

Memorial Arena Expansion Heritage Impact

- *'The proposed arena addition has minimal impact on the heritage value of the Brampton Memorial Arena. Its form and massing are complimentary to the existing building and the addition will not be visually overwhelming, but rather it has been designed to be subordinate to the heritage arena.'*
- General massing of the addition remains consistent with the schematic design prepared internally by the City of Brampton that formed the basis for the Heritage Impact Assessment summary above.



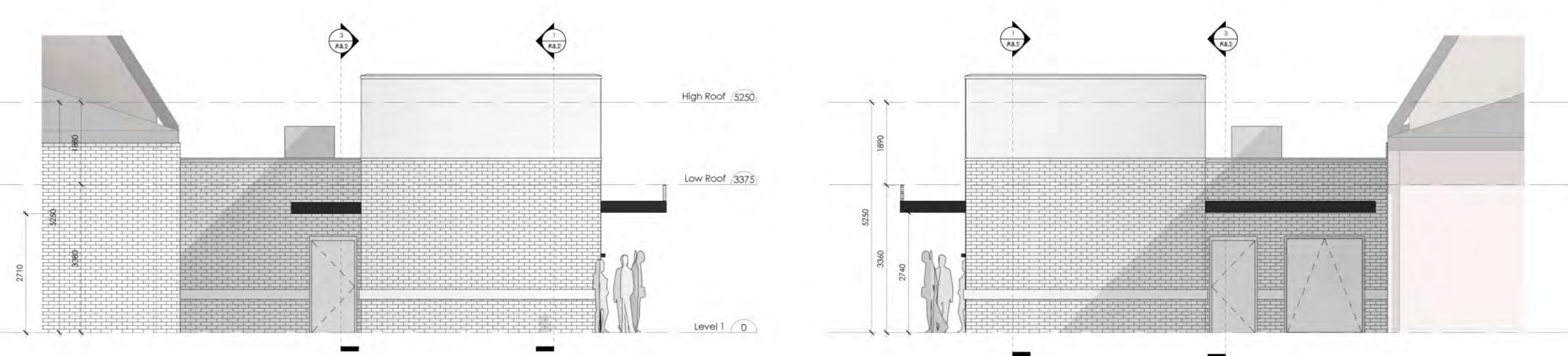
Memorial Arena Expansion Heritage Impact

- The design has evolved to create a generally symmetrical west façade with central main entrance doors flanked by offices and change rooms either side.
- We are proposing to introduce an aluminum plate cladding on the elevation to align with the existing roof eave and reduce the height of the brick wall.
- We are also proposing 'reveals' at two scupper locations to add visualize interest to the façade, define the corners of the addition and break up the mass of the elevation.



Memorial Arena Expansion Heritage Impact

- The design also has addressed the relationship between the new addition and the existing iconic Hipel roof truss of the arena by creating a lower linking element that 'reveals' the new change room addition from the arena. The link allows the addition to 'tuck' beneath the eave of the existing roof.



Memorial Arena Expansion Heritage Impact

- The new addition takes its cues from the historic one storey main entrance block on the north side of the arena. The use of brick cladding as the main the material with a continuous limestone sill course wrapping the addition similar to the buff brick course on the north entrance element.



Memorial Arena Expansion Heritage Impact

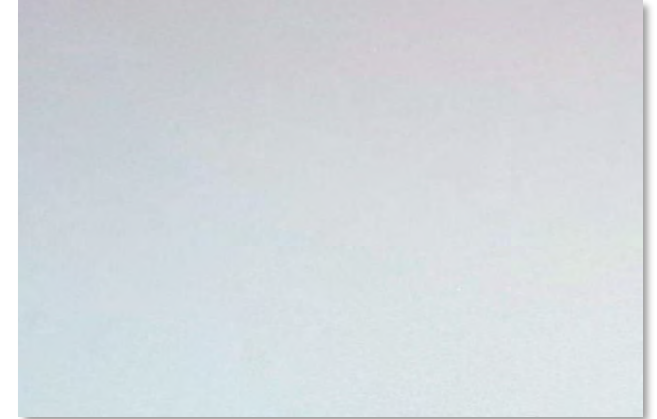
EXTERIOR MATERIAL PALETTE



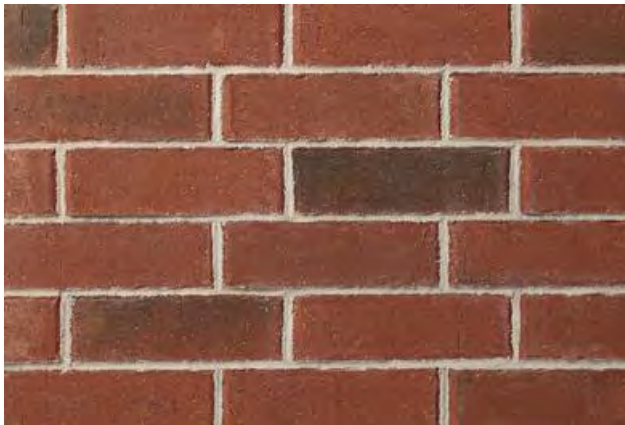
ALUMINUM PLATE CLADDING



CEDAR SOFFITS



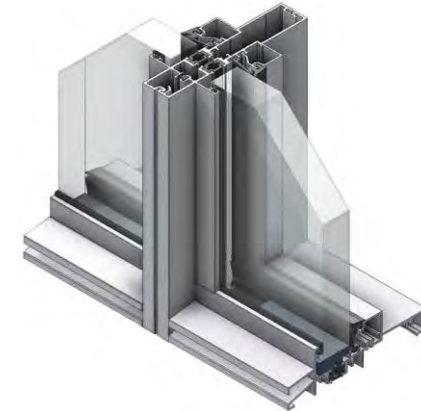
ALUMINUM FASCIA – CLEAR ANODIZED



BRICK CLADDING – ‘OLD CHICAGO’
by BRAMPTON BRICK



CONTINUOUS LIMESTONE SILL



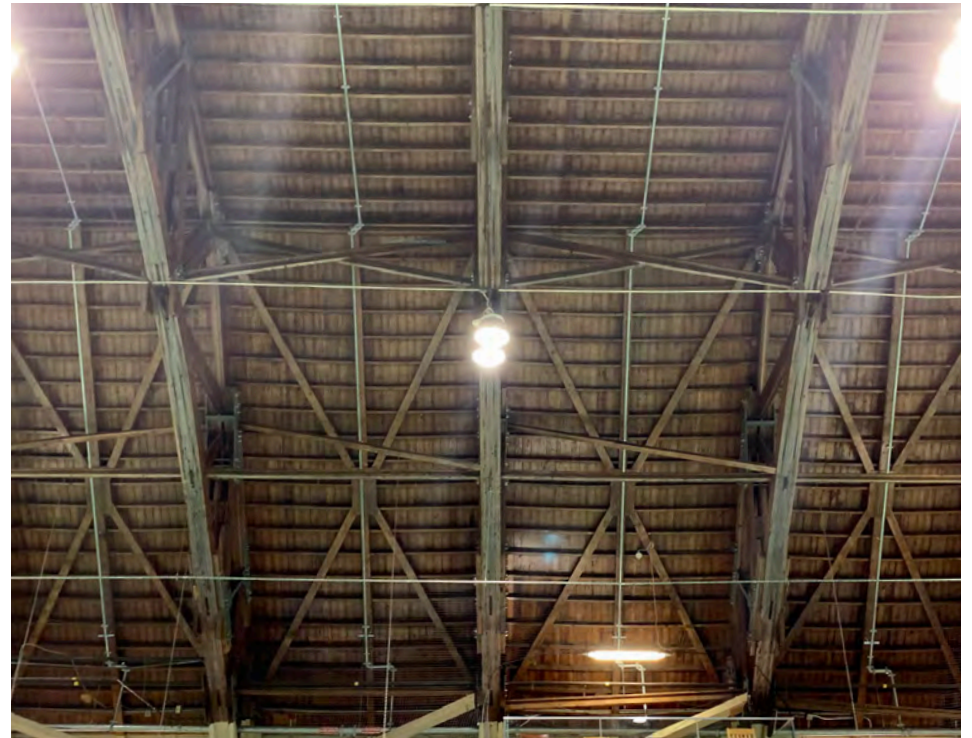
CLEAR ANODIZED ALUMINUM WINDOWS



69 ELLIOTT STREET,
BRAMPTON, ON
BRAMPTON MEMORIAL ARENA

HERITAGE IMPACT ASSESSMENT
AND
HERITAGE CONSERVATION PLAN

FEBRUARY 2022



Roof structure in the Brampton Memorial Arena

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ALEXANDER TEMPORALE CV
RYAN LEE CV

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ATA Architects Inc. (ATA) undertook the following Heritage Impact Assessment and Heritage Conservation Plan of the property designated at 69 Elliott Street, Brampton, Ontario. The purpose was to:

- To determine the impact of the proposed addition on cultural heritage resource
- Provide a preliminary conservation strategy and recommended next steps to mitigate any impacts on the identified cultural heritage resource.

