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**Date** September 27, 2021 **Report No.** 2021-560

**To** Chair and Members  
Brantford Heritage Committee

**From** Patrick Vusir, Planner, Long Range Planning  
People, Legislated Services and Planning

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## 1.0 Type of Report

Consent Item ☐  
Item For Consideration ☒

## 2.0 Topic **Proposed Alteration to 72 Brant Avenue, a Property Designated under Part V of the Ontario Heritage Act – Application HA-06-21 [Financial Impact – None]**

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## 3.0 Recommendation

THAT the request to alter the designated property at 72 Brant Avenue, in accordance with the details in described in Application HA-06-21, BE APPROVED.

## 4.0 Purpose and Executive Summary

The purpose of Report 2021-560 is to provide the Brantford Heritage Committee with information and a recommendation regarding the proposed alteration to 72 Brant Avenue (Application HA-06-21). 72 Brant Avenue is located within the Brant Avenue Heritage Conservation District designated under Part V of the *Ontario Heritage Act*. The Applicant is proposing to construct an addition at the rear of the existing building on the subject property to create additional internal storage space for the commercial units in the building. Staff is of the opinion that Application HA-06-21 is consistent with the guidelines of the Brant Avenue

Heritage Conservation District Study and recommends that the application be approved.

## 5.0 Background

72 Brant Avenue is located on the southwest side of Brant Avenue, between Waterloo Street to the north and Church Street to the south, as shown on the Location Map attached as **Appendix A** and the Aerial Photo attached as **Appendix B**. 72 Brant Avenue can be seen in Figures 1 and 2 below.

Figure 1: 72 Brant Avenue in September 2021. Source: Staff.



Figure 2: Rear portion of the building on 72 Brant Avenue. Source: Staff.



The property is located within the Brant Avenue Heritage Conservation District (the "District") which is designated by the City through 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 proposing to construct an addition at the rear of the existing building which will provide additional indoor storage space as shown in the submission package attached as **Appendix C**. Construction of an addition to a building is classified as a “Major Alteration” by By-law 148-2016; accordingly, the proposed alterations require review by the Brantford Heritage Committee prior to issuance of a Heritage Permit.

Notice of receipt of a complete application for Heritage Permit Application HA-06-21 was issued on September 1<sup>st</sup>, 2021. Under Section 42 of the *Ontario Heritage Act* a decision must be made on this Heritage Alteration application by November 30, 2021.

## 6.0 Analysis

The Applicant is proposing to construct a two-storey addition at the rear of the existing commercial building to provide additional indoor storage space to the commercial uses within the building. The addition will feature a simple shed roof and will be clad in a prefinished green metal siding. Figure 3 shows the location of the proposed addition. Side and rear elevations are shown in Figures 4, 5, and 6. A sample of the pre-finished metal siding can be seen in Figures 6 and 7. Full details are included in the Applicant’s submission package attached to this Report as **Appendix C**.

**Figure 3: Site plan proposed rear addition is highlighted in yellow. The front lot line and Brant Avenue are located at the right side of the image. Source: Applicant.**

