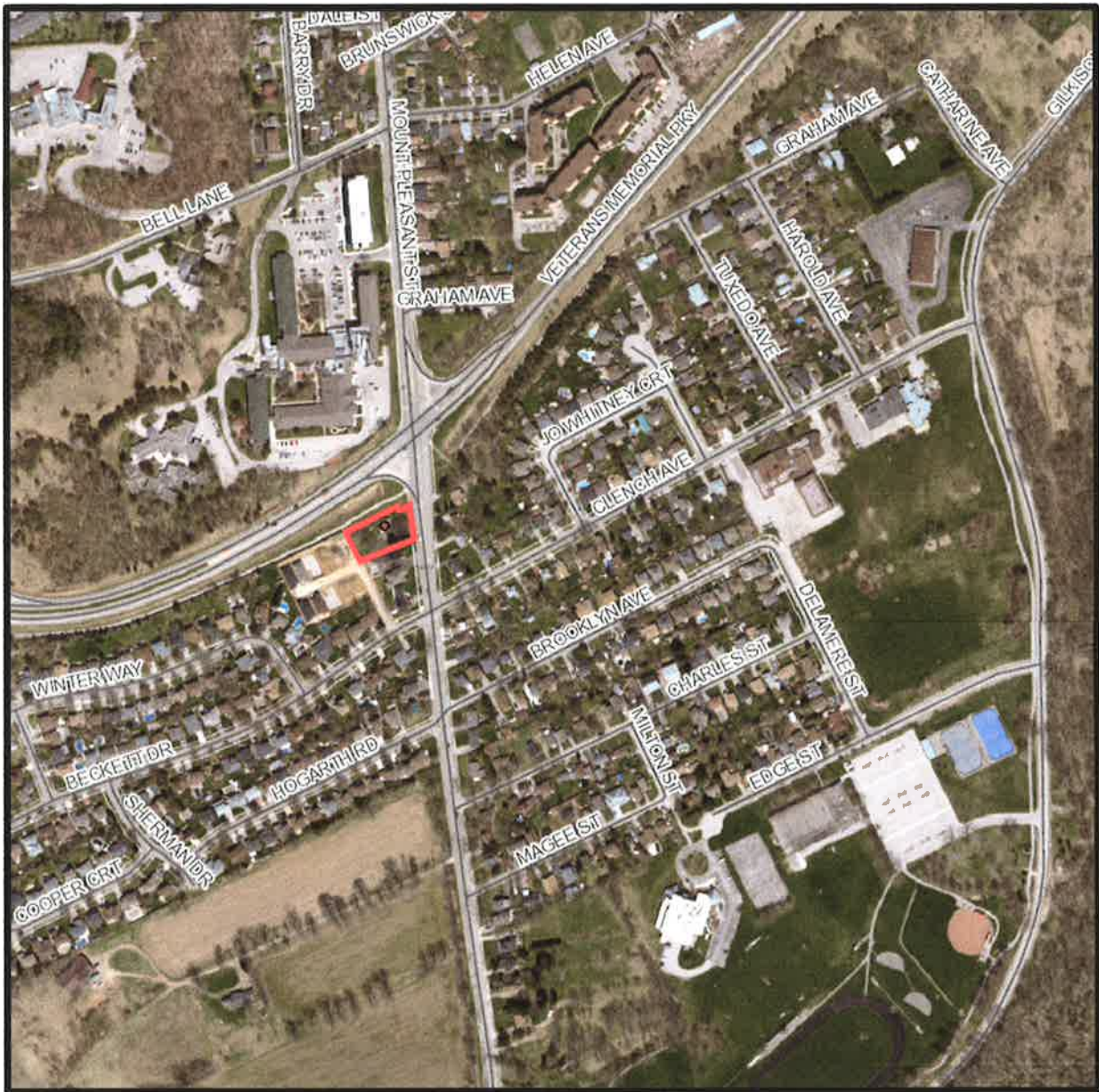
The subject property is located in the south west end of the City of Brantford, in an area that is identified as Gilkinson Flats. The area has a mix of residential uses and has been developed and transformed in the last few decades.

A recently built condominium complex comprising of single detached dwellings is located to the west of the lands and an apartment complex is located to the north-east side. To the west and south of the proposed development, a mix of older and newly built single-family homes exist.

3. Background Context

The City of Brantford has been working to develop a comprehensive Heritage Register that includes properties designated under the Ontario Heritage Act and non-designated properties of heritage interest ('listed' properties). The Heritage Register includes the City's designated heritage properties, as well as 'listed' properties – those that are not designated but have unique heritage value. The Heritage Register is an important tool consulted by the City of Brantford when reviewing development proposals and demolition applications which may impact heritage resources.

