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Property Owner
53 Charlotte Street
Brantford ON N3T2M4

RECEIVED
2025/03/31
(YYYY/MM/DD)
Ontario Heritage Trust

March 28, 2025

To Whom it May Concern,

**RE: Notice of Passing of a Heritage Designation By-law for 53 Charlotte Street,
Brantford, under Part IV, Section 29 of the Ontario Heritage Act**

This letter serves to notify you as the new property owner that on March 25, 2025, the Council of The Corporation of the City of Brantford passed By-law 27-2025 to designate the property municipally addressed as 53 Charlotte Street, known as the Crystal Cottage, as being a property of cultural heritage value or interest.

Please find enclosed the Notice of Passing of By-law 27-2025 which designates 53 Charlotte Street. Should you have any questions, please do not hesitate to contact Miranda Ivany in Planning and Development Services (Long Range Planning) at mivany@brantford.ca or via telephone at 519-759-4150 extension 5177.

Kind regards,

Chris Gauthier
City Clerk and Director of Clerk Services
City of Brantford

Encl. Notice of Passing of a Heritage Designation By-law for 53 Charlotte Street (By-law 27-2025).

CC: Nicole Wilmot – Commissioner of Community Development
Alan Waterfield – Acting Chief Planner / Director of Planning
Andy McMahon – Chief Building Official / Director of Building Services



Notice of passing a by-law to designate 53 Charlotte Street, Brantford as a property of Cultural Heritage Value or Interest, pursuant to Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (as amended)

Take Notice that the Council of the Corporation of the City of Brantford has passed By-law 27-2025 on March 25, 2025 to designate 53 Charlotte Street, Brantford as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*. A copy of By-law 27-2025 is enclosed with this notice.

A Notice of the By-law's passing has also been published on the City's website at <https://www.brantford.ca/Modules/news/en>, pursuant to subsections 26(4) and 29(8) of the *Ontario Heritage Act* and Chapter 15 of the City of Brantford Municipal Code (as amended).

Appeal to the Ontario Land Tribunal

Take Notice that in accordance with Subsection 29(11) of the *Ontario Heritage Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within thirty (30) days after the date of publication of this Notice of the By-law's passing on the City's website, a Notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. Notices of appeal to the By-law must be received by 4:30 pm, on or before **April 28, 2025**.

If you wish to appeal to the Ontario Land Tribunal, forms are available from the Tribunal's website at <https://olt.gov.on.ca>. Notices of appeal may be served to the City Clerk, by email to clerks@brantford.ca to the attention of Chris Gauthier, City Clerk, or in hardcopy to the attention of Chris Gauthier, City Clerk, City of Brantford, City Hall, 58 Dalhousie Street, Brantford, ON N3T 2J0.

To assist with processing any objections, please include "Notice of appeal of the passing of By-law 27-2025 to designate 53 Charlotte Street, Brantford under the Ontario Heritage Act" in the subject line and/or on a cover letter.

Notice dated at the City of Brantford this 28th day of March, 2025.

BY-LAW NUMBER 27-2025
OF
THE CORPORATION OF THE CITY OF BRANTFORD

Being a by-law to designate 53 Charlotte Street as a property of cultural heritage value or interest under the Ontario Heritage Act.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “*Ontario Heritage Act*”) as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the City of Brantford, having consulted with and received the recommendation of the Brantford Heritage Committee, is of the opinion that 53 Charlotte Street, being the location of the building known as the Crystal Cottage, possesses cultural heritage value or interest;


AND WHEREAS at its meeting on January 28, 2025, the Council of the Corporation of the City of Brantford adopted the recommendations set out in item 12.2.2. of Combined Committee of the Whole – Operations & Planning and Administration Report No. 2025-01-21 to give notice of intention to designate 53 Charlotte Street as a property of cultural heritage value or interest;


AND WHEREAS there have been no objections to the notice of intention to designate 53 Charlotte Street served upon the City Clerk;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:

1. THAT the property municipally numbered 53 Charlotte Street and further described in Schedule “A” attached hereto and forming part of this By-law be designated as a property of cultural heritage value or interest on the basis of the statement of cultural heritage value or interest and list of heritage attributes described in Schedule “B” attached hereto and forming part of this By-law.
2. THAT this By-law comes into force in accordance with the provisions of the *Ontario Heritage Act*.
3. THAT the City shall enter into an agreement with the registered owner for the installation and maintenance of a plaque distinguishing the property as designated for its cultural heritage value or interest.

