

69 Bramalea Road  
Brampton, ON

## HERITAGE IMPACT ASSESSMENT

May 26, 2023



Project # 21-269  
Prepared by PE/SI/KK/PB

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PREPARED FOR:

Medallion Realty Holdings  
#304- 970 Lawrence Avenue West  
Toronto, Ontario M6A 3B6  
416-256-3900

PREPARED BY:

ERA Architects Inc.  
#600-625 Church Street  
Toronto, Ontario M4Y 2G1  
416-963-4497

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# EXECUTIVE SUMMARY

## Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for the proposed redevelopment of the property known municipally as 69 Bramalea Road in Brampton, Ontario (the “Site”).

The Site is located at the northeast corner of Bramalea Road and East Drive and contains an L-shaped one-storey shopping/office plaza built in 1967. The plaza features a circular pavilion with rectangular wings extending to the north and east, parallel to Bramalea Road and East Drive.

## Heritage Status

The Site was listed on the City of Brampton’s Municipal Heritage Register under section 27 of the *Ontario Heritage Act* (“OHA”) in 2005. The Site was given a criteria grade of “B”, defined as “significant, worthy of preservation; municipal designation under the Ontario Heritage Act will always be considered.” The Site is not adjacent to any heritage resources.

## Cultural Heritage Value Assessment

ERA has conducted an evaluation of the listed property at 69 Bramalea Road based on *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* (“O.Reg. 9/06”) under the OHA. The O.Reg. 9/06 evaluation found the Site to have met the following two of nine criteria:

- Physical and design value as an early, rare and possibly unique example of a round bank building built in the Neo-Expressionist style; and
- Historical and associative value for its association with the modernization of bank architecture in the post-war period.

ERA recommends that the circular pavilion on the Site be considered for designation under Part IV of the OHA.

## Proposed Development

The proposed development anticipates the removal of the north and east wings, and the relocation of the circular pavilion on the Site. The circular pavilion will be integrated into a three-storey podium that will serve two towers of 22 and 28-storeys.



## Impact

The removal of the north and east wings will not negatively impact the physical and design value of the Site, which is related to the circular pavilion, which will be retained.

Integration of the circular pavilion into the podium of the proposed development has the potential to impact its visual prominence and freestanding form while the introduction of new non-banking uses within the circular pavilion has the potential to impact the Site's historical association.

The proposed development will rehabilitate the circular pavilion through the implementation of mitigation measures that will minimize impact. These will ensure the circular pavilion will continue to retain all the attributes necessary to convey its design, physical, and associative value as a rare example of a round bank building in the Neo-Expressionist style.

## Conclusion

The proposed development will conserve the physical, design and associative value of the circular pavilion, while allowing for a new and compatible use. As the development process moves forward the following next steps are recommended:

- A Conservation Plan to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
- A Salvage and Documentation Plan for original interior elements;
- An Interpretation Plan that includes plaquing, landscape design elements, and interior/exterior commemorative design measures.

# 1 BACKGROUND

This Heritage Impact Assessment ("HIA") was prepared in May 2023 by ERA Architects Inc. ("ERA") for the proposed redevelopment of the Site. The purpose of this HIA is to evaluate the impact of the proposed development on the listed cultural heritage resource on the Site. This will be informed by an evaluation of the listed cultural heritage resource based on *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* ("O.Reg. 9/06") under the Ontario Heritage Act ("OHA").

This report was prepared with reference to the following:

- Provincial Policy Statement (2020);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- City of Brampton Official Plan (2020);
- City of Brampton's Terms of Reference for Heritage Impact Assessments;
- Parks Canada Standards and Guidelines (2010); and
- Ontario Heritage Tool Kit.

## 2 INTRODUCTION TO THE SUBJECT PROPERTY

### 2.1 Site Description and Context

The Site is located at the northeast corner of Bramalea Road and East Drive in Bramalea, Brampton, Ontario.

The Site contains an L-shaped one-storey shopping/office plaza built in 1967. The plaza features a circular pavilion facing the intersection of Bramalea Road and East Drive. Extending north and east from the circular pavilion are two rectangular wings that run parallel to Bramalea Road and East Drive. A rectangular one-storey auxiliary building is located at the northeast corner of the Site.

The Site is located on the northern edge of a diverse mixed-use area running along Steeles Avenue East, with low-rise single family residential to the north and northwest. The Site is adjacent to large one- and two-storey commercial/warehouse buildings to the northwest along Bramalea Road, northeast along East Drive, and on the opposite side of East Drive. To the southwest of the Site, directly across Bramalea Road, is a high rise residential complex followed by a one-storey bank to the south. The Bramalea GO Station is located less than one kilometre southwest of the Site.

#### Existing Heritage Recognition

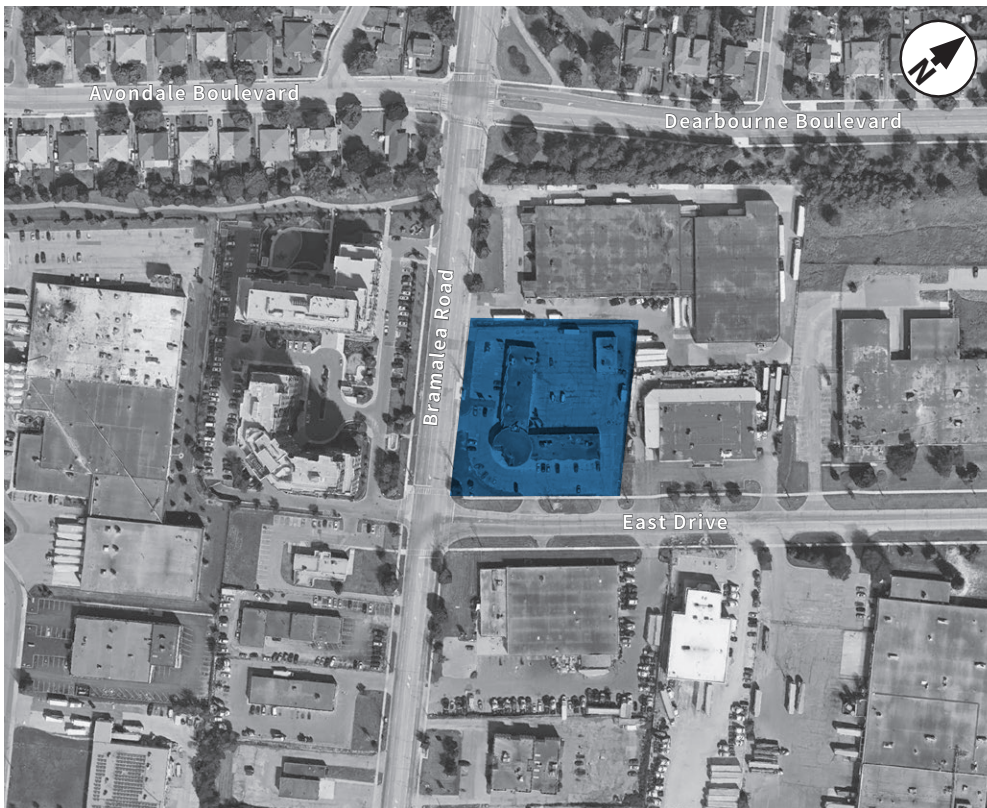
The Site is listed on the City of Brampton's Municipal Register of Cultural Heritage Resources under Section 27 of the Ontario Heritage Act (the "OHA"). The Site was given a criteria grade of "B", defined as "significant, worthy of preservation; municipal designation under the Ontario Heritage Act will always be considered". The 2005 listing details and analysis, prepared by Staff, are limited to the circular pavilion of the building on the Site.