Figure 1: Location of Subject Lands



The Heritage Register determines which properties currently included in the city's inventory are strong candidates for inclusion on a Heritage Register as non-designated ("listed") properties. The listed properties have heritage value, but are not designated, and are provided with interim protection from demolition under the Ontario Heritage Act. The project is ongoing in phases and is expected to be completed in summer of 2022.

As part of Phase A of the project, properties located in the West Brant, Downtown and Market Street South, Tutela Heights, and Gilkison Flats areas of the City were considered for listing in the Heritage Register by the Brantford Heritage Committee and Council. A

report to the Committee and Council was presented in November 2021 that identified two properties in the immediate vicinity of the subject lands.

Based on the report, 156 Mount Pleasant Street and 169 Mount Pleasant Street have been included in the Heritage Register as non-designated listed properties.

Figure 2 shows the location of these properties in relation to subject lands.

Figure 2: Location Map



4. Proposed Development

The owner is proposing to sever the property into two parcels for construction of a single detached dwelling on one lot and a semi-detached dwelling on the second lot. The existing dwelling will be demolished for the development of these lands.

The property is zoned Residential Type 1B (R1B) in the City of Brantford Zoning By-Law 160-90. R1B zone does not allow for semi-detached dwellings. It is proposed to amend the R1B Zone to Residential Type 2 (R2) Zone.

The development of the site will also require a Site Plan Control Application and a Consent Application. The applications will allow for intensification of the site in accordance with the surrounding area and the policies of the Official Plan.

The dwelling will share a mutual driveway which will require access easements and will be dealt during Consent Application process.

The lots meet the requirement of R2 Zone in terms of area, setbacks frontage and other regulations.

The units will be serviced individually using the existing municipal servicing infrastructure available on Mount Pleasant Street road allowance.

The site fronts on a Minor Arterial Road. The technical analysis submitted with the application demonstrates that the proposal will not have any impact on the existing municipal systems.

The lands front on Mount Pleasant Street, which is a City of Brantford Transit Route, hence providing active transportation options to the future residents.

The site is within walking distance from an Elementary School, Neighbourhood Park, Lions Park Recreational Complex and an active trail system, providing amenities to the residents.

There are no natural heritage features on the property.

A site plan showing the proposed development of the lands is included as Figure 3 below.

5. Report

The framework for this assessment report is provided by provincial planning legislation and policies, as well as municipal Official Plans and guidelines. Section 2 of the Planning Act indicates that a council of a Municipality have regards for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.” Section 3 of the Planning Act directs a municipal Council’s decisions to be consistent with the Provincial Policy Statement (PPS 2020). Policy 2.6.1 states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The Ontario Heritage Act, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The subject lands or the surrounding properties have not been designated under the Ontario Heritage Act, however the properties on 156 Mount Pleasant Street and 169 Mount Pleasant Street have been included in the City of Brantford Heritage Register as non-designated listed properties.

The policies for conservation, protection and management of cultural heritage resources are noted in Section 3.4 of the Official Plan. As per policy 3.4.g., all new developments permitted by the land use policies and designations shall have regard for and conserve cultural heritage resources and shall be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated.

3.1 Key Concepts

The following concepts require clear definition in advance of the methodological overview; proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- a) **Built Heritage Resource (BHR)** can be defined in the PPS as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers” (MMAH 2020:41).
- b) **Cultural Heritage Landscape (CHL)** is defined in the PPS as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their

interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (MMAH 2020:42).

- c) **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under Ontario Heritage Act (OHA) O. Reg. 10/06.
- d) **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41-42).
- e) **Heritage Attributes** are defined in the OHA as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest”.
- f) **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act” (MMAH 2020:51).

3.2 Surrounding Context and Analysis

The subject lands are located in the proximity of 156 Mount Pleasant Street and 169 Mount Pleasant Street which are identified in the City’s Heritage Register as non-designated listed properties.

Figure 2 notes the location of these properties in relation to subject lands.

The subject lands contain an old single detached dwelling which is proposed to be demolished for the redevelopment of the lands. The building does not feature any significant architectural styles and has not been identified of any interest in the Heritage Register. Figure 4 shows the existing dwelling.

