



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 57-2006

To designate the property at 8870 McLaughlin Road South ("Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building) 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 at 8870 McLaughlin Road South ("Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building) 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 at 8870 McLaughlin Road South ("Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
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 Leonard J. Mikulich 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 27 DAY OF February 2006.

Approved as to form
<u>C. Murphy</u>
<u>02 10 06</u>

Susan D Fenell
SUSAN FENNELL - MAYOR

Leonard J Mikulich
LEONARD JOSEPH MIKULICH - CLERK

Approved as to Content:
Karl Walsh
Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW *S7-2006*

LEGAL DESCRIPTION

Part of Lots 4 and 5, Concession 2 WHS, designated as Parts 1, 2, 3 and 4 on Plan 43R-23285.

PIN 14071-2580

SCHEDULE "B" TO BY-LAW 57-2006

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF "8870 MCLAUGHLIN ROAD SOUTH ("ONTARIO MENTAL TUBERCULAR HOSPITAL ADMINISTRATION BUILDING - FORMER OPP ADMINISTRATION BUILDING)"

The former Administration Building of the "Ontario Mental Tubercular Hospital" is a noteworthy landmark located at McLaughlin Road South and Queen Street West. The building is a remarkably well-preserved example of civic architecture in the early modernist form. It was built in 1938 for the Government of Ontario, and was to be the first phase of a large hospital complex that was to occupy almost 100 acres of land in the former Chinguacousy Township.

The exterior of the building exhibits the distinctive architectural design elements of Modern Classicism, a variant of Art Deco, favoured by government for public building projects in the Great Depression era. The Brampton building is highly illustrative of this important architectural form. Art Deco and its variants such as Art Moderne and Modern Classicism are quite rare in the City of Brampton.

The one storey hospital administration building retains most of its original exterior detailing such as: buff brick masonry walls trimmed with coursed ashlar stone, stepped-back symmetrical profile, flat roof and metal industrial casement windows in steel frames.

The interior rotunda of the building stands as one of the best-preserved Art Deco / Art Moderne interiors in the Greater Toronto Area (outside of Toronto itself).

The building was designed by prominent Canadian architect, James Henry Craig (1889-1954). Craig's works include several well-known Toronto landmarks: Connaught Laboratory in Downsview Park (1917), Earl Haig High School (1929), the Dominion Public Building on Front Street (1935) and the "Hollywood Bowl" band shell on the CNE grounds (1936). Craig also designed the Thomas Foster Memorial in Uxbridge (1936). The Brampton Administration building is a good example of the work of this noted architect.

The site is directly associated with a variety of historical themes and events. It has many tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or "Training School". It also has important links to Canada's participation in the Second World War.

The Ontario Mental Tubercular Hospital Administration Building (Former OPP Administration Building) possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.

Certain attributes contribute to the cultural heritage significance of the subject property and should be preserved. They include the following:

Architectural Heritage Attributes:

Exterior architectural elements include: symmetrical, stepped-back front façade; central pavilion where the main entrance is situated; abstracted fluted pilasters flanking the recessed entrance; large, square transom topping double leaf wooden doors; Coat of Arms for the Province of Ontario rendered in cast concrete over main entrance; central pavilion capped with a two-storey octagonal shaped rotunda lit with a series of glass block windows (clerestory); cut stone knee wall, with gently angled Rama limestone coping which lends additional distinction to the central pavilion; buff masonry smoke stack at central portion of rear elevation; coursed ashlar Rama limestone dressing; basement windows with metal railings.

Interior architectural elements include: Art Deco/Art Moderne design elements in octagonal rotunda and main hallways; terrazzo flooring with colours rendered in emerald green, burgundy red and speckled beige; polished chrome grilles over air vents; chrome hand rails and other original door hardware; lobby reception wickets with stone surrounds; marble wainscoting; acoustical tiles on rotunda ceiling in repeating geometric motif of diamond lozenges and squares; clerestory glass block windows in rotunda ceiling; a scalloped stone frieze band and early "sea foam" green walls in rotunda; concrete block construction designed to enhance its fireproofing properties.

