



HERITAGE IMPACT ASSESSMENT
for
8950 McLaughlin Rd South
Brampton, ON
(GBCA Project No: 22036)



prepared for:

**Golden Age Village for the Elderly
(GAVE)**
11088 Pine Valley Drive
Woodbridge, Ontario L3L 0B9

prepared by:

**GBCA (Goldsmith Borgal &
Company Ltd. Architects)**
362 Davenport Road, suite 100
Toronto, Ontario, M5R 1K6

Date of issue: August 31, 2022

TABLE OF CONTENTS

	EXECUTIVE SUMMARY	2
1.	INTRODUCTION	3
2.	BACKGROUND RESEARCH	4
3.	HERITAGE STATUS & ASSESSMENT OF VALUE	21
4.	PROPOSED SITE ALTERATION	23
5.	HERITAGE IMPACT ASSESSMENT	29
6.	MITIGATIVE STRATEGIES	31
7.	CONCLUSION	32

APPENDICES

APPENDIX I - Standards and Guidelines for the Conservation of Historic Places in Canada

APPENDIX II- By-Law 57-2006 document dated February 27, 2006.

APPENDIX III - Site Plan Application Drawings. IBI Architects

EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by the Golden Age Village for the Elderly (GAVE) to prepare a Heritage Impact Assessment (HIA) for the purposes of a Site Plan Application, as no Official Plan or Zoning By-Law Amendments are required.

The development site comprises part of a 300-acre site located in the former Township of Chinguacousy that has links to the history of medicine, social and penal reform, and Canada's participation in the Second World War. To the east, the environs feature a mix of suburban homes and high-street retail, recent institutional infill and commercial development set within the park-like campus setting.

The development site is included within a larger property that is designated under Part IV of the Ontario Heritage Act (designated under by-law 57-2006) land), whereas the focus of the designation by-law is on an existing building located outside of the development site and municipally known as 8870 McLaughlin Road.

Located at approximately 150-metres to the north of the development site, the building at 8870 McLaughlin Road South is known as the former Administration Building of the 'Ontario Mental Tubercular Hospital' and the 'Former OPP Administrative Building' designed by James Henry Craig in 1938. While vacant for some time, the structure is noted for its Art Deco/Art Moderne design elements which are noted in this report.

The proposed change to the development site consists of building three connected buildings at the corner of Queen Street West and Academic Drive as a new campus for seniors from the Vietnamese community and the wider population. The development allows for the retention of the surrounding context, whereas the adjacent heritage structure will be untouched.

The development scheme is comprised of three main structures on the site including - a five-storey Affordable Seniors' Housing facility, a four-storey Long Term Care facility interconnected by a one-storey amenity building.

The proposed development will be inserted into a part of Brampton that is experiencing more recent institutional development, demonstrated by the adjacent Queen Street West Public School and Sir William Gage Middle School located to the west of the subject development and is an extension of this evolution of community and institutional programming and introduces a Seniors care facility on an underutilised site. As such, the subject development has been considered a compatible infill on the existing property.

In our view, and in light of consideration of strategies to reduce impacts, this proposal balances demands for intensification with those of heritage preservation in a manner that allows both objectives to be appreciated as a part of a complex and changing environment.

This HIA has been prepared in accordance with the City of Brampton's Heritage Impact Assessment Terms of Reference and evaluates the impact of the proposed development on existing heritage resources.

1. INTRODUCTION

1.1 Property Description

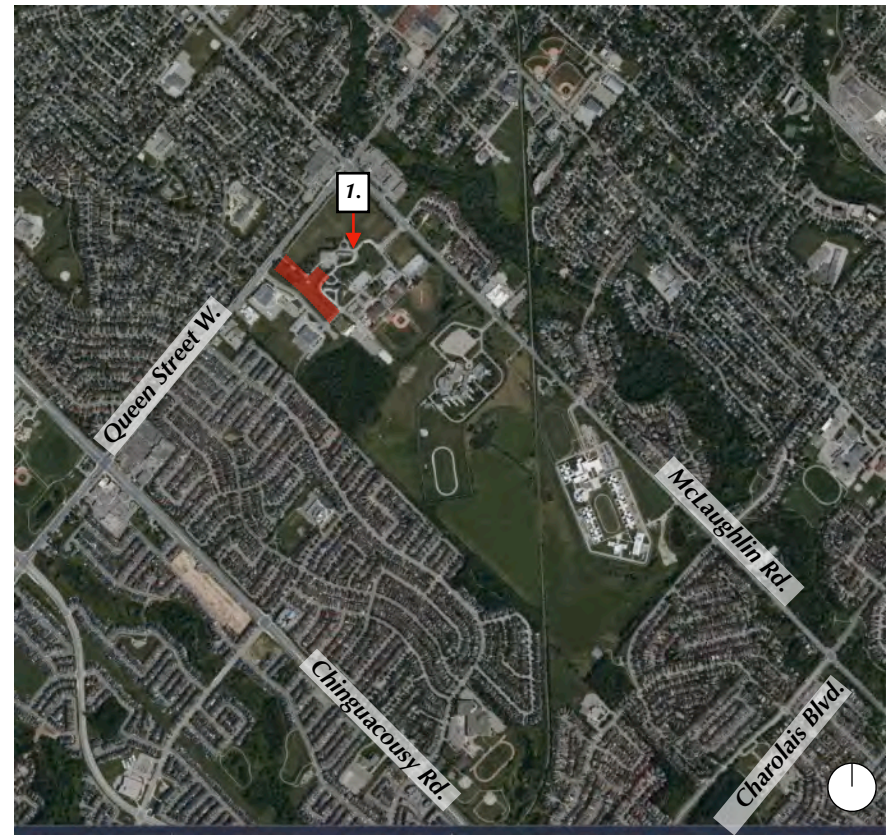
The subject site is vacant. Located along the east side of Academic Drive in Brampton, Ontario, the lands were historically part of a much larger property located southwest of the intersection of Queen Street West and McLaughlin Road South.

The site is located on Part 1 of Lot 5, Concession 2 - Plan 43R-23285 in the City of Brampton, Regional Municipality of Peel. The subject land is part designated, and is adjacent to a built-structure of cultural heritage value: the former Ontario Mental Tubercular Hospital Administration Building. The building, which retains its circular driveway was designated under Part IV of the Ontario Heritage Act on February 27, 2006. This structure, at No. 8990 McLaughlin Road South, formerly No. 8870 (and will be referred as such throughout this HIA), is a single-storey civic property, constructed in 1938 for the purpose of healthcare administration, later used as an Ontario Provincial Police administration building and currently unoccupied. The built structure is located in the centre of the 300-acre property, flanked by a parking lot and several other built structures.

The subject lands are also adjacent to the Flower City Community Campus, which includes multiple low-rise buildings currently occupied by the Brampton Soccer Club, the former OPP Administrative building, a senior's recreation centre and number of other one-to-two-storey commercial and civic buildings south of the Hospital Administration Building.

1.2 Present Owner and Contact Information

Owner: Corporation of the City of Brampton
 2 Wellington Street West
 Brampton, Ontario, L6Y 4R2
 905-874-2145



Aerial view of context, including Lot 5, Concession 2 - Plan 43R-23285 West of Hurontario Street (originally in township of Chinguacousy) City of Brampton, Regional Municipality of Peel. Part 1 is identified (approximately) in the diagram above, and shaded in red.

Structures and properties of interest:

- 1. 8870 McLaughlin Road South** – Former Administration Building of the ‘Ontario Mental Tubercular Hospital’/‘Former OPP Administrative Building’ 1938, Architect James Henry Craig. Designated Part IV through By-law 57-2006 on February 27, 2006.

2. BACKGROUND RESEARCH

The property at 8950 McLaughlin Road South is located north of highway 407 and southwest of highway 410, specifically at the southwest corner of Academic Drive and Queen Street West in the City of Brampton.

The property is situated in Brampton Flowertown Secondary Plan Area 6, immediately to the west of Downtown Brampton. The Official Plan recognizes this area as “identified by the Toronto and Region Conservation Authority as being below the regulatory floodline” characterized by institutional land uses. The character of the property’s immediate surroundings consists of low-rise and large scale institutional buildings comprising the Flower City Community campus.

