

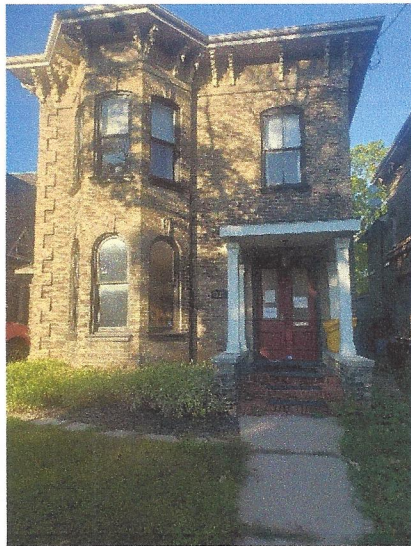


Mr. Patrick Vusir, CPT
Planner, Long Range Planning
City of Brantford
c/o PVusir@brantford.ca

September 15, 2021

Dear Mr. Vusir,

We have been retained by Mr. Corey Adams of CA Holdings to revitalize the front porch, walkways, and planting beds at his office located at 135 Brant Avenue. Enclosed is a Heritage Permit Application submitted on Mr. Adams' behalf.



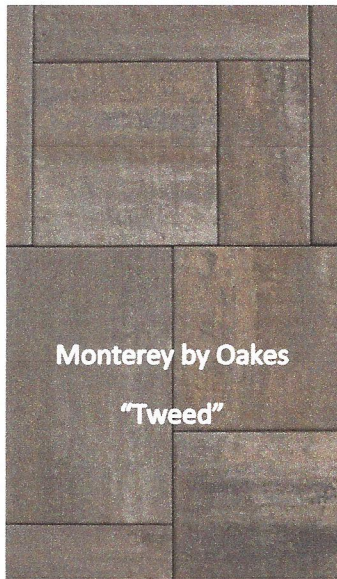
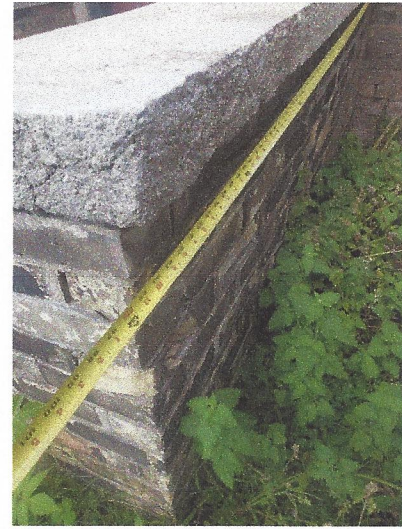
As you are aware, the property is located within the area covered by the 1988 *Brant Avenue Heritage Conservation District Study*. The site is zoned C4. We understand that the house was built in approximately 1880 and is an excellent example of the Late Italianate Style. The original front porch was replaced sometime prior to the 1988 study and has since fallen into disrepair again. It now poses a very significant safety hazard and may compromise the integrity of the building if left unaddressed.

Mr. Adams owns and operates CA Financial Services, offering investment and insurance products through SunLife. His is one of many local businesses on Brant Avenue, a thriving professional district near the downtown area. In addition to addressing immediate safety concerns, Mr. Adams intends for this work to improve the property's esthetic value and contribute to the revitalization of Brant Avenue. We observe that porches, walkways,

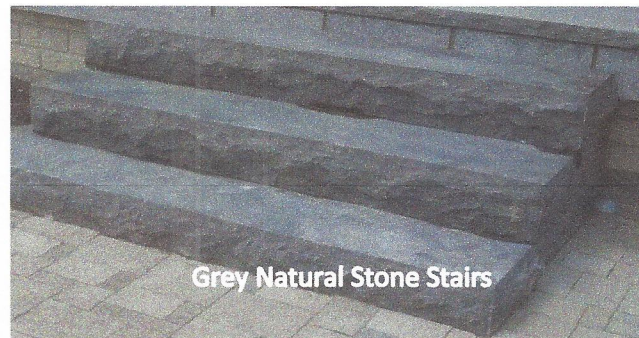
and landscaping have been updated at several nearby addresses, balancing the neighbourhood's heritage with safety and accessibility requirements.

At this time, the scope of our work entails replacing the deteriorated front porch and steps, shoring up the columns supporting the overhand, replacing walkways, and updating the planting bed under the front windows. We have photographs of the existing structure and proposed materials, as well as enclosed drawings showing the work.