#### Adjacent Heritage Resources

There are no heritage resources adjacent to the Site.



Property data map with the Site indicated in blue (City of Brampton, annotated by ERA).



2018 Aerial image with the Site indicated in blue (Google Earth, annotated by ERA).



## 2.2 Site and Context Photographs



South west (principal) elevation and entrance to the Bank of Montreal (ERA, 2022).



West elevation to the Bank of Montreal (ERA, 2022).





East elevation of the Bank of Montreal (ERA, 2022).



Detail image of the windows, overhang and flushmount lights in the west notched corner (ERA, 2022).





Zig-Zag profile form of the wings that project off the circular pavilion, clad in white stucco (ERA, 2022).



Looking north from the circular pavilion towards the north wing (ERA, 2022).



Looking across East Road towards the Site (ERA, 2022).



Looking west along the east wing towards the circular pavilion (ERA, 2022).





Looking southwest towards the rear of the building at 69 Bramalea Road (ERA, 2022).



Looking from the east wing towards the rear of the Site (ERA, 2022).



Auxiliary building located at rear of the Site (ERA, 2022).



Looking northeast across Bramalea Road towards the Site (ERA, 2022).





Looking north along Bramalea Road towards the Site (ERA, 2022).



Looking east along East Road towards the Site (ERA, 2022).



Looking west towards the high rise development across Bramalea Road (ERA, 2022).



Looking southwest towards bank located diagonally across Bramalea Road from the Site (ERA, 2022).

## 2.3 Condition assessment

A review of the exterior and interior building condition for 69 Bramalea Road was carried out by ERA in January 2022. Architectural features such as the masonry, windows and doors, and flashings were reviewed.

All observations were made from grade as scaffolding/lift access was not available for a close-up “hands on” inspection of the building features. The roof areas were not accessible for review, and the review did not include structural, mechanical, electrical or plumbing systems/elements.

Some interior spaces may only be partially occupied. Minimal heating to any unoccupied interior spaces is recommended to prevent pipes from freezing and possibly bursting, which could cause substantial water damage to the building interiors. Additionally, adequate ventilation to any unoccupied spaces is also recommended to avoid moisture build-up inside the buildings, which can potentially cause mold growth or other damage to interior details and finishes.

The exterior of 69 Bramalea Road has a unique sandstone random Ashlar coursing pattern with projecting stones at the main circular structure. The east and west wings are constructed of concrete block masonry, clad with a white rough cast coating. Generally, the exterior appears to be in fair condition, with isolated areas of the white rough cast coating appearing to be in poor condition. The general observable condition include:

- The existing sandstone random Ashlar coursing pattern with projecting stones façade appears to be in good condition with some areas of carbon staining;
- The existing east and north wing facades appear to be in fair to poor condition with selective locations of step cracking, material loss, delamination, areas of open masonry joints and graffiti;
- The existing metal windows and doors at the main circular structure appears to be in fair condition;
- The existing metal windows and doors at the east and north wings appears to be in fair to poor condition with selective locations of deteriorated perimeter sealant joints around the windows and doors;
- The existing metal roof at the east and north wings appear to be in fair condition; and

### DEFINITION OF TERMS

*The building components were graded using the following assessment system:*

**Excellent:** *Superior aging performance. Functioning as intended; no deterioration observed.*

**Good:** *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

**Fair:** *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

**Poor:** *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

**Defective:** *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*

- The existing metal flashing appears to be in fair condition with some areas of poor condition showing rusting and paint loss.

The ground floor interior of 69 Bramalea Rd is an open plan, with no visible interior structure, at the main circular building. The interior ground floor walls of the circular structure is clad with drywall and the ceiling is clad in panels with drywall drop ceiling. The basement of the circular building is constructed of exposed concrete block walls. The ground floor interior of the east and north wings are constructed of concrete block walls, steel stud partitions, open web steel joist and w-section steel roof deck with some ceiling areas covered in t-bar drop ceiling. Generally, the interior appears to be in fair condition with some areas in the east wing in the process of renovation at the time of review.



## 3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

### 3.1 Description of Heritage Resource

In the Brampton Heritage Inventory Candidate Listing Summary for 69 Bramalea Road, dated February 2005, only the circular pavilion section is described. The listing summary provides the following Statement of Significance:

*An example of modernist design, this structure was originally built to serve as a branch of the Bank of Montreal in Bramalea. As such, the building is highly representative of the commercial architecture from the 1960s. The branch served residents of Bramalea, Canada's first planned suburban community. There was a small public library in the basement of the building originally.*

*When the bold design was first proposed it was believed to be the first design of its kind in Canadian banking, according to Peter Booth manager of the bank at the time.*

*Bramalea was based on the British "New Towns satellite city" urban planning concept, first proposed in the area in 1958. Bramalea would serve close to 90,000 people with affordable houses, supported by civic centres, plazas, industrial areas, medical centres, libraries and other services. Phase one was completed in 1960 with 300 homes completed.*

*The building is exceptionally well preserved on the exterior and is noted for its bold circular plan and use of stone.*

Facing the intersection of Bramalea Road and East Drive, the circular pavilion features a cutaway with matching recesses joined by an inset curved wall. Looking toward the building, the entrance is located in the recess to the right, while a wall of windows occupies the recess to the left. The circular pavilion is faced in irregular projecting coursed sandstone interspersed with face-bedded stonework. Above the inset curved wall, two triangular glass ornaments are mounted to the rooftop.