The subject property occupies approximately 5-acres at the northwest portion of a large campus setting, at one time comprised of 300 acres. Presently, the site is vacant, and is part of an extensively landscaped frontage onto McLaughlin Road South and Queen Street West. Along McLaughlin Road South are numerous soccer pitches. The remaining lands include several buildings, with one of note 8870 McLaughlin Road South – Former Administration Building of the ‘Ontario Mental Tubercular Hospital’/‘Former OPP Administrative Building’ 1938, Architect James Henry Craig. Designated Part IV through By-law 57-2006 on February 27, 2006. The building features a significant landscaped set back, including visitor parking, and is not visible from McLaughlin Road South or Queen Street West.

2.2 Current use

The park-like setting is currently vacant, save for mature tree-planting and a community garden. It is adjacent to recreation lands, two elementary schools and a vacant heritage property to the east.

2.3 Adjacencies

The immediate surrounding contains institutional and civic uses. The lands are designated under Part IV of the Ontario Heritage Act and adjacent to a built resource located City’s Register of Cultural Heritage Resources.

2.4 Methodology

This HIA was prepared according to the Terms of Reference of the City of Brampton for a Heritage Impact Assessment.

The historical background of the adjacent property including reasons for designation was available through research conducted by a CAHP member and architectural historian as well as from the Summary Report prepared by Jim Leonard, Heritage Coordinator on January 10, 2006. This material has been summarised in By-law 57-2006 (see Appendix II).

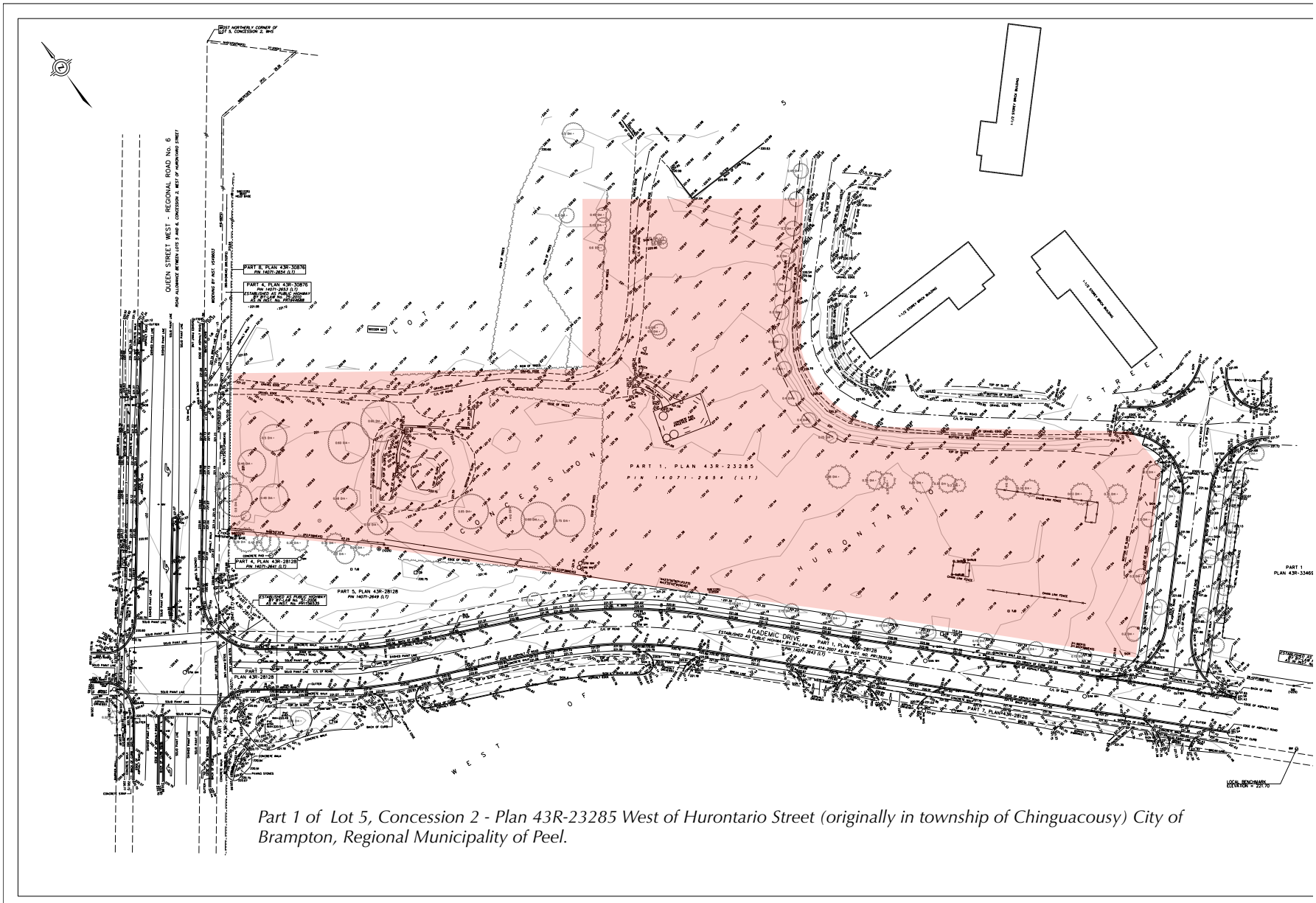
The assessment of heritage impacts was prepared based on an objective evaluation of the proposed development, against impacts on the heritage attributes of the property, as identified in the Summary Report.

The following documents were consulted in the preparation of this HIA:

- City of Brampton Official Plan (2015 consolidation)
- The Brampton Flowertown Secondary Plan - Area 6. As adopted by City Council on September 12, 2018
- Development Drawings by IBI Architects (dated July 12, 2022 - Issued for Site Plan Application)



Detailed aerial view showing the lands between Academic Drive and McLaughlin Road, south of Queen Street West. The red arrow points to the heritage structure at 8870 McLaughlin Road South, which is outside of the subject site.



Part 1 of Lot 5, Concession 2 - Plan 43R-23285 West of Hurontario Street (originally in township of Chinguacousy) City of Brampton, Regional Municipality of Peel.



Birds eye view of the subject site, showing its relationship to the institutional buildings west of Academic Drive, the former institutional buildings on the grounds to the east, and 8870 McLaughlin Road South – the Former Administration Building of the ‘Ontario Mental Tubercular Hospital’/‘Former OPP Administrative Building’ (1938) by architect James Henry Craig. This building is located on the upper right hand corner of the image above (and noted by the red arrow).

1.5 Site & Context Photographs

The immediate context is comprised of developments that are primarily mixed-use, office buildings with ground level retail. There has been a significant recent increase in building development in the area. All photos were taken by GBCA Architects in August 2022.



View of the adjacent environs looking north from the southern edge of the Flower City Community Campus along McLaughlin Road South at Bufford Drive. The public realm is generally characterized by automobile oriented streets, with low-rise suburban structure with generous landscaped frontages and parking lots.



View of the interior campus, looking southwest from the interior laneway accessed from Bufford Drive. The campus laneways connects to a series of circular lanes that surround the campus, connecting the Administration building, Brampton Soccer Club, City of Brampton, Zoning department and numerous visitor and staff parking areas.



View of the interior campus, looking southwest from the interior laneway accessed from Bufford Drive. The campus laneways connects to a series of circular lanes that surround the campus, connecting the Administration building, Brampton Soccer Club, City of Brampton, Zoning department and numerous visitor and staff parking areas.



View of the interior campus, looking west from the interior laneway accessed from Bufford Drive. The campus laneways connects to a series of circular lanes that surround the campus, connecting the Administration building, Brampton Soccer Club, City of Brampton, Zoning department and numerous visitor and staff parking areas.



View of the central campus, looking west from the interior laneway accessed from Bufford Drive. From the long laneway or "Grand Avenue, a circular driveway with various mixed plantings intended to create an ordered setting for the former OPP Administrative building. From here, the stepped-back massing and the two-storey octagonal shaped rotunda (with boarded clerestory and windows) is visible. The building is currently vacant.



View of the main entrance to the former OPP Administrative building. The entrance features fluted pilasters flanking the recessed entrance, with a large, square transom. The Coat of Arms for the Province of Ontario rendered in cast concrete is visible over the double leaf wooden doors. The building is currently vacant.



View of the interior campus, looking north towards the Brampton Soccer Club buildings. Here, three 1-1/2 storey brick buildings are arranged diagonally around a central courtyard.



