



Heritage Impact Assessment Addendum

Brampton Memorial Arena Expansion

69 Elliot Street

May 10, 2024



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CONTENTS

1. **Addendum A1 to Heritage Impact Assessment**
 - 1.1 Revised Floor Plan & Massing
 - 1.2 Design Considerations & Mitigation Measures
 - 1.3 Addition West (Main) Elevation
 - 1.4 Material Palette

ADDENDUM TO HERITAGE IMPACT ASSESSMENT**1) Addendum A1 to Heritage Impact Assessment**

The Heritage Impact Assessment and Heritage Conservation Plan prepared in February 2022 by ATA Architects Inc. was based upon a preliminary design prepared by the City of Brampton.

A subsequent version of the program dated December 2022 revised the program for the addition to replace a proposed boardroom with a Turf Storage space. The Turf Storage in the updated design effectively replaced the boardroom in the centre of the addition with a proposed roll-up door for forklift access in a prominent location on the main facade of the addition.

1.1 Revised Floor Plan & Massing

To minimize the impact of the new turf storage program on the main façade of the addition, +VG Architects proposed a reorganization of the addition with:

- one central public entrance,
- shifting the change rooms and office program spaces to the main façade and
- demoting the turf storage and other storage and service spaces to a lower block of space immediately adjacent to the heritage arena.

These organizational adjustments provided some significant benefits to the proposed addition and its impact on the heritage arena. By organizing the ‘public’ spaces of the addition in a higher volume block permitted these public spaces to have access to windows and natural light. The service spaces were organized within a lower volume block that is set in from the overall width of the addition. The creation of two volumes enables the lower volume to tuck beneath the eave of the iconic Hipel roof of the arena and effectively creates a ‘reveal’ between the new higher volume and the heritage arena.

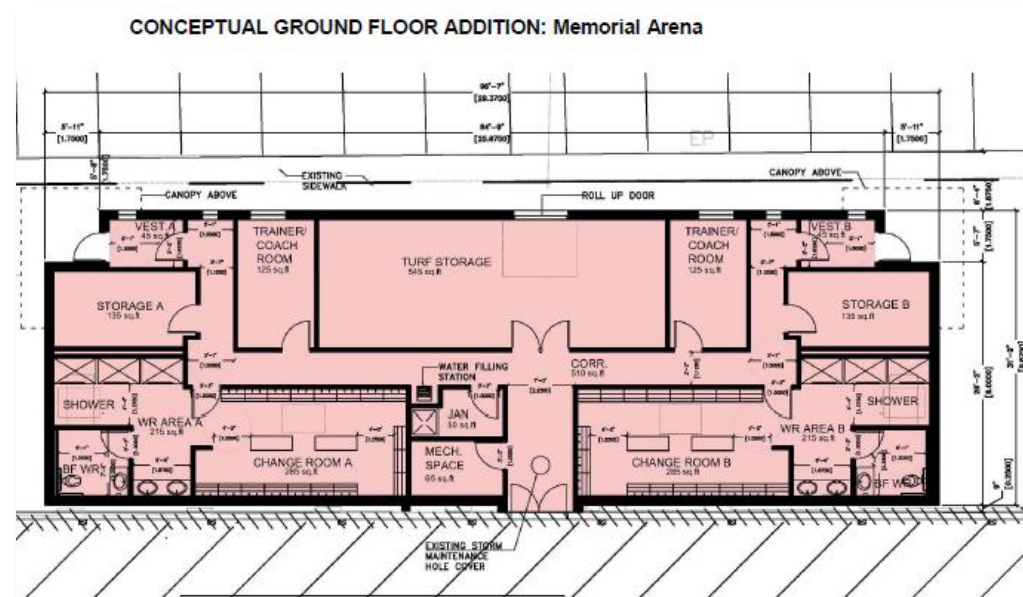


Figure 1: Revised Floor Plan, December 2022 prepared by City of Brampton showing Turf Storage in prominent location on the main face of the addition.

This lower roof also provides a well-hidden location for the rooftop equipment required to serve the new addition without any additional screening required.

