

Date: 2021-10-11

Subject: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive - Ward 3**

Contact: Merissa Lompart, Assistant Heritage Planner

Report Number: Planning, Bld & Ec Dev-2021-1123

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated, October 11, 2021, to the Brampton Heritage Board Meeting of October 19, 2021, re: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive**, be received;
2. That the designation of the property at 12 Woodbrook Drive under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 12 Woodbrook Drive in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

Overview:

- **The purpose of this report is to recommend that City Council state its intention to designate the property at 12 Woodbrook Drive under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) for its cultural heritage value or interest.**
- **Following research and evaluation, it has been determined that the subject property meets the provincial criteria for municipal designation prescribed by *Ontario Regulation 9/06* under the categories of design/physical value, historical/ associative value and contextual value.**
- **Upon Council approval, staff will continue with the designation process as required under the *Act*.**

Background:

The house at 12 Woodbrook Drive is located on the eastern side of Main Street South, just north of St. Mary’s Church. This places 12 Woodbrook Drive within the downtown core of Brampton and just outside of the proposed Main Street South Heritage Conservation District. It is in Secondary Plan 7 which emphasizes the importance of heritage building retention. The house at 12 Woodbrook Drive is architecturally significant as it represents the Mid-Century Modern era of architectural style and is also associated with Howard Dennison Chapman (1917-2014), a prominent Toronto Architect. This is one of the best preserved examples of Mid-Century Modern architecture in Brampton.

The Ontario Heritage Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the Act is a way of publically acknowledging a property’s value to a community, and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, “Criteria for Determining Cultural Heritage Value or Interest”, prescribed under section 29(1)(a) of the Act. A property may be designated if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
 - a. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - b. displays a high degree of craftsmanship or artistic merit, or

- c. demonstrates a high degree of technical or scientific achievement.
- 2. The property has historical value or associative value because it,
 - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3. The property has contextual value because it,
 - a. is important in defining, maintaining or supporting the character of an area,
 - b. is physically, functionally, visually or historically linked to its surroundings, or
 - c. is a landmark.

Current Situation:

The property at 12 Woodbrook Drive, Brampton, Ontario is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value. A Statement of Significance explaining the reasons for designating the property is provided in Appendix A.

The cultural heritage value of 12 Woodbrook Drive is related to its design/physical values that correspond to the Mid-Century Modern (MCM) Architectural Style. It represents a unique style of construction and use of materials to convey modernist ideals both interior and exterior. The structural elements in modernist buildings are exposed to be shown as decorative elements. These elements such as exposed stone, wooden beams and wooden columns follow this concept. Further elements such as built in shelving, exposed brick and wood paneling add to the artistic merit of Mid-Century Modern design.

Built in 1961, 12 Woodbrook Drive has historical/associative value as it relates to the Toronto based architects *Chapman & Hurst*. Howard Dennison Chapman (1917-2014) was the architect of 12 Woodbrook drive along with his partner Len Hurst. Howard Chapman was well known for his housing and healthcare facilities, including Riverdale Hospital, Woodland Acres, and the Edgley Apartments.

Constance and Joseph Hunt were the original owners and those who commissioned the construction of 12 Woodbrook Drive. The current owners purchased the home directly from the estate of Constance Hunt, making them the second owners of the well preserved Mid-Century Modern home.

12 Woodbrook Drive is a supportive resource and key element in the surrounding neighbourhood of modernist structures. It both maintains and supports the character of this area which is defined by Glen Eden Crescent, Woodbrook Drive, Chapel Street south of Armstrong Street, and St. Mary's Church. One of the Peel Art Gallery, Museum and Archives' wings was added around this time as well and acts as an entrance to Glen Eden Crescent. This small pocket of houses is a prime example of modern suburban infill within a late 19th century community, and highlights a time when larger lots were severed to allow for new development. The property is located on a private drive along with other Mid-Century Modern houses. St. Mary's Church which can be seen from the drive is also an example of Mid-Century Modern architecture. This small pocket of post WWII development provides contextual value for 12 Woodbrook Drive.

Corporate Implications:

None.

Financial Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

Designation under Part IV, Section 29 of the Ontario Heritage Act enables City Council to enforce heritage property standards and restrict the demolition or removal of any building or structure on the property. Adding 12 Woodbrook Drive to the Register of Designated Resources in Brampton ensures this Mid-Century Modern example is preserved and maintained.

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Attachments:

Appendix A – 12 *Woodbrook Drive Designation Report*, authored by Merissa Lompart.