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Date December 18, 2023 **Report No.** 2023-739
To Chair and Members
Brantford Heritage Committee
From Patrick Vusir – Intermediate Planner, Long Range Planning
Planning and Development Services
Community Development Commission

1.0 Type of Report

Consent Item
Item For Consideration

2.0 Topic **Notice of Intention to Demolish an Accessory Structure at 70 Alfred Street, a Non-Designated, Listed Property on the City of Brantford’s Heritage Register [Financial Impact – None]**

3.0 Recommendation

- A. THAT Staff Report 2023-739, titled “Notice of Intention to Demolish an Accessory Structure at 70 Alfred Street, a Non-Designated, Listed Property on the City of Brantford’s Heritage Register” BE RECEIVED; and
- B. THAT the following comments of the Brantford Heritage Committee be provided to Staff for inclusion in Staff’s future report to Committee of the Whole – Planning and Administration:
 - i. _____;
 - ii. _____;
 - iii. _____.

4.0 Background

The City has received a notice of intention to demolish an accessory structure at 70 Alfred Street which is a non-designated, listed property on the City of Brantford's Heritage Register. 70 Alfred Street is located at the north-west corner of Alfred Street and East Avenue as shown on the Location Map attached as **Appendix A** and the Aerial Photo attached as **Appendix B**. 70 Alfred Street can be seen in Figure 1.

Figure 1: 70 Alfred Street with principal structure (2-storey single detached dwelling) at left and accessory structure at right. Date: December 13, 2023.



Figure 2: Detached accessory structure located at 70 Alfred Street. Date: December 13, 2023.



Figure 3 – Detached accessory structure located at 70 Alfred Street. Date: December 13, 2023.



The subject property was added to the City of Brantford's Heritage Register as a non-designated, listed property in accordance with Council's March 22, 2022 decision respecting Part 2, Phase B of the Heritage Register Project. As noted on the property information sheet attached as **Appendix C**, the property possesses cultural heritage value as it predates the incorporation of the City of Brantford and is a representative example of the Italianate architectural style. As a non-designated, listed property, Section 27 of the *Ontario Heritage Act* requires that the owner provide the City with 60-days' written notice of intention to demolish a building or structure on the property. The purpose of this notice requirement is to provide listed properties with interim protection from demolition, which allows the City some time to evaluate whether the proposed demolition will negatively affect the cultural heritage value or interest of the property. Section 27 of the *Ontario Heritage Act* itself does not provide the City with the ability to deny the demolition, extend the 60-day review timeframe, or impose any other controls on a non-designated, listed property. If cultural heritage value or interest is negatively affected, the City may choose to designate the property under Part IV or V of the *Ontario Heritage Act*, which is a different tool enabled by the Act which provides stronger demolition controls.

On December 7, 2023, a development proponent for 70 Alfred Street submitted a notice of intention to demolish the detached accessory structure. Based on the submission date, the 60-days' notice period will end on February 5, 2024. The owner is proposing to demolish the detached accessory structure in preparation of redeveloping the property. Planning Staff would strongly recommend that the existing single detached dwelling be incorporated into any redevelopment of the property. The existing single detached dwelling reviewed through the Heritage Register Project is not subject to the demolition application. The purpose of this report is to determine if the demolition of the existing detached accessory structure will result in 70 Alfred Street losing cultural heritage value or interest. If the Committee is of the opinion that the proposed demolition would result in a loss of heritage value, the Committee can recommend to Council that the property be designated under the *Ontario Heritage Act*.

5.0 Analysis

70 Alfred Street was reviewed through the Heritage Register Project and added to the Heritage Register by Council as it meets two criteria for determining cultural heritage value or interest: 1) the dwelling on the subject lands predates the incorporation of the City of Brantford in 1877, and 2) the dwelling is a representative example of the Italianate style of architecture. The review conducted through the Heritage Register Project focused on the principal

building on the lot (i.e., the single detached dwelling) which is not subject to the current notice of intention to demolish based on the documents submitted to the City.

In considering the proposed demolition, Staff reviewed historic mapping of the City of Brantford as well as information available on the Brantford Heritage Inventory. Both the 1875 Bird's Eye Map of Brantford and the 1892 Bird's Eye Map of Brantford show a two-storey single detached dwelling at the corner of Alfred Street and East Avenue, but there is no accessory structure that would match the current footprint and location on the property of the existing detached accessory structure on the 1875 Bird's Eye Map (Figure 4). The detached accessory structure may be visible on the 1892 Bird's Eye Map (Figure 5) but the structure may belong to another property.. The 1919 Fire Insurance Plan shows one accessory structure on the subject property that appears to be the existing accessory structure. An excerpt of the 1919 Fire Insurance Plan is shown in Figure 6. Based on the historical mapping that was reviewed as well as information contained within the Brantford Heritage Inventory, Staff is of the opinion that the detached garage does not predate the incorporation of the City of Brantford in 1877 and therefore the demolition of the detached garage would not negatively affect that aspect of 70 Alfred Street's cultural heritage value or interest.