View of the interior campus, looking east towards the Brampton Soccer Club buildings, arranged diagonally around a central courtyard.



View of the subject site looking east from Academic Drive, mid-way between Sir William Gage Middle School and Queen Street Public School located on the opposite side of the street. In the distance the the Brampton Soccer Club is visible.



View of the subject site looking east from Academic Drive, mid-way between Sir William Gage Middle School and Queen Street Public School located on the opposite side of the street. The subject site is largely vacant with the exception of various plantings, and trees.



View of the subject site looking east from Academic Drive towards Queen Street West. The eastern property is marked by the row of trees which creates a natural boundary for the soccer fields located on the opposite side.



View looking east from the west side of Academic Drive, looking towards Queen Street West and Sir William Gage Middle School located on the southeast corner of the intersection.

3. BACKGROUND RESEARCH

2.1 Historical/Cultural Background

Historically, the subject properties are located in the Former Township of Chinguacousy, County of Peel. When formed, the County of Peel comprised five townships - Toronto, Toronto Gore, Chinguacousy, Caledon and Albion – and was bounded on the south by Lake Ontario, on the west by the Counties of Halton and Wellington, on the north by the Counties of Wellington and Simcoe, and on the east by the county of York.

The Township of Chinguacousy was formally surveyed in 1818 and the first legal settlers took up their lands later that same year, shortly after the signing of The Ajetance Treaty (No. 19) in 1818 by the Crown and the Mississaugas of the Credit, which ceded 648,000 acres of land. The physical development of Brampton grew out from the intersection of Queen and Main Streets, later known as “The Four Corners,” about 1.4 km north east of the subject property. The subject property is located on what was historically Concession 2 WHS, Lots 4 and 5, Chinguacousy Township, Peel County.

Brampton was incorporated as a village in 1852/53 and was chosen the main “County Town.” The construction of the Grand Trunk Railway station (built 1856) solidified the village’s status. The County of Peel was especially known for its excellent agricultural land, and this, along with the easy access to the rail line allowed for the founding of a large agricultural implement manufactory and foundry (owned by John Haggert). The iron foundry and manufactory provided employment for a good number of settlers.

The village’s urban form developed when, in 1867, Brampton was selected as the capital of the new County of Peel. Brampton was incorporated as a town in 1873. The Village of Brampton eventually became the City of Brampton when Bramalea, the Township of Toronto Gore and a part of Chinguacousy and Toronto Townships were amalgamated with the older Brampton area in 1974.



Figure 1: Illustrated historical atlas of the county of Peel, Ont. Toronto : Walker & Miles, 1877. McGill University, Geography Department. This map shows John McClure as the property owner, after he purchased the lot from John Elliot.

By 1877, the larger plot, of which the subject property is a small part, had been purchased by John McClure, another notable early settler of the area. A map from this year by Toronto engravers Walker & Miles shows a house, possibly in brick, with an agricultural building and orchard.

Across today's McLaughlin Road South, to the east of the subject property, is the John Elliot Farmstead House, estimated by the City of Brampton to have been built during the 1830s and now designated under Part IV of the *Ontario Heritage Act*. The Elliot Farmstead, also visible on the 1877 map (Figure 1) with its own agricultural outbuilding and orchard, is generally representative of the pioneer farmstead buildings which once populated the region, likely similar in form to the former structures on the subject property. By 1915, the property still contained only one building (Figure 2).

The McClure family sold the property to farmer Robert Sterritt in June 1926 - ultimately the last owner under which the property served a primarily agricultural function.

A decade later, in 1937, the Province of Ontario purchased the entire property - which constituted 300 acres - as part of its expansion of its "Ontario Hospital" program, which aimed to reform psychiatric healthcare facilities. The government had planned to construct a large complex covering 100 acres of the property specializing in the treatment of mentally ill patients suffering from tuberculosis, and completed the current Administration Building the following year (Figure 5). The building was to serve as the Administration Building for the new healthcare facility. It was to provide office space for doctors and administrators, outpatient facilities, the admissions centre and a pre-admission screening centre.

This building remains as the witness to a changing landscape: although the property would change hands and functions several times over the coming decades, the Administration Building remained a focal point and landmark within the 300-acre property.

Despite being called "the first of its kind" on the continent by the *Toronto Star*, the "Ontario Mental Tubercular Hospital" would never be completed as a result of the outbreak of the Second World War in September of 1939. But the Administration Building was quickly given a new purpose.



Figure 2-3: Temporary barracks on the subject property as it hosted the #24 Basic Training Centre for the Royal Canadian Army, and 1200 soldiers, during the Second World War. 1942-1945, Peel Art Museum and Archive.

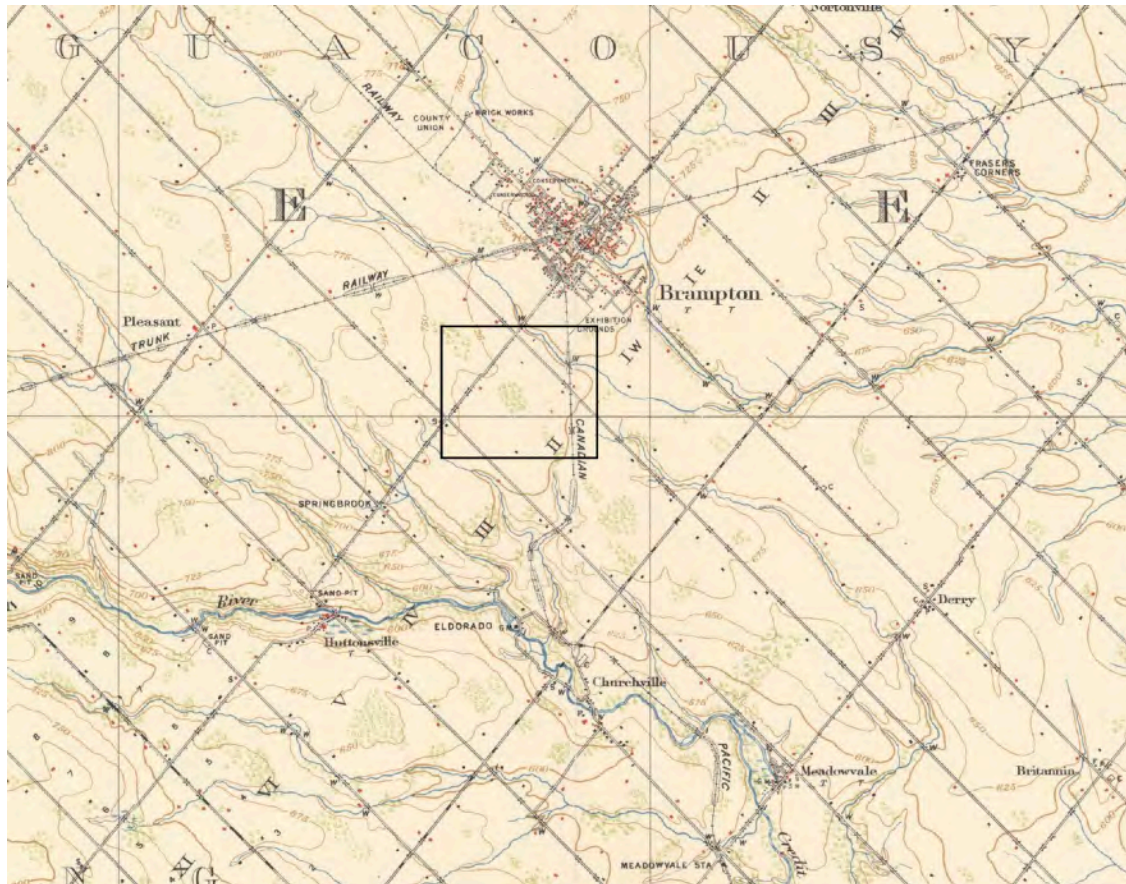


Figure 4: A 1915 Department of Militia and Defence Map shows the location of a single house on the subject property, and one on the adjacent property. Even at this point, this area - just 1.4km outside the centre of Brampton - was sparsely populated and mostly agricultural.

In 1939, the Government of Ontario loaned the entire 300-acre site to the Department of National Defense, which established the #24 Basic Training Centre for the Royal Canadian Army and recast the Administration Building as a detention facility for soldiers. The Training Centre, designed to accommodate 1200 soldiers in temporary barracks (Figures 2-3), opened in 1942. After the War, the property was returned to the Government, but construction on the Ontario Mental Tubercular Hospital was never restarted.