Historical Heritage Attributes:

The site is directly associated with a variety of historical themes and events. It has many tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or "Training School". It also has important links to Canada's participation in the Second World War.

The lands that the Administration Building occupies are located in the former Township of Chinguacousy. As early as 1859 settler John Elliott has title to the land. By 1877 it was owned by John McClure. McClure had structures on the property. As recently as the mid 1930's foundations of an earlier structure were noted on the property directly adjacent to the present location of the Administration Building. The McClure family sold the property to Robert Sterritt in June 1926. The Province of Ontario purchased the entire 300-acre property in August 1937.

In 1937 the Ontario Government launched an expansion and reform program of its psychiatric healthcare facilities. In Brampton the Government planned a large scale "Ontario Hospital" complex specializing in the treatment of mentally ill patients suffering from tuberculosis. Construction began in the winter of 1938 and was near completion by June 1938. According to the Toronto Star (March 19, 1938) the Brampton facility would be "the first hospital of its kind on this continent". It was to be known as the "Ontario Mental Tubercular Hospital". The subject building was to serve as the Administration Building for the new healthcare facility. It was to provide office space for doctors and administrators, outpatient facilities, the admissions centre and a pre-admission screening centre. Full-scale construction of the hospital was halted however with the outbreak of the Second World War in September 1939.

In 1939 the entire 300-acre site was loaned to the Department of National Defense and used as a basic training centre (#24 Basic Training Centre) for the Royal Canadian Army. The Army erected barracks, drill halls and other support buildings. The administration building served as a 'detention facility'. The basic training centre opened in June 1942 and was designed to accommodate 1200 soldiers. R.V. Conover was the first commanding officer. After the War the lands reverted to the Government of Ontario.

In January 1947 the property was incorporated into a new provincial minimum-security reformatory or "training school". The government of Ontario had established an operational blueprint for penal reform known as "the Ontario Plan" that promoted education over incarceration. This site became the first such facility in Ontario. It was built as an "open facility" - where inmates were not under constant supervision. By 1967 there were five similar "Training School" correctional facilities operating in Ontario. There were no security fences or other barriers. The facility operated from 1947 to 1979.

In the summer of 1981 the Ontario Provincial Police (OPP) converted the property into the Ontario Provincial Police Training and Development Centre. Premier William Davis officially opened the facility on October 16, 1981. The OPP intended to use the property on a temporary basis of no longer than five years. However their occupancy extended over fifteen years. They relocated to a permanent training academy in Orillia in May 1997.

In August 1997 the City of Brampton acquired the entire property including the Administration Building.

Early in the 20th century the Government of Ontario acquired the property. The City of Brampton assumed ownership in the 1990s.

Contextual Heritage Attributes - Cultural Heritage Landscape:

The administration building and grounds form an important cultural landscape in the City. The building has always been the physical and architectural focal point of the entire 300-acre property. Symmetrical, stepped-back massing, sweeping setback, long laneway or "Grand Avenue", a circular driveway with various mixed plantings intended to create an ordered setting for the building. The setting is integral to the cultural heritage significance of this property as a whole.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

Unless otherwise indicated, the reason for designation apply generally to the central pavilion and wings, all other elevations, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, all

interior stylistic elements of the Art Moderne, construction materials of wood, stone, brick, plaster parging, metal and glazing and their related building techniques.

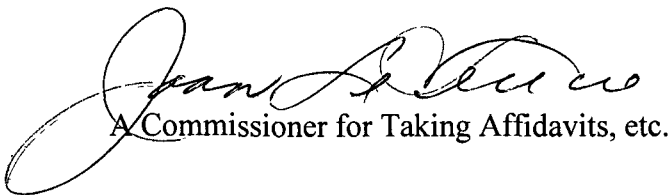
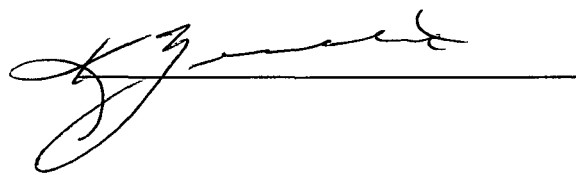
SCHEDULE "C" TO BY-LAW 57-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, MAKE OATH AND SAY:

1. I am the ~~Acting~~ Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.
2. The public notice of intention to designate "Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building, 8870 McLaughlin Road South" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on January 18, 2006.
3. No notice of objection was served upon the Clerk.
4. The by-law to designate the "Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building, 8870 McLaughlin Road South" was passed by City Council at its meeting on February 27, 2006.
5. 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 in the Brampton Guardian on **March 3,** 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this *TH*)
day of *March 2006*)



A Commissioner for Taking Affidavits, etc.



