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Date September 27, 2021 **Report No.** 2021-634

To Chair and Members
Brantford Heritage Committee

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

1.0 Type of Report

Consent Item ☐
Item For Consideration ☒

2.0 Topic **Proposed Alteration to 135 Brant Avenue, a Property Designated under Part V of the Ontario Heritage Act – Application HA-07-21 [Financial Impact – None]**

3.0 Recommendation

THAT the request to alter the designated property at 135 Brant Avenue, in accordance with the details described in Application HA-07-21, BE APPROVED.

4.0 Purpose and Executive Summary

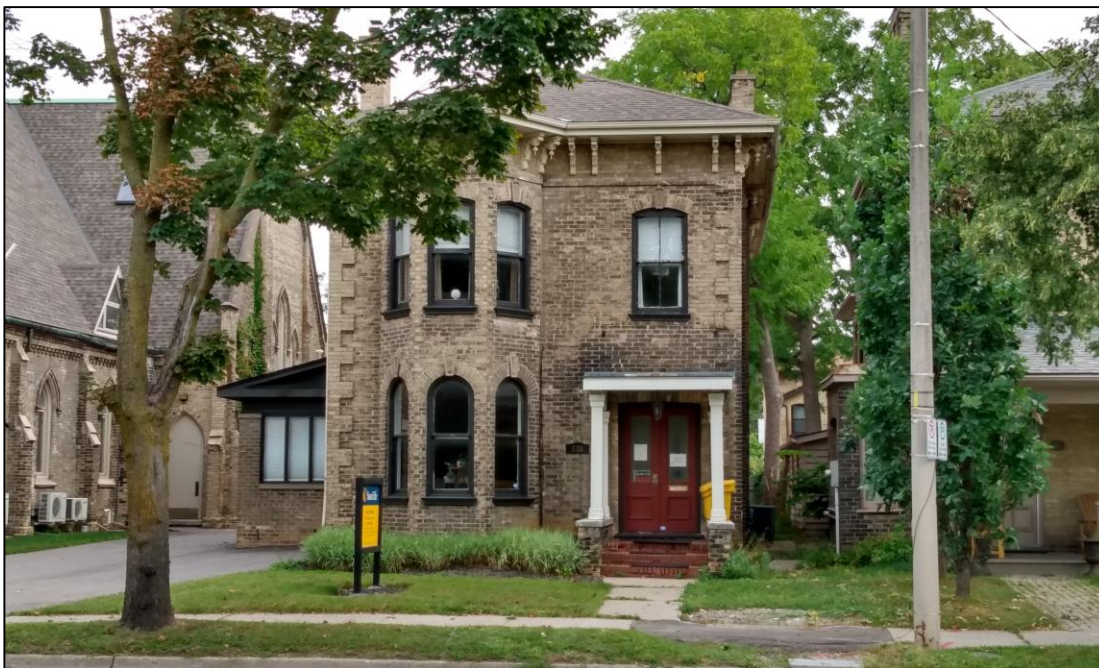
The purpose of Report 2021-634 is to provide the Brantford Heritage Committee with information and a recommendation regarding the proposed alteration to 135 Brant Avenue (Application HA-07-21). 135 Brant Avenue is located within the Brant Avenue Heritage Conservation District designated under Part V of the *Ontario Heritage Act*. The Applicant is proposing to remove and replace the existing front porch landing and steps constructed of brick with a new landing and steps constructed of concrete and clad with masonry materials; the existing columns and roof will be retained. Staff is of the opinion that Application HA-07-

21 is consistent with the guidelines of the Brant Avenue Heritage Conservation District Study and recommends that the application be approved.

5.0 Background

135 Brant Avenue is located on the northeast side of Brant Avenue, between Lorne Crescent and Richmond Street to the north and Palace Street to the south, as shown on the Location Map attached as **Appendix A** and the Aerial Photo attached as **Appendix B**. 135 Brant Avenue can be seen in Figure 1 below. Though originally a dwelling, 135 Brant Avenue is currently used for commercial purposes as an office.

Figure 1: Front of 135 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 remove and replace the existing front porch landing and steps which are constructed of brick and install a new landing and steps constructed of concrete and clad in masonry material. The existing porch columns and roof would be retained. Full details of the application are included in the submission package attached to this Report as **Appendix C**. Replacement of the front porch landing and stairs 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.