Instead, in 1947 the property was incorporated into the "Ontario Plan," the Government's new penal reform system. The site was converted into a training school for young male inmates which promoted education over incarceration. Here, inmates were not under constant supervision, and no security fences or other barriers surrounded the perimeter. The facility - originally known as the Ontario Reformatory, Brampton, and later the Brampton Adult Training Centre, was the first in its kind in Ontario, and served as the model for five other such correctional facilities constructed within the following two decades. According to facility records, in 1956 the school held 475 men. A booklet from 1972 shows students engaged in classroom activities (Figure 5) and a chapel, possibly onsite. The facility closed in 1979.

An aerial photo from 1961 - the first such image available through the City of Toronto Aerial Photo archive of the subject property - shows the structure positioned separately from the correctional facility buildings, with its long central driveway extending diagonally across the square plot to the intersection of Queen and McLaughlin Road (Figure 6). Roads to other structures nearby - including 8 large H-shaped buildings to the south, and at least three to the west, indicate its central position as a hub within the property. Symmetrical planters, flanking the road, created an ordered setting for the building.

On the 1961 aerial photo, within the current subject property there appear three small buildings, possibly residential, with two facing each other on one of two side roads at the north west corner of the property, and the third alone on a separate road slightly to the east. No evidence has been found to determine a date for these buildings, but it is likely they were constructed during the Ontario Reformatory's occupation.



Figure 5: The 1938 Administration Building, designed by James Henry Craig, notable for its Modern Classicism style, which remains rare in Brampton. Images: GBCA.

No trees surround the houses in the 1961 aerial image, yet by 1975 they appear fully grown. Remains of the third house appear on current satellite images of the property.

Aside from the three houses, there is no other evidence for development on the subject property, suggesting it was previously vacating. The area south of these houses appear in all maps and aerial photos to be occupied by fields.

While there is little difference between the 1961 and 1968 aerial photos, the 1975 (Figure 7) version shows several changes: directly south of the Administration Building, six single storey buildings had been constructed, arranged in two sets of three like spokes from central hubs; the set of three to the west, at the address 8970 McLaughlin Road South, remains and is currently in use by the Brampton Soccer Club. South of these buildings, the 1975 plan shows that seven of the H-plan buildings had been demolished, and one additional building had been constructed - that which currently stands as the Flower City Community Campus Seniors Recreation Centre at 8870 McLaughlin Road South. Further south, the building at 109 McLaughlin Road South was constructed between these dates, and is still occupied by the Ontario Correctional Facility.

The prison site was closed in 1979 because it was redundant, according to Solicitor General Roy McMurty speaking at the Ontario Legislature in May of that year. In that year, the site was transferred to the Ontario Provincial Police to house a new training and development centre, which provided accommodation for 150 students and staff. According to the Brampton Guardian, "a swimming pool, indoor firearms range and a helicopter pad are among the major additions that will be built on the 97-acre site" (August 15, 1979, Brampton Guardian). The Ontario Provincial Police moved into the site in 1981, and while occupancy was only expected to last five years, the force remained at the site until it relocated to a permanent training academy in Orillia in 1997. Later that year, the City of Brampton acquired the entire property, including the Administration Building.



Figure 6: Aerial photos taken by the City of Toronto in 1961. Note the three houses in the upper right hand corner.

Figure 7: Aerial photos taken by the City of Toronto in 1975, reveal the changes on the site during its occupation by the Ontario Reformatory, yet the Administration Building retains its central position.



Figure 8: Images from a pamphlet for the 25th anniversary of the Adult Training Centre in 1975 show young men engaging in art classes, lectures and music as an alternative to the traditional penal system.

2.2 Architectural Background

The Administration Building was constructed in the Modern Classicism style, a variant of Art Deco, and has been called "the only academically pure example" of the style in the city of Brampton (City of Brampton, Heritage Report, 2006).

Modern Classicism was favoured by all levels of government for major civic construction projects primarily during the Great Depression era, as it was viewed as a workable balance between modern aesthetics, frugality and tradition. The style maintains the essential components of classical architecture by embracing symmetry and incorporating Greco-Roman features such as pilasters, entablatures, columns and plinths, but uses these components in a simplified form. While the style was frequently used for civic buildings such as post offices and courthouses, some well-known examples of Modern Classicism in Canada include the Bank of Canada in Ottawa (1979) and the R.C. Harris Filtration Plant (1941) and CNE Automotive Building (1929), both in Toronto.

As noted in the City of Brampton's 2006 heritage report, the Brampton Administration Building reflects key design elements common to this style: its brick walls with ashlar stone trim, abstracted fluted pilasters, stepped-back symmetrical profiles, towers or rotundas, flat rooflines, steel industrial windows, cast relief panels and lavish interiors. According to the report, the interior rotunda of the building stands as one of the best-preserved Art Deco / Art Moderne interiors in the Greater Toronto Area (outside of Toronto itself).

The building was designed by prominent Canadian architect, James Henry Craig (1889-1954), who attended architecture school at the University of Toronto. In 1912, he and architect Henry Harrison Madill established the firm Craig and Madill, and between 1931 and 1932 Craig served as president of the Ontario Association of Architects. He designed several well-known Toronto landmarks including Connaught Laboratory in Downsview Park (1917), Earl Haig High School (1929), the Dominion Public Building on Front Street (1935) and the "Hollywood Bowl" band shell on the CNE grounds (1936). Craig also designed the Thomas Foster Memorial in Uxbridge (1936). In its detailed heritage report, the City of

Brampton noted the Administration building is a good example of Craig's work.



Figure 9: Ontario Mental Tubercular Hospital Administration Building. Statement of Reason for Heritage Designation, by Jim Leonard, Heritage Coordinator. January 10, 2006.

3. HERITAGE STATUS AND ASSESSMENT OF VALUE

The development site is currently a vacant site, with some trees and fencing with no particular heritage structures. Designation by-law 57-2006 includes part of Lots 4 and 5, Concession 2 WHS, designated as Parts 1, 2, 3 and 4 on Plan 43R- 23285. As such, the development site designated under this by-law. However, the focus of this designation by-law is primarily on a building located outside of the boundaries of the development site, on adjacent lands.

'Adjacency' in the context of Brampton is considered to be lands that are directly across from and near to a property on the Heritage Register whose location has the potential to have an impact on a property on the heritage register.

The Former Administration Building of the 'Ontario Mental Tubercular Hospital'/'Former OPP Administrative Building' is included on the City of Brampton's Municipal Register of Cultural Heritage Resources, and was designated under part IV of the Ontario Heritage Act (By-law 57-2006) for architectural, historical and contextual reasons.

Designation means that the property is protected by law and the owner is required to obtain written approval from authorities to make changes to the site.

The City of Brampton By-Law 57-2006 includes the property description and a summarized description of Heritage Attributes, noted for architectural features (both exterior and interior), historical elements and contextual elements. The By-law further makes reference to a Heritage Report: Statement of Reason for Heritage Designation (dated January 10, 2006).

Statement of Cultural Heritage Value or Interest (as identified in the March 2008 Summary Report)

The cultural heritage value of 8870 McLaughlin Road South is related to its design or physical value as a remarkably well-preserved example of civic architecture that exhibits elements of Modern Classicism. It is distinguished by buff brick masonry walls trimmed with coursed ashlar stone, a symmetrical front façade, a flat roof, metal industrial casement windows, and a concrete Coat of Arms located above the front entrance. The building was designed by prominent Canadian architect James Henry Craig.

The property also has historical or associative value as it is associated with the history of medicine, and social and penal reform. As a result of the Ontario Hospital Program in 1937, the Brampton government planned a large scale hospital complex specializing in the treatment of mentally ill patients suffering from tuberculosis. The building at 8870 McLaughlin Rd South was built as the administrative building for the hospital. It was later used as an Ontario Provincial Police (OPP) training and development centre from 1981 to 1997.

The contextual value of 8870 McLaughlin Road South is a result of its status as both a local and provincial landmark. The stately and distinct architectural value, coupled with a history of significant civic uses, solidifies the building's landmark status.

Assessment: For the purpose of this HIA, the contextual value will be of importance as the development site does not include the heritage building and its architectural features will not be impacted.