Brampton

PUBLIC NOTICE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O. 18, AND THE MATTER OF THE LANDS AND PREMISES KNOWN AS "ONTARIO MENTAL TUBERCULAR HOSPITAL ADMINISTRATION BUILDING" (FORMER OPP ADMINISTRATON BUILDING) AT 8870 MCLAUGHLIN ROAD SOUTH IN THE CITY OF BRAMPTON, IN THE PROVINCE OF ONTARIO:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property, being the "Ontario Mental Tubercular Hospital Administration Building" (Former OPP Administration Building) at 8870 McLaughlin Road South and lands upon which the building is situated, in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. c. O. 18.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The former administration building of the "Ontario Mental Tubercular Hospital" is a noteworthy landmark located at McLaughlin Road South and Queen Street West. The building is a remarkably well-preserved example of civic architecture in the early modernist form. It was built in 1938 for the Government of Ontario, and was to be the first phase of a large hospital complex that was to occupy almost 100 acres of land in the former Chinguacousy Township.

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The building was designed by prominent Canadian architect, James Henry Craig (1889-1954). The Brampton Administration building is a good example of the work of this noted architect.

The site is directly associated with a variety of historical themes and events. It has many tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or "Training School". It also has important links to Canada's participation in the Second World War.

DESCRIPTION OF HERITAGE ATTRIBUTES:

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

Architectural Heritage Attributes:

Exterior architectural elements include: symmetrical, stepped-back front façade; central pavilion where the main entrance is situated; abstracted fluted pilasters flanking the recessed entrance; large, square transom topped double leaf wooden doors; Coat of Arms for the Province of Ontario rendered in cast concrete over main entrance; central pavilion capped with a two-storey octagonal shaped rotunda lit with a series of glass block windows (clerestory); cut stone knee wall, with gently angled Rama limestone coping which lends additional distinction to the central pavilion; buff masonry smoke stack at central portion of rear elevation; coursed ashlar Rama limestone dressing; basement windows with metal railings.

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Historical Heritage Attributes:

In 1937 the Ontario Government launched an expansion and reform program of its psychiatric healthcare facilities; Brampton was to be center of large scale "Ontario Hospital" complex specializing in the treatment of mentally ill patients suffering from tuberculosis; construction began in the winter of 1938; subject building was to serve as the Administration Building for the new healthcare facility.

In 1939 the entire 300-acre site was loaned to the Department of National Defense and used as a basic training centre (#24 Basic Training Centre) for the Royal Canadian Army. The administration building served as a "detention facility".

In January 1947 the property was incorporated into a new provincial minimum-security reformatory or "training school"; facility operated from 1947 to 1979. In summer of 1981 the Ontario Provincial Police (OPP) converted the property into the Ontario Provincial Police Training and Development Centre. Premier William Davis officially opened the facility on October 16, 1981. OPP relocated to a permanent training academy in Orillia in May 1997. In August 1997 the City of Brampton acquired the entire property including the Administration Building.

Contextual Heritage Attributes:

Subject property forms an important cultural heritage landscape in the City; building has been the focal point of the entire property that once spanned over 300 acres.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report, Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3825 to view this document, and for further information.

Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on Monday, February 20th, 2006 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 18th day of January, 2006.

L. J. Mikulich, City Clerk, City of Brampton.

THIS IS EXHIBIT A TO THE AFFIDAVIT
OF Kathryn Tennet SWORN BEFORE
ME THIS 18th DAY OF March 2006
Paula Deuce
A COMMISSIONER, ETC.