Front Porch, Steps, and Overhang



Unfortunately, the existing brick sides have deteriorated to the point where little can be salvaged in a meaningful way, which means we sourced new materials that complement the heritage brick of the building. We propose Brussels Dimensional Stone by Unilock in Limestone. The existing stairs appear to have been replaced more recently but are now unsafe and will be replaced with grey natural stone steps. The paving stone is Monterey by Oakes in "tweed" colour. We chose these materials because they balance heritage considerations with functionality, safety, and economy. As part of this work, we will shore up the columns supporting the small roof overhanging the porch to ensure it is both safe and preserved to keep the overall look from the street. A fresh coat of paint on the columns and faces of the overhang will complete the look.



Walkways and Creation of Future Outdoor Seating Area

In addition to replacing existing walkways with new concrete, Mr. Adams envisions an outdoor seating area where he and clients can meet when weather permits. As part of its offerings, CA Financial Services provides retirement-focused investment products intended to support clients in transitioning to a more relaxed pace and outlook. Recognizing that the COVID-19 pandemic changed the way many people conduct business, we worked with Mr. Adams on a design that could serve as both a reception and meeting space, should he choose to have outdoor furniture available.

Updated Planting Bed

At the start of the project, we will remove existing vegetation and turf to facilitate the construction of secure bases for the porch and walkway and because it would be damaged throughout the construction. We will replace existing topsoil with at least 6" of new, quality topsoil and then install sod. The planting bed will be re-edged and replanted with a specimen tree (i.e. Japanese Maple or similar), perennial shrubs, and mulch to complement the building's character and colouring.

Of note, the City recently completed utility service work on the property and the landscaping remains disturbed. As we reach completion of the project, we will contact Operational Services to advocate for the expedited restoration of the municipal sidewalk before sodding so that our work is not damaged shortly thereafter.

At this time, existing signage will remain in place although the longer-term goal is to update this, and City staff will be consulted before future work is undertaken.

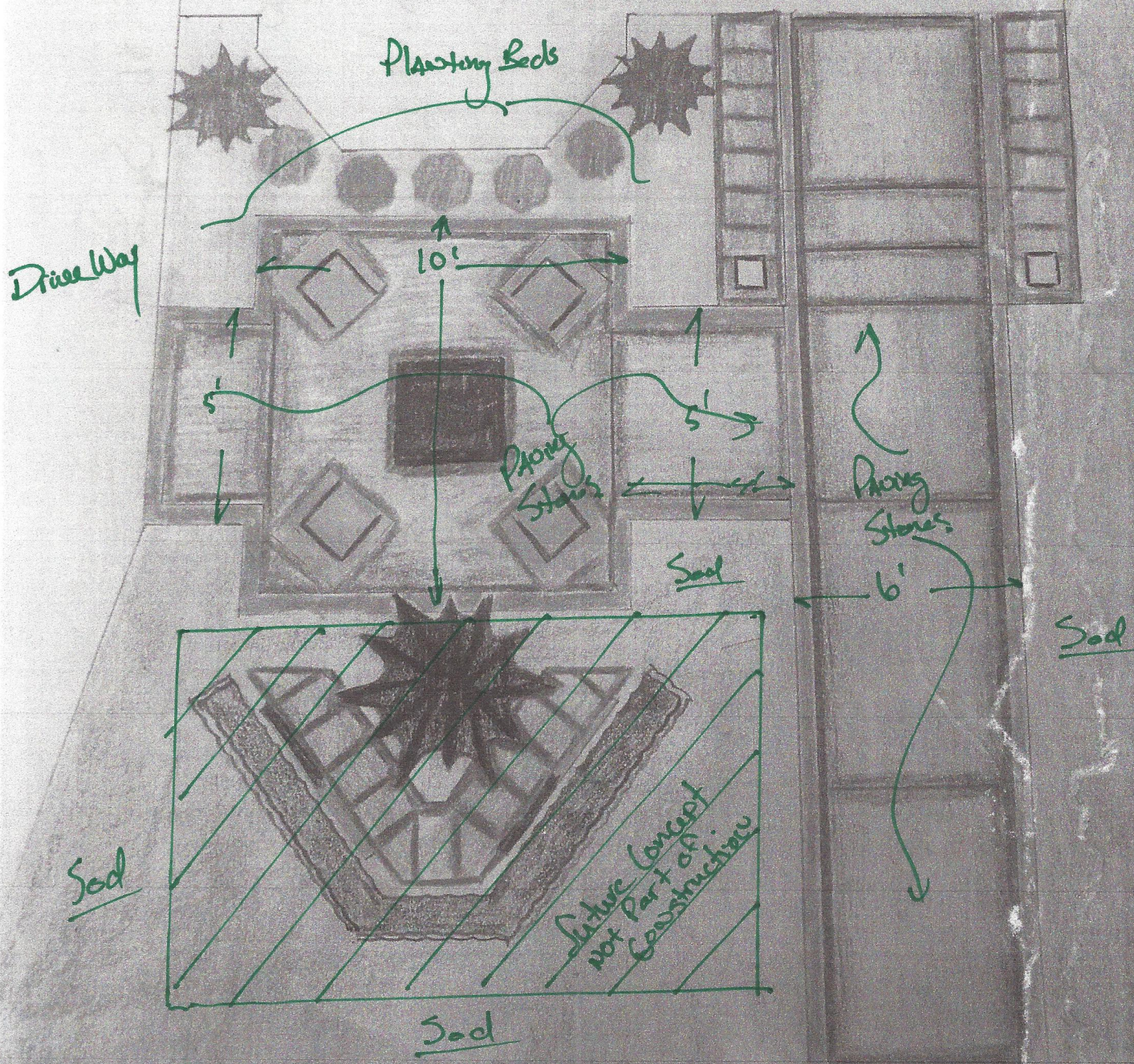
I trust the above and enclosed is satisfactory. I welcome the opportunity to answer any questions you or members of the Brantford Heritage Committee may have. I can be reached at 519-448-4688 and admin@jbcm.ca.