The wings extending north and east are designed with angular bays, creating a zig-zag pattern. Rather than stone, the wings are constructed of cast concrete blocks covered by a thin cementitious layer.

The circular pavilion maintains a separate appearance by the extension of the parapet around its entire circumference. Further emphasizing this separation, full height windows and glass doors are used where the circular pavilion and wings intersect, which differs from the punched fenestration and solid walls of the wings.



### 3.2 Current Photographs



South west (principal) elevation and entrance to the Bank of Montreal (ERA, 2022).



East elevation of the Bank of Montreal (ERA, 2022).





Image showing inset wall and recessed entrance facing Bramalea Road and East Drive (ERA, 2022).



Detail of the strip windows from parapet to ground on the outer curves of the circular pavilion (ERA, 2022).



Detail of the projecting, textured and contrasting sandstone cladding of the circular pavilion (ERA, 2022).



Image showing recessed windows facing Bramalea Road and East Drive (ERA, 2022).



Banking hall ceiling (ERA, 2022).



Banking hall looking toward tellers desks (ERA, 2022).



Private offices lining the banking hall (ERA, 2022).



Rear of bank interior with wood handrail and metal zig-zag spindles to basement (ERA, 2022).



### 3.3 Historical Context

#### Indigenous Territory

This site history was prepared from a non-Indigenous perspective, based on written and archaeological records. It does not reflect or represent the full and rich history of Indigenous peoples in this region.

For thousands of years, Indigenous peoples inhabited and cared for the land around present day Peel Region, and continue to do so today. The Site is located on the Treaty Lands and Territory of the Mississaugas of the Credit, and is also the traditional territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa peoples.

The rich hunting and fishing grounds along the Credit River and other waterways in present-day Peel Region made them ideal for summer camps, with the land becoming a crossroads for trading routes among the Huron, Iroquois, Neutral, and Petun.

In the 1600s, French and British explorers forged trading relationships with First Nations in Lower and Upper Canada. Indigenous communities provided desirable fur to the European traders in exchange for iron pots, beads, textiles, guns, and other goods. By the 1640s, the fur trade began to fuel and escalate conflicts between Indigenous peoples in present-day Peel Region. The Iroquois Wars depopulated the Huron-Wendat in the area, and shortly after in 1695, war broke out between the Iroquois and Mississaugas. By 1701, the Mississaugas had established control across western Ontario.

The Site is within the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy, the Anishnaabeg, and allied nations to peaceably share and care for the resources around the Great Lakes, which encompasses southern Ontario, from the Great Lakes to Quebec, and from Lake Simcoe to the United States. Originally made between the Anishinaabe and Haudenosaunee after the French and Indian War (1754-1763), newcomers were incorporated into it over the years, most notably in 1764 with the Niagara Treaty, in which Indigenous Nations ratified the Royal Proclamation of 1763.

The Royal Proclamation, which established a framework for the colonization of Indigenous territories in North America, was issued by the Crown following the British conquest of New France in 1763. The proclamation stated that Indigenous peoples held title to their

territory until it was ceded by a treaty, thereby forbidding individual settlers from claiming land until it was first “purchased” by the Crown.

Following the Mississaugas Treaty at Niagara (1782), Between the Lakes Treaty (1792), Brant Tract Treaty (1799), Toronto Purchase (1805), and Head of the Lake Treaty (1806), the impact of a continuous inflow of settlers into southern Ontario had weakened the Mississauga’s traditional economy.

In October, 1818, Chief Ajetance, on behalf of the Mississauga, agreed to the sale of 648,000 acres of land to the British Crown in exchange for goods. The Ajetance Purchase of 1818 included the current area around Brampton, Erin, Halton Hills, Caledon, and Milton.

### 19th Century Settlement and Growth

In the 19th century, the region that would later become Bramalea was part of Chinguacousy Township. First surveyed in 1818 following the Ajetance Purchase, agricultural land was granted to emigrants from Britain, eastern Canada and loyalists from the United States. Chinguacousy was generally considered prime agricultural land with plenty of access to water from the river systems that ran through the area.

Following the construction of the Grand Truck Railway in 1856, and the Credit Valley Railway (later the Canadian Pacific Railway) in 1871, the Village of Brampton experienced a boom in development, becoming the seat of Peel County in 1867. Neighbouring villages benefited from Brampton’s growth, and grew in population toward the end of the 19th century, with Fraser’s Corner and Grahamsville Village in east Chinguacousy being the settlements nearest to present-day Bramalea.



19th-to early 20th Century image of typical farmland in the peel region (PAMA Archives).