Heritage Attributes

(as identified in the March 2008 Summary Report)

Exterior architectural elements include: symmetrical, stepped-back front facade; central pavilion where the main entrance is situated; abstracted fluted pilasters flanking the recessed entrance; large, square transom topping double leaf wooden doors; Coat of Arms for the Province of Ontario rendered in cast concrete over main entrance; central pavilion capped with a two-storey octagonal shaped rotunda lit with a series of glass block windows (clerestory); cut stone knee wall, with gently angled Rama limestone coping which lends additional distinction to the central pavilion; buff masonry smoke stack at central portion of rear elevation; coursed ashlar Rama limestone dressing; basement windows with metal railings.

Assessment: None of the above features will be impacted by the proposed development.

Contextual Heritage Attributes - Cultural Heritage Landscape: The administration building and grounds form an important cultural landscape in the City. The building has always been the physical and architectural focal point of the entire 300-acre property. Symmetrical, stepped-back massing, sweeping setback, long laneway or "Grand Avenue", a circular driveway with various mixed plantings intended to create an ordered setting for the building. The setting is integral to the cultural heritage significance of this property as a whole.

Assessment: The contextual value is primarily with regards to the front of the heritage building, which is located away from the development site.

For the purpose of this HIA, and considering that the subject development site does not contain any built structures of heritage value, the contextual heritage attributes are provided herein:

The following contextual value statement is taken from the Heritage Report: Statement of Reason for Heritage Designation (dated January 10, 2006)

2.3 CONTEXTUAL VALUEGeneral Site Description of Subject Property:

The Administration Building and surrounding grounds form an important cultural landscape in the City. In fact, the building has always been the physical and architectural focal point of the entire 300-acre property;

The original site plan provided a long sweeping setback; building, with its narrow, rectangular, stepped-back profile was set on a diagonal facing corner of Queen Street and McLaughlin Road; access to building was up a long, tree-lined laneway intersecting with a circular driveway in front of building - forming a "Grand Avenue";

Remnants of stone bases for light standards are still present on the front façade. Recently un-covered photographs document the style, materials and design of the original light standards.

Note from GBCA: these stone bases for light standards are located in front of the heritage building, and not on the subject development site.

For a complete description of heritage attributes, please refer to Appendix II - By-Law 57-2006 document dated February 27, 2006.

4. PROPOSED SITE ALTERATION

The owner is proposing to develop a 20,226 sq. m site at 8950 McLaughlin Road South to include a campus for seniors from the Vietnamese community and the wider population. The development is comprised of three (3) buildings on the site assembled in a long liner row extending north-south on the subject site, including a five-storey Affordable Seniors' Housing facility with an approximate Gross Floor Area (GFA) of 8,765 sq. m, a four-storey Long Term Care facility with an approximate GFA of 11,041 sq. m, and an one-storey amenity building with an approximate GFA of 1,950 sq. m.

The two residential buildings will be connected at-grade by the amenity building which will feature an amenity building/dining hall for residents. Approximately 33.53% of the 20,226 sq. m site will be occupied by the structures 6,782 sq. m footprint for a total GFA of 21,757 sq. m.

The current development scenario will include the following:

- 1) In order to clear the land for construction no buildings will be demolished. However, tree plantings and portions of the natural landscape will be altered.
- 2) The 6,782 sq. m development will consist of three inter-linked volumes, including a a one-storey structure connected to a 5-storey and 4-storey residential wings. All construction will take place above grade, and will accommodate 142 vehicular parking spaces, and long term bicycle parking spaces.
- 3) Entry to the residential units will be located through a central amenity building that links the north and south residential volumes, accessed from a circular driveway off of Academic Drive. Residential uses for the north and south buildings will begin on the second storey. Details of the development and massing will follow on subsequent pages of this HIA



View of Academic Drive frontage, showing front-yard setback lined with trees, circular parking and 3-section linear mass extending to the south of the property from Queen Street West. (IBI Architects)



View of Queen Street West frontage (IBI Architects)

4.1 Assessment of Design

The proposed change to the site consists of removing the existing landscape elements in order to make way for the new development. The proposed development will consist of three (3) separate structures, interconnected through a central amenity building that will connect to the north and south volumes. The highest building will be five-storeys tall.

The building massing is a geometrically restrained linear massing, extending north from Queen Street West (opposite Sir William Gage Middle School) to the south, opposite Queen Street Public School. The northern massing meets Queen Street West and establish prominence at the intersection, including a canopy and secondary entrance. The Long Term Care facility will be located to the south of the site, while the affordable housing will be located closer to the north at Queen Street West.

The main entrance will be accessed from Academic Drive through a circular driveway in front of the setback volume of the Amenity building. The circular driveway featured here references the Administrative building. All secondary entrances and exits feature a canopy above.

Here, the proposed structures will integrate setbacks from Academic Drive, establishing a landscaped foreground with 45-parking parking units facing the Affordable Housing volume, and 64-parking spaces facing the Long Term Care facility.

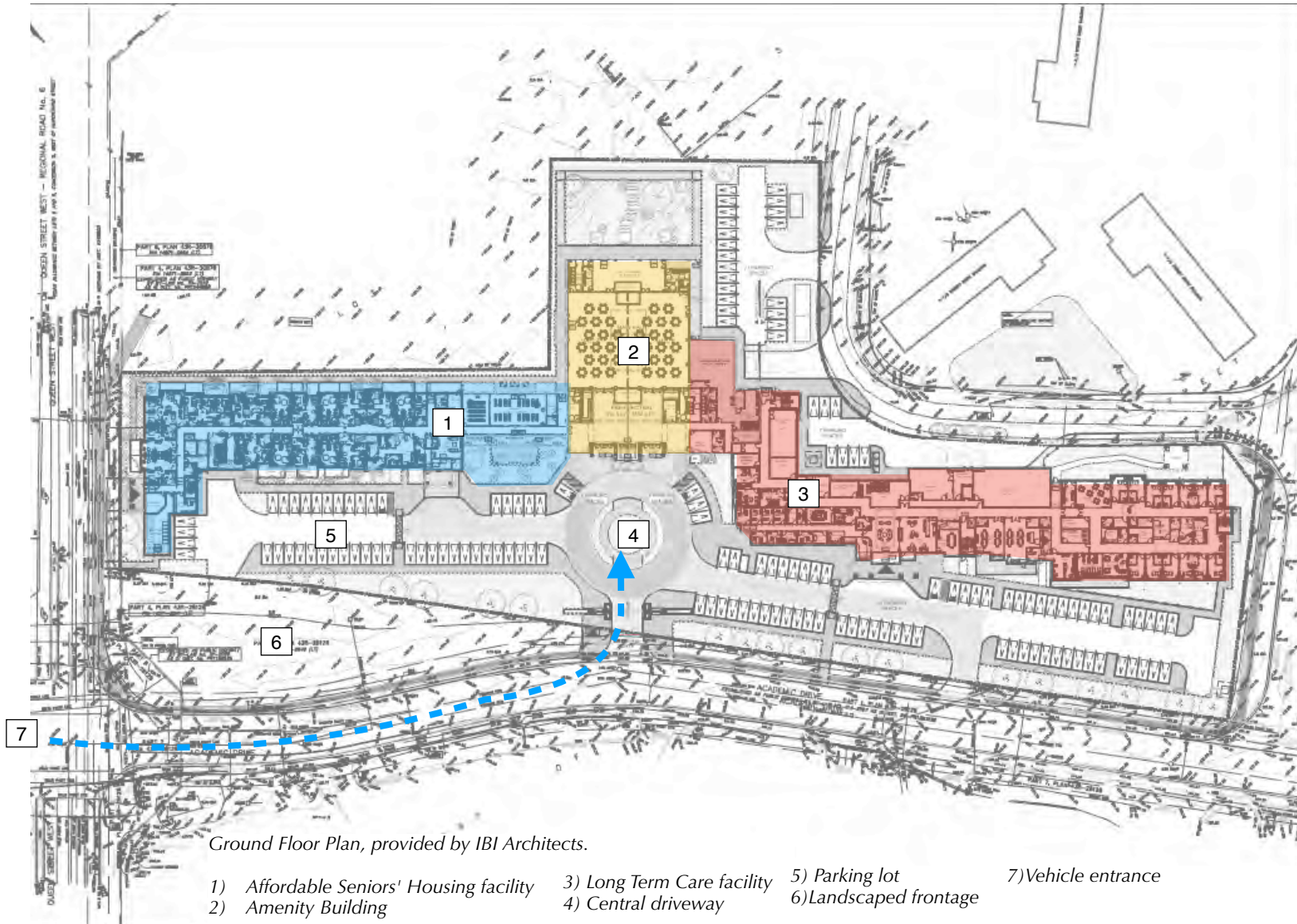
At this phase, facade articulation and materiality are preliminary. However, measures have been proposed to provide compatibility with neighbouring character through introducing ‘earth tone’ cladding. Solid elements of brick and terra-cotta would establish a link between existing buildings on the campus.