Sincerely,

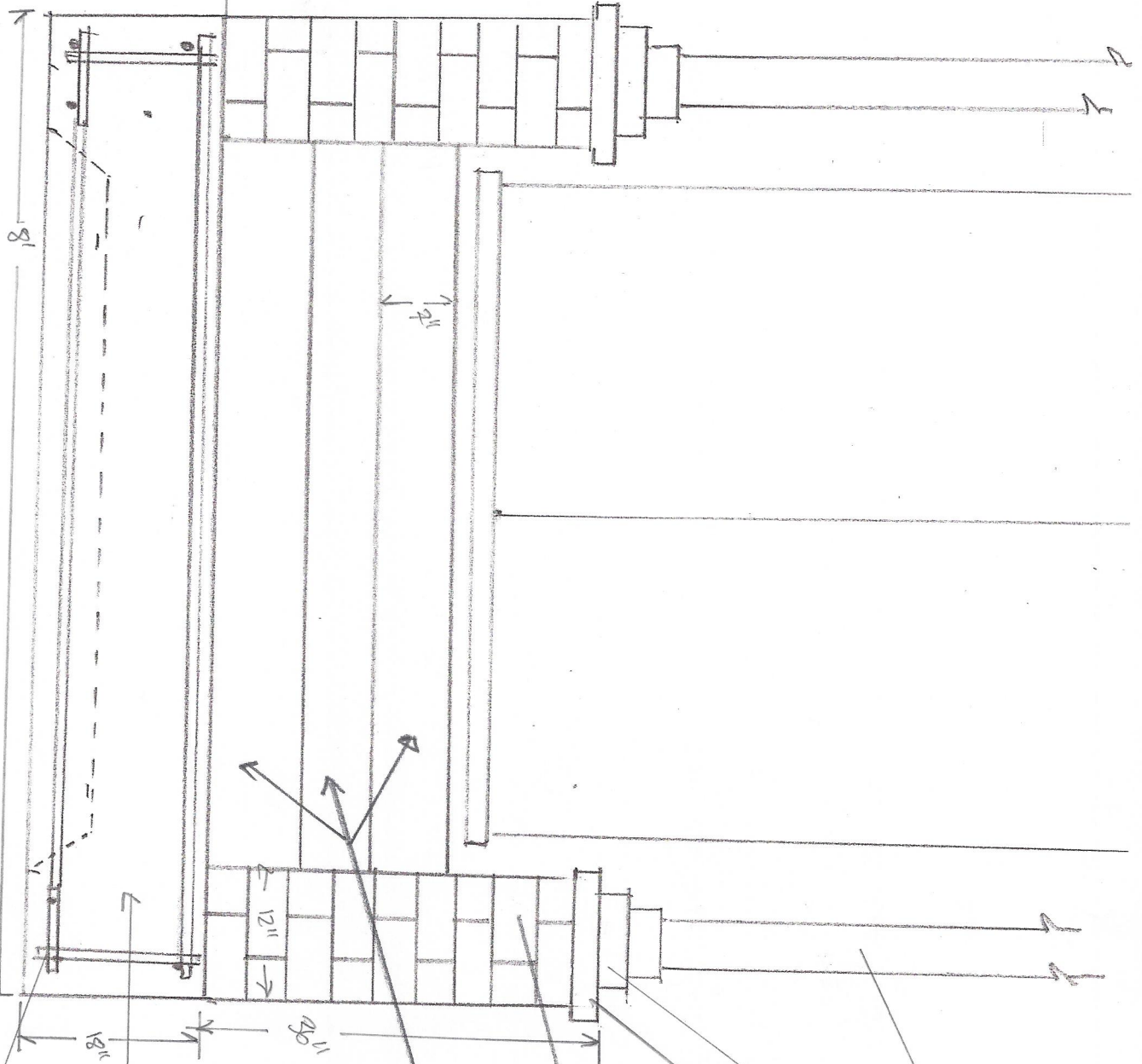


John Bisailon
President/Owner
Encl.

*135 BRANT AVE.



Ornamental
Steel Jap. Maple



FRONT / STREET View.
135 BRADST AVE.

Support Structure & Retain
for Construction
Shore appropriately.

Model Closely, trim &
Paint to match.

Wall Coping Universal
By unilock.

Brussels Dimensional
Stone, limestone colour.