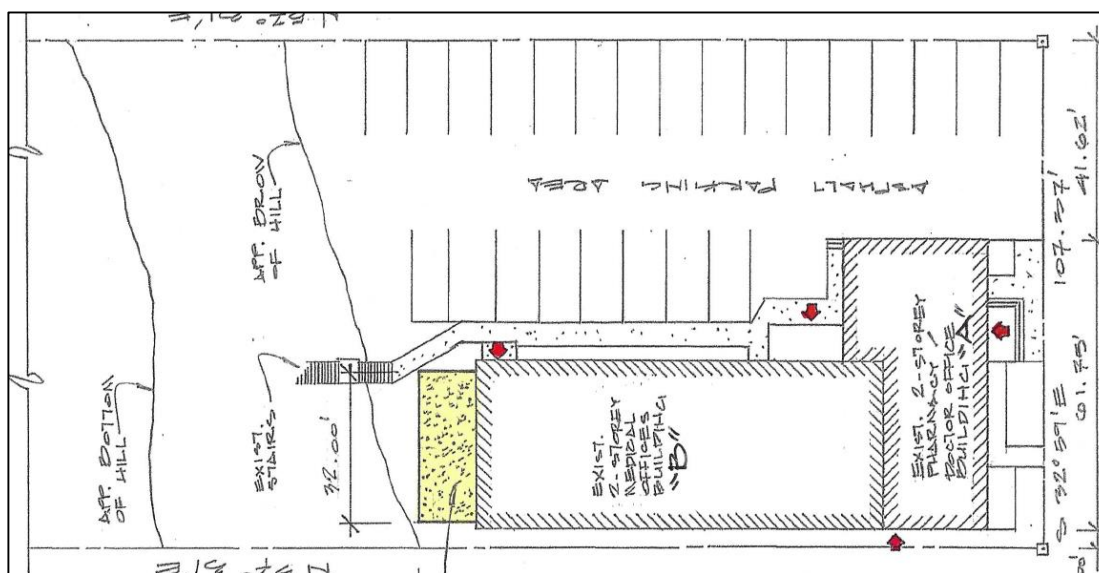


Figure 4: West side elevation of proposed addition. Source: Applicant.

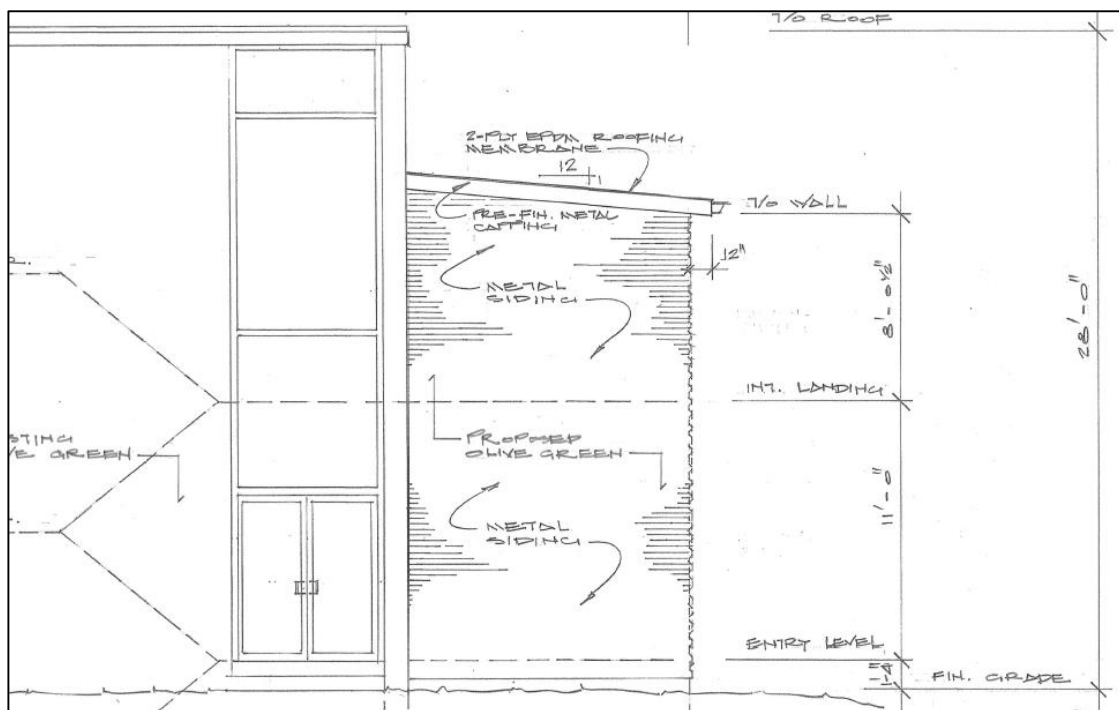


Figure 5: Rear of proposed addition. Source: Applicant.