ATA's findings conclude that the proposed schematic design of the addition has minimal impact on the heritage value of the Brampton Memorial Arena. Its form and massing compliment the existing building and the addition is designed to be subordinate to the heritage arena. Refinement is only required.

The architectural detailing of the addition requires further development to be fully compatible and sympathetic to the original building. The following options are provided in more detail in the section "Conserve Heritage Value". They borrow approaches and elements visible on the arena's exterior.

- 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).
- The introduction of a sloped roof above the fascia line of the Hipel roof in the new addition.
- A change in materials/construction only at the triangular junction points is not recommended. It would appear visually as a mistake or afterthought.
- Additional articulation of the addition wall to increase compatibility and human scale.
- 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.
- Contrasting brick banding at windowsills, window heads and at cornice lines could be considered.

- Consider window placement and window size in relationship to wall mass and placement in the heritage building.
- Use of dichromatic brick detailing (scale and visual interest)
- Control joints to divide the length and create panels of brick (scale and visual interest)
- Utilize different coursing to differentiate the use of brick (scale and visual interest created by texture and pattern)
- The introduction of a secondary material and colour as an architectural detail to enhance the proposed use of brick as the main exterior material.
- The canopies could be extended further outward to more strongly identify the entrances and reinforce the linear/horizontal form of the building.

The preceding list of mitigating measures is based on the provided schematic design. As the design is further developed and refined additional measures may need to be considered. Ideally all of these measures should be incorporated into the final design, no one measure is superior to the others.

INTRODUCTION
SCOPE OF WORK

ATA Architects Inc. (ATA) was retained to undertake a Heritage Impact Assessment and Heritage Conservation Plan of the property designated at 69 Elliott Street, Brampton, Ontario (“the site”). This report has been prepared by ATA in order to:

- To determine the impact of the proposed addition on cultural heritage resource
- Provide a preliminary conservation strategy and recommended next steps to mitigate any impacts on the identified cultural heritage resource.

The property is designated under Part IV, Section 29 of the Ontario Heritage Act, Brampton By-Law 223-2010.

ATA undertook the following process in completing this report:

ATA Architects visited the site and viewed in detail the existing building on the property. The existing context was documented, and an assessment was undertaken to evaluate the impact of the proposed addition.

- Reviewed the historical background of the property
- Reviewed the heritage district plan and current zoning regulations
- Reviewed the proposed addition; plans and elevations.
- Prepared recommendations to further improve the compatibility of the addition and to minimize any negative impacts.
- Provided an evaluation, utilizing accepted heritage standards as noted.

ATA Architects Inc. has utilized the criterion for determining cultural heritage values as outlined in the Ontario Heritage Act.



Key plan showing location of Brampton Memorial Arena
Source: Google Maps (2018)

SITE LOCATION AND
CURRENT PROPERTY DESCRIPTION

Municipal Address:

69 Elliott Street
Brampton, Ontario
L6Y 1W2

Legal Description:

PL BR 17 LOTS 6,7,11 to 13 PL BR21 PT
LOTS 14, 15,
roll number 10-03-0-024-05700-0000,
pin number 140670049.

69 Elliott Street is located in the City of Brampton (formerly the Chinguacousy Township) in the Regional Municipality of Peel (informally Region of Peel, and formerly Peel County). The property is part of Lot 5 in the First Concession West of Hurontario Street (WHS). In the current Brampton land division, it is part of Ward 3. The area is a part of Brampton Secondary Plan 7, also known as Downtown Brampton.

The subject property is located adjacent to the Brampton Curling Club to the south west, as well as Old Fairgrounds Park and Memorial Skate Park to the west. McHugh Public School is on the other side of Elliott Street, north of the property. The arena is next to an expansive residential area in the south-east and south-west.

HERITAGE RECOGNITION OVERVIEW

The property known as Memorial Area at 69 Elliot Street is designated under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest. It was passed in 2010 under Brampton By-Law 223-2010.

The following are documents provided by the City of Brampton

- Designation By-Law 223-2010
- Heritage Report: Statement of Reasons for Heritage Designation



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 223-2010

To designate the property known as Memorial Arena at 69 Elliott Street as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (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:

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein:

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property known as Memorial Arena at 69 Elliott Street more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property known as Memorial Arena at 69 Elliott Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 23rd DAY OF June, 2010.

Approved as to form
GF
June 23, 2010

Susan Fennell
SUSAN FENNELL - MAYOR

Peter Fay
PETER FAY - CLERK

Approved as to Content:

Karl Walsh
Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW 223-2010

LEGAL DESCRIPTION

14067-0129 (LT)

PT LTS 13 TO 15 PL BR21 AS IN BR31084; S/T BR31084 ; BRAMPTON

SCHEDULE "B" TO BY-LAW 223-2010

**STATEMENT OF THE REASON FOR THE DESIGNATION OF MEMORIAL ARENA,
69 ELLIOTT STREET:**

The property known as Memorial Arena at 69 Elliott Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

**STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF
THE PROPERTY:**

The cultural heritage value of the Brampton Memorial Arena is related to its design or physical value as an exceptional example of a community hockey rink. The building exhibits an excellent state of preservation and this is especially evident with regard to the exterior main façade and the interior spaces. The front façade faces Old Fairgrounds Park. This one storey masonry wing houses the main lobby and dressing rooms. The interior of the building is distinguished by its expansive and structurally complex roof system of long spanning arches and trusses. The roof system is a heavy timber frame, open span bowstring truss ceiling with wood purlins and plank sheathing. The interior space is also noted for its original hinged wooden spectator seating and boxes, along with bench seating, and beaded tongue-in-groove wood paneled interior walls, ceilings and wainscoting in lobby and main hallways. Sports structures of this nature and degree of architectural heritage integrity have become rare in Ontario.

Overall the building reflects a high degree of craftsmanship and is a good example of a mid 20th century sports complex. The building and its impressive roof system was designed by Norman Otto Hipel (1890-1953) of Preston, Ontario. Hipel was an accomplished builder who patented his arena roofing system in 1928.

The property has considerable historical or associative value as it reflects the optimism of a small Ontario community in the immediate post World War Two era. The Brampton Memorial arena was constructed in 1949-1950. It was built to honour those who lost their lives in the Second World War. It was also the first artificial ice rink (i.e. mechanically-refrigerated) constructed in the City of Brampton. Premier T.L. Kennedy officiated at the sod turning ceremony in April 1949. The arena was opened to the public on January 14, 1950 at a gala event.

The property also has important associations with the history of hockey, and lacrosse. The Brampton Novice Lions Hockey Tournament was staged in this arena from 1960 to the 1980s. Future National Hockey League (NHL) stars played in this event over the years including: Darryl Sittler, Bob Gainey, Denis Savard, Bob Goodenow, Ron Ellis, Greg Stefan, Rick MacLeish and Dale Hawerchuk. Gordie Howe was in attendance to watch his two young sons Mark and Marty play in the 1964 tournament. Wayne Gretzky played in the 1972 event. Gretzky scored 19 goals in the first three games of

that tournament. Canadian female hockey legend, and Brampton native, Cassie Campbell played bantam hockey at the Memorial Arena with the Brampton Canadettes Girls Hockey Association.

For several decades the Memorial Arena was home to the Brampton Excelsiors, one of the leading teams in major series box lacrosse. Sports anchor Chris Cuthbert describes the Excelsiors as "Canada's most historic sports franchise." Lacrosse legend, John Tavares played several games on the floor of the Memorial Arena. The Excelsiors have eight Mann Cup championships and their banners hang from the ceiling of the arena.

The building is directly associated with recreational pursuits. Several concerts, fall fairs, figure skating meets, rallies and other events have been staged in this arena.

