



Alternative formats and communication supports available upon request. Please contact accessibility@brantford.ca or 519-759-4150 for assistance.

**Date** November 29, 2021 **Report No.** 2021-732  
**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** Heritage Grant Program Application for 175 Brant Avenue (Application HG-03-21) [Financial Impact - \$3,825 to be funded from the Council Priorities Reserve (RF0558)]

---

### 3.0 Recommendation

A. THAT the following comments from the Brantford Heritage Committee BE INCLUDED in Staff's future report to Committee of the Whole – Planning and Administration regarding Heritage Grant Application HG-03-21:

- i. \_\_\_\_\_; and
- ii. \_\_\_\_\_; and
- iii. \_\_\_\_\_

### 4.0 Purpose and Executive Summary

This Report reviews Heritage Grant Application HG-03-21 for 175 Brant Avenue. The Applicant has applied to the Heritage Grant Program for financial assistance for a range of masonry repairs to the exterior walls of the building at 175 Brant Avenue. Staff has reviewed the proposed work against the Brant Avenue

---

Heritage Conservation District Study and determined that it is consistent with the guidelines and recommendations contained within the Study. The proposed work has previously been reviewed and approved by Brantford Heritage Committee through its review of Heritage Permit Application HA-08-21 at its October 25, 2021 meeting. Subsequent to the Committee's meeting, Staff issued Heritage Permit HA-08-21 through delegated authority. The Applicant has since been able to procure a second quote for the masonry repairs and submitted Heritage Grant Application HG-03-21. Staff is of the opinion that the work outlined in Heritage Grant Application HG-03-21 directly and appropriately restores and repairs 175 Brant Avenue and therefore, will be recommending to Council that a grant of \$3,825 be approved in accordance with the Heritage Grant Program By-law.

## 5.0 Background

On July 24, 2018, Council passed By-law 116-2018 ("Heritage Grant Program By-law") to establish a Heritage Grant Program which was launched in September 2019 for a pilot period which ends on December 31, 2021. The Heritage Grant Program was created to encourage and assist owners of designated heritage properties to restore and preserve their buildings of historic and architectural value. Properties designated individually or as part of a heritage conservation district under the *Ontario Heritage Act* are eligible for the program which provides grants to cover up to 50% of the total costs of eligible projects, up to a maximum grant of \$5,000. Grants will be provided to the owner upon satisfactory completion of the work within one year of the approval date. Council is the approval authority for all applications to the program, in consultation with the Brantford Heritage Committee.

The City has received an application for 175 Brant Avenue (Application HG-03-21), a property located within the Brant Avenue Heritage Conservation District ("the District"), established by City of Brantford By-law 239-88. The property is on the northeast side of Brant Avenue, between Henrietta Street to the north and Lorne Crescent to the south, as shown on the Location Map attached as **Appendix A** and the Aerial Photo attached as **Appendix B**. Figure 1 on the following page shows the front façade of 175 Brant Avenue. While originally a dwelling, the property is being used as an office.

Figure 1: 175 Brant Avenue. Source: Google Street View.



The Applicant is seeking a heritage grant to assist in a range of masonry repairs to the building which include mortar repointing at various locations on the exterior walls of the building, the reconstruction of the exterior brick wall and sill below a bay window at the rear of the building, and the reconstruction of one chimney which will include replicating the original decorative brick corbelling. The total eligible project costs are estimated to be \$7,650. The Applicant's submission material is attached to this Report as **Appendix C**.

## 5.1 Record of Heritage Approvals

Masonry repairs are defined as a "Major Alteration" in By-law 148-2016 and accordingly, approval of a Heritage Permit is required before work can occur. The Applicant submitted a Heritage Permit application in time for review by the Brantford Heritage Committee at its October 25, 2021 meeting where the Committee recommended approval as per [Report 2021-667](#). Staff issued Heritage Permit HA-08-21 for the masonry work at 175 Brant Avenue on November 1, 2021. Heritage Permit HA-08-21 is attached to this Report as **Appendix D**.

In the past, Staff have processed the Heritage Permit concurrently with the corresponding Heritage Grant application. In this instance, Staff reviewed the masonry repairs on site with the Applicant in the course of the normal application process and felt that the repairs were of an urgent nature and should be completed prior to winter. Accordingly, Staff recommended that

---

the Applicant apply for a Heritage Permit first to ensure that work could occur and to apply for the Heritage Grant separately, at a later time once a second quote for the work could be secured as required by the Grant Program By-law. The Applicant was made aware that approval of Heritage Grants is at the sole discretion of Council and that there is no guarantee of funding until Council makes a decision to approve the Heritage Grant Application.