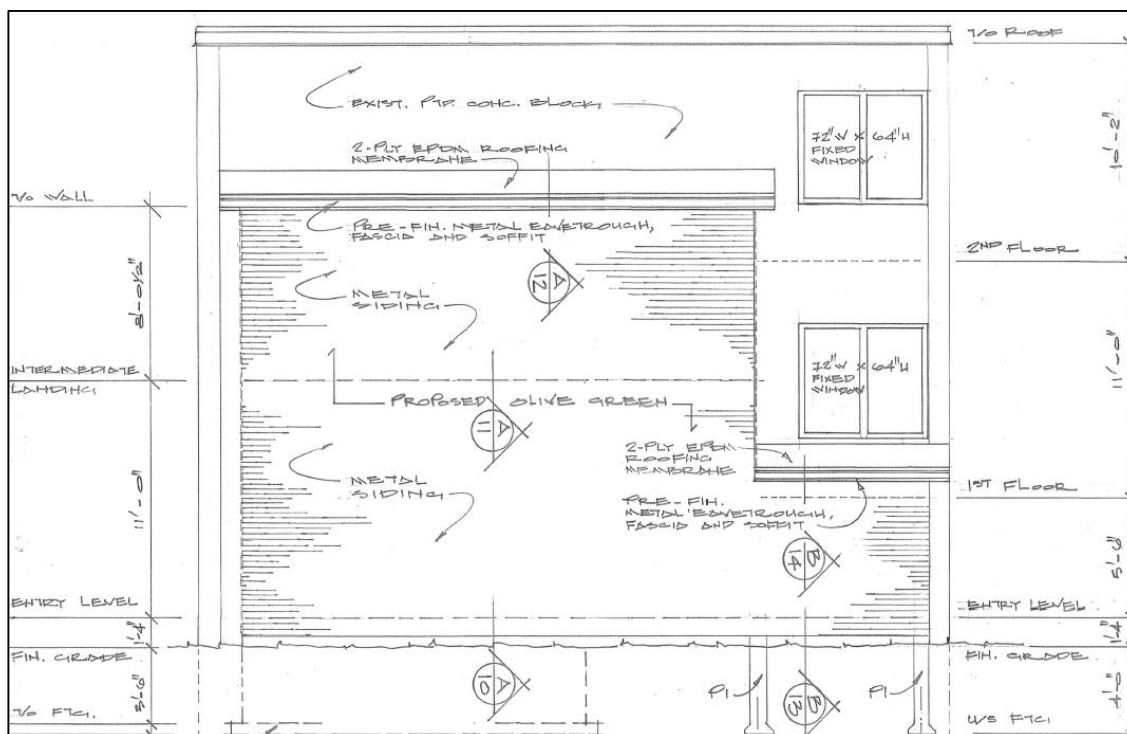


Figure 6: East side of proposed addition. Source: Applicant.