4' x 8' x 12"
unilock.

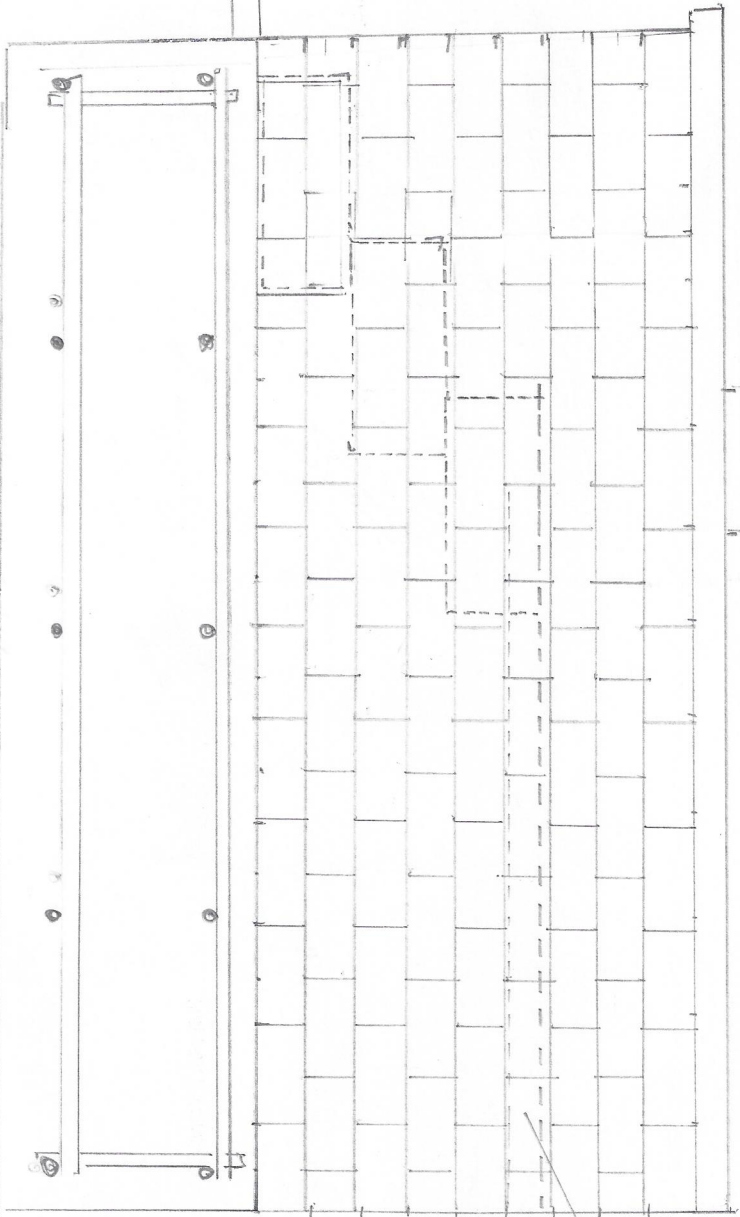
Dakota Grey Polished
Stone Slabs.
6' x 7' x 14"

Port in Place Concrete
footing 32 c2 mini spec.

Reinforcing Bar.
2 x 8' x 8' mats w/
300 x 300 mm grid typ.
15 min B.R.

Street

Monterey hood.
Paving Stones.
By Umbach.



Monterey hood.
Paving Stones
By Umbach.

View from South.