

DATE: August 4, 2009.

REPORT NO. CD2009-119

TO: Committee of the Whole- Community Development

FROM: Ted Salisbury, General Manager, Community Development Services

1.0 TYPE OF REPORT **CONSENT ITEM** []
ITEM FOR COUNCIL CONSIDERATION []

2.0 TOPIC

Request to demolish the buildings at 162 Dalhousie Street and 26 Charlotte Street, located within the Demolition Control Area defined in Bylaw 26-91.

3.0 RECOMMENDATION

THAT the Demolition Permit Application for 162 Dalhousie Street (also known municipally as 20 Charlotte) and 26 Charlotte Street BE APPROVED.

4.0 PURPOSE

The properties located at 162 Dalhousie Street (northwest corner of Charlotte Street and Dalhousie Street, also known municipally as 20 Charlotte Street) and 26 Charlotte Street are located within the Demolition Control Area and require Council approval prior to the issuance of a demolition permit. Wilfrid Laurier University is purchasing these properties to build an expansion to the new Brantford Research and Academic Centre. Provincial funding for the project mandates that the site be available to begin construction by Oct. 1, 2009. The aggressive construction schedule requires that the demolition of the subject buildings be completed by September 2009.

In the past, the subject buildings included a residential component and therefore are subject to the demolition control bylaw.

5.0 BACKGROUND

Demolition Control Bylaw 26-91 provides Council with the authority to restrict the demolition of residential properties in the older central areas of the city. The purpose of this bylaw is to prevent the premature demolition of the existing housing stock. However, where a building permit has been issued for a property, Council cannot refuse a demolition permit but may attach conditions to its issuance.

The Brantford Heritage Committee reviews demolition permit applications for residential buildings within the demolition control area.

The firm of MMMC Inc. Architects prepared the plans for the new Brantford Research and Academic Centre to be located at 154-160 Dalhousie Street. The firm is also designing an expansion to the centre that includes the properties at 162 Dalhousie Street and 26 Charlotte Street. Appendix "A" shows the location of the subject properties and the proposed Research and Academic Centre. Appendix "B" shows the conceptual plan for the expansion of the centre to include the subject properties.



162 Dalhousie St. (Dalhousie/Charlotte St.)



26 Charlotte St.

The Heritage Inventory records and site observation indicate the following:

162 Dalhousie – Two storey, Italianate building built c. 1885. Building is not designated under either Parts IV or V of the Ontario Heritage Act. Building has been altered (windows, additions) and brick is damaged. Presently used as an apartment.

26 Charlotte – one storey, Ontario Cottage built c. 1875. Building is not designated under either Parts IV or V of the Ontario Heritage Act. Building has

been altered and is difficult to determine what is the original portion of the design due to several additions. Currently the building is vacant and boarded up.

Neither building is a good candidate for heritage designation.

6.0 CORPORATE POLICY CONTEXT

Goal 1 Economic Vitality and Innovation
Strategic Action 1.8 Enhance opportunities for higher education

Wilfrid Laurier University's long-term plan is to continue the expansion of the Brantford Campus, increase student enrollment and provide additional educational opportunities. The proposed demolitions are necessary for the construction of an expanded new research and academic centre.

Downtown Master Plan

While the Downtown Master Plan speaks to the desirability of retaining heritage resources where feasible, the Plan also speaks to the importance of the expansion of post-secondary institutions. The proposal for constructing a 3-storey building will further complete the central area of the Laurier campus and bring much needed employment and population density to the Downtown.

7.0 INPUT FROM OTHER SOURCES

The Brantford Heritage Committee, at its meeting June 16, 2009, reviewed the new design for the Brantford Research and Academic Centre. The presentation by Patrick Trottier of MMMC Architects showed a plan for the future expansion of the centre to include the properties at 162 Dalhousie Street and 26 Charlotte Street. At the time of this meeting, the properties were not yet confirmed as part of the current development. Since then, Laurier University has begun the process of purchasing the properties to include an expansion of the new Research and Academic Centre.

Since the next scheduled meeting of the Committee is Sept. 1, 2009, the Brantford Heritage Committee was asked through email to review the proposed demolition of the buildings at 162 Dalhousie Street and 26 Charlotte Street. To date, members of the Committee have not expressed any concerns.

8.0 ANALYSIS

The purpose of the Demolition Control Bylaw is to prevent the premature demolition of residential housing stock. The proposed demolitions are part of

the redevelopment of a larger site for the new Brantford Research and Academic Centre and the expansion of the facility.

The proposed construction of the new expanded centre is compatible with the goals and strategic actions of the Community Strategic Plan to have a vibrant and successful downtown for its citizens, students, businesses, government and visitors. The Strategic Plan also notes that one of the strategic actions is to enhance opportunities for higher education. The new centre will provide additional education space and a public bookstore.

9.0 FINANCIAL IMPLICATIONS

There are no financial implications to the municipality.

10.0 CONCLUSION

The purpose of the Demolition Control Bylaw is to prevent the premature demolition of the existing housing stock. The buildings at 162 Dalhousie Street and 26 Charlotte Street have not been maintained and residential units were located within these buildings. Additional housing will be provided in the near future as the university has plans for additional residence accommodations near the Research and Academic Centre. The proposed development of a student residence will increase the housing stock within the downtown.

Mark Gladysz
Senior Planner-Projects

Ted Salisbury, MCIP, RPP
General Manager
Community Development Services

Matt Reniers, MCIP, RPP
Director Policy Planning

attach.

Appendix "A" Site plan for the Brantford Research and Academic Centre

Appendix "B" Conceptual Plan – Corner Option

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 [x] no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk [] yes [x] no

Is the necessary by-law or agreement being sent concurrently to Council? [] yes [x] no

Appendix "B"