5.1 Minor Alteration

Concurrently with the proposal to remove and replace the porch landing and stairs, the Applicant is proposing to complete landscaping work in the front yard of 135 Brant Avenue. The work would include replacement of the front walkway with new paving stones and the creation of a small front patio where clients could be met. Additionally, new landscape plantings are proposed along the front wall of the building. This information is included in the Applicant's submission material attached as **Appendix C** to this Report. As landscaping work is considered a Minor Alteration in accordance with By-law 148-2016, Staff is reviewing the landscaping work through delegated authority.

6.0 Analysis

The Applicant is proposing to remove and replace the existing front porch landing and stairs constructed of brick. As shown in Figure 2, the mortar and bricks have become damaged from exposure to the elements. Mortar has been lost due to freeze-thaw cycles and many bricks on both the floor and side walls have become damaged through cracks or spalling. The Applicant has indicated that a letter was received from Canada Post explaining that mail couriers would no longer use the front stairs because of safety concerns regarding the poor condition of the stairs. The Applicant is proposing to replace the stairs, rather than complete surface repairs, as the Applicant is concerned repairs would only be a temporary solution and would not address structural issues.

Figure 2: State of current front porch landing and stairs; deteriorating mortar and bricks on landing, stairs, and side walls are visible. Source: Staff.



Figure 3: Front elevation of proposed new landing and stairs. Source: Applicant.

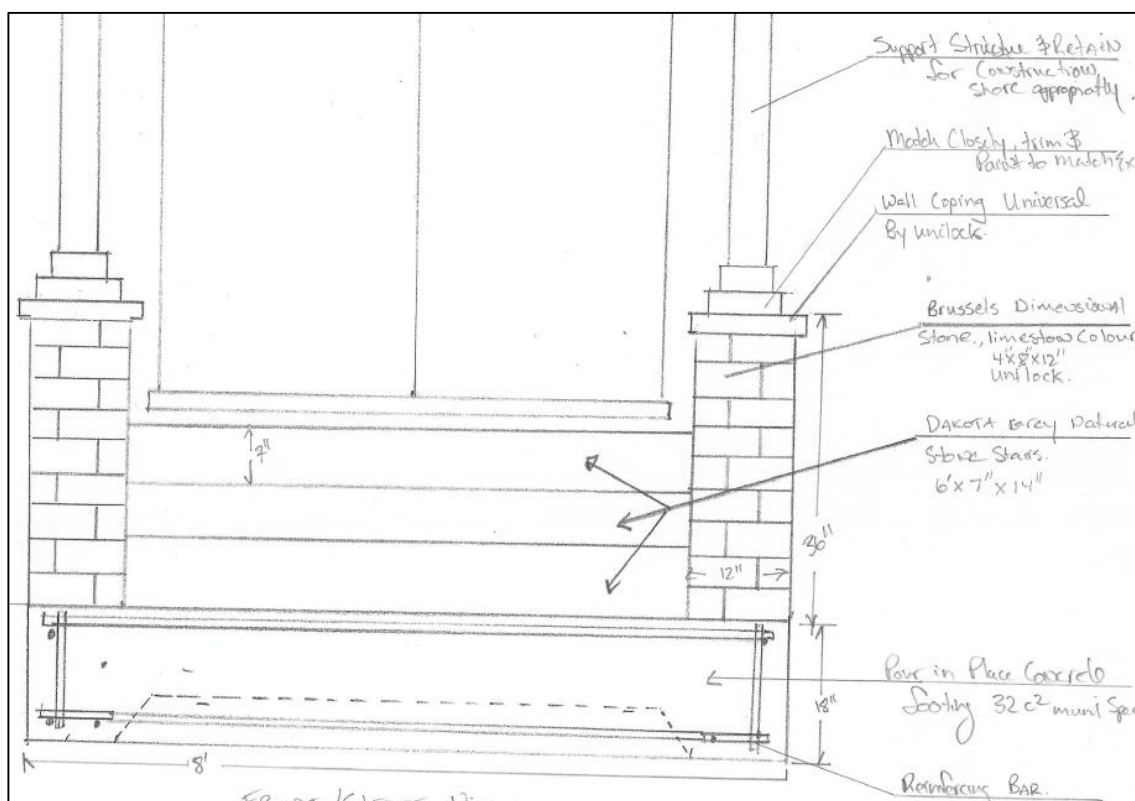


Figure 4: Side view of proposed new landing and stairs. Source: Applicant.

