



Report
Staff Report
The Corporation of the City of Brampton
6/18/2024

Date: 2024-05-24

Subject: **Heritage Impact Assessment Addendum Recommendation Report for 69 Elliott St- Ward 3**

Contact: Arpita Jambekar, Heritage Planner
Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-479

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of June 18, 2024, re: **Heritage Impact Assessment Addendum, 69 Elliott St – Ward 3, dated May 2024** be received;
2. That the Heritage Impact Assessment Addendum for 69 Elliott Street prepared by VG Architects dated May 10, 2024 be received; and
3. That a complete Heritage Conservation Plan be submitted and approved, prior to the issuance of Demolition or Building Permits for the project, as referenced in the Heritage Impact Assessment prepared by ATA Architects Inc. and Brampton Heritage Board meeting dated December 29, 2022, for the long-term maintenance of the building.

OVERVIEW:

- **69 Elliott Street, also known as Brampton Memorial Arena was designated under the Ontario Heritage Act under By-Law 233-2010 in 2010.**
- **A Heritage Impact Assessment was requested by Heritage Staff when the proponent, the City of Brampton, brought forward plans for an addition on the west side of the arena.**
- **The HIA presented in February 2022 demonstrated that the proposed addition will be appropriately designed to support the heritage character of the building. The HIA recommended minor revisions to be incorporated in the design as the planning for the addition advanced.**

- **The HIA amendment demonstrates that necessary revisions recommended in the HIA have been applied in the revised design to mitigate impacts on the heritage resource.**
- **The HIA Addendum is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

69 Elliott Street, known as Brampton Memorial Arena, located within Old Fairgrounds Park at 69 Elliot Street, is Designated under Part IV of the Heritage Act for its Design/Physical Value, Historical/Associative Value and for Contextual Value. A complete list of Heritage Attributes is provided in the attached Heritage Impact Assessment report.

The arena was constructed in 1949-50 and commemorates those who lost their lives in the Second World War. The building was designed by noted architect Norman Otto Hipel using his distinct patented roof design. The Premier T.L. Kennedy attended the sod turning at the start of construction in April of 1949.

The Arena is a good example of a mid-20th century community sports complex and incorporates a distinctive roof system. Few similar examples remain in Ontario.

CURRENT SITUATION:

The Heritage Impact assessment addendum has been prepared to address the recommendations in the HIA prepared by ATA Architects Inc. dated February 2022. Changes have been proposed to accommodate additional dressing rooms, offices, equipment, meeting rooms and storage as well as additional circulation space. This requires an approximately 3000-Square foot, single-storey addition be constructed on the west side of the existing building.

The HIA submitted by ATA architects provided details of the impacts of the proposed addition on the heritage attributes of the building and design guidelines on how the design can be further refined. The HIA addendum prepared by VG architects, addresses the concerns and recommendations of the HIA. As a key element, the proposed addition is subordinate to the existing building and the material selection is sympathetic to the original materials.

Organizational adjustments to the proposed addition have been made to create two volumes, with the lower volume tucked beneath the eaves of the Iconic Hipel roof of the arena. This creates a reveal between the higher volume portion of the addition and the

main arena. The elevation of the new addition is symmetrically composed around a new main public entrance along its west elevation. A vertical 'reveal' at two scupper locations (one at each end of the main elevation), provide visual interest to the elevation and work in conjunction with vertical control joints in the brick cladding to break-up the mass of the elevation. A continuous limestone sill course defines a base for the elevation similar to the continuous projecting brick course on the north entrance pavilion elevation of the original arena façade. Aluminum plate cladding is introduced above the brick cladding to align with the fascia of the heritage Hipel roof to minimize the perceived height of the addition.

Following approval of the HIA addendum, a complete Heritage Conservation Plan will be prepared to address the potential impacts related to the construction and long-term maintenance of the building once the new space is operational.

CORPORATE IMPLICATIONS:

Financial Implications:

The maintenance, and renovations of City-owned properties has been budgeted for, and no additional expenses have been accrued as a result of this report's recommendations.

Other Implications:

The City is maintaining and updating their recreation and heritage properties for public use and enjoyment.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment addendum noted within this report supports the Culture & Diversity focus Area. The recommendations therein facilitate the conservation of a rare and unique heritage resource that contributes to the understanding of Brampton's early history and serve as a public memorial to those who lost their lives in the Second World War.

CONCLUSION:

It is recommended that the Heritage Impact Assessment Addendum, 69 Elliott Street-Ward 3 be received by the Brampton Heritage Board as being complete. The recommendations of the previous HIA have been addressed.

A complete Heritage Conservation Plan as a next step to be completed in the next stage of the application.

Proposed addition to the Brampton Memorial Arena will act as a sympathetic enhancement to the building that the residents of Brampton can be proud of for decades to come.

Authored by:

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Attachments:

- Attachment 1 – Heritage Impact Assessment Addendum of 69 Elliott Street by VG Architects, dated May 10, 2024
- Attachment 2 – Heritage Impact Assessment of 69 Elliott Street by ATA Architects Inc., dated February 2022