Figure 4: Existing Dwelling



156 Mount Pleasant Street: Constructed in 1905 and is noted to represent Brantford Cottage architectural style as per City's Heritage Register Project documents. Figure 5 shows the features of the property. It appears from site visit that the property has undergone an addition to the north in recent years (depicted in white vinyl siding).

Figure 5: 156 Mount Pleasant Street



169 Mount Pleasant Street: Constructed in 1905 and is noted to represent Edwardian Classical architectural style as per the Heritage Register Project documents. The property is not designated under the Ontario Heritage Act.

Figure 6 shows the features of the property.

Figure 6: 169 Mount Pleasant Street



In recent years, many new developments have occurred in the vicinity of the subject lands.

The property on 171 Mount Pleasant Street was severed from MN169 and has been built in last 5-years for a single detached dwelling. Figure 7 shows the newly built home and its features abutting the 'heritage listed' property on 169 Mount Pleasant Street.

Figure 7: 171 Mount Pleasant Street



A condominium development at the rear of the subject lands containing single detached dwellings has been completed in 2020-2021.

Figure 8 shows the newly built condominium development.

Figure 8: Condominium Development at the rear of MN169 Mount Pleasant Street



3.3 Evaluation of Significance

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the Ontario Heritage Act sets out three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA and include: design or physical value, historical or associative value and contextual value.

The dwellings on Mount Pleasant Street and adjoining area are contemporary structures constructed with modern building materials in the late 20th century and are not representative of formal architectural styles considered significant or rare, provincially or by the City. The newly built developments in the surrounding area are reflective of these modern and contemporary designs.

The proponent notes that their concept is in keeping with the surrounding historical character of the neighbourhood while directing development in a transit supportive area. The red brick and white design elements proposed for construction of the dwellings will complement the existing 'heritage listed' properties.

The proposed development will not result in any shadows that negatively impacts heritage attributes. There will be no direct or indirect obstruction of significant views of the 'heritage listed' buildings due to the construction of new homes.

The zone change application will not result in over build of the site or will impede any historic character of the 'heritage listed' properties.

During construction, a construction fencing will be provided between 169 Mount Pleasant Street and the subject lands to ensure that there are no direct or indirect impacts to the building.

Building elevations are shown in the Figures 8-11 below.

