

**Date:** 2022-12-29

**Subject:** **Heritage Impact Assessment and Heritage Conservation Plan for 69 Elliott Street, Memorial Arena – Ward 3**

**Contact:** Merissa Lompart, Assistant Heritage Planner,  
[Merissa.Lompart@brampton.ca](mailto:Merissa.Lompart@brampton.ca), 905-874-2618

**Report Number:** Planning, Bld & Growth Mgt-2023-049

**Recommendations:**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated December 29, 2022 to the Brampton Heritage Board Meeting of January 24, 2023, regarding the **Heritage Impact Assessment and Heritage Conservation Plan for 69 Elliott Street, Memorial Arena – Ward 3**, dated **February 2022**, with minor edits in April 2022, be received; and
2. That the following recommendations as per the Heritage Impact Assessment by ATA Architects be followed:
  - 1) The schematic design of the addition has minimal impact on the heritage value of the Brampton Memorial Arena. Its form and massing complement the existing building and the addition is designed to be subordinate to the heritage arena. Refinement only is required.
  - 2) The architectural detailing of the addition requires further development to be fully compatible and sympathetic to the original building. Specific direction is noted in the HIA report that addresses that the design of the addition should borrow approaches and elements visible on the Arena exterior. Specific elements to be addressed include:
    - i. Structure cladding and roof line above the existing fascia line of the Hipel roof
    - ii. Consideration of the materials and articulation of the addition relative to the existing structure for compatibility and scale.
    - iii. Revise the window design for a continuous sill and variability in materials to emphasize horizontal nature of the window placement

- iv. Various brick and cladding options to enhance visual effect of the design and support compatibility with existing.
3. That the partial Heritage Conservation Plan prepared by ATA Architects Inc., which was included in the Heritage Impact Assessment pages 59-61 be referenced and followed as it addresses conservation requirements during construction and for the longer term maintenance of the building. The Conservation Plan shall be amended and expanded, and should further articulate the final design direction.
4. That the Heritage Conservation Plan be submitted and approved prior to the issuance of Demolition or Building Permits for the project.

**Overview:**

- **69 Elliott Street, also known as Memorial Arena was designated under the Ontario Heritage Act under By-Law 223-2010 in 2010.**
- **A Heritage Impact Assessment was requested by Heritage Staff when the proponent, the City of Brampton, brought forward plans for an addition on the west side of the arena.**
- **The HIA demonstrated that the proposed addition will be appropriately designed to support the heritage character of the building.**
- **The HIA recommends the proposed design with some minor revisions be accepted and that a complete Heritage Conservation Plan be prepared that incorporates the design guidance provided in the Heritage Impact Assessment.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

**Background:**

Memorial Arena, located within Old Fairgrounds Park at 69 Elliot Street is Designated under Part IV of the Heritage Act for its Design/Physical Value, Historical/Associative Value and for Contextual Value. A complete list of Heritage Attributes is provided in the attached Heritage Impact Assessment report.

The arena was constructed in 1949-50 and commemorates those who lost their lives in the Second World War. The building was designed by noted architect Norman Otto Hipel using his distinct patented roof design. The Premier T.L. Kennedy attended the sod turning at the start of construction in April of 1949.

The Arena is a good example of a mid-20<sup>th</sup> century community sports complex and incorporates a distinctive roof system. Few similar examples remain in Ontario.

### **Current Situation:**

The Heritage Impact Assessment has been prepared to address proposed changes to the building to accommodate additional dressing rooms, offices, equipment and meeting rooms and storage as well as additional circulation space. This requires an approximately 3,000-square foot, single-story addition be constructed on the west side of the existing building. The building is currently in excellent condition.

The HIA provides details of the impacts of the proposed addition on the heritage attributes of the building and provides guidance on how the design can be further refined to best support the existing heritage character and attributes of the arena. The report specifically addresses the location, form, massing, window and door openings, construction and finish materials and architectural details for the additional. As a key element, the addition will be subordinate to the existing building and will not detract from the main northern façade. Specific note is also made that the proposed design has minimal impact on the character-contributing elements in the interior of the arena.

Following approval of the HIA, the design for the addition will be finalized and a complete Heritage Conservation Plan will be prepared to address potential impacts related to construction and long term maintenance of the building once the new space is operational.

### **Corporate Implications:**

#### Financial Implications:

The maintenance, and renovations of City owned properties has been budgeted for, and no additional expenses have been accrued.

#### Other Implications:

The City is maintaining and updating their recreation and heritage properties for public use and enjoyment.

### **Term of Council Priorities:**

This project meets the Term of Council Priorities for promoting a *Healthy and Safe* city by focusing on community safety, improving mental health support, and encouraging active and healthy lifestyles. It also covers the *Green* Term of Council Priorities by promoting re-use and restoration, the more sustainable option.

**Conclusion:**

The Heritage Impact Assessment for the proposed changes to Brampton Memorial Arena has reviewed and confirmed the Heritage Values and character of the building. It provides a thorough review of the building’s design and how it reflects the period of its design and construction and remains a significant landmark in the City. The recommendations of the report provide a thorough basis on which the project team can move forward to finalize the design of the addition and move forward to construction.

The recommendation for the development and implementation of a Heritage Conservation Plan as the next step is clearly reasoned and articulated.

Once completed, the new addition will act as a sympathetic enhancement to the building that Bramptonians can be proud of for decades to come while continuing to serve as a public memorial to those who lost their lives in the Second World War.

Authored by:

Reviewed by:

---

Merissa Lompart  
Assistant Heritage Planner

---

Charlton Carscallen  
Principal Planner/Supervisor Heritage



Approved by:



---

Henrik Zbogar  
Director of City Planning & Design

**Attachments:**

- Appendix A – Heritage Impact Assessment by ATA Architects
- Appendix B – Drawings for 69 Elliott Street, Memorial Arena