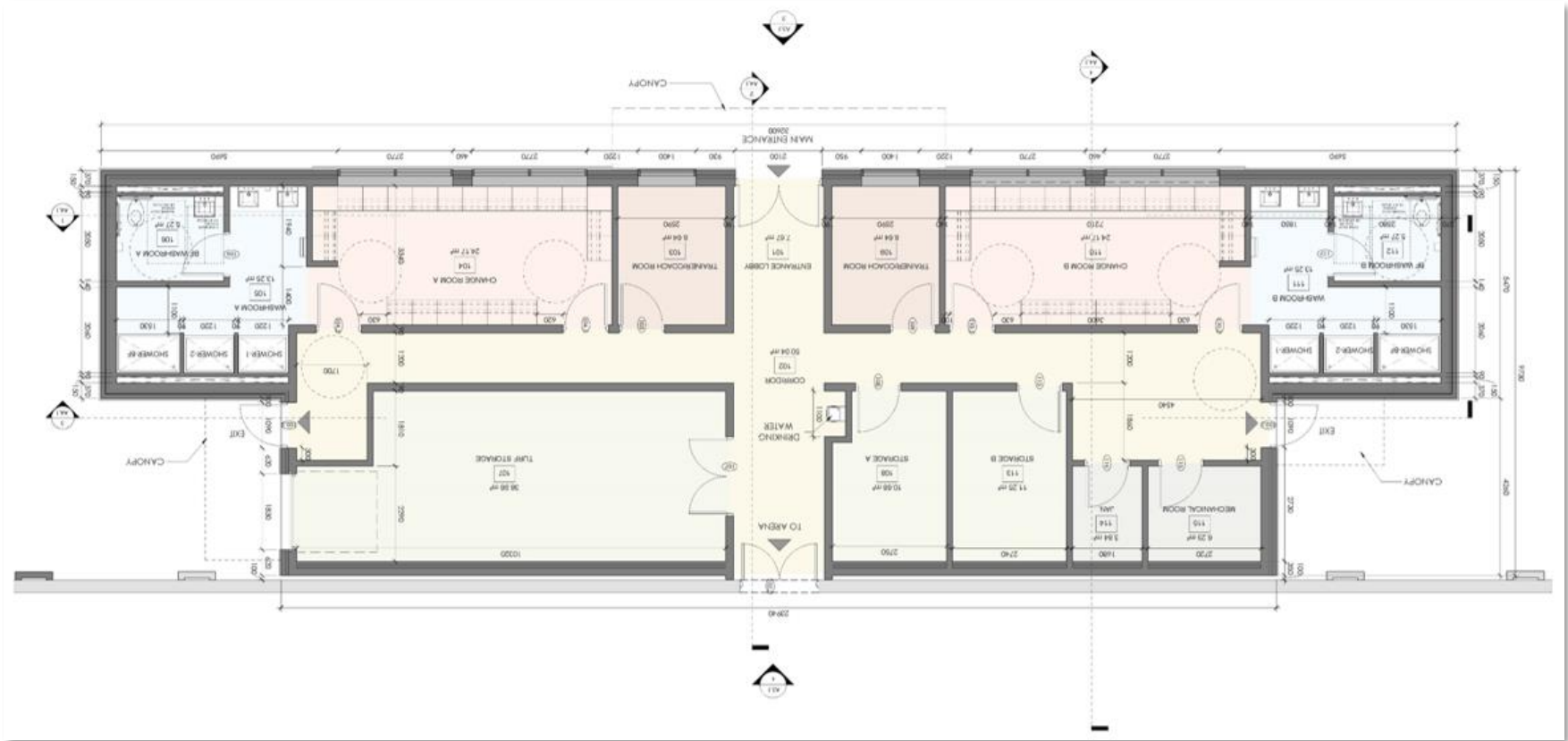


Figure 2: Revised floor plan with one central public entrance and two program blocks. The public program is located in a higher volume block offset from the heritage arena while the lower volume service space block minimizes impact on the arena wall and roof.