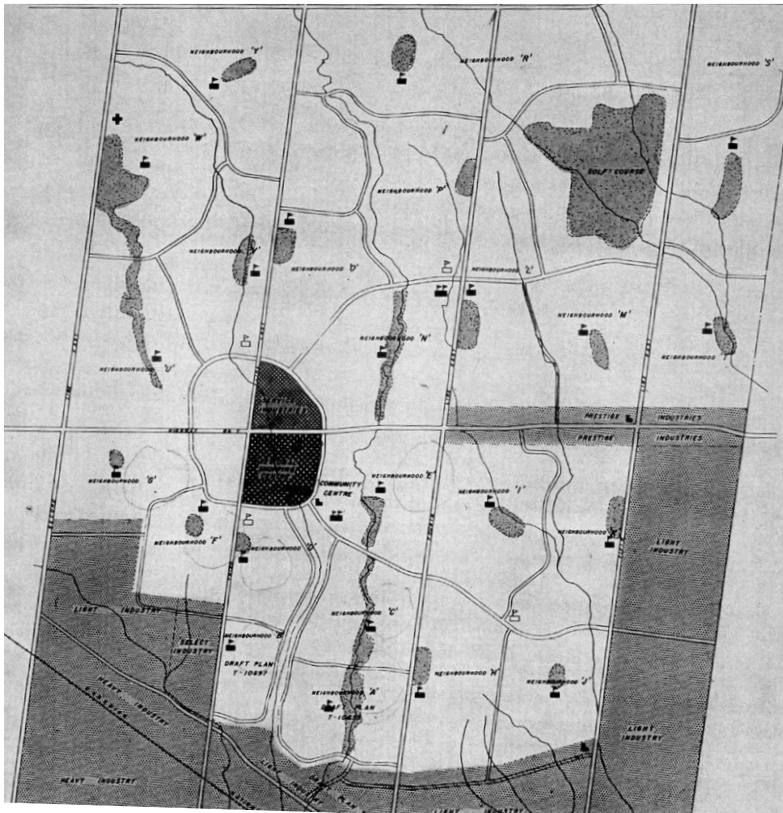


## 20th Century: Bramalea Canada's first "Satellite City"

Until the mid-20th century, the land that would become Bramalea was rural. With the swell of suburban growth in the postwar period, private developer Bramalea Consolidated Developments recognized the opportunity to develop a self-sufficient community using 8000 acres of farmland in southeast Chinguicousy township.

Together with Urban Land Institute and Herbert Coons Associates, Bramalea Limited designed a central plan inspired by the master civic designs for the postwar New Towns in Great Britain.

In 1958, Bramalea began development and made history as "Canada's first Satellite City." Consisting of distinct zones according to use, industrial parks, residential neighbourhoods, commercial and cultural centres, green belts and recreational facilities were all connected to create a self-sustaining community.



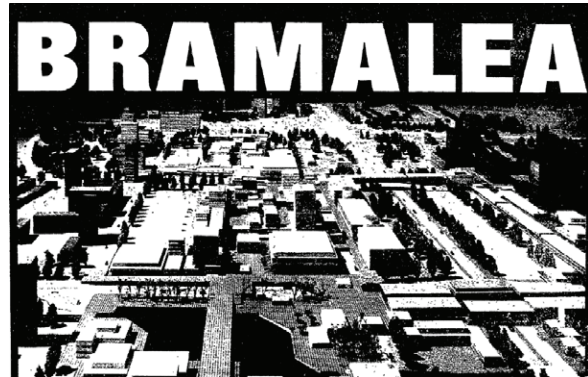
1958 Herbert Coon Master Plan zones for Bramalea (Bramalea Wordpress Blog).



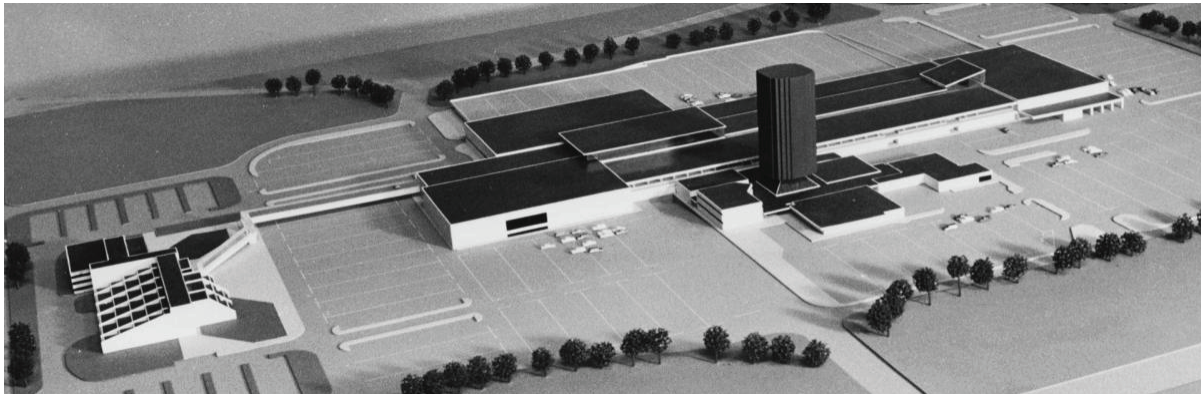
Mid-century advertisement for Bramalea (Bramalea Wordpress Blog).



1960s photograph of home buyers (Bramptonist, 2023).



1960s rendering for Bramalea City Centre (Toronto Daily Star, n.d.).



1970s Model of Bramalea Civic and City Centre (Toronto Public Library).

In 1974, the City of Brampton was created through the amalgamation of the townships of Chinguicousy and Toronto Gore, including Bramalea, and older towns such as Brampton, Churchville, and Huttonville. Development in the new City of Brampton increased in the 1980s and 1990s, and today is one of the most ethnically diverse cities in Canada.

While many of the older residential neighbourhood pockets on cul-de-sacs and crescents remain intact, the character of the main arteries in Bramalea has evolved to include a diverse collection of commercial properties, superstores and shopping malls, high-rise condominiums and rental apartments.

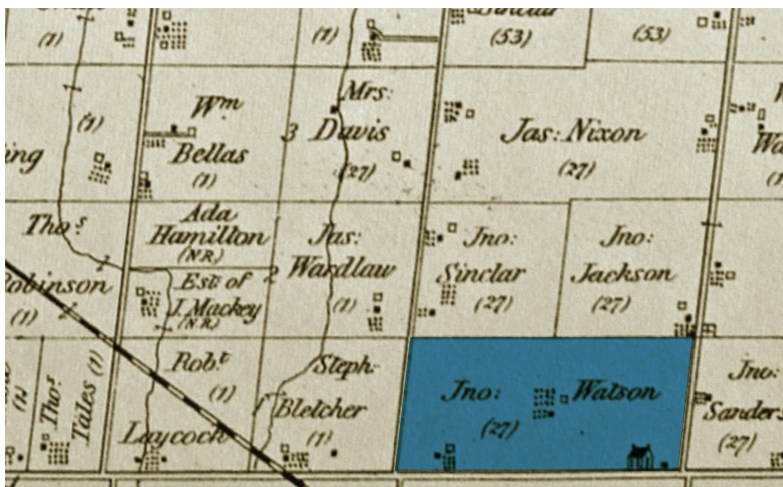


### 3.4 Site History

The Site originally formed part of Lot 1 Concession 5, East of Hurontario Street in Chinguacousy Township. Lot 1 was granted by Crown Patent to Michael Fisher on January 22, 1821. In 1835, he sold Lot 1 to John Watson, who sold the western half to Alexander Watson in 1880. In 1908, Alexander Watson's widow, Sara Watson, sold the west half of Lot 1 to George Cunnington who then sold it to William Cunnington that same year. The property was then sold by Clarence C. Cunnington, the executor of William's estate, to Bayton Holdings Limited on January 9, 1958. In October 1958, Bayton Holdings Limited sold the property to Bramalea Consolidated Developments Limited, who were responsible for the development of Bramalea.