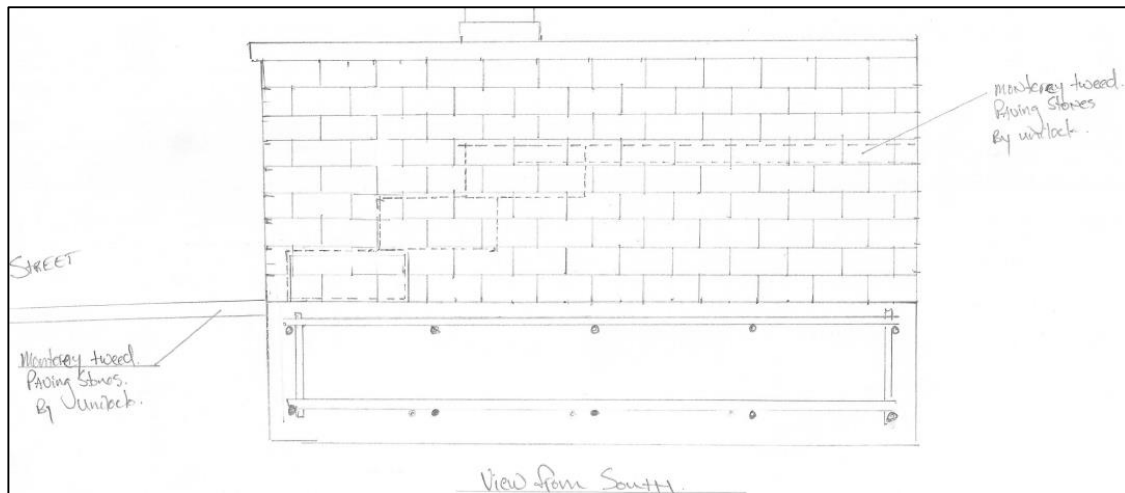


Figure 5: Sample of proposed pavers in tan-grey colour proposed by Applicant. Source: Manufacturer's Website.



Figure 6: Example of proposed stone steps. Source: Reference image selected by Applicant.

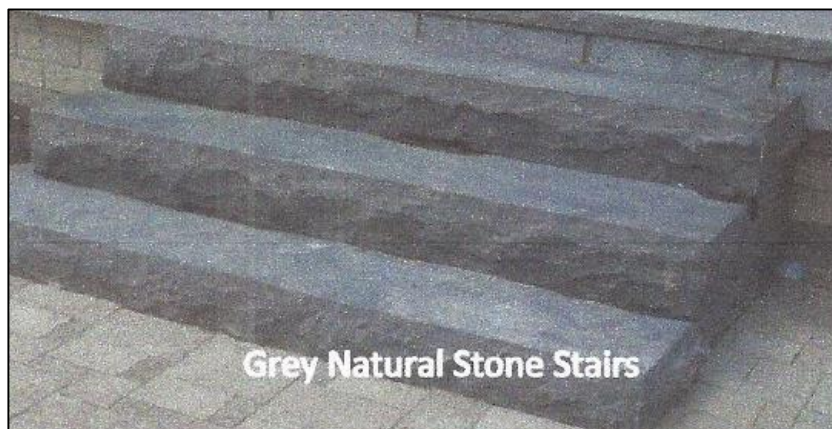


Figure 7: Proposed masonry material for sidewalls in proposed grey “limestone” colour. Source: Manufacturer's website.



The Brant Avenue Heritage Conservation District (the “District”) Study contains design guidelines and recommendations for maintenance, alteration, and new construction within the District. The District Study notes that porches are an integral feature of many buildings within the District and the guidelines recommend that porches be used to enhance the prominence of the building’s front entrance and match the scale of the building, rather than shroud or conceal the front entrance. Furthermore, the design and placement of the front walkway should have a relationship with the front entrance and porch. With respect to materials, the District Study’s guidelines recommend the use of traditional materials like brick and stone, though other materials can be used in limited capacities.

As proposed, the new front porch landing and stairs will have a similar scale to the existing landing and stairs. The Applicant’s proposal maintains the general design and proportions of the existing porch and reuses the existing columns and roof, keeping views of the main entrance open and clear rather than shrouding it. The use of stone for the stairs implements the District Study’s guidelines regarding the use of traditional materials and the use of the same paving stones for the front walkway and the surface of the front porch landing ties the entire porch and front entrance together with the front walkway. The Applicant’s contractor noted that due to deterioration, many bricks cannot be salvaged for re-use from the existing porch. As a result, the Applicant is proposing to use a precast concrete masonry product that resembles stone for the new side walls in a grey colour to match the stone stairs. This use of precast concrete masonry is limited and is in keeping with District Study guidelines. Based on the foregoing, Staff is of the opinion that the proposed alteration is

consistent with the guidelines of the District Study and therefore Staff recommends approval.