Figure 4: Excerpt from the 1875 Bird's Eye Map of Brantford. 70 Alfred Street is identified on the map in red; there is no clearly related accessory structure.

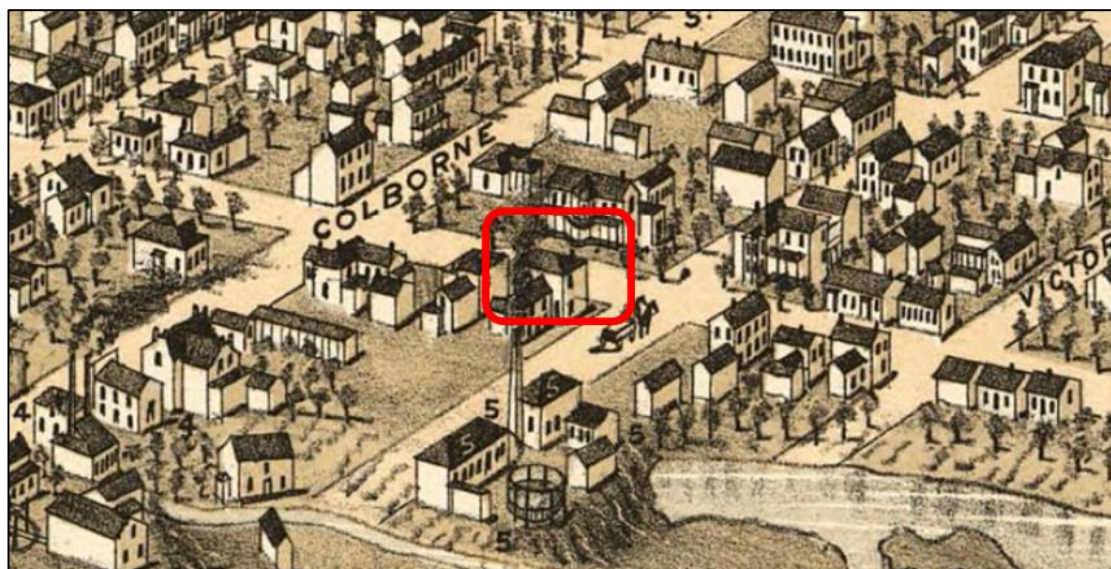


Figure 5 - Excerpt from 1892 Bird's Eye Map of Brantford showing 70 Alfred Street in red outline and what may be the accessory structure which exists on the property today, though the structure may have belonged to another property at the time.