1860 Map of Chinguacousy Township, the farm lot of the Site annotated in blue (University of Toronto, annotated by ERA).



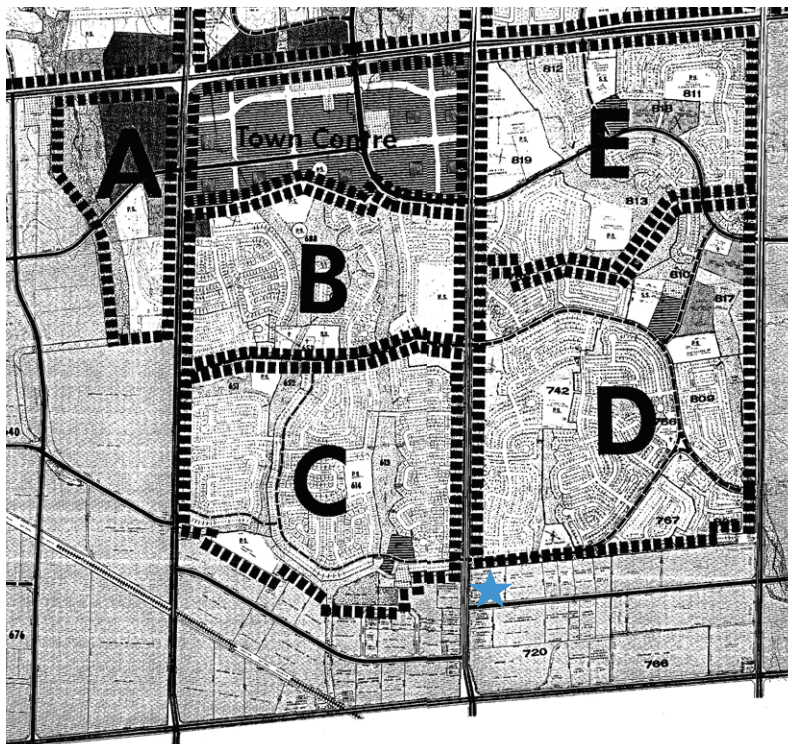
1877 Walker & Miles Map of Peel County, the farm lot of the Site annotated in blue (McGill University, annotated by ERA)



1954 Air Photo with the location of the Site indicated by a white arrow (University of Toronto, annotated by ERA).

According to Bramalea's 1958 and 1969 Master Plans, the Site was located on the edge of a residential zone ("D-Section") where it meets the surrounding industrial park. The Site was designed to serve the neighbouring residential communities, without affecting the character of the single-family neighbourhoods.

In 1964, the west half of Lot 1, Concession 5 East of Hurontario Street, was registered as Plan 720 by Bramalea Consolidated Developments Limited. In July 1966, the section of Block F, Plan 720, comprising the Site, was sold to Theodore Fitz-Selmen and John V. Winterton under their partnership, Fitz-Selmen and Winterton Estates. John V. Winterton at the time was the vice-president of Permacon Canada, which was an innovator in the manufacturing of concrete and masonry materials.



1969 Master Plan Bramalea zones/sections with the approximate location of the Site annotated with a blue star (Bramalea Wordpress Blog, annotated by ERA).



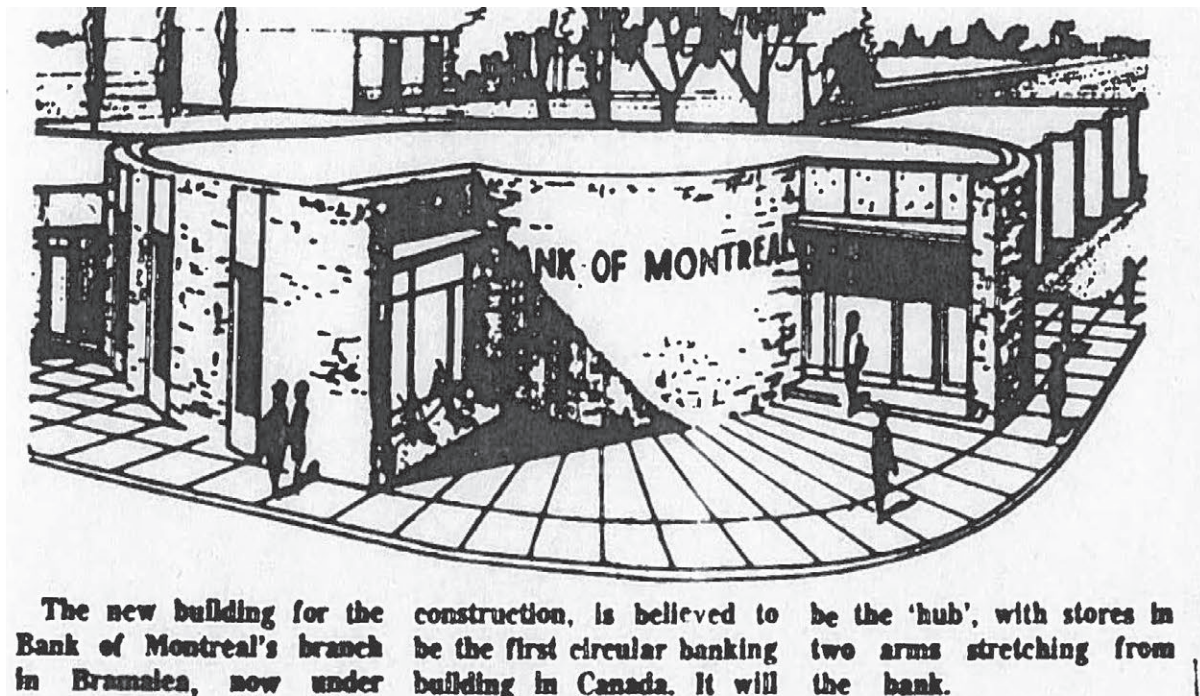
### Bank of Montreal Branch

The existing building was constructed between late 1966 and early 1967 by Permacon Canada. Drawings for a Bank and Office Complex dated June 11, 1966 identify the circular pavilion as being for the Bank of Montreal, and the east wing as offices for Permacon Canada. The central pavilion, while purpose built for the Bank of Montreal, was leased to the Bank by Permacon.