The cultural heritage value of the property is also connected to its contextual value. The property helps to maintain, support and define the character of Elliott Street and the former Brampton Fair Grounds. The property contributes to the character and identity of the area. It is a conspicuous landmark established in a neighbourhood developed during the early and mid 20th century. It is linked to its surroundings in that it is the key focal point in the Fairgrounds Park, has links to the nearby corner variety store, McHugh public school and residential neighbourhoods. It is also the last surviving vintage building on the Fairgrounds site. The property also holds deep symbolic and emotive value to many Brampton citizens.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reasons for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing; all interior spaces, structural elements, design elements, finishes and detailing; construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To help ensure that the cultural heritage value of this property certain heritage attributes, contributing to its value, have been identified. They include:

- the name of the facility being "Brampton Memorial Arena";
- heavy timber frame, open span bowstring truss ceiling, designed by Norman Otto Hipel and all related structural elements including wood purlins and plank sheathing;
- existing dimensions of the ice surface being 90 x 190 feet; Brampton's first artificial ice surface;
- all hockey and lacrosse championship banners hanging from ceiling;

- wood press box with wood ladder;
- original hinged, slated wooden spectator seating, painted in either green or blue and all paneled boxes with tongue in groove wainscoting;
- wooden bench seating;
- vintage metal sign warning patrons not to stand on seats (located in seating area on east side of rink area);
- remaining ticket wicket near the west side entrance;
- cast bronze memorial plaque at east lobby entrance commemorating construction;
- front lobby with beaded wood paneled walls and ceiling, wainscoting, and row of square spectator windows facing rink;
- simple plank door and window surrounds;
- original one storey masonry section, forming principle exterior façade, facing Fairgrounds Park;
- existing fenestration on principle façade;
- central frontispiece on principle façade with "Brampton Memorial Arena" in individual letters affixed to masonry wall;
- round, metal roof vents along ridge of roof;
- unpainted exterior masonry walls with wire cut brick and dichromatic patterning;
- exterior side walls with buttresses bearing load of vaulted roof;
- exterior massing and built form, barn-like profile and roof pitch;

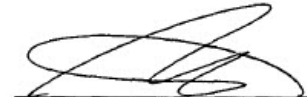
SCHEDULE "C" TO BY-LAW 223-2010

AFFIDAVIT OF PETER FAY

I, **PETER FAY**, of the City of Mississauga in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate the property known as Memorial Arena at 69 Elliott Street was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the property known as Memorial Arena at 69 Elliott Street came before City Council at a Council meeting on June 23, 2010 and was approved.
4. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published on the City of Brampton website on July 20, 2010.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this 28th)
day of June, 2010)



Earl Evans

A Commissioner for Taking Affidavits, etc.

EARL EVANS, Deputy City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel

HERITAGE REPORT

STATEMENT OF REASONS FOR HERITAGE DESIGNATION

2.0 GENERAL PROPERTY DESCRIPTION:

The lot is rectangular in shape. The principle structure is on a north to south orientation, from front to rear. The frontage covers approximately 1.26 acres. The plan of the building is a simple rectangle with the principle façade facing into Fairgrounds Park. The building is aligned very close to Elliott Street with the east façade on a shallow setback from the street.

The principle elevation is emphasized by the following elements: one storey masonry structure with frontispiece; masonry walls of wire cut brick with some dichromatic patterning using buff brick; landmark building with a distinctive barn like roof profile. The brick frontispiece has "Brampton Memorial Arena" displayed in individual, white lettering. The side elevations have repeating buttresses, which bear the roof load. Several round metal air vents punctuate the ridge portion of the roofline.

Landscaping elements immediately surrounding the subject property are minimal with only a row of small cedar bushes along the east elevation Elliott Street and small trees along the boulevard. A small-grassed front lawn is present off the principle façade. The west elevation faces a large parking lot.

Adjacent property features include: the historic McHugh Public School and its playground, Fairgrounds Park and nearby residential housing ranging in time period from early Edwardian era to the 1960s and a nearby corner variety store.

Brampton Memorial Arena is the home to the Brampton Capitals Junior A hockey team and the Junior Excelsiors lacrosse team.

3.0 HERITAGE EVALUATION / CRITERIA NOTE:

The property meets the criteria for designation prescribed by the Province of Ontario under Ontario Heritage Act Regulation 9/06.

In April 2004, at the request of staff and Brampton Heritage Board, City Council listed the Memorial Arena in the Municipal Register of Cultural Heritage Resources. It was rated a "Category A" property based on its architectural, historical and contextual attributes.

4.0 DESIGN OR PHYSICAL VALUE:

The building's structural engineering was very innovative and challenging, employing a massive timber frame roof with several uninterrupted roof spans over the ice surface and seating. This type of roof system, also known as a bowstring truss roof, was ideal for arenas since it did not require supporting vertical columns, thus no obstructed views.

The Memorial Arena was designed by Norman Otto Hipel (1890-1953) of Preston, Ontario. Hipel was granted roofing design patents for buildings that need a large, unobstructed floor area. Hipel designs were ideal for skating rinks, barns and arenas. The intact roof of the Memorial Arena is an excellent example of Norman Hipel's work.

Hipel's roof design was selected for the Memorial Arena because it was determined that high, expansive roofs were essential for playing lacrosse. These roof systems also reduced indoor fog that is sometimes a problem with artificial ice rinks.

Hipel's design for the Brampton Memorial Arena is virtually identical to the arenas he built for the Towns of Hespeler and Simcoe, Ontario. Hipel promised that the Brampton arena would combine the best of his previous designs. The building would include 6 rows of seats "of the hinged, turn-up, wood variety" a large lobby area with refreshment centre, 6 dressing rooms, a first aid room and players lunch room on the lower level, seating capacity for 1535 people, plus considerable space under the seating to house ice compressors and 'snow melting pits'.

The roof is among the most dramatic elements associated with the interior of the building. In addition, the 1950s era wood seats, beaded tongue-in-groove paneled walls and ceilings, wainscoting and other elements exhibit a high degree of craftsmanship. The interior is a virtual 'time capsule' documenting a once typical community arena.

The front exterior façade is highly evocative of mid 20th century civic architecture as well as civic arena architecture of the period that is often referred to as being barn like due to the shape of the roof and overall massing.

5.0 HISTORICAL OR ASSOCIATIVE VALUE:

The building is directly associated with several significant persons related to hockey. Darryl Sittler, Bob Gainey, Denis Savard, Bob Goodenow, Ron Ellis, Greg Stefan, Rick MacLeish and Dale Hawerchuk played in the Brampton Novice Lions Tournament at the Memorial Arena. Gordie Howe was in attendance to watch his two young sons Mark and Marty play in the 1964 tournament. Wayne Gretzky dominated the 1972 event. He scored 19 goals in the first three games of that tournament.

The Memorial Arena has also been a part of Canadian women's hockey. Olympic Gold Medallist, Cassie Campbell played bantam hockey at the Memorial Arena with the Brampton Canadettes Girls Hockey Association. Cassie Campbell was raised in Brampton. She has been instrumental in developing Canadian women's hockey. In 1997 the Memorial Arena was used as a "satellite venue" in the Women's World Hockey Championships.

The building is also associated with the Brampton Excelsiors Lacrosse Team. It was the team's home arena for several years. Lacrosse legend, John Tavares played several games on the floor of the Memorial Arena. He was the Excelsior's leading scorer when they won the 1992 Mann Cup.

For some years the Arena was home to the Brampton Regents, Junior B hockey team and in the early 1960s, the Brampton 7-Ups.

Brampton Memorial Arena is currently the home to Brampton's O.H.A. Junior A hockey club, the Brampton Capitals and the Junior Excelsiors lacrosse team.

The building is directly associated with important sports reporters including: Ken Giles and Ted Reeve.

Ontario Premier Thomas Laird Kennedy (1878-1959) was present for both the official sod turning and the official opening of the Memorial Arena. Kennedy was Premier of Ontario from October 1948 to April 1949. He was also Minister of Agriculture for several years. T. L. Kennedy was MPP for Mississauga.

Norman Otto Hipel was the designer of the Memorial Arena. Hipel was a noteworthy builder and was considered an authority on the design of vaulted arena roof systems. In addition to being a successful building contractor, Hipel was also an accomplished politician. He served as Speaker of the House at Queens Park from 1935 to 1938. In 1938 he was named to the cabinet of Premier Mitch Hepburn as Minister of Labour.

Recreation events have been stated in the Memorial Arena. In June 1950 for example, Big Band legend Tex Beneke and his orchestra performed. Other recreational events include: regular public skating, fall fairs, figure skating, wrestling events, shows, roller-skating and the like.

The distinctive, vintage interior has been used as the backdrop in several film productions and television commercials, including the feature film "Men with Brooms", "Net Worth" a CBC television production, along with television commercials for Tim Horton's and other companies.