Figure 9: Front Elevation

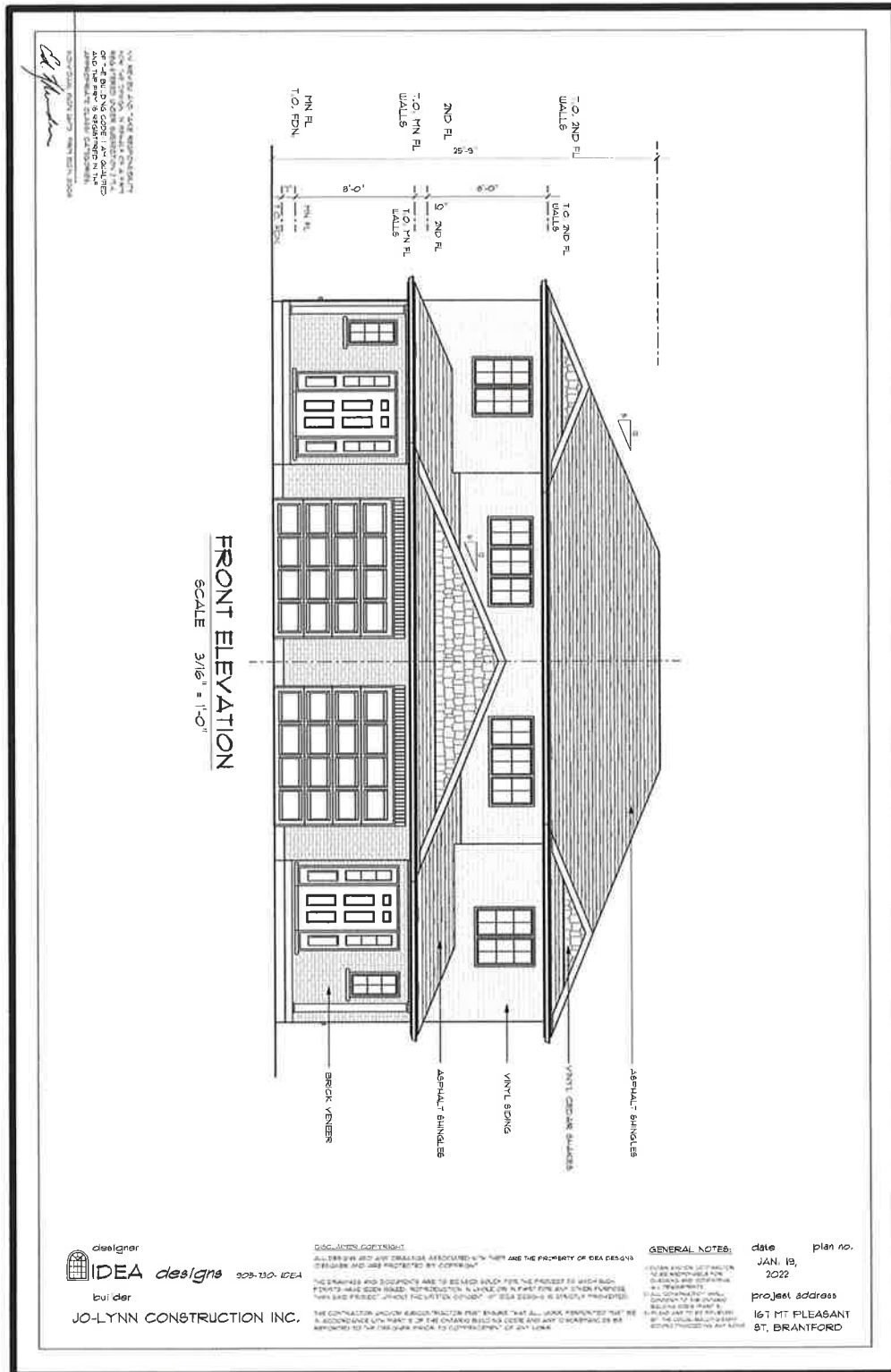