The central pavilion served as a permanent location for the Bank of Montreal, replacing a temporary branch located in a Bramalea Consolidated Developments' building across the street. At the building's time of construction, it was regarded as the first circular bank in Canada.

The original interior featured a dropped lighting system, and a banking counter that followed the curved pattern of the exterior. The ceiling was designed to feature alternative panels of sprayed crystallite, from which hung five decorative pendant light fixtures. The thoughtful design on the interior was reflective of retail banking in the mid-century, when neighbourhood banks were the only place where clients could conduct financial transactions.

The circular pavilion continues to be used for its intended purpose as a Bank of Montreal branch.

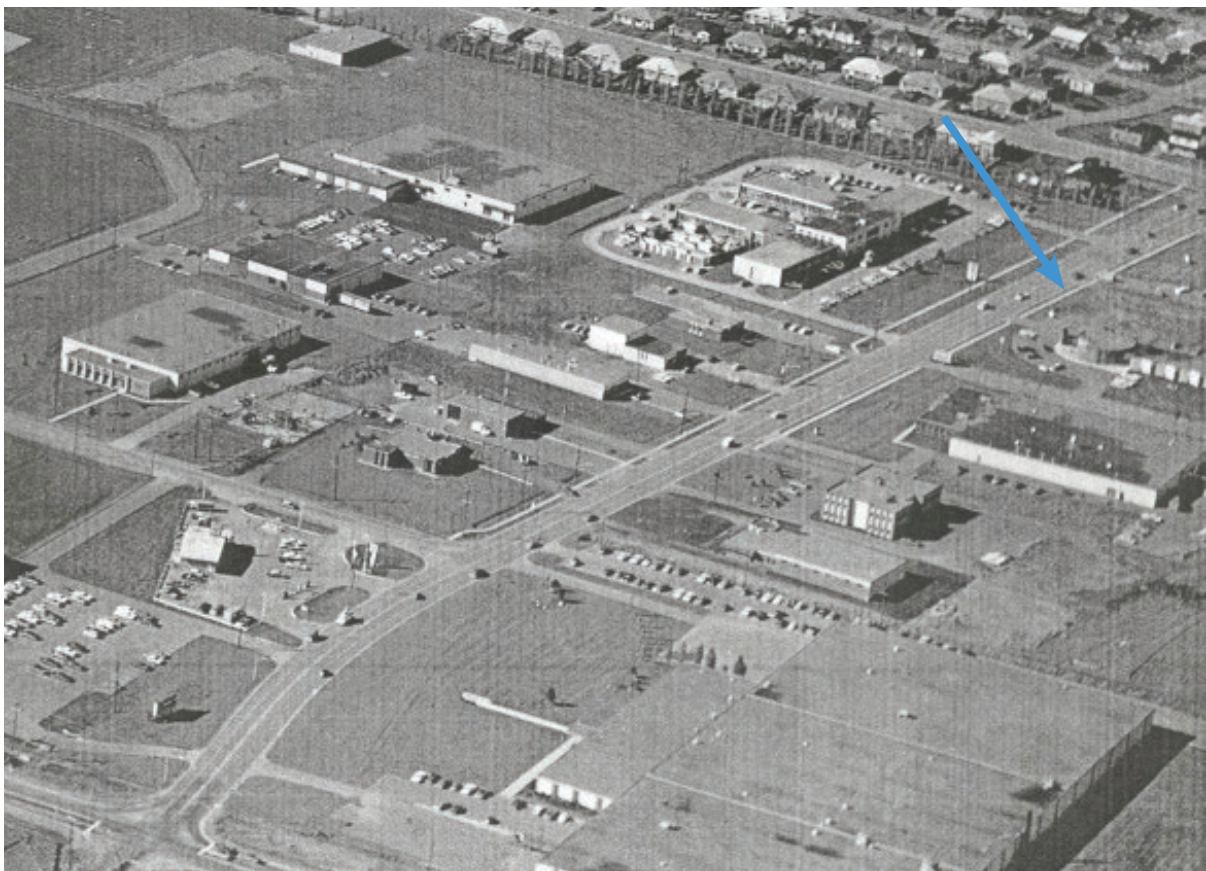


1967 The Guardian newspaper clipping announcement of the new Bank of Montreal's Bramalea branch under construction (The Guardian, March 15, 1967, pg. 25).





1966 newspaper clipping of the architectural sketch of the Bank of Montreal's new Bramalea branch (BMO Archives).



Undated aerial photograph of the intersection of Bramalea Road and Steeles Avenue East with the Site indicated by a blue arrow (Bramalea Wordpress Blog, annotated by ERA).





2003 Aerial image showing the Site shaded in blue (Google Earth, annotated by ERA).



2018 Aerial image showing the Site shaded in blue (Google Earth, annotated by ERA).

## A New Face for the Bank of Montreal

In the 1960s, the Bank of Montreal underwent a major transformation to advance a fresh model of vitality and service. As the oldest bank in Canada, the Bank of Montreal looked to re-envision their image with a new, more aggressive and contemporary posture that would appeal to the modernity and trends of the postwar era.

The Bank of Montreal's vision for the future took many shapes, including the introduction of a new "M-Bar" logo, created by Hans Kleefeld, who was also responsible for other iconic branding including the logos of Air Canada, Tim Hortons, TD Bank, Toronto Zoo and Molson. During this period, the Bank of Montreal became the first chartered bank to grant a mortgage loan, reflective of the era of widespread home ownership and suburban development.