In 1948 the Peel County Agricultural Society offered land on Elliott Street for the construction of the Memorial Arena. The Society also offered a share of their annual grant. The competing site was Rosalie Park. The matter was debated in the community and the issue was put to a referendum in the January 1949 municipal election. The ratepayers approved the Elliott Street land for construction by a margin of 751 votes to 352. Rosalie Park was deemed less suitable because the area flooded regularly.

The sod turning event of April 16, 1949, was a gala affair. The Brampton Citizen's Band led a procession from Gage Park, down Wellington Street to the construction site on Elliott Street. The procession included members of the Royal Canadian Legion, Chamber of Commerce, Boy Scouts and Girl Guides, the Town Building Committee, Mayor and Councillors, Norman Hipel (designer/builder) and Ontario Premier T.L. Kennedy. Kennedy performed the official sod turning. A few days later the "Brampton Conservator" newspaper published a deferential editorial cartoon depicting the Premier pushing the spade into the soil, with members of the Legion in the background. The caption read simply, "Another Forward Step In The Life Of Our Community". Some 2000 people attended the opening of the Memorial Arena just nine months later on January 14, 1950.

Canadian identity is directly tied to hockey and lacrosse. These sports are part of the cultural fabric of large and small communities throughout Canada. Brampton is certainly no exception. The Memorial Arena is part of this cultural fabric. From an historical perspective, the arena is directly associated with the greater cultural and social importance of these two iconic Canadian sports. The building is a tangible reflection of our sports heritage and Canadian culture. The Brampton Memorial Arena could be designated on the historical or associative value alone.

The Memorial Arena is also reflective of a key period in Brampton's history. In the immediate post World War Two era, the civic spirit seemed buoyant. The economy was growing and a sense of optimism flourished. The Town of Brampton took out debentures to build the arena. The risk was deemed low because the town was growing. The Dixie Cup Company had just announced it was relocating its factory from Toronto to Brampton, the Flood Diversion channel was in the works, A.V. Roe was hiring workers and it would, within a few years, win the contract to build the Avro Arrow, Malton and its airport were growing and the Bramalea development was in the offing. Expansions to McHugh Public School and the Peel Memorial Hospital had also just been announced.

The Memorial Arena was considered a very important civic building project. A new arena had been promised for decades, but the Depression and Second World War delayed construction. So when the Town was finally ready to proceed, in the late 1940s, the project had a high profile in the community. Virtually all news stories relating to the Memorial Arena in this period were front-page items.

The community was justifiably proud of their new arena. The Conservator newspaper printed an editorial in 1950 admonishing children for stand and walking across the seats. Soon after a metal sign was affixed near the seats, it read: "Please do not stand on seats. Do not sit on back of seats. Thank you". This vintage sign survives and is included within the scope of heritage designation.

6.0 CONTEXTUAL VALUE:

6.1 General Description of Area - Cultural Heritage Landscapes:

The property helps to maintain, support and define the character of Elliott Street and the former Brampton Fair Grounds. The property contributes to the character and identity of the area. It is a conspicuous landmark established in a neighbourhood developed during the early and mid 20th century. It is linked to its surroundings in that it is the key focal point in the Fairgrounds Park, has links to the nearby corner variety store, McHugh public school and residential neighbourhoods. It is also the last surviving vintage building on the Fairgrounds site. The property also has deep symbolic and emotive value to many Brampton citizens.

6.2 Landmark Status / Symbolic Value:

The building has obvious landmark status. The distinctive and massive barn like roof and large footprint along Elliott Street make this a conspicuous structure.

The Memorial Arena possesses considerable symbolic and emotive value that is well described and documented in Chris Cuthbert's book, "The Rink: Stories from Hockey's Home Towns". Many people recall watching hockey or lacrosse games in years past or recall this as the site where they scored their first goal in a minor hockey.

Cuthbert writes that the Memorial Arena is "...a throwback to another era which is why it was used as a stand-in for the Detroit Olympia in CBC's docudrama "Net Worth". Several television commercials and movies have taken advantage of the rare, dramatic vintage interior in recent years.

Ben Knight writes about the "Brampton Excelsiors" long connection to the building stating: "Lets stand up as one and cheer one of the truly great barns in the history of the sport (lacrosse).... The Excelsiors are keenly aware of their history, of which this building is an irreplaceable part...who knows how much longer that astonishing ceiling of crosshatched wooden beams will continue to stand. Forever and ever I hope."

7.0 ALTERATION HISTORY AND HERITAGE INTEGRITY NOTE:

In January 1978 the Memorial Arena was condemned because of suspected weakness in the roof structure. While other wooden roofed arenas in Canada were demolished or replaced with modern roof systems, the City of Brampton wisely elected to simply reinforce the original wooden structure. In later years additional upgrades were made to the roof and front facade. However today it remains essentially as it was when first built in 1950.

Some inappropriate alterations include: replacing sash windows with less compatible window forms, inappropriate door replacements, some inappropriate signage and installation of box like corrugated metal elements over the front entrances.

Basic maintenance of exterior masonry walls on principle façade is required. Brick needs repointing and graffiti on some walls must be removed.

7.1 Recommended Restoration Measures:

The following recommendations for future restoration and conservation are included for information purposes only. They are provided for the benefit of present and future property owners. These recommendations are non-binding. Property owners are under no obligation to restore any lost or missing attributes or features under heritage designation.

The front façade could be restored to its original state with relative ease, considering the state of preservation it already exhibits.

As required, sash windows should be used when window replacements are scheduled.

All remaining grilles covering front windows should be removed.

Where possible use signage that echoes the 1950s aesthetic.

Masonry repairs should include appropriate mortar mix; colour of existing mortar and mortar profiles should be replicated.

Great care should be taken with all future capital works and major renovation cycles to ensure heritage character is not diminished. The use of a qualified heritage architect is strongly encouraged.

8.0 RARITY NOTE:

The subject property is a 'one of a kind' in Brampton. Wood barrel vaulted ceilings, as exhibited by the subject property, are becoming rare in Ontario. Buildings of this nature, with vaulted wood ceilings, are considered rare in North America generally.

The degree of architectural integrity is unusual with virtually all interior wood finishes and details are intact. The principle exterior façade is also intact.

There are only a handful of similar arenas still standing in the province. Most of these have had their wood roofs structures replaced or front facades have been greatly altered. However, a few well-preserved examples survive and they include: the Niagara Falls Memorial Arena, Stratford Arena, Windsor Arena and Kingston Memorial Arena.

9.0 NOTE ON ARCHAEOLOGICAL POTENTIAL:

Not applicable.

10.0 EXCLUSIONS:

There are no exclusions to the scope of designation.

SUMMARY OF DESIGNATION - BYLAW 233-2010
AND STATEMENT OF REASONS FOR HERITAGE
DESIGNATION

The preceding reports are the “Designation By-law” and “Statement of Reasons for Designation” prepared by the City of Brampton. To summarize, the arena was determined to have architectural, historical and contextual value. The building is well preserved and an excellent example of a mid 20th century community hockey rink. It features a high degree of the work of Norman Otto Hipel (1890-1953) of Preston, Ontario who was an accomplished builder who patented his arena roofing system in 1928.

The historical value of the arena is related to its reflection of the optimism of the community in the immediate aftermath of World War Two. The building itself is a memorial to those who lost their lives in the Second World War and was the first artificial ice rink in Brampton. The arena also has a strong association with hockey and lacrosse history as both the home of the Brampton Novice Lions Hockey Tournament, in which a roster of future NHL stars had participated, and the Brampton Excelsiors lacrosse team, a leading team in major series box lacrosse.

Contextually the arena helps maintain, support and define the character of Elliott Street and the former Brampton Fair Grounds. It is a landmark within its neighbourhood and it is linked to its surroundings as a focal point of Fairgrounds Park with links to the surrounding community.

The documents establish a list of the key heritage attributes. A description of past significant alteration and maintenance work is provided in section 7.0 of the “Statement of Reasons for Designation”. The arena had at one point been condemned because of suspected weakness in the roof structure which was reinforced rather than replaced. Additional upgrades were made to the roof and front façade over the years while essentially maintaining it as it was when first built in 1950. The document goes on to provide suggestions of possible future restoration and conservation work.

The following pages, 13 to 23, include the figures provided with the “Statement of Reasons for Designation”.

13.0 IMAGES:



Exterior views of main façade facing Old Fairgrounds Park.



Views of west side of building showing barn-like roof profile and side elevation with repeating buttresses.





View of east façade, abutting Elliott Street. Image shows landscaping elements flanking the sidewalk and series of roof vents at ridge of roof.



Details showing wire cut buff brick course providing dichromatic decorative relief on front façade.



