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Date June 1, 2020 **Report No.** 2020-171

To Chair and Members
Brantford Heritage Committee

From Patrick Vusir, CPT
Planner, Long Range Planning

1.0 Type of Report

Consent Item ☐
Item For Consideration ☒

2.0 Topic Proposed Alterations to 235 Brant Avenue, a Property Designated Under the Ontario Heritage Act – Application HA-02-20 [Financial Impact – None]

3.0 Recommendation

THAT the request to alter a designated property at 235 Brant Avenue, in accordance with the details described in Application HA-02-20, BE APPROVED.

4.0 Purpose and Overview

The purpose of this Report is to provide the Brantford Heritage Committee with information regarding the proposed alteration to 235 Brant Avenue, St. Joseph's Church, which is located within the Brant Avenue Heritage Conservation District and designated under the *Ontario Heritage Act*. The proposed alteration is the replacement of the existing, open stairway at the front of the building with a new enclosed stairway.

5.0 Background

235 Brant Avenue is located on the north corner of the Brant Avenue and St. James Street intersection as shown on the Location Map attached to this Report as **Appendix A** and the Aerial Photo attached as **Appendix B**. The property is occupied by St. Joseph's Church. Figure 1 shows the property as seen from the intersection of Brant Avenue and St. James Street. Figure 2 shows the existing front additions, which house an elevator to make the building accessible.

Figure 1: 235 Brant Avenue, St. Joseph's Church as seen from the Brant Avenue-St. James Street intersection.



Figure 2: 235 Brant Avenue, showing existing additions.



The subject lands are located within the Brant Avenue Heritage Conservation District (the “District”), established by City of Brantford By-law 239-88. Section 42 of the *Ontario Heritage Act* requires that a Heritage Permit be obtained prior to the alteration of a property located within the District. The Applicant is seeking approval to replace the existing, uncovered stairway at the front entrance of the building with a covered stairway so that parishioners can enter the building safely in all seasons as there have been a number of slips and falls which occurred this past winter. Details of the proposal are attached to this Report as **Appendix C**. In accordance with City of Brantford By-law 148-2016, the proposed addition is considered a “Major Alteration” and therefore review by the Brantford Heritage Committee is required prior to the issuance of a Heritage Permit.

Discussion and submission of early concepts for Application HA-02-20 occurred in February, 2020, however due to the COVID-19 pandemic, the processing of heritage alterations was delayed. The Applicant took the opportunity to revise their application in the interim and Application HA-02-20 for 235 Brant Avenue was finalized on May 13, 2020.

6.0 Analysis

The Applicant is seeking approval to replace the existing uncovered front entrance stairway with a new fully enclosed stairway to improve the safety of the entrance, after a number of parishioners slipped on the uncovered stairs this past winter. The enclosure is proposed to be constructed of glass with masonry cladding around the base. .

The proposed stairway will be oriented towards St. James Street much like the existing stairway; however, it will cover less horizontal distance than the existing stairway. The reduced distance will allow for an enclosure that is in keeping with the existing front and side setbacks of the building. Furthermore, the existing front wall of the building and all windows will be preserved and the glass of the enclosure will only be minimally tinted.

Figure 3 shows front and side elevations of the proposed addition while Figure 4 shows a plan view of the proposed enclosure. Furthermore, Figure 5 shows a rendering of the proposed enclosure. Full detailed drawings are included in **Appendix C** of this Report.

Figure 3: Elevation drawings of proposed enclosure. The view from Brant Avenue is on the left and the view from St. James Street is on the right.

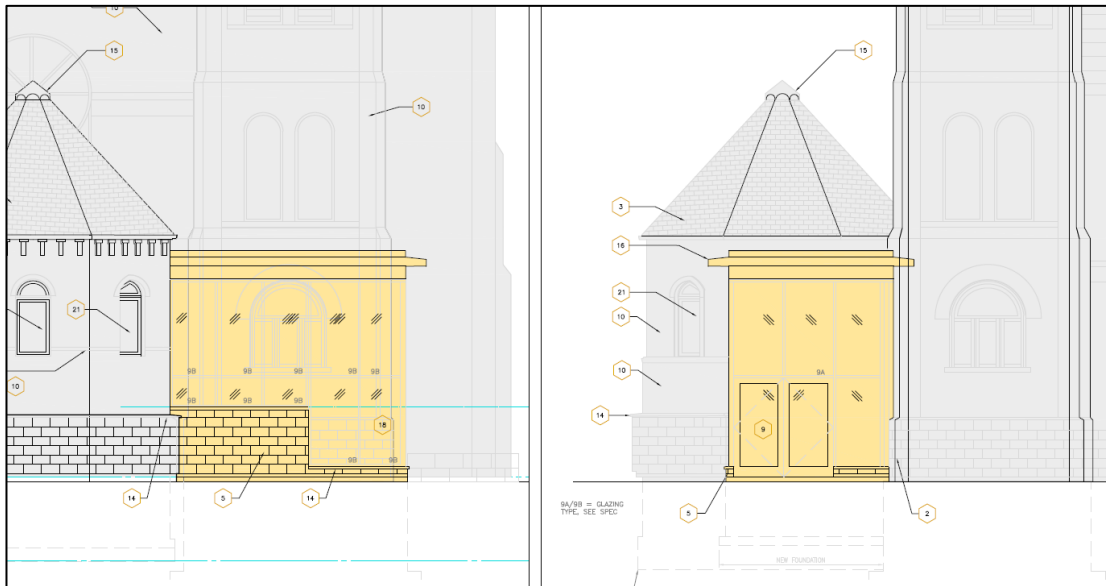


Figure 4: Plan (top-down) drawings of the proposed stairway and enclosure; the addition is highlighted in orange.