Although there are typically 1-2 storey low-rise buildings in the area, the proposed low-mid rise scale of the development, ranging between 2-5-storeys does not impact the environs, nor’ will this lead to significant shadowing.

An assessment related to the specific impacts of the development on heritage resources on site is provided in the following section of this report.



West elevation showing central amenity building connected with one-storey link to the north (5-storey) and south (4-storey) residential components.





AFFORDABLE HOUSING APARTMENTS - WEST ELEVATION

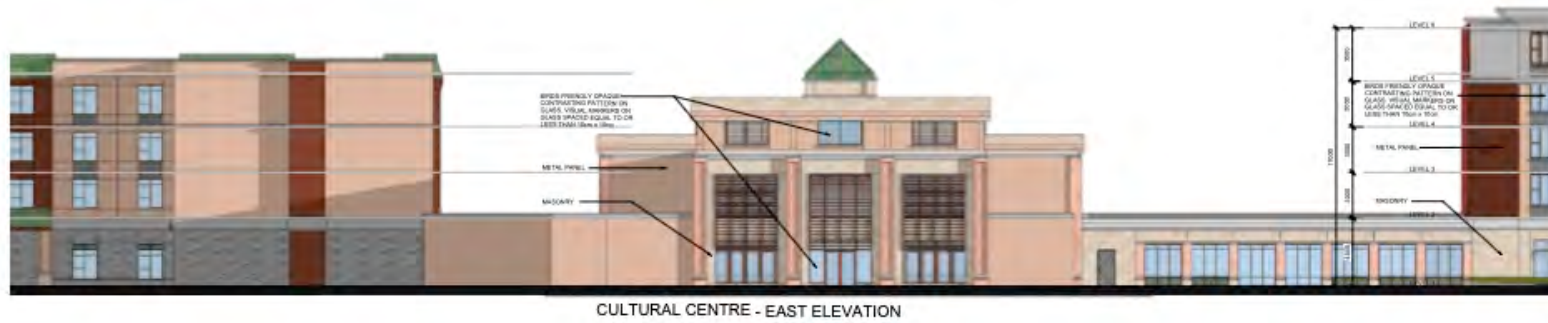


AFFORDABLE HOUSING APARTMENTS - EAST ELEVATION

East and West elevation showing the Affordable Seniors' Housing facility - west elevation relates to Academic Drive. The east elevation relates to the remaining campus, sports fields and heritage structure. (IBI Architects)



East and West elevation showing the Long Term Care facility - the west elevation relates to Academic Drive. The east elevation relates to the remaining campus, sports fields and heritage structure.. (IBI Architects)



East and West elevation showing the Amenity building - the west elevation relates to Academic Drive. The east elevation relates to the remaining campus, sports fields and heritage structure. Parking is located next to the one storey structure. (IBI Architects)

5. HERITAGE IMPACT ASSESSMENT

5.1 Impact on Heritage Resources

An assessment of possible effects from the proposed development on the heritage properties is presented on the following page which lists possible effects.

The primary changes to the cultural heritage value arising from this development is the development of a new building, of related institutional use, which will result in a small loss of the large open space campus. This loss is not significant as there will be no building demolition and the vacant site is not the point of focus in the designation by-law. This loss is further mitigated by appropriate lotting patterns and setbacks, vegetation buffers and plantings that retain enough of the existing campus lands to retain the landmark status of 8870 McLaughlin Road South, which will be unaltered.

In the case of the subject site at 8950 McLaughlin Road, there are presently no built structures on the site. The adjacent and vacant structure at 8870 McLaughlin Road South to the east of the subject site, is the subject of the the designation By-law associated with the property - which '*applies generally to the central pavilion and wings, all other elevations, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, all interior stylistic elements of the Art Moderne, construction materials of wood, stone, brick, plaster parging, metal and glazing and their related building techniques.*'

The table on the following page assesses the proposed development against the heritage attributes identified in the 2006 By-law (See appendix II).

Impact on the cultural heritage landscape

The administration building and park like grounds form an important cultural landscape in the City. The property on which it stands is an example of the zoning standards to accommodate institutional uses within a park-like setting. These standards have been applied to the subject development site which maintains these standards in the new design with its simple geometric forms associated with post-war suburban corporate campus design including symmetrical stepped back massing, sweeping frontyard stepback with various mixed plantings intended to create an ordered setting, and circular driveway. The retention of institutional uses on the site further preserves the heritage value of the property as a cultural heritage landscape as it is directly linked with the early institutional beginnings in Brampton. It is noted that the new building will occupy the frontage along Academic Drive and the building's set back will be generous with a tree lined entrance, which will attenuate the perception from the public realm, but not disrupt the property's cultural heritage value.

Impact on 8950 McLaughlin Road -

This Heritage Impact Assessment has evaluated the impacts of the proposed new affordable care and long term care facility on the subject site, and concludes that construction on the landscape, which was identified as having heritage value by the City of Brampton, is appropriate and reasonable. Impacts have been mitigated in the new design, through a contemporary recreation with reasonable proportions, front-yard setbacks tree plantings, and an appropriate and compatible new use.

	Identified Heritage Attributes	Assessment by GBCA Architects
Design / Physical	<ul style="list-style-type: none"> • Representative example of Modern Classicism, a variant of Art Deco. • Design elements such symmetrical, stepped-back front facade; central pavilion where the main entrance is situated; abstracted fluted pilasters flanking the recessed entrance; large, square transom topping double leaf wooden doors; Coat of Arms for the Province of Ontario rendered in cast concrete over main entrance. 	<ul style="list-style-type: none"> • The administrative building has been ‘mothballed’ and is currently vacant. • None of these items will be impacted by the proposed development • Materials of new adjacent construction will be of their own time. • Measures have been proposed to provide compatibility with neighbouring character through introducing ‘earth tone’ cladding • Notions of symmetry and setbacks will be reproduced, in principle through the suburban nature of the development, but will not undermine the status and presence of the nearby Administrative building.
Historical/ Associative	<ul style="list-style-type: none"> • Associated with tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or 'Training School". It also has important links to Canada's participation in the Second World War; 	<ul style="list-style-type: none"> • The site remains associated with the history of Brampton through the continuation of its institutional use and employing a similar landscape character.
Contextual	<ul style="list-style-type: none"> • Structure and elements have landmark status; • Site and setting contributes to the character and identity of the area and cultural heritage significance of this property as a whole; • Symmetrical, stepped-back massing, sweeping setback, long laneway or "Grand Avenue", a circular driveway with various mixed plantings intended to create an ordered setting for the building; • Site helps define Brampton's history. 	<ul style="list-style-type: none"> • The development conserves the character and identity of the area through the recreation of the administration wing and the retention of industrial uses on the site. • The Academic Drive Road frontage will be enhanced with the proposed building extending closer to the road, with no significant impact on its suburban park-like character. • The development on the site will not impact the understanding of the site's importance in the history of the institution Campus, which and, consequently, the development of Brampton. Significant portions of the campus landscape will remain intact along both Queen Street West and McLaughlin Road South. • Given the location of the Administrative building at the centre of the campus, it is not viewed easily from McLaughlin Road South or Queen Street West. As such, new construction fronting Academic Drive will not inhibit views from the public realm, or diminish its landmark status.

6. MITIGATIVE STRATEGIES

The proposed development's principal impact on the existing heritage resource has been mitigated in the new design of the proposed new development, in a sensitive built form and use of materials as well as continuous industrial occupancy. Although no mitigation strategies, identified in the City of Brampton's HIA Terms of Reference, are needed in this development, they are discussed below.