Detail showing portion of masonry wall on front façade. This image shows the brick arch of the east entrance. Note step crack. Masonry repairs are required.





Detail of frontispiece on front façade with original "Brampton Memorial Arena" lettering. Every effort should be made to retain this detail. If letters are replaced in future, the 1950s era typeface and form must be replicated. Alterations that would result in new openings being cut into the masonry walls should be avoided. Masonry repairs should only be made using compatible mortar mix, taking care to match original colour and mortar profile.



Detail of beaded tongue in groove wood paneling on walls and ceiling in main hallways. (east entrance).



Detail showing beaded tongue in groove wood paneling throughout main hallways and lobby area, along with simple planks used as door surrounds. This photo is taken near the east entrance.



Detail of the tongue in groove wood wainscoting located throughout main hallways and lobby area.



Detail in main lobby showing counter and spectator windows facing the ice rink.



Views of the timber frame arena roof system designed by Norman Otto Hipel.



Surviving ticket wicket on west side main hallway.





Images showing original hinged wooden spectator seating and boxes.





Bronze plaque commemorating Brampton Memorial Arena. The plaque is affixed to wall just inside east entrance.



Original wooden bench seating along aisle ways surrounding rink.



Detail view of some of the championship banners hanging from the arena ceiling.



Detail showing vintage metal sign warning patrons not to stand on seats. This sign dates to 1950.



Broadcast booth overlooking ice surface.

POLICY CONTEXT
OVERVIEW

The following regulatory and policy documents were reviewed in preparing this report:

- Ontario Heritage Act;
- Standards and Guidelines for the Conservation of Historic Places in Canada, 2010;
- Ontario's Provincial Policy Statement;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- Ontario Heritage Toolkit, 2006;
- Region of Peel Official Plan;
- City of Brampton Official Plan;

ONTARIO HERITAGE ACT

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria (continued)

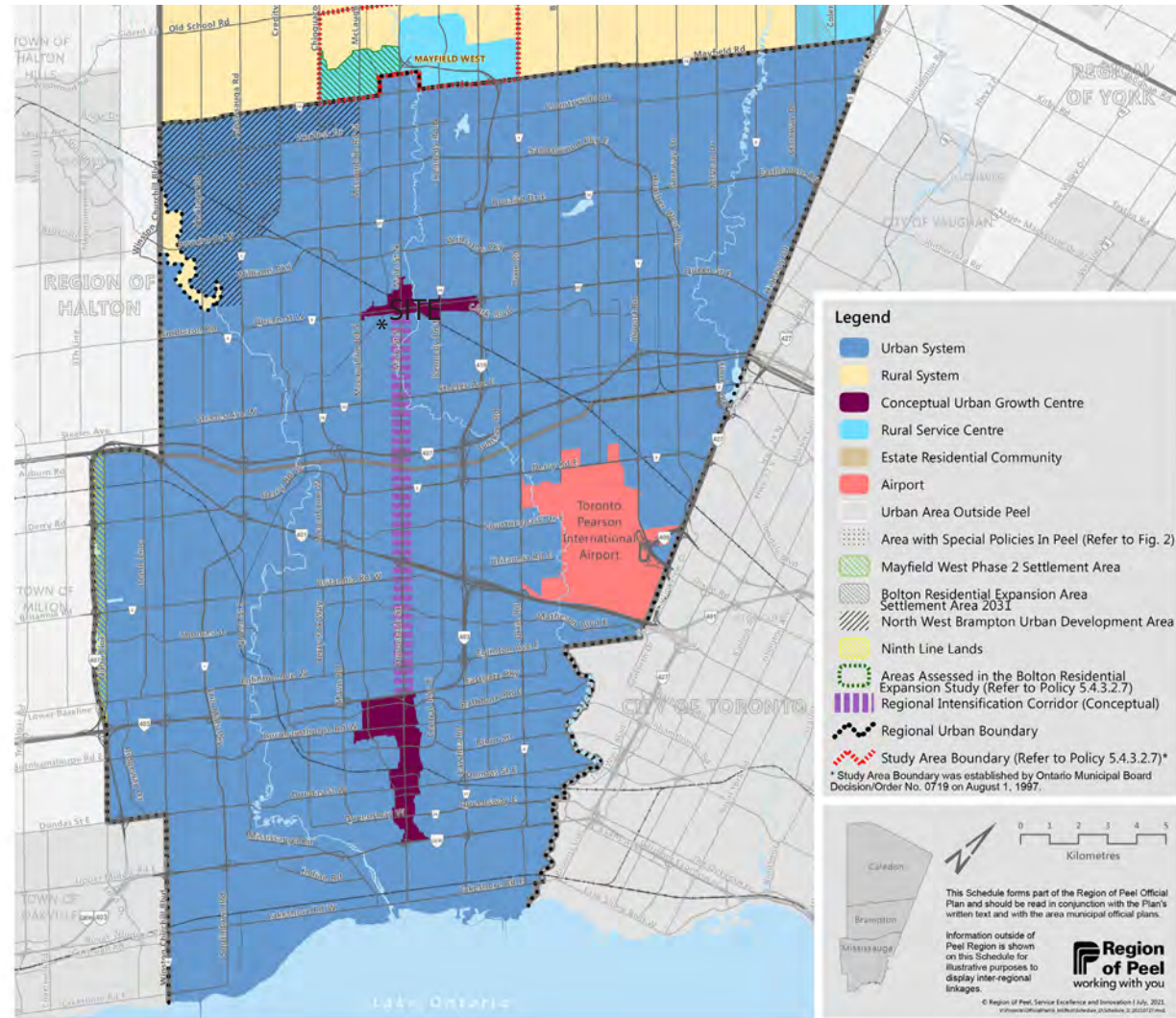
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings,
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Note:

The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.



Peel Regional Official Plan - Schedule D Regional Structure

Source: Peel Regional Official Plan, Office Consolidation September 2021: All Schedules and Figures, <https://www.peelregion.ca/officialplan/download/pdf/office-consolidation-schedules-figures-2021-sept.pdf>

Schedule D of the 2018 Region of Peel Official Plan notes the subject property to be part of the Urban System, and as such it is subject to Region's policies.

Part 3.6 of the Region of Peel Official Plan contains the following cultural heritage policies and objectives relevant to the site:

3.6 Cultural Heritage

The Region of Peel encourages and supports heritage preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.

3.6.1 Objectives

- 3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the region for present and future generations.
- 3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage.
- 3.6.1.4 To support the heritage policies and programs of the area municipalities

3.6.2 Policies

It is the policy of the Regional Council to:

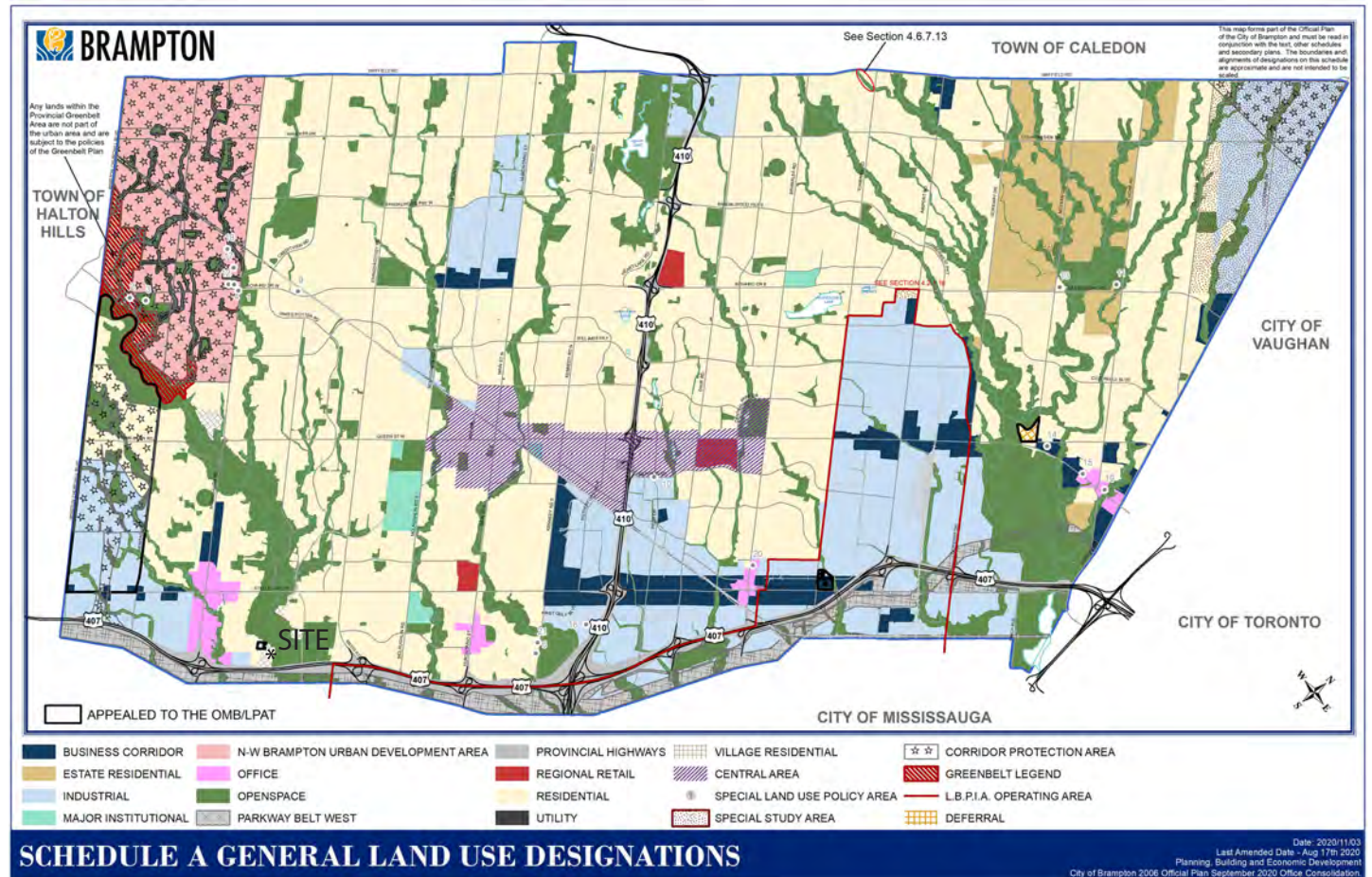
- 3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans.