## Mid-Century Bank Architecture

Following the Second World War, new bank branches across the country were designed to express the style and ideals of the mid-century. Unlike earlier bank branches, which dominated their surroundings as a means of expressing their importance, postwar bank branches were frequently understated.

Between 1945 and 1965, the majority of new bank branches featured either Stripped Classicism or Mid-Century Modern designs. Often single storied, their designs utilized traditional materials such as brick and stone with minimal ornamentation, expressing simplicity of form.

On rare occasions, new banks were also designed in the Neo-Expressionist style, which emerged in the 1950s and 1960s as a reaction to the rigid intellectual focus and strict rules that defined the earlier modernist styles. Describing the Neo-Expressionist style, Docomomo-US states the following:

"In Neo-Expressionist buildings unity is achieved by continuity of form rather than proportional or geometrical means. Hence, sweeping curves, convex, concave, or faceted surfaces, and a tendency to avoid the rectangular wherever practicable; even structural columns and piers may "lean." When continuity is broken, the break is emphatic and even violent, with the result that acute angles and sharp-pointed gables are also characteristic."

As a style, Neo-Expressionism is not driven by a single set of rules or standards. Buildings designed in this style are often unique, eccentric and personal.



1960 Eberhard Zeidler's modernist BMO branch in Peterborough (Peterborough Architectural Conservation Advisory Committee).



1967 unveiling of the M-Bar logo for BMO (The Bank of Montreal).



### 3.5 Ontario Regulation 9/06 Analysis

The Site is listed on the City of Brampton's Municipal Heritage Register. The 2005 listing details and analysis written by Staff are limited to the central circular pavilion of the building on the Site, purpose-built for the Bank of Montreal.

The north and east wings, as well as the auxiliary building to the rear of the main building, were not included in the listing.

The following section of the report provides an analysis on the cultural heritage value of the Site using *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* ("O.Reg. 9/06").

Criteria for Determining Cultural Heritage Value	Assessment (Yes/No)	Rationale
<i>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	<b>Yes</b>	<p>The circular pavilion on the property is a rare example of a round bank building built in the Neo-Expressionist style.</p> <p>The utilitarian design of the north and east wings are neither rare or unique, while the zig-zag elevations facing Bramalea Road and East Drive do not exemplify a particular style.</p> <p>The brick-clad auxiliary building, to the rear of the Site, is not rare or unique.</p>
<i>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</i>	<b>No</b>	<p>The exterior of the circular pavilion is clad in sandstone which has not been finished to a level that could be considered to exhibit a high degree of craftsmanship.</p> <p>The north and east wings are constructed out of precast concrete blocks with a cementitious rendering.</p> <p>The interiors have been heavily modified over time. Remaining elements from the 1960s in the circular pavilion, such as railing and banister, are not hand crafted.</p>
<i>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</i>	<b>No</b>	<p>The building was constructed using standard methods of the era.</p>

4. <i>The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	<b>Yes</b>	The circular pavilion is associated with the modernization of bank architecture in the post-war period which substituted designs that asserted strength and dominance with understated structures based on modern architectural styles. This is evident in the circular pavilion's one-storey height, lack of ornamentation, and Neo-Expressionist design.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	<b>No</b>	The building does not have the potential to yield information that may contribute to the understanding of the community or culture. The north and east wings were designed as office/commercial space, while the circular pavilion was designed, built, and continues to operate as a Bank.
6. <i>The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	<b>No</b>	The building was designed and built by Permacon Canada Limited. The circular pavilion was purpose built for the Bank of Montreal, however the specific architect, and level of involvement by the Bank of Montreal in the design is unknown. Based on research to date, Permacon does not appear to possess a level of significance to the community that would merit recognition.
7. <i>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i>	<b>No</b>	As an evolving context, the surrounding area lacks the combination of physical elements that together provide a place with a distinctive sense of identity.
8. <i>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</i>	<b>No</b>	While the circular pavilion is physically linked to the wings of the building, it was carefully designed to appear independent when viewed from Bramalea Road and East Drive.  Although located diagonally across Bramalea Road from another bank building from the same period, both are set far back from the right of way, obscured by landscaping, and separated by a four lane arterial road.
9. <i>The property has contextual value because it is a landmark.</i>	<b>No</b>	The building is not a landmark.

### 3.6 Ontario Regulation 9/06 Evaluation Summary

The O.Reg. 9/06 evaluation found that the circular pavilion on the Site meets two of the nine criteria for determining cultural heritage significance and is therefore a candidate for designation under Section 29 of the OHA. The north and east wings, as well as the auxiliary building on the Site, were not found to meet any of the 9/06 Criteria.

The evaluation found the circular pavilion to have design and physical value as an early, rare, and possibly unique example of a round bank building built in the Neo-Expressionist style.

Research suggest that the circular pavilion was the first round bank constructed in Canada. A desktop review was unable to identify other examples of round bank buildings in Canada.

The circular pavilion was found to have historical and associative value for its association with the modernization of bank architecture in the post-war period which substituted designs that asserted strength and dominance with understated structures based on modern architectural styles. This is evident in the central pavilion's one-storey height, lack of ornamentation, and Neo-Expressionist design.