Appropriate set backs

A typical feature of suburban institutional campuses lay in their setting on the property, which is generally at significant distances from the streets. This development recognizes the reduced set back from the Queen Street West frontage. The reduced set back will not impact the cultural heritage value of the property as it will still read, from the public realm, as a narrow mid-rise residential building, while providing a modest park-like setting, reinforced with surface parking along Academic Drive and Queen Street West. No mitigation is required.

Architectural design guidelines / Compatible infill and additions

The proposed design of the new facility respects the institutional character of the area as well as the design intents of the original campus. No mitigation is required.

Limiting height and density

The proposed height at five-storey's maximum height will read as higher than the original height on the site, and the environment. In light of provincial policies that seek to inThis additional height and density will not impact the heritage value of the site, and therefore no mitigation is required.

Ensuring compatible lotting patterns

The property will conserve its lot pattern and stitch together a portion of Academic Drive that is currently vacant. A significant portion of the landscaped grounds are maintained along the Queen Street West frontage, allowing the view of the landscape from the public realm to be largely preserved. The balance between conserving the cultural heritage value of the site which includes the administration wing design and the industrial

occupancy of the site) as well as the desire to maximize the site's potential has been achieved in this proposed development.

This Heritage Impact Assessment has evaluated the impacts of the proposed new development on the subject site, and concludes that the demolition impact of the one-storey administration wing, which was identified as having heritage value by the City of Brampton, has been mitigated in the new design, through a sensitive and contemporary recreation. No mitigation is required.

Preparation of a Conservation Plan and adaptive reuse plans as necessary

No Conservation Plan will be necessary in this new development.

Heritage Designation, Heritage Conservation Easement

The property is included on the City's Municipal Register of Cultural Heritage Resources, and is Designated part IV under the Ontario Heritage Act

Partial salvage, documentation, and high-resolution digital photographs

Photographic documentation, as required by the City of Brampton, may be performed as a means to document the original appearance of 8950 McLaughlin Road South.

7. CONCLUSION

This Heritage Impact Assessment was prepared to evaluate any impacts on 8950 McLaughlin Road South as a result of a proposed new Long Term Care, Affordable Seniors housing and Amenity building that would increase residential capacity on the site. As this HIA recognizes that the construction of the new facility will result in the loss of open space, which contains heritage attributes identified by the City, our assessment concludes that the proposal has been sensitive to the heritage attributes of the adjacent structure at 8950 McLaughlin Road South.

The proposed development will be clearly of its own time and place, and will introduce setbacks, landscaping and tree plantings that will respond to the addition of a 5-storey structure into an area with low-rise structure, recreating a consistent street wall along Academic Drive.

In our view, and in light of consideration of mitigating strategies to reduce impacts to adjacent heritage properties, this proposal balances demands for *intensification* with respect for *heritage adjacencies* in a manner that allows both objectives to be appreciated as a part of a changing urban environment.

Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal, OAA, FRAIC, CAHP
President
Goldsmith Borgal & Company Ltd. Architects

APPENDIX I

Standards and Guidelines for the Conservation of Historic Places in Canada

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II

By-Law 57-2006 document dated February 27, 2006.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



BRAMPTON
Flower City

Planning & Development Services
Policy Planning

April 8, 2019

Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

ONTARIO HERITAGE TRUST
APR 15 2019
RECEIVED

Re: Notice of Passing of Designation By-law 57-2006

Dear Erin Semande,

Please find enclosed a copy of the municipal by-law passed by City Council designating 8870 McLaughlin Road South under Part IV, Section 29 of the *Ontario Heritage Act*.

The by-law has been registered against the property affected in the land registry office, and the City has also published the Notice of the Passing of the By-law.

Please feel free to contact me for any further information.

Regards,

Erin Smith
Assistant Heritage Planner
905.874.3825
ErinC.Smith@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 57-2006

ONTARIO HERITAGE TRUST
APR 15 2019
RECEIVED

To designate the property at 8870 McLaughlin Road South ("Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building) as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) 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;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 8870 McLaughlin Road South ("Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 8870 McLaughlin Road South ("Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Leonard J. Mikulich attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 27 DAY OF February 2006.

Approved as to form
Chudoff
02 10 06

Susan D Fennell
SUSAN FENNELL - MAYOR

Leonard J Mikulich
~~LEONARD JOSEPH MIKULICH - CLERK~~

Approved as to Content:
Karl Walsh
Karl Walsh | Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW 57-2006

LEGAL DESCRIPTION

Part of Lots 4 and 5, Concession 2 WHS, designated as Parts 1, 2, 3 and 4 on Plan 43R-23285.

PIN 14071-2580

SCHEDULE "B" TO BY-LAW 57-2006

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF "8870
MCLAUGHLIN ROAD SOUTH ("ONTARIO MENTAL TUBERCULAR
HOSPITAL ADMINISTRATION BUILDING - FORMER OPP ADMINISTRATION
BUILDING)"**

The former Administration Building of the "Ontario Mental Tubercular Hospital" is a noteworthy landmark located at McLaughlin Road South and Queen Street West. The building is a remarkably well-preserved example of civic architecture in the early modernist form. It was built in 1938 for the Government of Ontario, and was to be the first phase of a large hospital complex that was to occupy almost 100 acres of land in the former Chinguacousy Township.

The exterior of the building exhibits the distinctive architectural design elements of Modern Classicism, a variant of Art Deco, favoured by government for public building projects in the Great Depression era. The Brampton building is highly illustrative of this important architectural form. Art Deco and its variants such as Art Moderne and Modern Classicism are quite rare in the City of Brampton.

The one storey hospital administration building retains most of its original exterior detailing such as: buff brick masonry walls trimmed with coursed ashlar stone, stepped-back symmetrical profile, flat roof and metal industrial casement windows in steel frames.

The interior rotunda of the building stands as one of the best-preserved Art Deco / Art Moderne interiors in the Greater Toronto Area (outside of Toronto itself).

The building was designed by prominent Canadian architect, James Henry Craig (1889-1954). Craig's works include several well-known Toronto landmarks: Connaught Laboratory in Downsview Park (1917), Earl Haig High School (1929), the Dominion Public Building on Front Street (1935) and the "Hollywood Bowl" band shell on the CNE grounds (1936). Craig also designed the Thomas Foster Memorial in Uxbridge (1936). The Brampton Administration building is a good example of the work of this noted architect.

The site is directly associated with a variety of historical themes and events. It has many tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or "Training School". It also has important links to Canada's participation in the Second World War.

The Ontario Mental Tubercular Hospital Administration Building (Former OPP Administration Building) possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.

Certain attributes contribute to the cultural heritage significance of the subject property and should be preserved. They include the following:

Architectural Heritage Attributes:

Exterior architectural elements include: symmetrical, stepped-back front façade; central pavilion where the main entrance is situated; abstracted fluted pilasters flanking the recessed entrance; large, square transom topping double leaf wooden doors; Coat of Arms for the Province of Ontario rendered in cast concrete over main entrance; central pavilion capped with a two-storey octagonal shaped rotunda lit with a series of glass block windows (clerestory); cut stone knee wall, with gently angled Rama limestone coping which lends additional distinction to the central pavilion; buff masonry smoke stack at central portion of rear elevation; coursed ashlar Rama limestone dressing; basement windows with metal railings.

Interior architectural elements include: Art Deco/Art Moderne design elements in octagonal rotunda and main hallways; terrazzo flooring with colours rendered in emerald green, burgundy red and speckled beige; polished chrome grilles over air vents; chrome hand rails and other original door hardware; lobby reception wickets with stone surrounds; marble wainscoting; acoustical tiles on rotunda ceiling in repeating geometric motif of diamond lozenges and squares; clerestory glass block windows in rotunda ceiling; a scalloped stone frieze band and early "sea foam" green walls in rotunda; concrete block construction designed to enhance its fireproofing properties.

Historical Heritage Attributes:

The site is directly associated with a variety of historical themes and events. It has many tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or "Training School". It also has important links to Canada's participation in the Second World War.

The lands that the Administration Building occupies are located in the former Township of Chinguacousy. As early as 1859 settler John Elliott has title to the land. By 1877 it was owned by John McClure. McClure had structures on the property. As recently as the mid 1930's foundations of an earlier structure were noted on the property directly adjacent to the present location of the Administration Building. The McClure family sold the property to Robert Sterritt in June 1926. The Province of Ontario purchased the entire 300-acre property in August 1937.