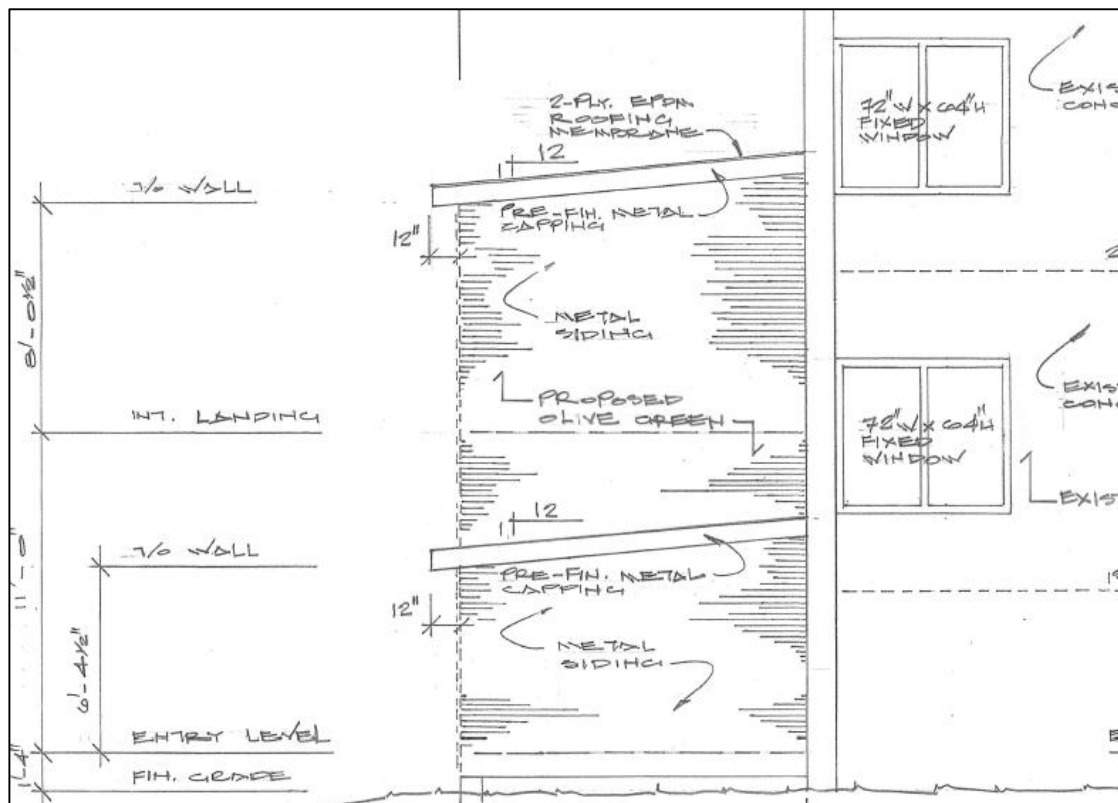


Figure 7: Proposed pre-finished steel cladding. Source: Manufacturer's brochure.



**Figure 8: Proposed pre-finished steel cladding in proposed mist-green colour specified. Source: Manufacturer's website.**



The Brant Avenue Heritage Conservation District (the “District”) Study contains design guidelines and recommendations for maintenance, alteration, and new construction. The intent of the District Study’s recommendation and design guidelines is to help inform work which is occurring to visible and accessible parts of the properties within the District so that such work respects the character of neighbouring properties and the District as a whole. The primary method to keep new construction sympathetic to the District is to address matters of design. In this instance, the proposed addition will be located at the rear of the building where it will generally be screened from the street. Furthermore, the addition would only have a height of two storeys, keeping within the maximum height of three storeys recommended by the District Study and below the height of the existing building. Accordingly, it is Staff’s opinion that the proposed addition will have no negative impacts on 72 Brant Avenue nor any other properties within the District. Accordingly, Staff recommends that the proposed alteration is approved.

## **7.0 Financial Implications**

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

## **8.0 Conclusion**

The Applicant is proposing to construct a building addition at the rear of the existing commercial building on 72 Brant Avenue. Staff has reviewed the

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proposal and is of the opinion that the proposed addition is consistent with the intent of the design guidelines of the District Study and will have no negative impacts to any property within the District. On the foregoing basis, Staff recommends that Application HA-06-21 be approved.



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Prepared by: Patrick Vusir, CPT  
Planner, Long Range Planning  
People, Legislated Services and Planning



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

#### Attachments

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Submission Materials

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

## Appendix A: Location Map

72 Brant Avenue



### Legend

 SUBJECT LAND



## Appendix B: Aerial Photo

72 Brant Avenue



### Legend

 Subject Land

Aerial Photo from Spring 2017