## **6.0 Corporate Policy Context**

2021-2022 Council Priorities Desired Outcome 1: All neighbourhoods in the City are safe, vibrant, attractive, and inclusive.

Heritage Grant Application HG-03-21, if approved, will help contribute to a vibrant and attractive Brant Avenue Heritage Conservation District. The ongoing restoration, preservation, and maintenance of properties within the District recognizes and celebrates the history of the City of Brantford.

## **7.0 Input From Other Sources**

The Heritage Grant Program By-law requires that properties eligible for the program have taxes paid up to date, are free of any orders, and that there are no application fees owing to the City. Planning Staff consulted with Staff in Building Services, Brantford Fire, Development Engineering, and Finance (Tax) in the course of preparing this Report to confirm these requirements are satisfied for 175 Brant Avenue.

Planning Staff also worked with Legal and Real Estate Services to prepare the Grant Agreement between The Corporation of the City of Brantford and the Applicant. The Grant Agreement will set out the scope of work that is eligible for funding, the maximum grant to be provided based on submitted quotes, and terms for issuing the grant. If Council approves Application HG-03-21, the General Manager of People, Legislated Services and Planning will execute the Grant Agreement through delegated authority.

## **8.0 Analysis**

In reviewing Heritage Grant Application HG-03-21, Staff has considered the Brant Avenue Heritage Conservation District Study and the Heritage Grant Program By-law. The District Study contains guidelines for alterations and repairs to existing properties as well as new development to ensure that changes occurring within the District are sympathetic to the subject property,



neighbouring properties, and the District as a whole. The Heritage Grant Program By-law requires that work preserves, restores, repairs, or enhances the property in order to be eligible for financial assistance.

The Applicant is proposing to carry out masonry repairs at various locations around the building at 175 Brant Avenue in accordance with the submission materials attached as **Appendix C** to this Report. As shown in Figures 2 and 3 on the following page, there are locations around the building where mortar has deteriorated and bricks have cracked, spalled or fallen out of the wall. The most concerning instances of deterioration are found at the rear of the building, where there is evidence of an animal burrowing into the base of the rear wall, as well as deterioration around an existing drain which is located at grade, both on the north end of the rear wall, as shown in Figures 4 and 5 on page 7 of this Report.



In addition to repointing and smaller brick repairs at various locations around the building, there are a number of more substantial repairs and alterations proposed. There is a bay window in the southern portion of the rear wall, and the knee-wall of the bay window is under severe deterioration including missing mortar and a brick sill which is sloping toward the window rather than away, as shown in Figures 6 and 7 on the following pages. The Applicant is proposing that the knee wall will be rebuilt to address both the missing mortar and damage, as well as reconstruct the brick sill so that it slopes away from the wall to avoid water damage. Lastly, there are two chimneys which are also deteriorating due to exposure to the elements. The first chimney, located at the front of the

building, will be rebuilt; the second, located at the rear, is proposed to be removed. The chimneys are shown in Figure 8.

**Figure 2: Bay window knee wall to be rebuilt. Source: Stonebridge Masonry.**



**Figure 3: Close-up of mortar joint below bay window sill, showing mortar separating from brick and additional signs of animal burrowing. Source: City Staff.**





Figure 4: Chimneys at 175 Brant Avenue. Chimney at front-side (left image) to be rebuilt. Chimney at rear (right image) proposed to be removed. Source: Stonebridge Masonry.



The District Study contains guidelines for maintenance and alteration projects for properties within the District. For masonry repairs, the District Study recommends a low-strength mortar in a matching style and colour. The District Study also recommends that restoration projects should utilize materials employed in the construction of the original building and where new materials are used, they should be used in a manner consistent with the original design. With respect to the proposed masonry repairs, the Applicant has approached one mason for a quote to complete repairs. The mason has examined the various locations in need of repair and has specified a cream-coloured type-N lime mortar where repointing work is needed. The use of type-N lime mortar is appropriate for restoration on historic properties and reflects historic mortars used in the original construction of the building. With respect to the reconstruction of the rear bay window knee wall shown in Figures 6 and 7, the Applicant's mason has specified that the exterior bricks would be deconstructed and re-used to reconstruct the knee wall, ensuring that the original material is reused. For the reconstruction of the front chimney, shown in Figure 8, the mason has specified new brick in a buff-yellow colour to match the bricks of the building and furthermore, specified that the rebuilt chimney would have a corbel design matched to the original chimney which is being removed. The specification of a corbel design for the rebuilt chimney implements the District