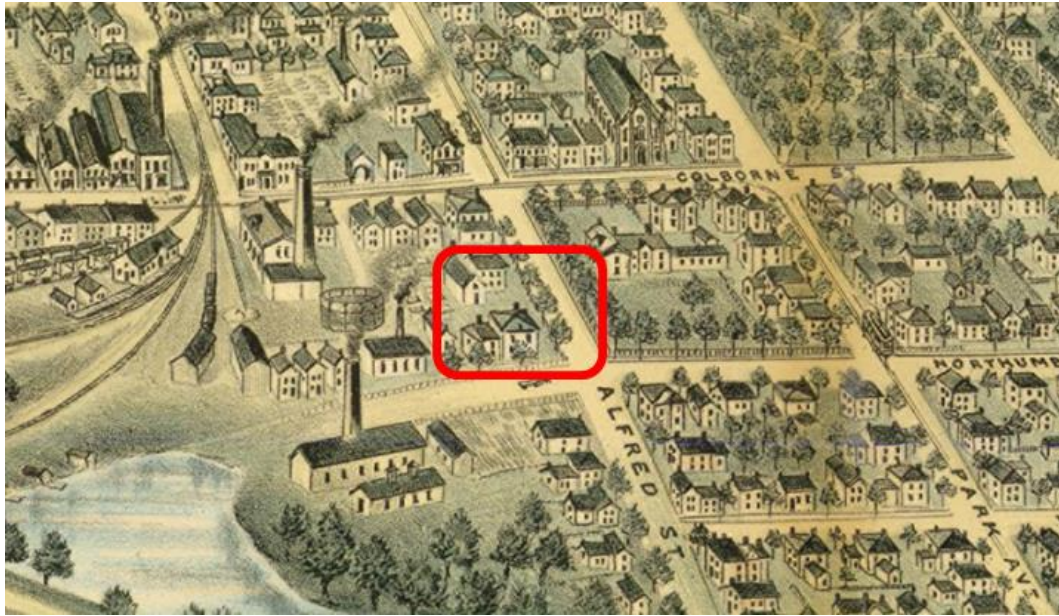
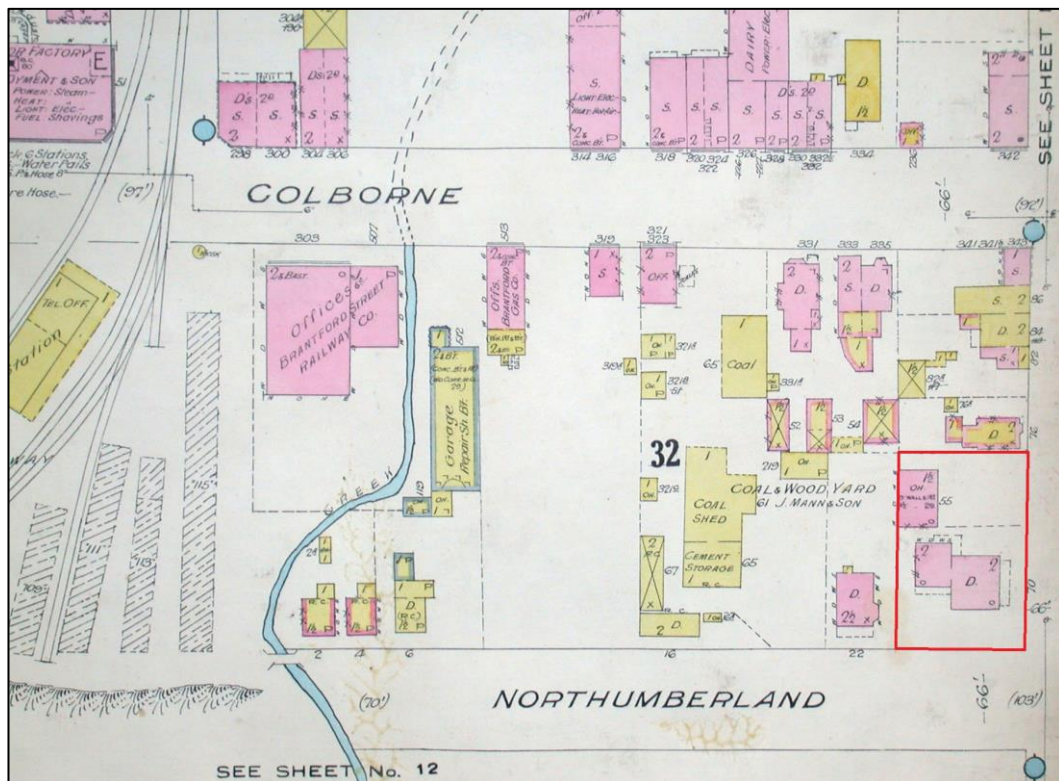


Figure 6 - Excerpt from 1919 Fire Insurance Plan (Sheet 5, Block 32) showing 70 Alfred Street in red outline.



In addition to considering age, Staff has considered the architecture of the detached accessory structure. The Italianate style of architecture in Brantford typically includes: a low-pitched hip roof with deep projecting eaves; a square or L-shaped plan; 2 storeys with 3 or 5 symmetrical bays or 2 bays; tall, narrow, round-headed windows; and bay windows. While many of these features appear on the dwelling, the detached accessory structure has been altered and is generally of a functional design and is not considered to be a representative example of the Italianate architectural style. The detached accessory structure has a high roof pitch resulting in a proportionally taller roof compared to the dwelling. The bay windows are not original and do not correspond to the typical scale and style of Italianate windows. Accordingly, the demolition of the detached accessory structure will not negatively affect the cultural heritage value of 70 Alfred Street which relates to the detached dwelling being a representative example of the Italianate architectural style.

On the basis that the detached accessory structure does not predate the incorporation of the City of Brantford in 1877 and is not representative of the Italianate architectural style, Staff is of the opinion that the demolition of the detached accessory structure will not negatively impact the cultural heritage value or interest of 70 Alfred Street. Therefore, Staff will not be recommending that Council take any action with respect to the notice of intention to demolish the detached accessory structure on the subject property.

6.0 Financial Implications

There are no financial implications arising from this Report.

7.0 Climate and Environmental Implications

There are no Climate or Environmental Implications arising from this report.

8.0 Conclusion

The City has received a notice of intention to demolish a detached accessory structure at 70 Alfred Street which is a non-designated, listed property on the City of Brantford's Heritage Register. Staff is of the opinion the criteria for listing the property are applicable to the dwelling located upon the property and that the demolition of the detached accessory structure will not result in a loss of cultural heritage value or interest. Staff will be recommending that Council takes no actions with respect to the notice of intention to demolish the detached accessory structure on the subject property.



Prepared by: Patrick Vusir, CPT
Intermediate Planner, Long Range Planning
Planning and Development Services



Reviewed by: Alan Waterfield, MCIP, RPP
Manager of Long Range Planning
Planning and Development Services

Attachments:

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Heritage Register Property Information Sheet for 70 Alfred Street

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