3.6.2 Policies (continued)

- 3.6.2.3. Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport’s archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.
- 3.6.2.5. Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region’s objectives with respect to cultural heritage resources.
- 3.6.2.8 Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Under its Glossary on page 235, the Peel Regional Official Plan also defines significant cultural heritage and archaeology resources as “resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.”

Built heritage: one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.



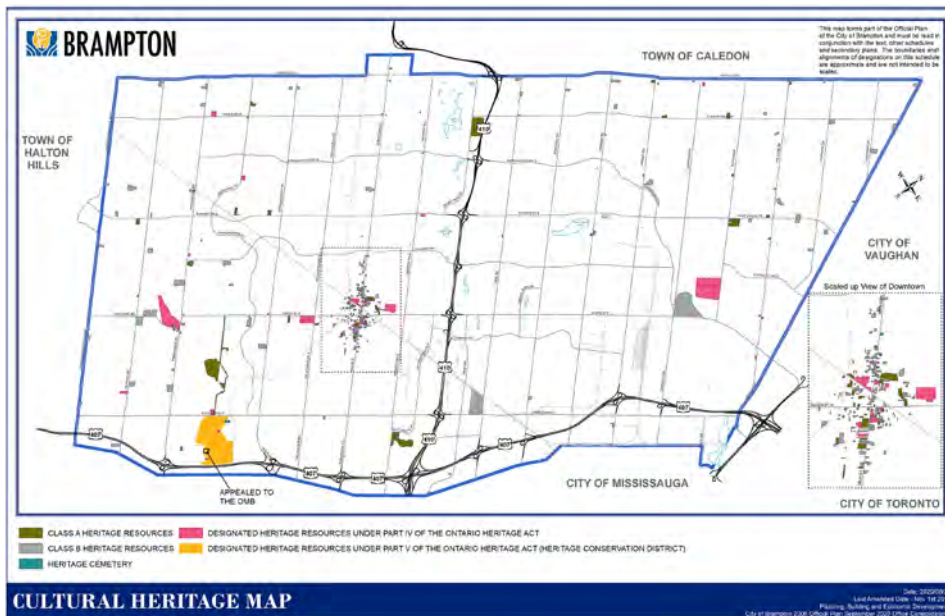
City of Brampton Official Plan - Schedule A General Land Use Designations
 Source: City of Brampton Official Plan (2020), Brampton Maps, <https://geohub-brampton.opendata.arcgis.com/datasets/official-plan-schedule-a-general-land-use-designations>

The City of Brampton Official Plan addresses the management of cultural heritage resources within its Flower City Strategy and in Section 4.10 of Official Plan which outlines its policies. Section 4.10 of the Official Plan is concerned specifically with cultural heritage resources with “policies aimed at preserving heritage resources consistent with the City’s ‘Six Pillars’ Strategic Plan that forms the underlying foundation of this Plan, in particular Pillar Three: ‘Protecting Our Environment, Enhancing Our Community’ and Pillar Five: ‘Community Lifestyle and Participation.’ ” The following objectives guide the City of Brampton’s cultural heritage resource policies (taken from Section 4.10 of the Plan)”

Objectives

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Brampton’s heritage and involve the public in heritage resource decisions affecting the municipality.

The following policies from Section 4.10.1 Built Heritage are relevant to the proposed development. 4.10.1.4 describes the criteria according to which the heritage significance of cultural resources shall be assessed. Section 4.10.1.8 states the policies in accordance with heritage resources are to be protected. Section 4.10.1.9 and 4.10.1.10 gives the City the authority to request an HIA and require a heritage permit prior to allowing any proposed changes to heritage properties.



City of Brampton Official Plan - Cultural Heritage Map

Source: City of Brampton Official Plan (2020), <https://www.brampton.ca/en/Business/planning-development/Documents/CD/UD/OP/Cultural%20Heritage%20Map.pdf>

4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:

- Aesthetic, Design or Physical Value;
- Historical or Associative Value; and/or,
- Contextual Value.

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted

for the approval of the City.

4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:

- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment;
and,
- (vi) Planning and other land use considerations.

SITE
EXTERIOR PHOTOS OF
MEMORIAL ARENA



View of the Front of Brampton Memorial Arena
Source: ATA Architects, 2022



Memorial Arena Signage
Source: ATA Architects, 2022



South View of Elliott Street
Source: ATA Architects, 2022



View Along Elliott Street
Source: ATA Architects, 2022



View of West Elevation from Parking Lot
Source: ATA Architects, 2022



Entrance to Brampton Memorial Arena
Source: ATA Architects, 2022



View of the rear of the Brampton Memorial Arena
Source: ATA Architects, 2022

INTERIOR PHOTOS OF
MEMORIAL ARENA



Interior View of the Brampton Memorial Arena
Source: ATA Architects, 2022



Interior View of the Brampton Memorial Arena
Source: ATA Architects, 2022



View of Detail of the roof structure
Source: ATA Architects, 2022



View of Detail of the roof structure
Source: ATA Architects, 2022



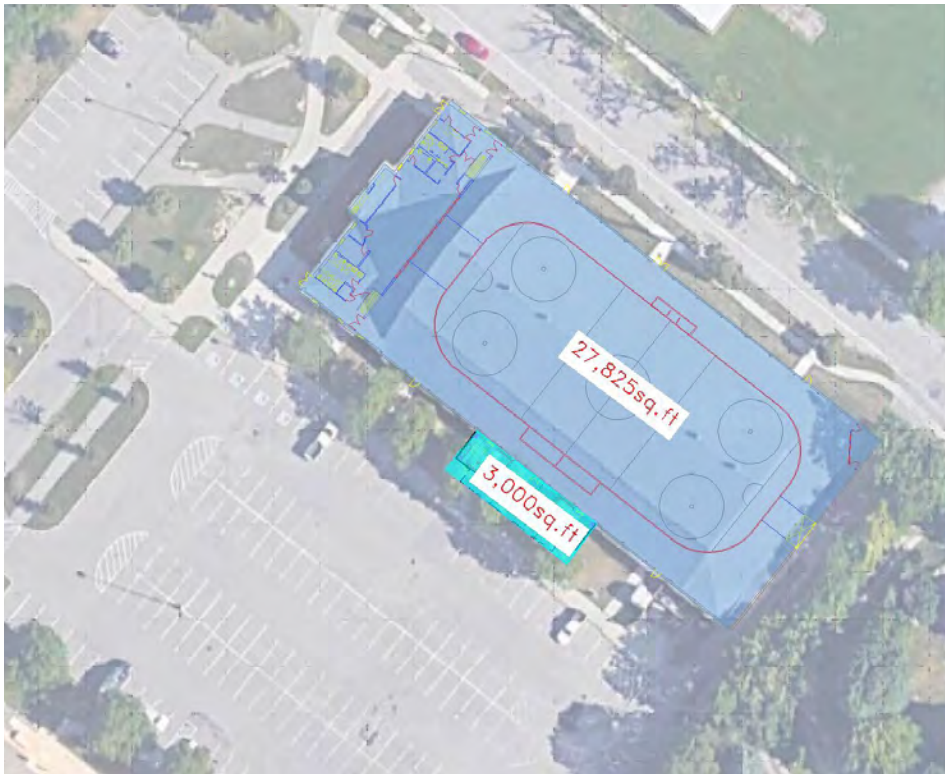
View of interior where new addition is to be located
Source: ATA Architects, 2022



