



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To designate the property municipally known as 1 Peel Village Parkway as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

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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 1 Peel Village Parkway, 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 6<sup>th</sup> day of April, 2022.

Approved as to  
form.  
  
2022/04/01  
  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2022/04/01  
  
RJB

\_\_\_\_\_  
Peter Fay, City Clerk

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

**LEGAL DESCRIPTION**

PT LT 757, PL 679 DES AS PT 2 PL 43R-36755; CITY OF BRAMPTON

PIN No. 14049-0300 (LT)

**SCHEDULE "B" TO BY-LAW**

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 1 PEEL VILLAGE PARKWAY:**

The property at 1 Peel Village Parkway is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value and contextual value.

**Design/Physical Value:**

The cultural heritage value of the Watson Roundhouse, also known as the “house in the round”, is related to its design or physical value as a rare and unique example of a Contemporary house influenced by Post-war International Style. The Watson Roundhouse also displays a high degree of craftsmanship or artistic merit and a high degree of technical achievement. Its unique circular design, created by Latvian-born, Toronto architect Eugene Janiss, is a modern interpretation of the roundhouse, a building form used throughout the Bronze and Iron Ages in Europe. Unlike its predecessors, the circular shape of the Watson roundhouse is created by the connection of four curved segments that radiate outwards to form a ring around a central open core. The ring of segments is broken at the front of the house for access to an inner courtyard and entranceway.

The house, which was built in 1963, is characterized by modernist design elements including large picture windows, field stone walls that bisect each of the four radiating segments of the building, metal fascia, a flat roofline, and tall, rectangular chimney stacks for its four fireplaces. Non-synthetic construction materials are accentuated and highly visible in the design of the house. For example, rough-hewn timber beams are visible along the ceiling of the interior rooms. The house’s large windows, which span from floor to ceiling in some rooms, allow an abundance of natural light into the building. The building’s placement on a hill overlooking the Etobicoke Creek, its round shape, earthy exterior colours, and the use of wood and field stone in its construction make it sympathetic to the natural environment surrounding it. The house itself was likely situated to take advantage of the landscape and the view of the Etobicoke Valley.

**Historical/Associative Value:**

The historical/associative value of the house relates to its direct association with Charles Ferguson Watson. It also yields information that contributes to the understanding of the Peel Village community. The roundhouse was originally associated with Charles Ferguson Watson, the developer of Peel Village and Shopper’s World. Charles F. Watson was born in 1923 in Dromore, Ontario. After serving in WWII, he became interested in real estate and eventually co-founded the company Peel Village Developments Limited, a subsidiary of Elder Mines and Developments Limited which became known as Peel-Elder Limited. He was also active in the mining and hospitality industries. From the 1960s onwards, he also owned 1200 acres of farmland in Mount Forest, which became known as the Wat-Cha farms, and was known for breeding Charolais cattle.

He moved to Brampton in 1958 with the goal of transforming the area into a residential and industrial hub. As the president of Peel-Elder Limited, he sought to revitalize Brampton’s economy during a period of critical unemployment. Peel Village was Canada’s first entirely planned community. Although Watson’s vision was not entirely fulfilled, he accurately predicted that Brampton would grow as a result of the Pearson Airport expansion and attempted to prepare Brampton accordingly for the coming changes.

The construction of Peel Village commenced in 1959. Watson originally planned for the development to include more than 3000 homes linked to a variety of infrastructure and

commercial buildings, including a golf course, indoor mall, churches, a hotel, and schools; much of this plan was realized. In the Peel Village promotional pamphlets, the community was described as being 'designed with people in mind' for 'comfortable and convenient living'. There were numerous styles of houses available for home buyers, with most ranging in price from \$15,195 - \$17,995. They were meant to compare in value to homes in Toronto and were touted as being '30 minutes from anywhere'. The first phase of the development was completed in 1963. Shopper's World, another one of Watson's projects, at the north-west corner of Main Street South and Steeles Avenue, opened in 1969 and was Brampton's first indoor shopping mall.

Charles F. Watson and his family, along with many others, moved to Peel Village during the first phase of its development. He lived in the roundhouse with his first wife Ethel Gandy and their two children Charles John and Shirley Ann. Watson continued to live there after his wife Ethel passed away in 1980. He remarried in 1983 to his second wife Lynn and they owned 1 Peel Village Parkway until 1989. Charles F. Watson passed away on July 29, 2011.

The Watson Roundhouse has further associative value as it demonstrates/reflects the work of noted architect and sculptor Eugene Janiss. Janiss was born in Latvia and immigrated to Canada in 1948. He was a partner in the architectural firm of Gilleland & Janiss. The firm also designed the Toronto Professional Building at 123 Edward Street in Toronto, which was built in 1964. In addition, Eugene Janiss designed the Latcham Gallery building in Whitchurch-Stouffville and the \$4 million overhaul of the Penetanguishene Active Treatment Mental Health Centre, a building he called the 'Hilton Penetang' because of its unique and comforting design, which opened in the summer of 1972. Like the roundhouse, the 'Hilton Penetang' was designed to overlook natural scenery, had large windows, and its corridors led towards a central core. William Gilleland, of Gilleland & Janiss, was an architect active in Canada during the 50s and 60s. He was also a consultant for Peel-Elder Limited and Peel Village in the 1960s.

### **Contextual Value:**

The property also has contextual value as it is important in defining, maintaining, and supporting the character of Peel Village; is physically, functionally, visually and historically linked to the surrounding neighbourhood; and is a landmark in the Peel Village neighbourhood. Peel Village was constructed during a time of major residential expansion in Brampton which included the creation of several neighbourhoods including Bramalea, Ambro Heights, Eldomar, and Ridgehill Manor. This period of growth helped to form Brampton's identity, transforming it from a largely rural area to an industrial and residential centre. Although Peel Village was part of Brampton's future, its street names reflected the city's past. Many streets were named after the people who used to live on the Peel Village land. For example, several streets are named after Bartholemew Hill Bull's sons, such as Bartley Bull Parkway and Duncan Bull Drive.

The roundhouse is inextricably linked to the neighbourhood of Peel Village and to the municipal green space surrounding it. According to a June 1989 article in the Brampton Times, the roundhouse was the first home built in Peel Village. It is located at the entrance of Peel Village along Peel Village Parkway and, as such, it sets the tone for the properties within the neighbourhood. The area of Peel Village that the roundhouse is situated in is characterized by streets that are well-lit, wide, winding, and accompanied by sidewalks and curbs.

The roundhouse is also contextually connected to the park on the south corner of Main St. and Peel Village Parkway as well. In 1963, Watson deeded the land to the city for a park, paid for it, and planned it to be a permanent, beautiful green space for Brampton's citizens. The park included garden space, fountains, and a bridge across the Etobicoke Creek. The three fountains have since been removed and replaced by three circular gardens. The park is an important part of Peel Village today and remains a welcoming scene at the entrance of the neighbourhood.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

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:

- bisecting field stone walls
- narrow, vertical siding
- Old Dutch brick of the basement level
- rough-hewn timber roof construction
- round design
- roof design
- large picture windows
- metal fascia
- tall, rectangular chimney stacks
- naturally sympathetic exterior colours
- spiral staircase in the interior
- position of house overlooking park and Etobicoke Creek
- association with Charles F. Watson and Eugene Janiss
- mature vegetation