READ A FIRST TIME:	MARCH 25, 2025
REAS A SECOND TIME:	MARCH 25, 2025
PASSED:	MARCH 25, 2025



MAYOR

CLERK

SCHEDULE "A" TO BY-LAW 27-2025

Property Identification:

Municipal Address: 53 Charlotte Street, Brantford, Ontario

Legal Description: PART BLOCK P WEST WILKES TRACT AND PART BLOCK C WILKES TRACT BRANTFORD CITY, PART 2 2R8608; CITY OF BRANTFORD

Property Identifier Number: 32139-0146 (LT)

General Description of Location: The property described in this schedule is located within downtown Brantford, at the north-east corner of Charlotte Street and Wellington Street.

Area of the property with cultural heritage value or interest:

For greater clarity, and pursuant to paragraph 3(1)2 of Ontario Regulation 385/21, the cultural heritage value or interest of the property is associated directly with the primary building on the property which is known as the "Crystal Cottage" and the views of that building from the abutting rights-of-way.

SCHEDULE “B” TO BY-LAW 27-2025

Statement of Cultural Heritage Value or Interest:

The property has design value because it features a unique example of a material (glass bottles) and because it is a unique example of a type (cottage). The subject property is unique for the use of glass bottles in the exterior brick wall of the Crystal Cottage. Glass bottles are found on the front and side facades, arranged in a course near the top of the wall, oriented base-outwards. Glass bottles are also used as an accent in the front wall and the right-side facade, immediately below the windowsills. The subject property is also unique because it hosts a unique example of a cottage which, though modest in scale, is comparatively highly ornamented with Victorian and Gothic details.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. Craftsmanship and artistic merit are visible in the composition of decorative accents located on the front and side facades of the Crystal Cottage. Polychromatic brickwork is used to highlight and emphasize the eaves, glass bottles, and the tops and bottoms of openings. The course of bottles is enhanced by flanking courses of red brick and follows the top curve of segmental arch voussoirs. The glass bottles and surrounding brickwork below windowsills are aligned to the scale of the window openings. Wood trim on the fascia and in the front gable is also detailed, leaving few areas unadorned. The name of the cottage is also spelled out in the gable using chestnuts, laid out in a curve, and embellished with a seashell and glass ornament.

Heritage Attributes:

The following attributes of 53 Charlotte Street are considered heritage attributes as defined by the *Ontario Heritage Act* and contribute to the property’s cultural heritage value or interest as a property with design value or physical value due to unique material use (glass bottles), being a unique example of a type (cottage), and possessing a high degree of craftsmanship or artistic merit:

- One-storey height, with side-gable roof and central front gable over the entrance.
- Centre hall plan and 3-bay symmetrical front façade; two window openings flanking a central door.
- A pebbledash coating in the front gable, with the name “Crystal Cottage” set in an arc and originally spelled out with acorns. A glass roundel sits between the words “crystal” and “cottage” and above that is a seashell.
- Ornate wooden trim in the eaves, consisting of:
 - On the front and side facades, including in the gable eaves, fascia cut to feature a fleur-de-lis motif.
 - Two, single ornate brackets supporting the front gable.

- Vergeboard in the front gable in the shape of a pointed arch, with the inside edged having semi-circular details and the body of the vergeboard cut to have a vine motif.
- Framing the pebbledash from below, a decorative wooden band with a complex profile.
- Dichromatic brick walls (buff, with red accents) in common bond, with the following decorative accents:
 - Red brick course at the base of the front gable.
 - On the front and side facades, an alternating red and buff header course between two red stretcher courses, immediately below the level of the eaves.
 - On the front and side facades, a course of glass bottles (base facing out) set between two rows of red brick in stretcher course except for over window or door openings where the red brick is laid in header course. This course:
 - Runs the full length of the left side façade.
 - Runs the full width of the front façade, only being interrupted at the front corners by a red closer brick at either end.
 - Runs from the front wall towards and over a front-facing side entrance on the right-side wall where it terminates. Red bricks are used in lieu of glass bottles for the remainder of this course on the rear of right-side façade.
 - On the front and side facades, courses of red stretcher bricks aligned just below the tops of the window openings and just above the bottoms of the window openings.
 - Under both front windows, and one window on the right-side facade, a section of glass bottles (base facing out) surrounded by red brick, aligned to match the width of the window applicable openings.
 - On the front and side facades, three courses of red brick aligned just above the door sills.
- Window and door openings on the front and side facades are topped by segmental arched brick voussoirs; the bricks are arranged in a soldier course.
- Wooden windowsills and wooden shutters on the front and right-side (south) façades.