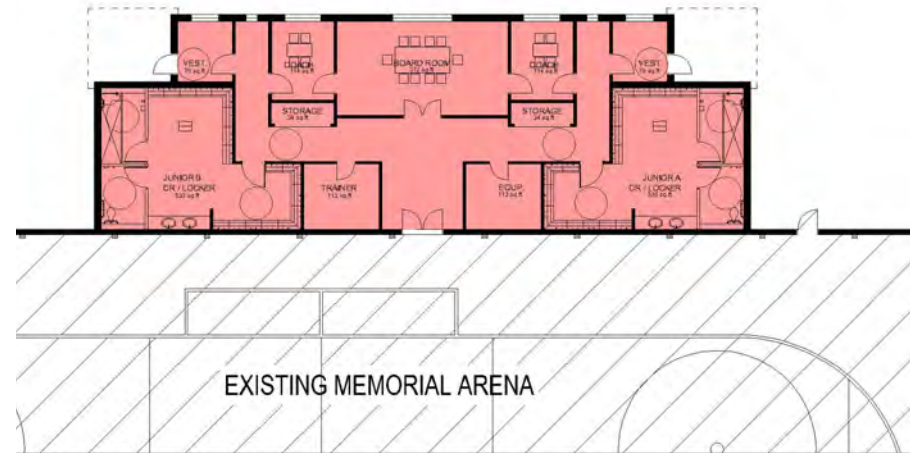
View of boxed seating
Source: ATA Architects, 2022



View of Interior Window
Source: ATA Architects, 2022



Overall Site Plan showing location of Addition
 Source: City of Brampton, 2021



Preliminary Schematic Plan of New Addition
 Source: City of Brampton, 2021

The City of Brampton intends on adding supplementary programming for the Brampton Bombers Junior A and B hockey clubs to the Brampton Memorial Arena. The new spaces to be included in the addition are as follows:

- 2 change rooms/locker rooms
- 2 coach offices
- 1 equipment room
- 1 trainer room
- 1 boardroom/meeting room
- 2 storage rooms
- Circulation space

The proposed addition has a long rectangular form, with a lower elevation (one-story) than the arena building. It is located on the west side of the building and has an area of 3,000 square feet. Brick cladding is proposed. Similar to the existing building, the proposal has punched openings for windows.



Renders of Proposed Addition
Source: City of Brampton, 2021



Renders of Proposed Addition
Source: City of Brampton, 2021

Attributes

In order to evaluate the impact of the proposed addition on the Brampton Memorial Arena, a review of the proposed design is required in regard to the character contributing attributes identified in the reasons for heritage designation.

The following excerpts are taken from the City of Brampton Heritage Report, Statement of Reasons for Heritage Designation, March 15, 2007.

There is an introductory statement that in general the designation applies to the building as a whole that is followed by a list of attributes that should be conserved, that contribute to the heritage value. They are as follows:

- 1) the name of the facility being “Brampton Memorial Arena”;
- 2) heavy timber frame, open span bowstring truss ceiling, designed by Norman Otto Hipel and all related structural elements including wood purlins and plank sheathing;
- 3) existing dimensions of the ice surface being 90 x 190 feet; Brampton’s first artificial ice surface;
- 4) all hockey and lacrosse championship banners hanging from ceiling;
- 5) wood press box with wood ladder;
- 6) original hinged, slated wooden spectator seating, painted in either green or blue and all paneled boxes with tongue in groove wainscoting;
- 7) wooden bench seating;
- 8) vintage metal sign warning patrons not to stand on seats (located in seating area on east side of rink area);
- 9) remaining ticket wicket near the west side entrance;

- 10) cast bronze memorial plaque at east lobby entrance commemorating construction;
- 11) front lobby with beaded wood paneled walls and ceiling, wainscoting, and row of square spectator windows facing rink;
- 12) simple plank door and window surrounds;
- 13) original one story masonry section, forming principle exterior façade, facing Fairgrounds Park;
- 14) existing fenestration on principle façade;
- 15) central frontispiece on principle façade with “Brampton Memorial Arena” in individual letters affixed to masonry wall;
- 16) round, metal roof vents along ridge of roof;
- 17) unpainted exterior masonry walls with wire cut brick and dichromatic patterning;
- 18) exterior side walls with buttresses bearing load of vaulted roof;
- 19) exterior massing and built form, barn-like profile and roof pitch;

The proposed addition is located at the parking lot side of the addition and well back of the entrance. The location will be quite visible to the public, but it will not affect the views of or the appearance of the front entry.

The attributes that will be affected by the addition are:

1. The overall brick masonry heritage feature
3. Exterior side wall buttresses
4. The barn-like profile of the vaulted roof

Other elements of the building are included in the more general list. That list includes:

All exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing; all interior spaces, structural elements, design elements, finishes and detailing; construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

The specific secondary attributes that are part of the affected elevation are:

1. Windows (vertical in unpainted brick and infilled horizontal window openings in painted arena wall)
2. Horizontal sills (infilled windows)
3. Roof edge (and height)
4. Brick pilasters (architectural details)

The accepted standards for guiding and evaluating the conservation of heritage buildings and therefore the proposal addition to the Brampton Memorial Arena are Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The general standards for Preservation, Rehabilitation and Restoration are:

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of the *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.

8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

The following additional standards relating to Rehabilitation in particular should be considered in the design of the addition to the historic arena:

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements to match existing forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Standard 11 can and has been interpreted by heritage architects and conservationists in two ways. The first approach which is reflected in the current design is to take architectural elements in the design of the heritage building and either repeat or reinterpret their application in the design of the new building. It may include a wide range of elements such as building height, window shapes, floor lines, materials, bay sizes, etc. The intent of the approach is to create a sympathetic addition of a similar character while distinguishing it from the existing heritage structure. The second approach focuses on the word “distinguishable” and applies contrast through the use of contemporary or contrasting materials, forms, styles and details to distinguish new from old/addition from existing.

In evaluating the heritage impact of the addition on the heritage value of Brampton Memorial Arena, ATA Architects have evaluated the addition based on Approach 1 and the key standards that apply to heritage buildings.

1. Subordinate

1.1 Location

The location on the side of the arena's main Hipel roof section over the ice rink does not detract from the entrance façade. Its long linear mass reduces its projection outward into the parking lot and thus reduces the potential to appear as a "wing" to the arena. The mass rather tends to visually blend with the arena form and will appear subordinate to the large mass of the roof structure.

1.2 Form

The proposed flat roof rectangular form is distinguishable from the brick portion of the façade (with its sloped roof). The fact that the height of the addition is lower than the arena roof adjacent makes it visually subordinate to the heritage building. The edge of the flat roof projects well above the fascia of the barn roof. There will be a need for a parapet to contain water and snow coming down from the "barn-shaped" roof. The clean rectangular lines of the addition are complimentary through contrast to the form of the roof, however the junction of the two must be resolved. It would require walls or additional structure to be introduced into the interior of the arena to carry the brick above.

Options:

- a) 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).
- b) The introduction of a sloped roof above the fascia line of the Hipel roof in the new addition.
- c) A change in materials/construction only at the triangular junction points is not recommended. It would appear visually as a mistake or afterthought.

2. Compatibility

2.1 Mass

Both the exposed brick one-story portion of the heritage building and the main ice rink portion employ pilasters and buttresses. The buttresses are structural, but both provide a secondary function in subdividing the mass and the length of the building's wall area.

Option:

The wall of the proposed addition is long and flat. Additional articulation using such devices may be considered to increase compatibility and human scale.

2.2 Windows

Windows in the existing and proposed addition are punched openings. The windows in the proposed addition, however, have neither the shape nor the location of those in the heritage building.