In 1937 the Ontario Government launched an expansion and reform program of its psychiatric healthcare facilities. In Brampton the Government planned a large scale "Ontario Hospital" complex specializing in the treatment of mentally ill patients suffering from tuberculosis. Construction began in the winter of 1938 and was near completion by June 1938. According to the Toronto Star (March 19, 1938) the Brampton facility would be "the first hospital of its kind on this continent". It was to be known as the "Ontario Mental Tubercular Hospital". The subject building was to serve as the Administration Building for the new healthcare facility. It was to provide office space for doctors and administrators, outpatient facilities, the admissions centre and a pre-admission screening centre. Full-scale construction of the hospital was halted however with the outbreak of the Second World War in September 1939.

In 1939 the entire 300-acre site was loaned to the Department of National Defense and used as a basic training centre (#24 Basic Training Centre) for the Royal Canadian Army. The Army erected barracks, drill halls and other support buildings. The administration building served as a 'detention facility'. The basic training centre opened in June 1942 and was designed to accommodate 1200 soldiers. R.V. Conover was the first commanding officer. After the War the lands reverted to the Government of Ontario.

In January 1947 the property was incorporated into a new provincial minimum-security reformatory or "training school". The government of Ontario had established an operational blueprint for penal reform known as "the Ontario Plan" that promoted education over incarceration. This site became the first such facility in Ontario. It was built as an "open facility" - where inmates were not under constant supervision. By 1967 there were five similar "Training School" correctional facilities operating in Ontario. There were no security fences or other barriers. The facility operated from 1947 to 1979.

In the summer of 1981 the Ontario Provincial Police (OPP) converted the property into the Ontario Provincial Police Training and Development Centre. Premier William Davis officially opened the facility on October 16, 1981. The OPP intended to use the property on a temporary basis of no longer than five years. However their occupancy extended over fifteen years. They relocated to a permanent training academy in Orillia in May 1997.

In August 1997 the City of Brampton acquired the entire property including the Administration Building.

Early in the 20th century the Government of Ontario acquired the property. The City of Brampton assumed ownership in the 1990s.

Contextual Heritage Attributes - Cultural Heritage Landscape:

The administration building and grounds form an important cultural landscape in the City. The building has always been the physical and architectural focal point of the entire 300-acre property. Symmetrical, stepped-back massing, sweeping setback, long laneway or "Grand Avenue", a circular driveway with various mixed plantings intended to create an ordered setting for the building. The setting is integral to the cultural heritage significance of this property as a whole.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

Unless otherwise indicated, the reason for designation apply generally to the central pavilion and wings, all other elevations, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, all

-
- interior stylistic elements of the Art Moderne, construction materials of wood, stone, brick, plaster parging, metal and glazing and their related building techniques.

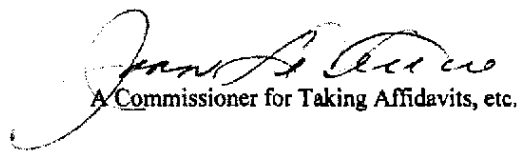
SCHEDULE "C" TO BY-LAW 57-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, MAKE OATH AND SAY:

1. I am the ~~Acting~~ Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.
2. The public notice of intention to designate "Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building, 8870 McLaughlin Road South" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on January 18, 2006.
3. No notice of objection was served upon the Clerk.
4. The by-law to designate the "Ontario Mental Tubercular Hospital Administration Building - Former OPP Administration Building, 8870 McLaughlin Road South" was passed by City Council at its meeting on February 27, 2006.
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on March 3, 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this TH)
day of March 2006)



A Commissioner for Taking Affidavits, etc.

PUBLIC NOTICE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AND THE MATTER OF THE LANDS AND PREMISES KNOWN AS "ONTARIO MENTAL TUBERCULAR HOSPITAL ADMINISTRATION BUILDING" (FORMER OPP ADMINISTRATION BUILDING) AT 8870 McLAUGHLIN ROAD SOUTH IN THE CITY OF BRAMPTON, IN THE PROVINCE OF ONTARIO:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property, being the "Ontario Mental Tubercular Hospital Administration Building" (Former OPP Administration Building) at 8870 McLaughlin Road South and lands upon which the building is situated, in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. c. O. 18.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The former administration building of the "Ontario Mental Tubercular Hospital" is a noteworthy landmark located at McLaughlin Road South and Chasen Street West. The building is a remarkably well-preserved example of civic architecture in the early modernist form. It was built in 1938 for the Government of Ontario, and was to be the first phase of a large hospital complex that was to occupy almost 100 acres of land in the former Chinguacousy Township.

The exterior of the building exhibits the distinctive architectural design elements of Modern Classicism, a variant of Art Deco, favoured by government for public building projects in the Great Depression era. The Brampton building is highly illustrative of this important architectural form. Art Deco and its variants such as Art Moderne and Modern Classicism are quite rare in the City of Brampton.

The one-story hospital administration building retains most of its original exterior detailing such as: buff brick masonry walls finished with coursed ashlar stone, stepped-back symmetrical profile, flat roof and metal industrial casement windows in steel frames. The linear rotunda of the building stands as one of the best-preserved Art Deco / Art Moderne interiors in the Greater Toronto Area (outside of Toronto itself).

The building was designed by prominent Canadian architect, James Henry Craig (1888-1964). The Brampton Administration Building is a good example of the work of this noted architect.

The site is directly associated with a variety of historical themes and events. It has many tangible links to the history of medicine through the "Ontario Hospital" program, social and penal reform through its use as an Adult Training Centre or "Training School". It also has important links to Canada's participation in the Second World War.

DESCRIPTION OF HERITAGE ATTRIBUTES:

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

Architectural Heritage Attributes:

Exterior architectural elements include: symmetrical, stepped-back form facade; central portion where the main entrance is situated; abstracted fluted pilasters flanking the recessed entrance; large, square transom topped double leaf wooden doors; Cast of Arms for the Province of Ontario rendered in cast concrete over main entrance; central portion capped with a two-story octagonal stepped rotunda lit with a series of glass block windows (transoms); cut stone limestone wall, with finely angled Rama limestone coping which lends additional distinction to the central portion; buff masonry smoke stack at central portion of rear elevation; coursed ashlar Rama limestone dressing; basement windows with metal ratings.

Interior architectural elements include: Art Deco/Art Moderne design elements in octagonal rotunda and main hallway; terrazzo flooring with colours rendered in emerald green, burgundy red and speckled beige; polished chrome grille over air vents; chrome hand rails and other original door hardware; lobby reception desks with stone surrounds; marble wainscoting; acoustical tiles on rotunda ceiling in repeating geometric motif of diamond lunettes and squares; decorative glass block windows in rotunda ceiling; a scalloped stone brass band and early "tee beam" green walls in rotunda; concrete block construction designed to enhance its fireproofing properties.

Historical Heritage Attributes:

In 1927 the Ontario Government launched an expansion and reform program of its psychiatric healthcare facilities. Brampton was the center of large scale "Ontario Hospital" complex specializing in the treatment of mentally ill patients suffering from tuberculosis; construction began in the winter of 1938; subject building was to serve as the Administration Building for the new healthcare facility.

In 1939 the entire 300-acre site was loaned to the Department of National Defense and used as a basic training centre (R24 Basic Training Centre) for the Royal Canadian Army. The administration building served as a "detachment facility".

In January 1947 the property was incorporated into a new provincial minimum-security reformatory or "training school" facility operated from 1947 to 1979. In summer of 1981 the Ontario Provincial Police (OPP) converted the property into the Ontario Provincial Police Training and Development Centre. Premier William Davis officially opened the facility on October 18, 1981. OPP relocated to a permanent training academy in Oshawa in May 1997. In August 1997 the City of Brampton acquired the entire property including the Administration Building.

Contextual Heritage Attributes:

Subject property forms an important cultural heritage landscape in the City; building has been the focal point of the entire property that once spanned over 300 acres.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report, Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3825 to view this document, and for further information.

Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on Monday, February 20th, 2006 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 18th day of January, 2006.

L. J. Mikulich, City Clerk, City of Brampton.

THIS IS EXHIBIT A TO THE AFFIDAVIT OF Kathryn Tennant SWORN BEFORE ME THIS 17th DAY OF March 2006 [Signature] A COMMISSIONER, ETC.