---

Study's guideline that new material be used in a manner consistent with the original materials. Staff is of the opinion that the masonry repairs outlined above are consistent with the guidelines of the District Study and will appropriately restore and repair the building on 175 Brant Avenue. Accordingly, Staff is of the opinion that the proposed work merits funding through the Heritage Grant Program.

With respect to the proposal to remove a rear chimney which is suffering from exposure to the elements, Staff has reviewed the District Study's guidelines and note that the intent of the 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 ensure the alteration or maintenance is sympathetic to the District is to address matters of design. In this instance, the proposed removal of the rear chimney would not have a negative effect on the appearance of the building at 175 Brant Avenue. Staff have reviewed the 1919 Fire Insurance Map, shown in Figure 8, and note that it is unclear whether the chimney is original to the dwelling. While the removal of the chimney at the rear of the building has been approved in Heritage Permit HA-08-21, the work is not considered to be preservation, restoration, repair or enhancement and is not considered to be an eligible cost; accordingly, the costs to remove the chimney would not be included in the calculation of a grant.

Staff has reviewed the masonry repairs consisting of: mortar repointing at various locations on the exterior walls of the building; the reconstruction of the exterior brick wall and sill for a bay window at the rear of the building; and, the reconstruction of one chimney which will include replicating the original decorative brick corbelling. The aforementioned works are consistent with both the District Study guidelines and the requirements of the Heritage Grant By-law. Accordingly, Staff will be recommending that Council approve Heritage Grant Application HG-03-21, in the amount of \$3,825 as discussed in Section 10 of this Report.

## **9.0 Financial Implications**

The Heritage Grant Program will fund 50% of the eligible project costs, to a maximum grant amount of \$5,000. The Applicant submitted two quotes for the project costs as required by the Program, and using the lesser of the two quotes, total eligible costs are \$7,650, meaning the maximum grant value possible for Heritage Grant Application HG-03-21 is \$3,825. If approved, the grant would be funded from the Council Priorities Reserve (RF0558). At present,



---

there is \$43,900 of available funding set aside for the Heritage Grant Program in this Reserve.

The Applicant is aware that funding is not guaranteed until final approval by Council and execution of the Grant Program Agreement, and further aware that the Heritage Grant will only be issued once all of the following requirements are satisfied, in accordance with the Heritage Grant Program By-law:

- The work is completed within one year from the date Council approves Heritage Grant Application HG-03-21;
- All work associated with the grant application has been completed to the satisfaction of the Manager of Long Range Planning; and
- The work is completely paid for by the owner, and written documentation to verify such payments has been submitted to the Planning Department.

## 10.0 Conclusion

The Applicant submitted Heritage Grant Application HG-01-21 to support restoration work at 175 Brant Avenue which consists of: mortar repointing at various locations on the exterior walls of the building; the reconstruction of the exterior brick wall and sill for a bay window at the rear of the building; and, the reconstruction of one chimney which will include replicating the original decorative brick corbelling. Staff has previously reviewed the work in consultation with the Brantford Heritage Committee and issued a Heritage Permit (HA-08-21) under delegated authority so that the Applicant may complete urgent repairs before winter. Staff is of the opinion that the proposed work identified in Heritage Grant Application HG-03-21 directly and appropriately restores and repairs 175 Brant Avenue. Accordingly, Staff will be recommending that Council approve Heritage Grant Application HG-03-21.



---

Patrick Vusir, CPT  
Planner, Long Range Planning



---

Alan Waterfield, MCIP, RPP  
Manager of Long Range Planning

---

Attachments

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Submission Materials

Appendix D: Heritage Permit HA-08-21

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

### Location Map 175 Brant Avenue



#### LEGEND

 SUBJECT LANDS  
(175 Brant Avenue)



0 25 50 100  
Metres




## Appendix B: Aerial Photo

### Aerial Image 175 Brant Avenue



#### LEGEND

-  SUBJECT LANDS  
(175 Brant Avenue)

Aerial image from Spring 2020



0 10 20 40 Metres