7.0 Financial Implications

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

8.0 Conclusion

The Applicant is proposing to remove and replace the front porch landing and stairs at 135 Brant Avenue as the bricks and mortar of the existing front porch landing and stairs are in poor condition and the Applicant is concerned about the safety risk. Staff has reviewed the proposal and is of the opinion that the proposed replacement front porch landing and stairs are consistent with the guidelines of the District Study and are sympathetic to the property and the District as a whole. On the foregoing basis, Staff recommends that Application HA-07-21 be approved.



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



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

135 Brant Avenue



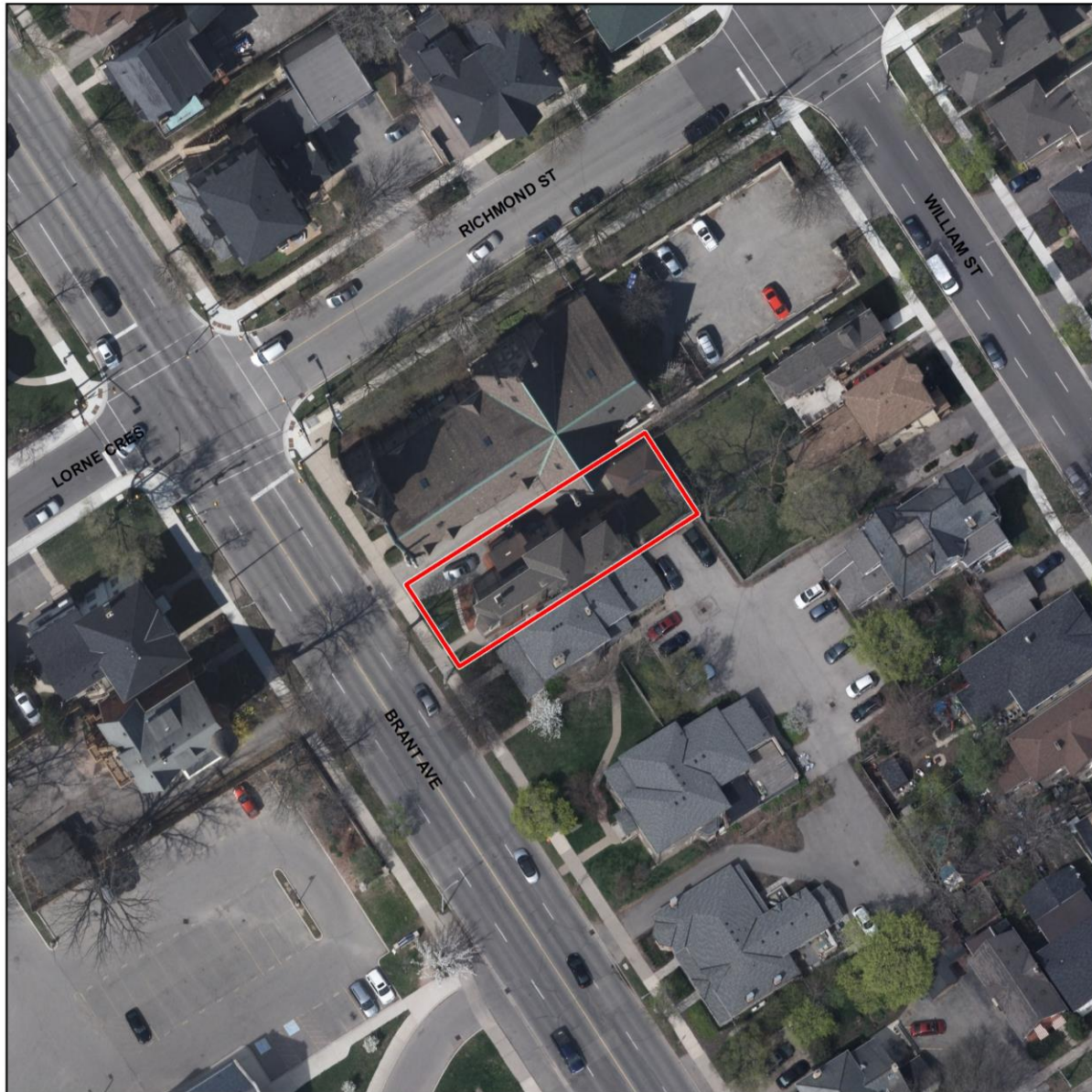
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 SUBJECT LAND



Appendix B: Aerial Photo

135 Brant Avenue



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 Subject Land

Aerial Photo from Spring 2017

