



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To designate the property municipally known as 12 Woodbrook Drive as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") 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, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 12 Woodbrook Drive, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with the Council's Procedure By-law;

AND WHEREAS there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

NOW THEREFORE the Council of the Corporation of the City of Brampton
HEREBY ENACTS as follows:

1. That the Schedules attached hereto form part of this by-law.
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Act.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.
5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 6th day of April, 2022.

Approved as to
form.

2022/03/09

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/03/29

RJB

Peter Fay, City Clerk

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Pt Lt 1, Plan BR21 lying E of Main St as in BR39341; City of Brampton

PIN 14037-0020(LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 12 WOODBROOK DRIVE:

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.

Design/Physical Value:

The Mid-Century Modern architectural style put emphasis on moving forward out of the Great Depression of the 1930s and the Second World War that ended in 1945. The style focused on simplicity, minimalism, open planning, indoor/outdoor living and intentionally avoids referencing classical architectural styles. Mid-Century Modern as a design style didn't stop at architecture, but flowed into fine art, furniture design, interior design, industrial design and became a style of living.

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. A minimalist structure, 12 Woodbrook Drive is created by two shapes; the one storey rectilinear massing of the garage and covered walkway, and the two storey massing with an open gable roof style. These massing's also create asymmetry, a key design concept in MCM Architecture.

The materiality of 12 Woodbrook Drive focuses on wood beams, warm brown coloured brick, and large glazed panels. As seen in many MCM designs, wooden beams create a transitional element bringing the indoors out and vice-versa. Large, floor to ceiling glazed panels further enhance this feeling of being immersed in nature while standing indoors. The integration of a cantilevered balcony on the second floor encourages this. A large birch tree in the front yard is a focal point from the first and second floor windows of 12 Woodbrook Drive. A covered walkway connects the garage to the main house and the front yard to the backyard. This simple design elements creates another indoor/outdoor space and breaks up the building with a transparent element.

Inside 12 Woodbrook Drive, a two-storey stone fireplace focuses the eye, with a simple wooden staircase placed behind it. Similar to the exterior, the wooden beams and columns are exposed, showcasing the metal joinery. Large built in's separate spaces rather than walls and doors, adding to the feeling of open concept created by the floorplan and allowing for natural light to reach throughout the interior. Wood panelling located throughout the house visually adds warmth that acts as a counterpoint to the extensive window openings, and large stone-faced fireplace and chimney that dominate the interior.

In summary, the Design/Physical value of 12 Woodbrook is not limited to the exterior elements, but includes both interior and exterior features as the Mid-Century Modern Architectural Style was all encompassing. A list of features is provided in Section 4.

Historical/Associative Value:

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.

His father was also a renowned architect, Alfred Hirschfelder Chapman (1879-1949); who designed the Princes' Gate at the Canadian National Exhibition, Sunnyside Pavilion, and other Beaux Arts buildings in Toronto.

Based on available research material, it is thought that Howard Chapman also designed a church within the Bramalea area. 12 Woodbrook Drive is the only known example of a single family residence designed by *Chapman & Hurst* in Brampton.

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.

Contextual Value:

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. 12 Woodbrook Drive is located at the end of 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.

DESCRIPTION OF HERITAGE ATTRIBUTES:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Design/Physical Elements Exterior:
 - Asymmetrical, simple two form massing
 - Covered Walkway and Portico between garage and house
 - Exposed Wooden Beams, and Columns
 - Floor to ceiling glazing on all façades
 - Warm brown-toned brick
 - Hardscaping from garage to front door
 - Hardscaping on back façade including brick planter boxes
 - Gable roofline on eastern massing
 - Central Stone Chimney
 - Solid panels separating glazing
- Design/Physical Elements Interior:
 - Two Storey fireplace
 - Wooden Built-In's
 - Location and Style of staircase
 - Exposed Wooden Beams, and Columns
 - Wooden Panelling
- Historical/Associative Elements:
 - Howard Chapman and Len Hurst are notable architects in Toronto modernist architecture
- Contextual Elements:
 - Relation to St. Mary's Church and other modernist style buildings to the east of Main Street South including those on Glen Eagle Crescent, Woodbrook Drive, and some on Chapel Street.