

Date: 2021-03-12

Subject: Heritage Impact Assessment Victoria Park Arena, 20 Victoria Crescent

Contact: Merissa Lompart, Assistant Heritage Planner, Planning and Design.

Report Number: Planning, Bld & Ec Dev-2021-382

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated March 12, 2021, to the Brampton Heritage Board Meeting of March 23, 2021, regarding the **Heritage Impact Assessment for Victoria Park Arena, 20 Victoria Crescent** be received;
2. That prior to its demolition or removal, the Arena be fully documented through photographs and drawings, to the satisfaction of a City of Brampton Heritage Staff.
3. That the following recommendations as per the Heritage Impact Assessment by WSP dated February 24, 2021 be followed:
 - a. That all reasonable effort be made to salvage unique and distinct architectural features including
 - i. The front section of glulam beams that do not have significant fire damage;
 - ii. The concrete pillars supporting these glulam beams; and
 - iii. The 1966 date plaque.
 - b. That salvaged materials be thoughtfully and meaningfully incorporated into the new recreational facility.
 - c. That an interpretive plaque or display be installed in the new recreational facility in a highly trafficked, publicly accessible space.
4. That the salvaged materials be retained by the Corporation for the future construction of the new recreational facility at 20 Victoria Crescent.
5. That a Notice of Intention to Demolish be provided to and approved by the Brampton Heritage Board before proceeding.

Overview:

- **The property at 20 Victoria Crescent is not listed on the City's "Municipal Register of Cultural Heritage Resources" or designated under the *Ontario Heritage Act*.**

- The arena has been vacant since 2016 when there was an accidental fire within the building and currently has hoarding on it to prevent vandalism.
- Staff is seeking for the Heritage Impact Assessment to be received.

Background:

Victoria Park Arena is located at 20 Victoria Crescent in the City of Brampton. Located on the north side of Victoria Crescent, between a residential area to the north and an industrial area to the south, Victoria Park includes the Arena constructed in 1966, a one-storey daycare, the fieldhouse attached to the Victoria Park Stadium, several sports fields and a parking lot.

The property is not listed on the City of Brampton's Municipal Register of Cultural Heritage Resources nor is it designated under Part IV or Part V of the *Ontario Heritage Act*, but it has been identified by the City of Brampton's City Council as a significant historical asset.

In 2016, Victoria Park Arena suffered a fire to the rear half of the building. The Arena has been hoarded and empty without use since 2016.

Current Situation:

The arena has been a subject of City of Brampton concern for the last five years given the damage that occurred during the fire. It has been proposed that a new, modern recreational facility replace what was once Victoria Park Arena. Also that the previous modern aesthetic of the arena be commemorated in the new facility with salvaged materials from the current Victoria Park Arena.

Heritage Impact Assessment

A scoped Heritage Impact Assessment was requested by Heritage Staff in 2020. This Heritage Impact Assessment was completed by WSP, and is attached as Appendix A. A summary of the findings are as follows:

- Architectural Style: Mid-Century Modern aesthetic which was characterized by long linear roofs, with low pitches and horizontal lines.
 - Concept of exposed glulam beams under soffits
 - Use of small rectangular windows that were arranged according to interior functions.
 - Stairs on external elevation.
- Built in 1966 as an arena for "Bramalea," a planned Satellite City within Chinguacousy Township.
- Use of large red-orange brick on the exterior of the Arena.
- The new build "should seek to reflect contemporary architectural styles and values instead of seeking to recreate or mimic the former Arena's style that was contemporary to the 1960s" (page 32, Heritage Impact Assessment, WSP).

Corporate Implications:

Financial Implications:

The financial implications of this site to the Corporation of the City of Brampton have not yet been determined, and will be provided when a Notice of Intention to Demolish is submitted.

Other Implications:

Staff is of the opinion that a new recreational facility will better serve the citizens of the City of Brampton and the Bramalea area. Victoria Park Arena in its current state does not support the growing population of the area. Furthermore, the cost to supervise, maintain minimal servicing and keep the building in compliance with the vacant building by-law is not economically viable to support this structure.

Conclusion:

It is recommended that the Heritage Impact Assessment for the property located at 20 Victoria Crescent, otherwise known as Victoria Park Arena be received by the Brampton Heritage Board as being complete.

PFA

Authored by:

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Attachments:

Appendix A – Heritage Impact Assessment prepared by WSP dated February 24, 2021. HIA report authored by Chelsey Tyers, BES, MCIP, RPP, Cultural Heritage Specialist.