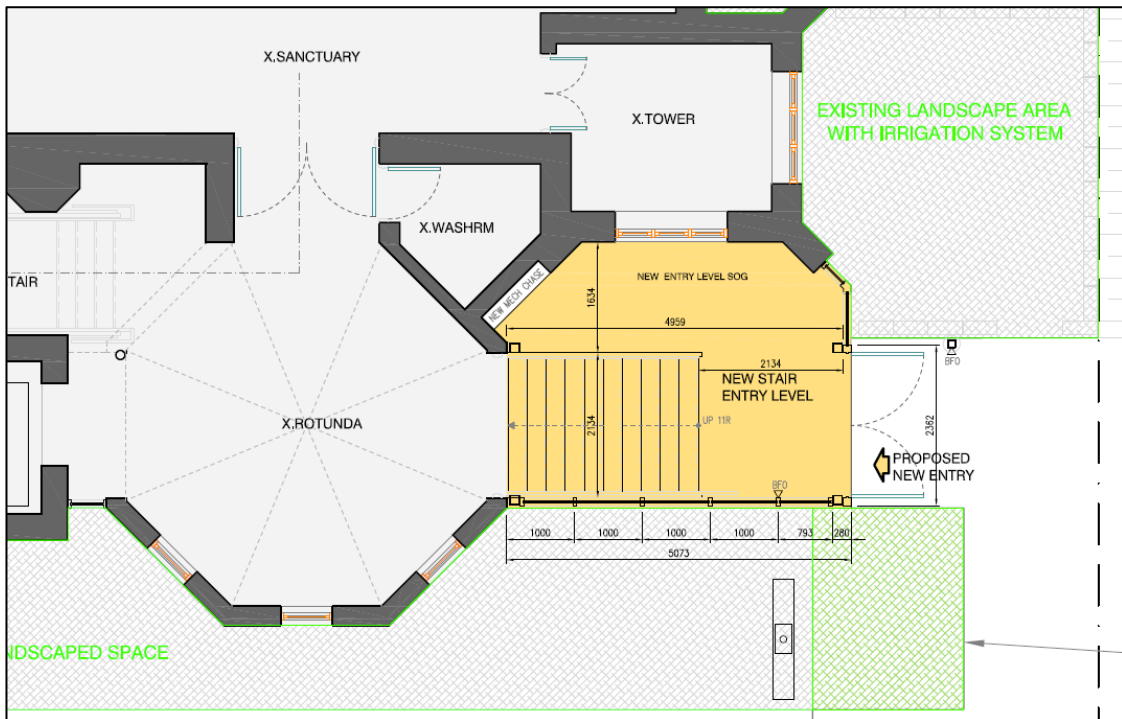


Figure 5: Rendering of proposed enclosed stairway



Staff has reviewed the application in the context of the District Study, which classifies 235 Brant Avenue as a landmark – this can be attributed to its architectural details, size, and location on a corner. The proposed alteration, much like the existing front additions, will not change the landmark status of 235 Brant Avenue.

In addition, Staff is of the opinion that the proposed stairway enclosure demonstrates consideration of a number of the District Study's design guidelines regarding building additions and renovations, namely: maintaining existing window and door openings, preserving the vertical emphasis of the building, and keeping within the existing height and setbacks of the building. The proposed stairway and enclosure will preserve the existing windows at the base of the building's corner tower rather than blocking them. Also, while the proposed glass enclosure will be of a modern design, the proposal uses glass panes that are taller than they are wide, reflecting the vertical emphasis of the original building. Lastly, the proposed stairway and enclosure will stay within the existing front and side setbacks of the building, and will maintain a reasonable height so as to preserve views to the bulk of the building's front façade and maintain the current relationship with the street.

As the proposed alteration preserves the landmark status of 235 Brant Avenue, and shows regard for the design guidelines of the District Study, Staff is of the

opinion that the proposal is sympathetic to the building and therefore recommends approval.

7.0 Financial Implications

There are no financial implications arising from this Report.

8.0 Conclusion

Report 2020-171 provides the Brantford Heritage Committee with an overview of the proposed alterations to St. Joseph's Church at 235 Brant Avenue which is a designated property under the *Ontario Heritage Act*. The applicant is proposing to replace the existing uncovered stairway at the front of the building with a new covered stairway. Staff supports the proposed alteration because it is sympathetic to the property and the Brant Avenue Heritage Conservation District.



Patrick Vusir, CPT
Planner, Long Range Planning



Nicole Wilmot, MCIP, RPP
Manager of Long Range Planning

Attachments

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Submission Materials


By-law required	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Agreement(s) or other documents to be signed by Mayor and/or City Clerk	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Is the necessary by-law or agreement being sent concurrently to Council?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no

Appendix A: Location Map

Location Map **235 Brant Avenue**



LEGEND

 SUBJECT LANDS
(235 Brant Avenue)

 0 10 20 40
Metres

Appendix B: Aerial Photo

Aerial Photo

235 Brant Avenue



LEGEND

 SUBJECT LANDS
(235 Brant Avenue)



0 10 20 40
Metres