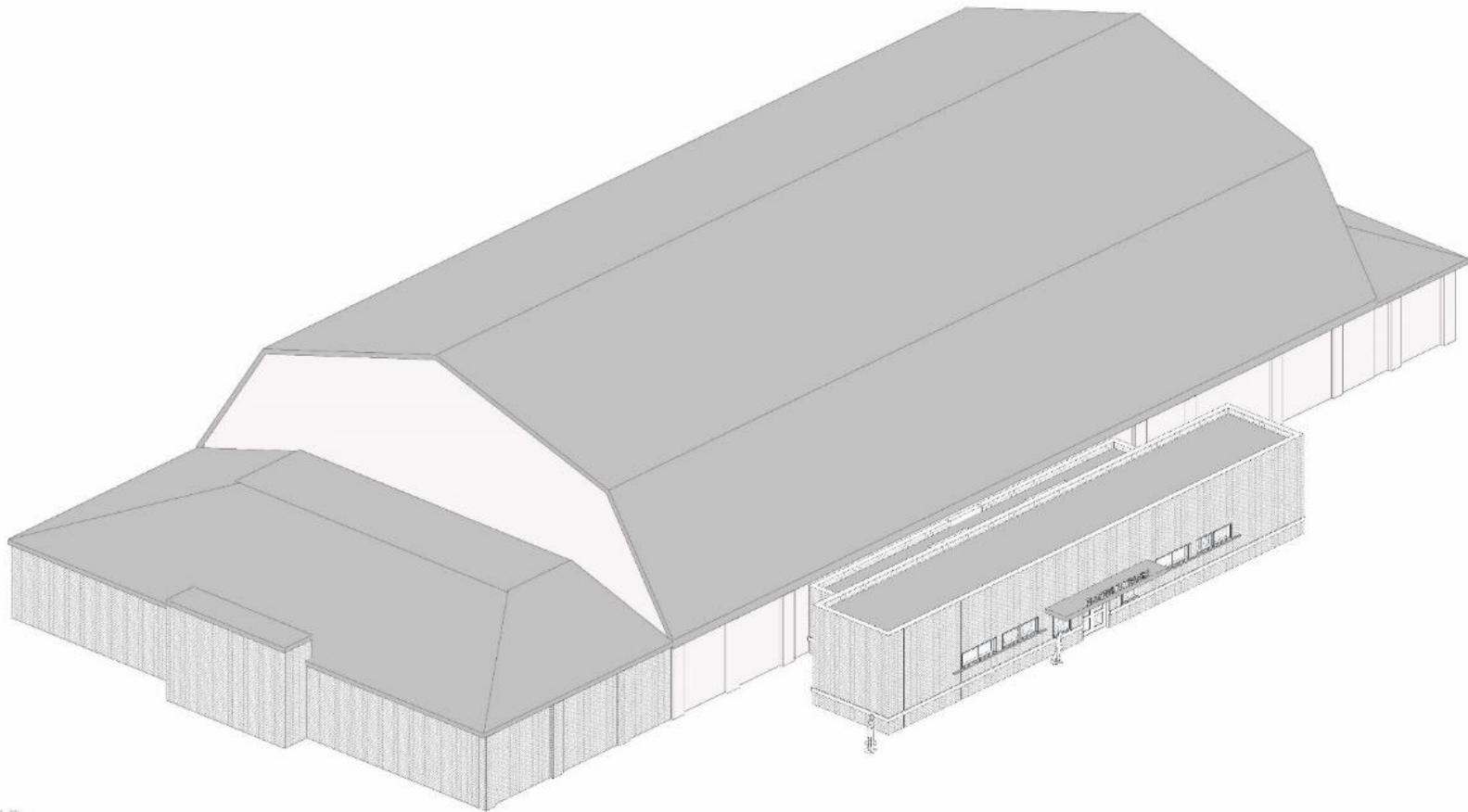


Figure 3: Overall massing showing Hipel roof of heritage arena, single storey north entry pavilion and new west side addition.

