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Date December 16, 2024 **Report No.** 2024-712

To Chair and Members
Brantford Heritage Committee

From Miranda Ivany – Planner, Long Range Planning
Planning and Development Services

1.0 Type of Report

Consent Item

Item For Consideration

2.0 Topic **Proposed Alteration to 34 Myrtleville Drive, A Property Designated under IV of the Ontario Heritage Act – Application HA-14-24 [Financial Impact - None]**

3.0 Recommendation

- A. THAT Report 2024-712, titled “Proposed Alteration to 34 Myrtleville Drive, a Property Designated under Part IV of the Ontario Heritage Act – Application HA-14-24”, BE RECEIVED; and
- B. THAT the request to alter the designated property at 34 Myrtleville Drive in accordance with the details described in Heritage Permit Application HA-14-24 BE APPROVED.

4.0 Background

A Heritage Permit Application has been received for 34 Myrtleville Drive. The property is located on the north side of Myrtleville Drive between Balmoral Drive and Heritage Road, as shown in **Appendix A** (Location Map) and **Appendix B** (Aerial Photo). 34 Myrtleville Drive can also be seen in Figures 1 and 2 below.

Figure 1: 34 Myrtleville Drive (primary building/ museum) in December 2024.



Figure 2: 34 Myrtleville Drive (second dwelling/ residential rental) in December 2024.



Designation By-law: The property is designated by By-law 153-81. Refer to **Appendix C** for a copy of the current Designation By-law. At its meeting on November 26, 2024, Council approved a recommendation to amend By-law

153-81 and directed Staff to issue a notice of proposed amendment to the property owner. It is anticipated that the amendment will come into effect in March 2025. It will not impact Heritage Permit Application HA-14-24.

Scope of Work: The applicant is proposing to complete masonry repairs on the addition to the primary museum building (Figure 1) and to install a metal cap on the chimney of the second dwelling on the property (Figure 2). Refer to **Appendix D** for copies of the submission materials. The work is considered a Major Alteration under By-law 148-206.

Statutory Timelines: This Application was deemed complete on November 28, 2024. Under the *Ontario Heritage Act*, a decision must be made on this Heritage Permit Application by February 26, 2025.

5.0 Analysis

The Applicant has applied for a Heritage Permit to complete masonry repairs at various locations on the addition to the primary building (now a museum). The applicant is also proposing to install a metal cap on the chimney of the second dwelling (Figure 2) and reinstall the existing flashing around the chimney to protect against moisture entry and water damage.

Repairs will involve removing and repointing missing or deteriorating mortar with new mortar tinted to match. Per normal practice, excess mortar will be cleaned off with a brush and water. No bricks will be replaced at this time. The Applicant's contractor will be using a type N mortar. Figures 3, 4 and 5 show some locations needing repair.

Figure 3: 34 Myrtleville Drive West Façade (brick addition to museum building) in December 2024.



Figure 4: 34 Myrtleville Drive West Façade (brick addition) in December 2024.



Figure 5: 34 Myrtleville Drive East Façade (brick addition) in December 2024.

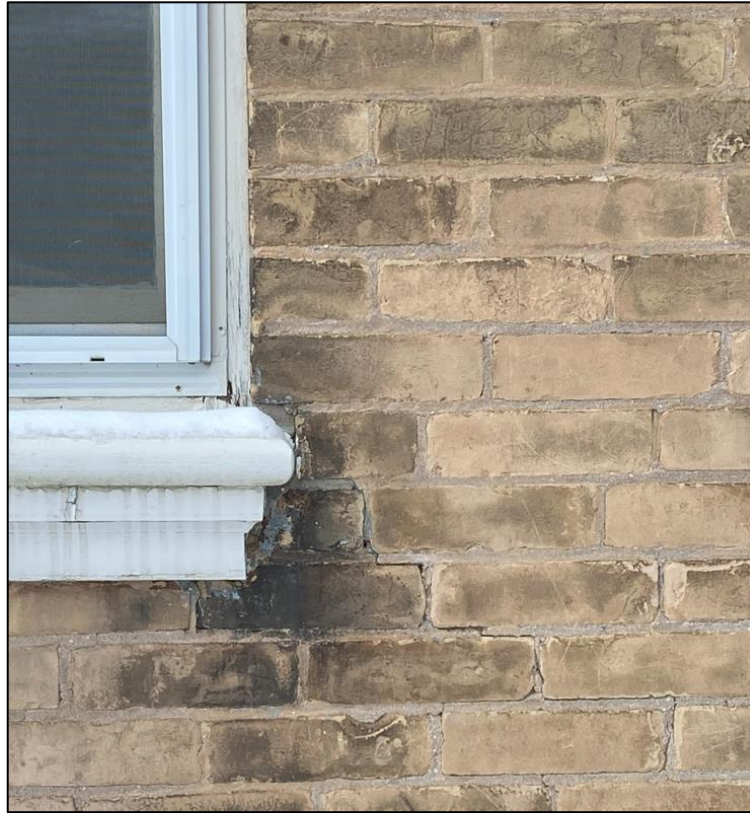


Figure 6 below shows the chimney on the second dwelling that is proposed to have a new metal cap installed and the existing flashing reinstalled to allow for a watertight seal. The new metal cap proposed to be installed will be located on the top of the chimney and will not significantly alter its appearance.

Figure 6: 34 Myrtleville Drive (south west façade of the Second dwelling) in December 2024.



Staff have reviewed the Parks Canada Standards and Guidelines for the Conservation of Historic Places and notes Standard 8: *“Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.”*

Staff are of the opinion that the proposed repairs are consistent with the Parks Canada Standards and Guidelines. The proposed work will appropriately repair the masonry walls of the primary building on the property and protect against moisture entry and water damage seeping into the chimney on the second dwelling. For the foregoing reasons, Staff recommends that the Heritage Permit application be approved.

6.0 Financial Implications

There are no financial implications arising from this Report.

7.0 Conclusion

The Applicant is proposing to complete masonry repairs on the addition to the primary building and to install a metal cap to the chimney on the second dwelling at 34 Myrtleville Drive. Staff have reviewed the proposed work and are of the opinion that the work appropriately repairs the masonry walls and protects against future water/ moisture damage which is consistent with the Parks Canada Standards and Guidelines. In light of the foregoing, Staff recommends that application HA-14-24 be approved.

Prepared By:



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Reviewed By:



Alan Waterfield, MCIP, RPP
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Attachments:

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Designation By-law

Appendix D: Submission Material

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