Options:

a) The center window and the two clusters of three windows visually appear to add a horizontal appearance to the addition. Consider linking the group of three with a continuous sill. Wall openings with long sills are visible in the adjacent wall behind the addition. Consider changing the material between window clusters to add interest and increase the horizontal nature of the window placement.

b) The wire cut brick front façade utilizes a dichromatic band of brick to emphasize the sill height and add detail. Contrasting brick banding at windowsills, window heads and at cornice lines could be considered.

c) The windows are placed low in the building wall leaving a visually heavy mass of brick above. Consider window placement and window size in relationship to wall mass and placement in the heritage building.

2.3 Materials

The proposed addition utilizes a limited number of materials. The use of wire cut brick compatible with the brick on the building façade is a simple and direct means of creating compatibility.

Options:

a) Use of dichromatic brick detailing (scale and visual interest)

b) Control joints to divide the length and create panels of brick (scale and visual interest)

c) Utilize different coursing to differentiate the use of brick (scale and visual interest created by texture and pattern)

d) The introduction of a secondary material and colour as an architectural detail may enhance the proposed use of brick as the main exterior material. Metal finishes are a potential choice, already used for fascias and flashings.

2.4 Architectural Details

The use of the corner cut-outs to create entrances at both ends of the addition is a positive reminder of similar corner entrances on the façade of the arena. The flat canopies over the entrances reinforce the horizontality of the addition's form and the adjacent wall supporting the Hipel roof.

Option:

The canopies could be extended further outward to more strongly identify the entrances and reinforce the linear/horizontal form of the building.

3. Interior

The entrance from the proposed addition appears to have minimal impact on the character-contributing attributes in the interior of the arena.

CONCLUSIONS

The schematic design of the proposed arena addition has minimal impact on the heritage value of the Brampton Memorial Arena. Its form and massing are complimentary to the existing building and the addition will not be visually overwhelming, but rather it has been designed to be subordinate to the heritage arena.

The architectural detailing, however, requires development to be fully compatible with and sympathetic to the arena. Options for consideration are provided. Many of the options borrow approaches and elements visible on the heritage buildings exterior. Given that the location, massing, form and approach to the building are acceptable, refinement only is required.

Prepared by


Alexander Temporale, B.Arch, OAA, CAHP, FRAIC

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Key Definitions in relation to the Conservation Process

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010) pg. 17

Based on the Heritage Impact Assessment and Schematic Design, the Heritage Conservation Plan will mainly focus on the area of the new addition. The proposed rehabilitation approach described in this report will conserve and protect the heritage attributes of the building identified in the designation by-law.

Sections “Conservation Standards” and “Conserve Heritage Value” highlights key accepted standards and evaluating the conservation of the heritage building and the proposed addition.

A list of conservation notes have been prepared below to describe the extent of the conservation work. A full conservation plan of the entire building is not required. A revised Heritage Conservation Plan may be required once the design is finalized.

Exterior Wall – West Elevation

A list of the primary and secondary attributes that will be affected are listed on pages 46 and 47. The overall goal is to rehabilitate the areas where the new addition will meet with the heritage attributes.

Prior to construction

- An evaluation and assessment of the exterior brick plaster wall, window and horizontal sills, exterior side wall buttresses and barn-like profile of the vaulted roof should be carried out to identify areas of repair.
- A detail review of how the addition structure is to connect to the existing arena building, roof edge and profile of the vaulted roof.
- Connection of the new brick with the exterior side wall buttresses and brick plaster detail.

During Construction

- Use compatible construction methods so that the new addition will not impact the integrity of the arena if the new work is to be removed in the future

Interior Space – West Elevation

The entrance from the proposed addition appears to have minimal impact on the character contributing attributes in the interior of the arena.

Post Construction – Maintenance

As part of the on-going maintenance of any cultural heritage resource, regular maintenance is required. Brampton Memorial Arena receives regular maintenance, the last major maintenance was in 2018.

Below are suggestions within the following time frames:

Yearly: Inspect the building envelope for damages due to weather, natural life cycle of materials, disturbances, or damages by others.

Every 5 Years: Complete an updated condition assessment of the building and exterior envelope to evaluate the performance of the masonry, sealants, windows and doors, flashings, roofing, and adjacent grade conditions.

Every 10-15 Years: Review and replacement of caulking, inspection of window and door hardware, as required.

Every 25-30 Years: Review and replacement of asphalt shingles, membrane, and flashings, mechanical and electrical systems, as required.

Ongoing: Basic repairs of regular operation of the building and site.

Cost Estimate

There is not cost estimate at this time.

CONCLUSION

The schematic design of the proposed arena addition has minimal impact on the heritage value of the Brampton Memorial Arena. The Heritage Conservation Plan finds that proposed rehabilitation approach described in this section will conserve and protect the heritage value and attributes set out under the designation by-law for the property while facilitating a new addition to better serve the function of the building.

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APPENDIX
BIBLIOGRAPHY
ALEXANDER TEMPORALE CV
RYAN LEE CV

APPENDIX
BIBLIOGRAPHY

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Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their “Main Street” program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum’s rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have

become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada

APPENDIX

ALEXANDER TEMPORALE CV

Heritage Assessment and Urban Design Studies

- > High Park Forest School Retrofit Feasibility Study, Toronto
- > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- > 103 Dundas Street Heritage Assessment, Oakville
- > 3060 Seneca Drive Heritage Assessment, Oakville
- > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario
- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage
- > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
- > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment

- > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
- > 1953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- > Brampton Four Corners Urban Design Study (Stark Temporale)
- > Erindale Village Urban Design Study (Stark Temporale)
- > Oakville Downtown Urban Design and Site Plan Guidelines Study
- > Burlington Downtown, Urban Design and Façade Improvement Study
- > Burlington East Waterfront Study
- > Victoria Park Square Heritage District Study, Brantford
- > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- > Brant Avenue Heritage Conservation District Study, Brantford
- > Urban Design Guidelines for Infill Development, Town of Oakville
- > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- > Kennedy Road, Victorian Farmhouse Study, City of Brampton
- > Chisholm Estate Feasibility Study, City of Brampton
- > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- > Urban Design Study Canadian General Tower Site, Oakville
- > Port Credit Storefront Urban Design Study (Townpride)
- > Port Credit Streetlighting Phases I and II, Lakeshore Road
- > Urban Design Study for the Town of Grimsby Downtown Area
- > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
- > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
- > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study

APPENDIX

ALEXANDER TEMPORALE CV

- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

Partial List of Heritage Restoration Projects

- > St Mark's Church Restoration/Rehabilitation, Hamilton
- > Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- > Stewart Memorial Church Heritage Grant Application Package, Hamilton
- > 126-128 Lakeshore Road East Façade Restoration, Oakville
- > Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- > Old Springer House, Addition Design, Burlington
- > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- > Adamson House Roof Repair, Mississauga
- > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate
- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
- > Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- > Port Credit Streetscape Improvements (Stark Temporale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)

- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.

Ryan C. Lee, M. Arch, B. Arch Sci. CAHP Intern Associate (Intern Architect)

Education

Master of Architecture/Ryerson University/ Toronto, Ontario/ 2013-2016

Bachelor of Architectural Science/ Ryerson University/ Toronto, Ontario/ 2009-2013

Associations

- > Intern Architect OAA (Ontario Association of Architects)
- > Intern CAHP (Canadian Association of Heritage Professional)
- > Member TSA (Toronto Society of Architects)
- > Member ACO (Architectural Conservancy Ontario)

Heritage Assessment/Impact Study

- > 7593 Creditview Road Heritage Assessment | Brampton, Ontario | Heritage Impact Assessment
- > 181 Main St. Interpretation Plan | Georgetown, Ontario | Interpretation Plan
- > 181 Main St. Heritage Assessment | Georgetown, Ontario | Heritage Assessment
- > 66 Queen St S Heritage Impact Assessment | Mississauga, Ontario | Heritage Impact Assessment
- > Cedarvale Park Heritage Assessment | Georgetown, Ontario | Heritage Assessment (Design)
- > Lowville Schoolhouse | Burlington, Ontario | Impact Study (Design)
- > 5780 Cedar Springs Road Assessment | Burlington, Ontario | Heritage Assessment
- > James McClure Farm Assessment | Mississauga, Ontario | Impact Study (Design)
- > 7887 Churchville Road Assessment | Mississauga, Ontario | Heritage Impact Assessment

Heritage Restoration

- > Guelph Bible Conference Centre | Guelph, Ontario | Renovation/Restoration
- > Auchmar Estate Coach House | Hamilton, Ontario | Renovation

- > Lowville Schoolhouse| Burlington, Ontario| Renovation
- > 915 North Service Road | Mississauga, Ontario | New Construction

Publications

- > The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada| Winter 2016
- > Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada| Summer 2015
- > Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada| Fall 2013
- > Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

Speaking Engagements

- (2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest