



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
**7/23/2024**

**Date:** 2024-06-26

**Subject:** Heritage Impact Assessment Recommendation Report for 8990 McLaughlin Road South

**Contact:** Arpita Jambekar, Heritage Planner  
Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2024-604

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of July 23, 2024, regarding the **Heritage Impact Assessment, 8990 McLaughlin Road S – Ward 4** be received;
2. That the Heritage Impact Assessment Report for 8990 McLaughlin Road, prepared by LHC Heritage Planning & Archaeology Inc., dated June 17, 2024 be deemed complete;
3. That the following recommendations from the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
  - a) Options 1 through 8, are recommended in the HIA for proposed development while retaining the heritage attributes to the greatest extent possible. The preferred option from a heritage conservation perspective is Option 2 (retention of north façade, lobby, rotunda, hallways, and rooms along the building's north façade). In the event retention as per Option 2 is not possible, then Options 3 through 7, in that order of preference, should be pursued;
  - b) Option 8 (Demolition, commemoration, and interpretation) should only be considered as an option of last resort if all other options are demonstrated not to be viable;
  - c) As design of the Brampton Arts and Culture Centre progresses, the project team should consider the relevant Standards outlined in HIA section 9.3. New elements should be designed to be physically and visually compatible with, subordinate to, and distinguishable from the retained portions of the building. Reintegration of salvaged elements must also be guided by the standards and guidelines identified in Table 4 of the HIA (Attachment 1);

- d) The design should also be informed by the existing building. Design elements such as those listed below should all be considered for re-incorporation or to guide the design of the forthcoming building:
- i. The patterns and colour palette of the terrazzo floor in the building's lobby and hallway
  - ii. Polished chrome air vent grilles
  - iii. Polished chrome handrail and door hardware
  - iv. And acoustic ceiling tiles in the rotunda;
4. That a Conservation Plan/ Heritage Building Protection Plan be prepared by a qualified heritage professional to guide any retention *in situ* of portions of the building and their re-integration into a new development;
  5. That prior to any changes to the building, a Salvage and Documentation Plan is to be prepared in order to identify materials to be salvaged and to outline measures to conserve materials being stored for reuse;
  6. That a Commemoration and Interpretation Plan be prepared for the new development regardless of the option selected. It is recommended that the Commemoration Strategy make use of salvaged materials; and,
  7. That an addendum to this scoped HIA will be required once a proposed development for the property has been prepared.

**OVERVIEW:**

- **8990 McLaughlin Road was designated under the *Ontario Heritage Act* under By-Law 57- 2006 in 2006.**
- **A resolution to de-designate the Property to allow for the demolition of the building was introduced during the City of Brampton's Budget Committee meeting on 27 February 2023. Demolition of the building on the Property – while retaining heritage attributes to the greatest extent possible – has been deemed necessary by City Council to the allow for the development of the Brampton Arts and Culture Centre.**
- **The Ontario Heritage Act, Section 31(2) or 32(5) and 34(4.2), requires that a municipal Council shall consult with their appointed heritage committee prior to repeal of designation by-law or demolish the designated heritage property respectively.**
- **As part of that consultation the City retained a qualified heritage consultant to complete a Heritage Impact Assessment for the proposed demolition and de-designation of the property, as requirement of Regulation 385/21, Section 6(1) for required material to accompany the application for repeal of the designation.**

- **The HIA demonstrated that the proposed demolition of the building on the Property will result in the destruction and complete loss of all heritage attributes embodied within the building.**
- **The HIA recommends alternative development options for the building while considering conservation of specific portions of the building with a high concentration of heritage attributes. The HIA also identifies mitigation measures, next steps for reintegration of salvaged elements and preparation of further documentation required for Conservation Plan, Building Protection Plan, Salvage and Documentation Plan as well as Commemoration and Interpretation Plan.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

## **BACKGROUND:**

### **Property Description**

#### ***Significance of Property Location***

The property at 8990 McLaughlin Road (former Ontario Provincial Police Building) is designated under Section 29, Part IV of the Ontario Heritage Act under the City of Brampton by-law 57-2006.

The property is located to the south of the intersection of McLaughlin Road North/McLaughlin Road South and Queen Street West. The Property at 8990 McLaughlin Road South comprises a section of the property municipally known as the 'Flower City Community Campus' at 8850-8990 McLaughlin Road South. The 'Flower City Community Campus' is a rectangular lot with an approximate area of 26.0 hectares occupied by eight buildings, numerous outdoor sports facilities, open space, and numerous parking areas and driveways.

### **Structure Description**

#### ***Residential Structure On-Site***

The former Ontario Provincial Police Administration Building on the property is a single detached, one storey rectangular building with full below grade basement. Constructed in 1937, it is the only academically pure example of Modern Classicism in the City with one of the better-preserved Art Deco interiors in the Greater Toronto area. The building has symmetrical stepped-back front façade in coursed Rama limestone and buff brick. The exterior heritage attributes include elements like the: Coat of Arms for the Province of Ontario cast in concrete, Central pavilion at main entrance, abstracted fluted pilasters, central pavilion capped with a two-storey octagonal shaped rotunda lit with series of glass block clerestory windows and basement windows with metal railings, to state a few.

The Heritage attributes also include characteristic Art Deco elements of the interior viz. terrazzo flooring with colors rendered in patterns, polished chrome grilles over air vents, lobby reception wickets with stone surrounds; marble wainscoting, clerestory glass block windows in rotunda ceiling; a scalloped stone frieze band and early "sea foam" green walls in rotunda, etc.

The administration building and grounds also form an important cultural landscape in the City. The symmetrical, stepped-back massing, sweeping setback and Grand Avenue intended to create an ordered setting for the building are integral to the cultural heritage significance of the property as a whole.

## **CURRENT SITUATION:**

### **Council motion:**

On 27 February 2023, the City's Budget Committee resolved that the City de-designate and demolish the former Ontario Provincial Police Administration Building at 8990 McLaughlin Road South to allow for design of an Arts and Culture Centre. The resolution stated:

*.... Whereas the heritage-designated former OPP Administration building at Flower City Community campus, with a civic address of 8990 McLaughlin Road, Brampton, Ontario, is beyond the reasonable state of repair and not economical to remediate;*

*Therefore, Be It Resolved That:*

*1. The City de-designate the heritage property located at 8990 McLaughlin Road, Brampton, Ontario, to allow for demolition of the existing heritage building while retaining heritage elements to the greatest extent possible; ....*

### **Building Condition:**

The current condition of building was assessed in the *Heritage Building Assessment Report* prepared by ERA Architects Inc. dated February 15, 2024. The report concluded that "Based on the findings of the condition assessment, the heritage building was overall, found in fair condition. However, there were localized areas of significant deterioration that require varying levels of intervention to bring the Heritage Attributes in a state of good repair."

### **HIA Outcome:**

#### ***Recommendation and Mitigation measures***

The Heritage Impact Assessment has been prepared by LHC Heritage Planning & Archaeology Inc. Heritage Staff have reviewed the submitted Heritage Impact Assessment against the City's Terms of Reference document and it is considered to be complete.

The Heritage Impact Assessment determined that following options should be considered to retain the heritage attributes to the greatest extent possible:

- Option 1. Retention *in situ* and reuse;
- Option 2. Retention of north façade, lobby, rotunda, hallways, and rooms along the building's north façade;
- Option 3. Retention of north façade, lobby, rotunda, and rooms to accessed from the north wall of the lobby;
- Option 4. Retention of central section of north façade, lobby, and rotunda;
- Option 5. Façade retention of only the building's primary, north elevation;
- Option 6. Façade retention of only part of the building's primary, north elevation;
- Option 7. Demolition, salvage, and reintegration into new development; and,
- Option 8. Demolition, commemoration, and interpretation.

Option 2 is the preferred option because it allows for the retention of highest number of heritage attributes. Refer Attachment 3 of this report for reference images of the conserved heritage attributes in Option 2. Should Option 2 be determined not to be viable within the context of the Brampton Arts and Culture Centre project, Options 3 through 7 –listed in order of preference –should be considered. Option 8, demolition, commemoration, and interpretation should only be considered as an option of last resort if all other options are demonstrated not to be viable.

New elements should be designed to be physically and visually compatible with, subordinate to, and distinguishable from the retained portions of the building. Reintegration of salvaged elements must also be guided by the standards and guidelines identified in Table 4 of Attachment 1. The design should also be informed by the existing building. Design elements such as the pattern and colour palette of the terrazzo floor in the building's lobby and hallway, polished chrome air vent grilles, polished chrome handrails and door hardware, and acoustic ceiling tiles in the rotunda, should all be considered for reincorporation or to guide the design of the forthcoming development.

An addendum to the scoped HIA will be required once a proposed development for the property has been prepared. A Building Protection Plan/ Heritage Conservation Plan is recommended to guide retention in situ of existing building, Salvage and Documentation plan is recommended prior to any changes to the building and regardless of any of the options selected, a Commemoration and Interpretation Plan is recommended.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

The maintenance and renovations of City owned properties has been budgeted for, and no additional expenses have been accrued.

**Other Implications:**

None.

**STRATEGIC FOCUS AREA:**

The approval of the Heritage Impact Assessment noted within this report supports the Culture & diversity Focus Area and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate adaptive reuse and conservation of a rare and unique heritage resource that contributes to the understanding of Brampton's early history, as well as facilitate creation of public amenities in the neighbourhood to help maintain a sense of place, belonging and community identity.

**CONCLUSION:**

It is recommended that the Heritage Impact Assessment, 8990 McLaughlin Road be received by the Brampton Heritage Board as being complete.

Authored by:

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**Attachments:**

- Attachment 1 – Heritage Impact Assessment Report for 8990 McLaughlin Road S, prepared by LHC dated June 17, 2024
- Attachment 2 – Council Motion BC017-2023, dated February 27, 2023
- Attachment 3 – Staff Presentation