ADDENDUM TO HERITAGE IMPACT ASSESSMENT*1.2 Design Considerations & Mitigation Measures*

The following is the list of options to be considered in the development of the design from the February 2022 HIA & HCP and the mitigation measures of the current design:

OPTIONS TO BE CONSIDERED	CURRENT DESIGN MITIGATION MEASURES
<i>A change in material to a lighter structure and cladding above the fascia line of the existing Hipel roof in the new addition (all three sides).</i>	The current design proposes to transition from brick to an aluminum plate cladding above the fascia line of the Hipel roof of the arena
<i>The introduction of a sloped roof above the fascia line of the Hipel roof in the new addition.</i>	Not necessary as the relationship between the roof of the addition and the arena has been simplified.
<i>A change in materials/construction only at the triangular junction points is not recommended. It would appear visually as a mistake or afterthought.</i>	Not applicable – triangular junction points have been eliminated.
<i>Additional articulation of the addition wall to increase compatibility and human scale.</i>	The addition has been articulated with a variety of techniques including roof scupper ‘reveals’, vertical control joints in the brick cladding, a continuous stone sill course aligning with the continuous sill on the north pavilion.
<i>Linking the group of 3 windows with a continuous sill to compliment what is visible in the adjacent wall behind the addition. Changing the material between window clusters to add interest and increase the horizontal nature of the window placement.</i>	Not applicable to current design
<i>Contrasting brick banding at windowsills, window heads and at cornice lines could be considered.</i>	A contrasting stone sill is proposed
<i>Consider window placement and window size in relationship to wall mass and placement in the heritage building.</i>	Window sizing and placement have been developed to create visual interest and reflect the requirements of the program in the room they are serving.
<i>Use of dichromatic brick detailing (scale and visual interest)</i>	Brick selection is sympathetic to the original brick of the north pavilion.
<i>Control joints to divide the length and create panels of brick (scale and visual interest)</i>	Control Joints are proposed to break up the length of the brick cladding.
<i>Utilize different coursing to differentiate the use of brick (scale and visual interest created by texture and pattern)</i>	Not considered necessary
<i>The introduction of a secondary material and colour as an architectural detail to enhance the proposed use of brick as the main exterior material.</i>	The introduction of aluminum plate above the fascia line of the heritage roof reduces the mass of the brick façade.
<i>The canopies could be extended further outward to more strongly identify the entrances and reinforce the linear/horizontal form of the building.</i>	The new central public entrance canopy emphasizes the horizontal form of the building.

ADDENDUM TO HERITAGE IMPACT ASSESSMENT**1.3 Addition West (Main) Elevation**

The elevation of the new addition is symmetrically composed around a new main public entrance. A projecting canopy provides protection of the entrance and extends horizontally beyond the flanking windows of the new office spaces either side of the entrance. Two horizontally proportioned high windows provide natural light into the change room spaces and reinforce the horizontal nature of the addition. 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. 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.



Figure 4: General composition of the west (main) elevation of the addition. The signage mounted on the canopy is proposed in the same font as the building signage on the north entrance pavilion (inset at right)



ADDENDUM TO HERITAGE IMPACT ASSESSMENT

1.4 Material Palette



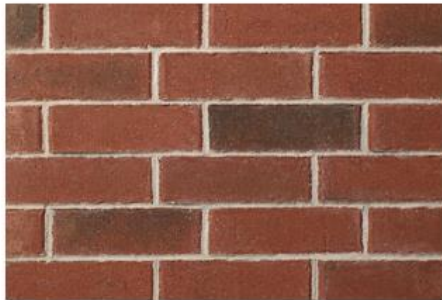
ALUMINUM PLATE CLADDING



CEDAR SOFFITS



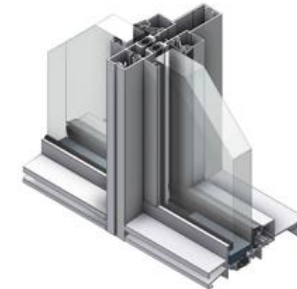
ALUMINUM FASCIA – CLEAR ANODIZED



BRICK CLADDING – 'OLD CHICAGO'
by BRAMPTON BRICK



CONTINUOUS LIMESTONE SILL



CLEAR ANODIZED ALUMINUM WINDOWS