



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

Date: 2024-07-12

Subject: Heritage Permit and Heritage Conservation Plan Recommendation Report for 69 Elliott Street – Ward 3

Contact: Arpita Jambekar, Heritage Planner
Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-623

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of July 23, 2024, regarding the **Heritage Permit and Heritage Conservation Plan, 69 Elliott St – Ward 3, dated July 2024** be received;
2. That the Heritage Conservation Plan, prepared by VG Architects, dated July 12, 2024, be received; and
3. That the Heritage Permit application for 69 Elliott Street for the construction of one storey addition to the west of Memorial Arena be approved.

OVERVIEW:

- **69 Elliott Street, also known as Memorial Arena was designated under the Ontario Heritage Act under By-Law 233-2010 in 2010.**
- **In accordance with Section 33 of the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.**
- **A Heritage Permit application has been submitted for the construction of a one storey addition on the property adjoining the western elevation of the existing heritage building.**

- **A Heritage Impact Assessment (HIA) has been submitted in support of the Heritage Permit application.**
- **The HIA identifies that the proposed addition is designed appropriately to support the conservation of the heritage character and heritage attributes of the building.**
- **The report recommends the approval of the Heritage Permit and that the Heritage Conservation Plan is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

69 Elliott Street, known as a Memorial Arena, located within Old Fairgrounds Park at 69 Elliot Street is Designated under Part IV of the Heritage Act for its Design/ Physical Value, Historical/Associative Value and for Contextual Value.

The arena was constructed in 1949-50 and commemorates those who lost their lives in the Second World War. The building was designed by noted architect Norman Otto Hipel using his distinct patented roof design.

A one-storey, 280 sq.m addition has been proposed to the west side of the existing Heritage building to accommodate additional dressing rooms, offices, equipment, meeting rooms and storage, as well as additional circulation space. The Heritage Impact Assessment and the addendum to HIA have been prepared to assess the impacts of the proposed addition on the heritage attributes of the building. The HIA demonstrates that the proposed addition is appropriately subordinate to the existing building and the material selection is sympathetic to the original materials. The HIA recommends that a complete Heritage Conservation Plan be prepared once the design for the addition is finalized.

In accordance with Section 33 of the Ontario Heritage Act, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

CURRENT SITUATION:

VG Architects was retained by the City of Brampton to complete the Heritage Conservation Plan and submit the Heritage Permit application for 69 Elliott Street, Memorial Arena for construction of a single storey addition, on 10 July 2024. (See Attachment 1 and Attachment 3)

The existing heritage elements are to be retained with localized connections between the existing west façade of the Arena building and the new addition. Access from the addition to the arena is provided through the existing double-door opening centred on the west

façade of the building. Conservation and protection measures have been taken to ensure that the connection between the new and existing building are water-proof and reversible in nature. The existing building foundation is protected by re-routing the storm water drainage lines. Vibration monitoring and temporary protective measures shall be undertaken during the excavation and demolition process for ensuring protection of the interior attributes and integrity of the existing building. Post Construction Maintenance schedules have been provided in the Conservation Plan for short and long terms maintenance measures of the existing designated heritage building.

A Heritage Permit has been submitted for the construction of proposed addition, to be located on the west side of the arena. The addition will be 5.96 meters (19.55 ft) tall, 32.05 meters (105.15 ft) wide and 9.73 meters (31.92 ft) deep, with gross floor area of 280 Sq.mt. The proposed design and materiality are sympathetic to the cultural heritage resource and does not impact the heritage attributes negatively. It is recommended that the Heritage Permit application be approved.

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:

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

STRATEGIC FOCUS AREA:

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

CONCLUSION:

It is recommended that the Heritage Conservation Plan and the Heritage Permit Application for 69 Elliott Street, to facilitate the one-storey addition be received and approved.

Authored by:

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Attachments:

- Attachment 1 – Heritage Permit Application for 69 Elliott Street, dated 12 July 2024
- Attachment 2 – Architectural Drawings issued for Heritage Permit, dated 11 July 2024
- Attachment 3 – Heritage Conservation Plan for 69 Elliott Street, dated 11 July 2024