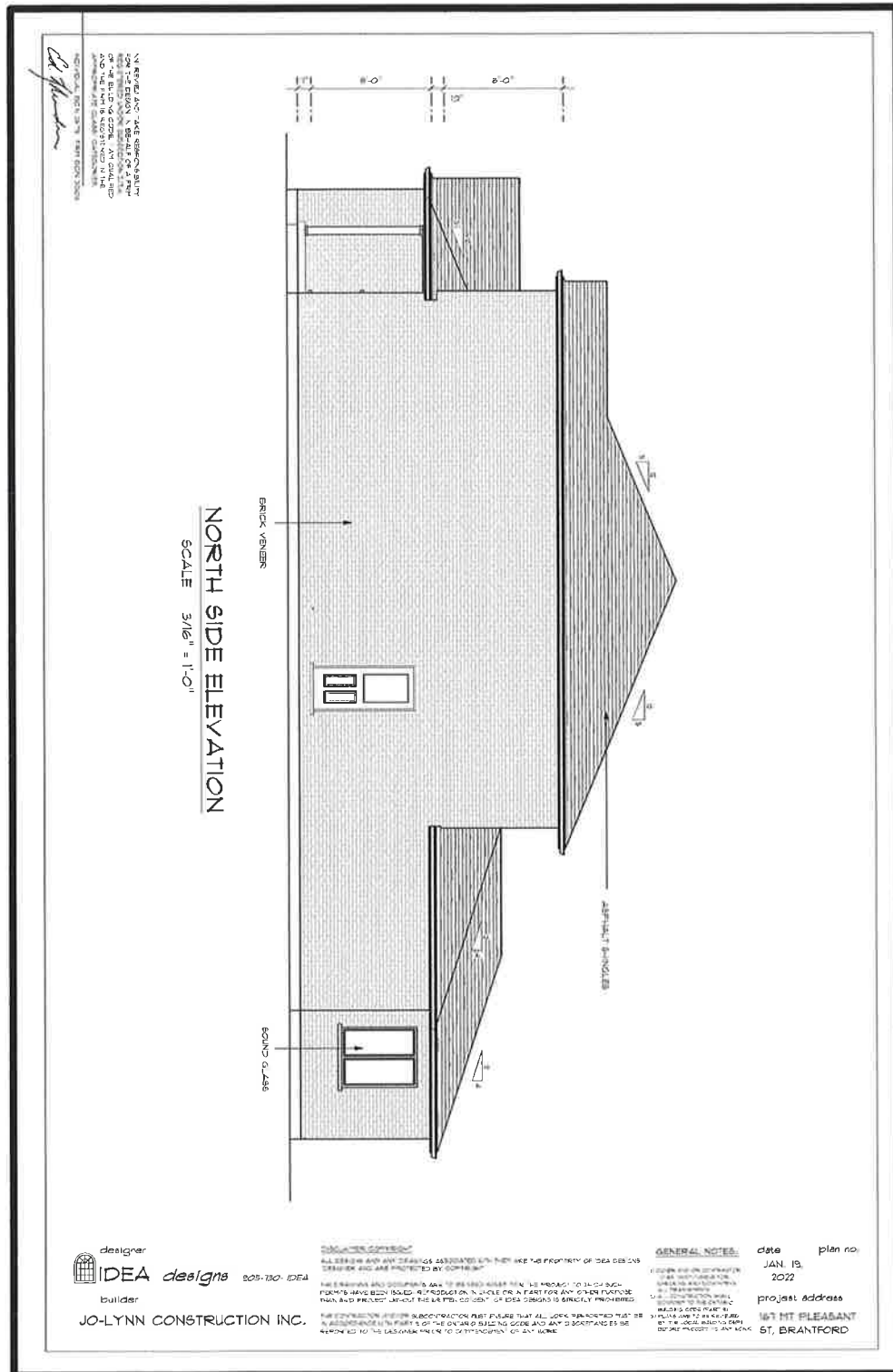
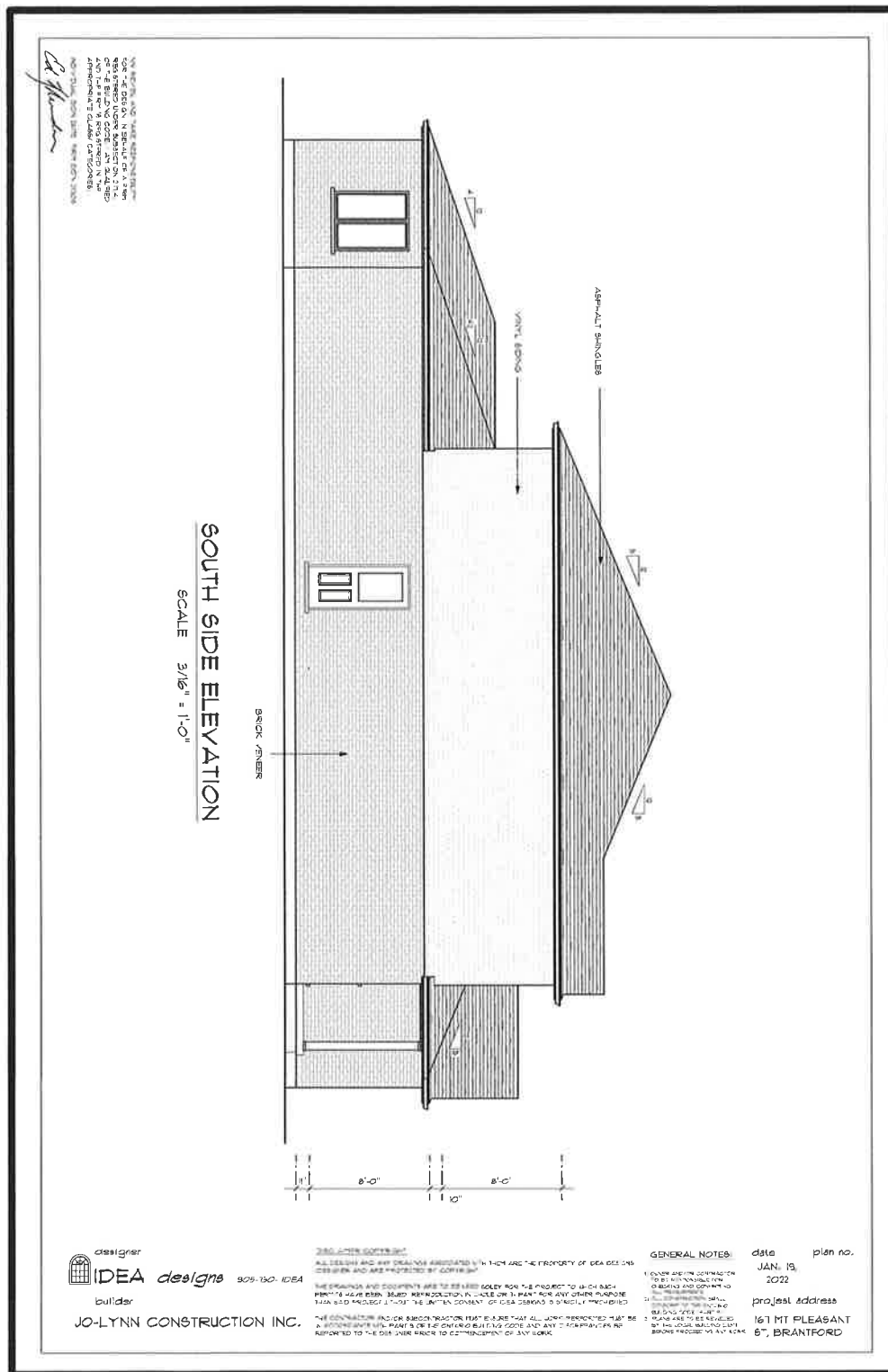


Figure 10: North Side Elevation



[illegible]

Figure 12: South Side Elevation



Figures 12-16 below show conceptual renderings of the buildings. It should be noted that the final details of the building design will be completed during the Site Plan Control Applications, however, the materials shown in the renderings will remain consistent.

Figure 13: Front Rendering

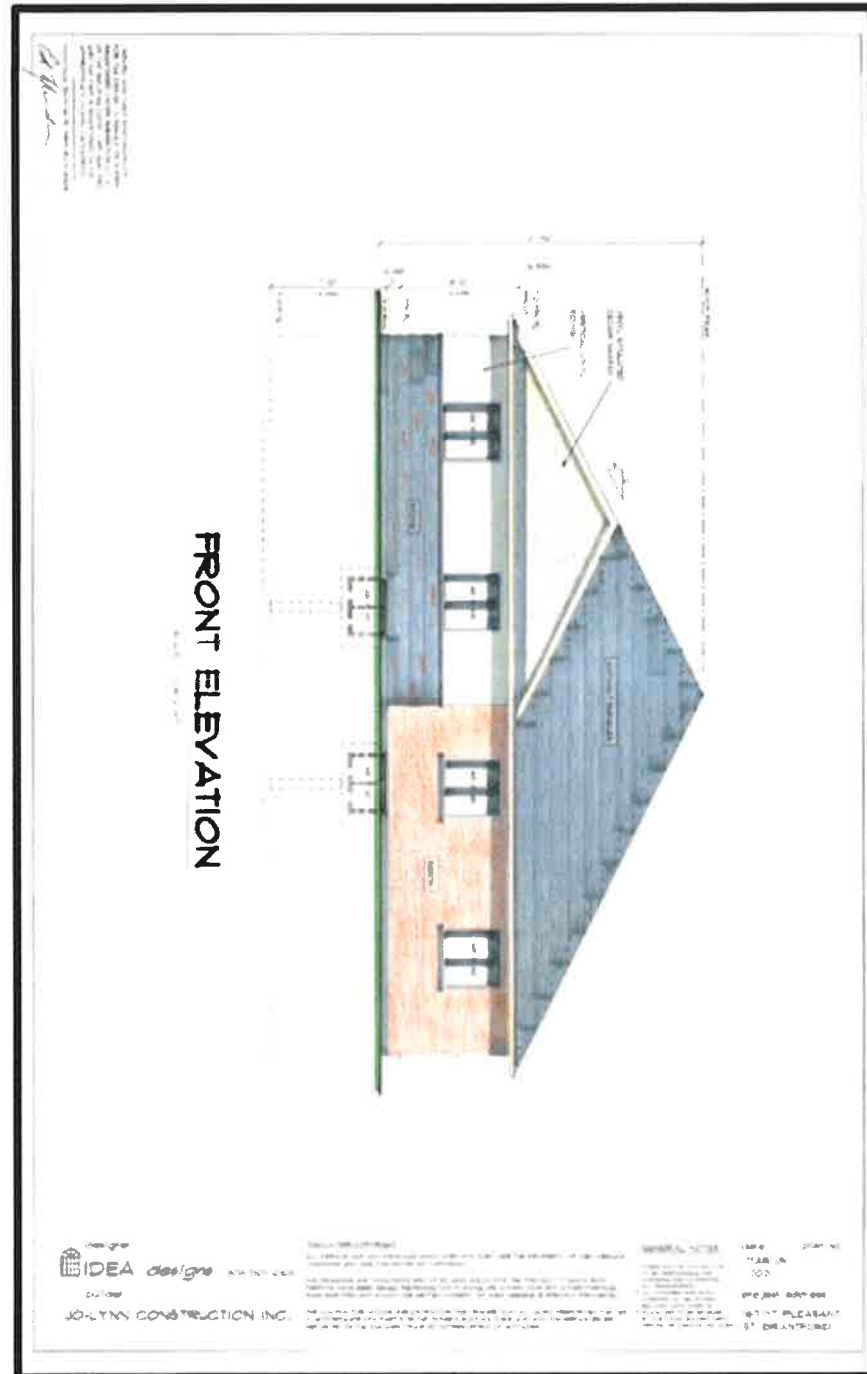


Figure 14: Left Rendering

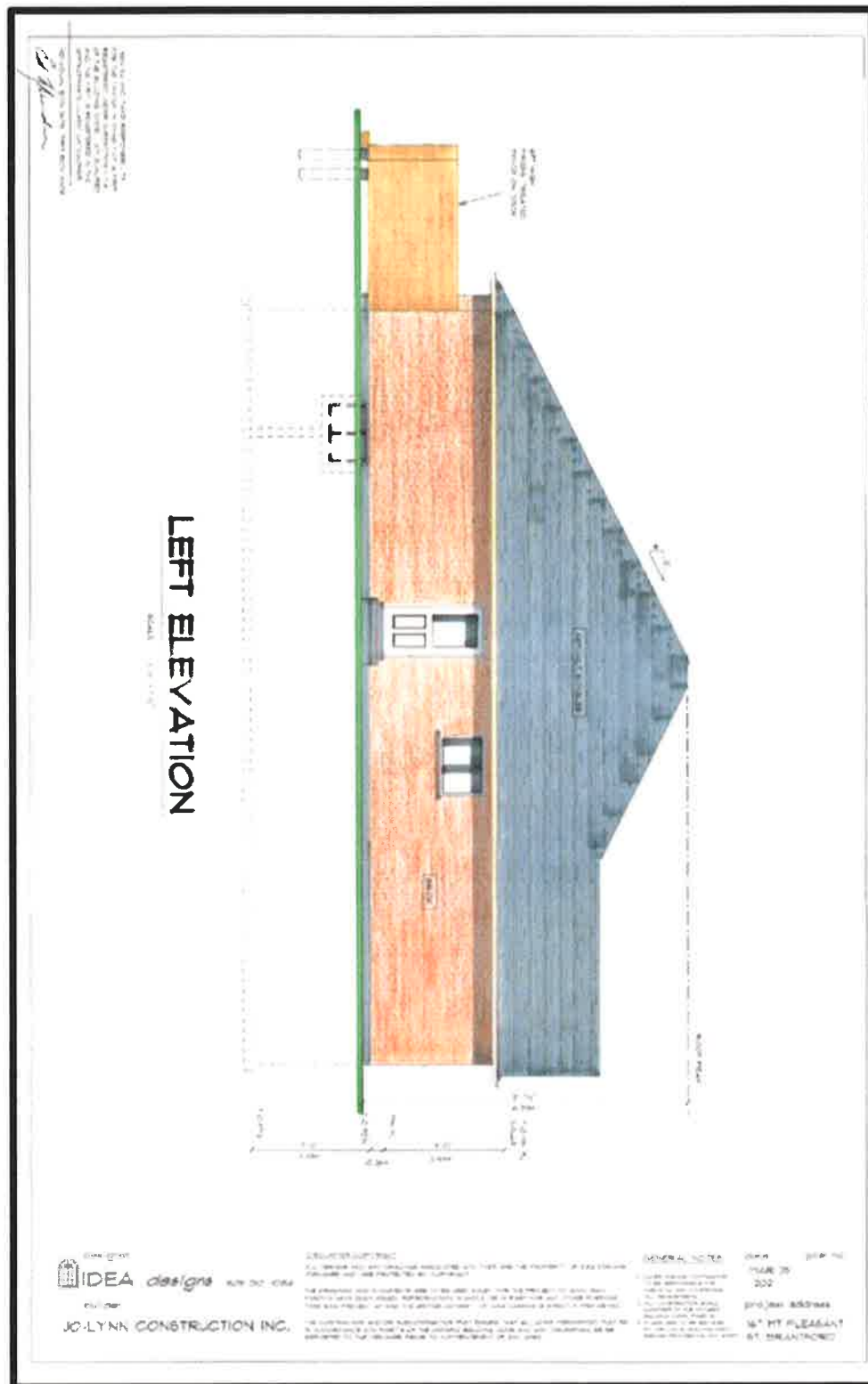


Figure 15: Rear Rendering



Figure 16: Right Rendering

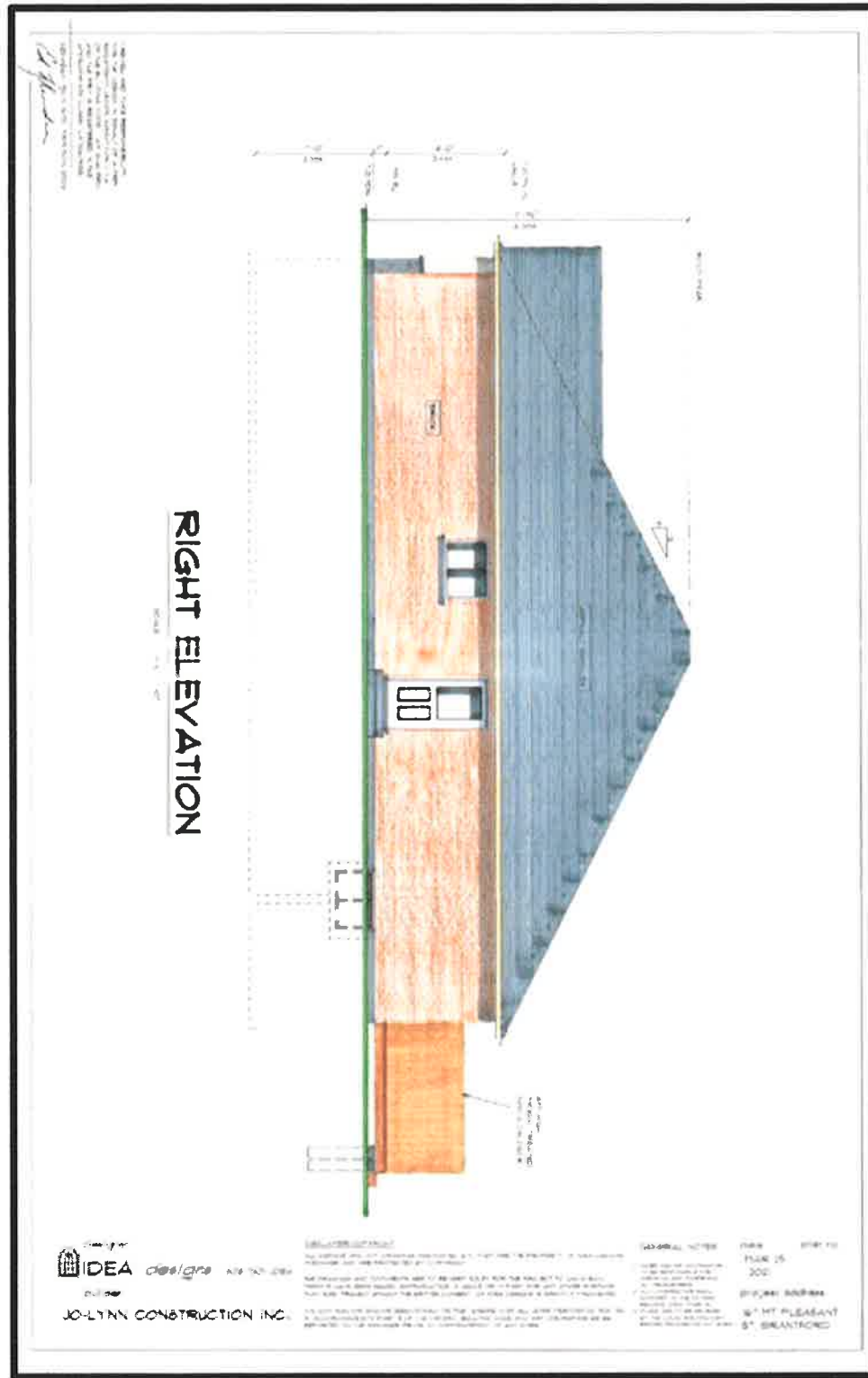


Figure 17: Rear Rendering



6. Summary and Conclusions

Based on the research, site visit, and review of the character of the area, it does not appear that the development of these lands will possess any impact on the adjacent properties listed in the historical inventory. The red brick and white design elements proposed for construction of the dwellings will complement the 'heritage listed' properties on 156 Mount Pleasant Street and 169 Mount Pleasant Street. The single detached dwelling proposed adjacent to 169 Mount Pleasant Street will not cast any shadow on the property.

A construction fencing will be provided between 169 Mount Pleasant Street and the subject lands prior to the start of construction to ensure that there are no direct or indirect impacts to the existing building.

The development of the subject lands will not have any negative impact on the 'heritage listed' properties.

We trust that the report is sufficient to support the proposed application.

Respectfully Submitted,

The Angrish Group



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

CC: J. H. Cohoon Engineering Limited
Jo-Lynn Construction, Owner