## 4 EVALUATION OF PROPOSED DEVELOPMENT

### 4.1 Description

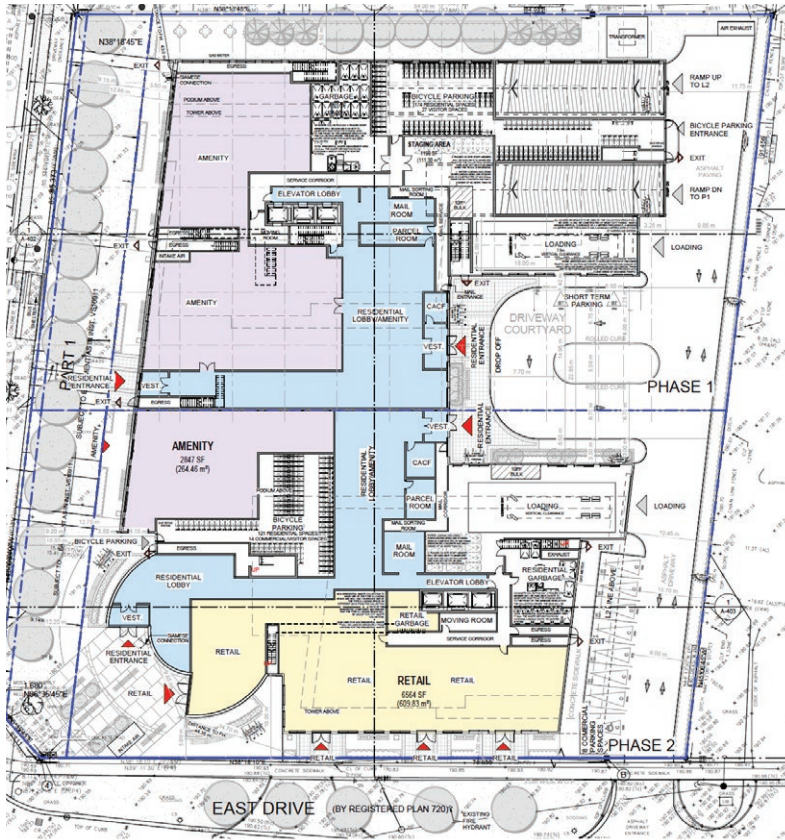
The proposed mixed-use development consists of two residential towers with amenity and retail uses at grade, constructed in two separate phases. Phase 1 contemplates a 28-storey building on the north half of the Site, fronting onto Bramalea Road. Phase 2 consists of a 22-storey building on the south half of the Site, fronting onto East Drive. The proposed towers would share an integrated three-storey podium. Two levels of underground parking are proposed.

The exterior elevations of the circular pavilion are proposed to be retained, relocated on the Site, and integrated with the development's podium. The remaining building fabric on the Site is proposed to be removed to facilitate new construction.

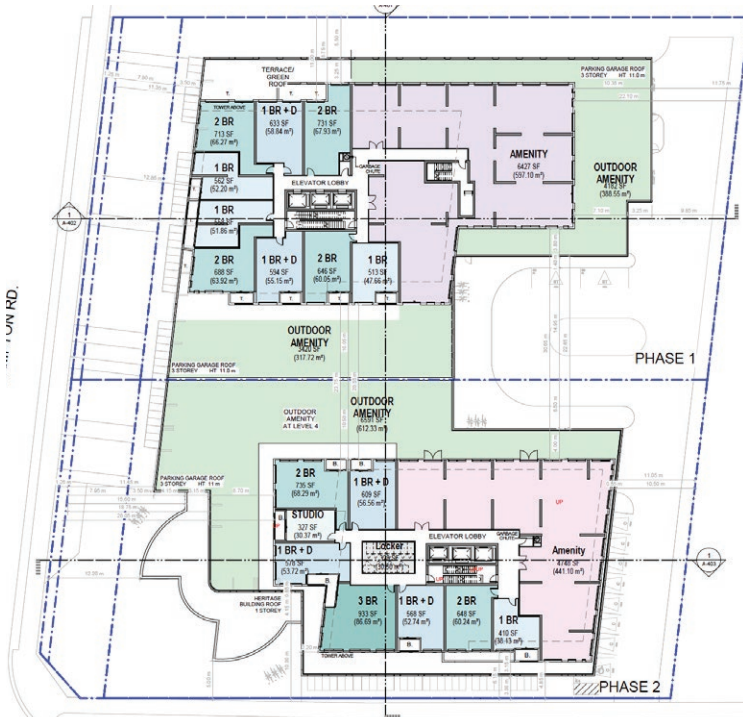
The relocated circular pavilion is proposed to be set back approximately 12 m from Bramalea Road and 5 m from East Drive, facilitating establishment of a landscaped forecourt plaza at the intersection of Bramalea Road and East Drive. The circular pavilion is envisioned to serve as both the residential entrance to both buildings and retail space. To accommodate both, the existing recessed window opening is proposed to be replaced with an entrance to provide a separate entrance to the residential lobby.



Rendering looking northeast towards the Site (IBI Group, 2023).



Ground Floor Plan (IBI Group, 2023).



Level 4 Floor Plan (IBI Group, 2023).

## 4.2 Impact Analysis

The proposal anticipates the removal of the north and east wings of the extant building and the relocation and integration of the circular pavilion into the podium of the proposed development.

The removal of the north and east wings, which were not found to have cultural heritage value in either the 2005 Brampton Heritage Inventory Candidate Listing Summary, or the Ontario Regulation 9/06 Evaluation in Section 3.5, will not negatively impact the cultural heritage value of the Site, which is related to the circular pavilion being retained and adapted for reuse.

The relocation of the circular pavilion will not negatively impact the cultural heritage value of the Site which will continue to retain all the attributes necessary to convey its design and physical value as a rare example of a round bank building in the Neo-Expressionist style. These attributes include:

- Circular freestanding form;
- Recessed entranceway and fenestration;
- Sandstone cladding; and
- Location and visual relationship with Bramalea Road and East Drive.

The integration of the circular pavilion into the podium of the proposed development has the potential to impact the visual prominence and freestanding form based on massing and material palette. The introduction of new non-banking uses within the circular pavilion also has the potential to impact the Site's historical association.

## 4.3 Mitigation Measures

Overall, the proposed development implements a number of strategies for the retention of the circular pavilion that mitigate potential impacts, including:

- Siting of the taller building towards the north and east corners to reduce visual impact and minimize shadowing on the circular pavilion;
- The rehabilitation of the circular pavilion for new compatible uses including the main entrance lobby for the residential component, and commercial space;



- The introduction of a sympathetic three-storey podium that provides an appropriate transition between the circular pavilion and towers;
- Stepping back of the podium from the circular pavilion to maintain its visual integrity;
- General design of new construction that is discernible from and subservient to the physical and design value of the central circular pavilion;
- Enhancement of the open space frontage along Bramalea Road and East Drive, including a landscaped and pedestrianized forecourt plaza that reinforces the circular pavilion's prominence at intersection of Bramalea Road and East Drive; and
- An interpretation program that communicates the Site's historical association with modernization in banking, design, and city building in the post-war period.

#### 4.4 Conservation Approach

The conservation approach for the Site is the rehabilitation of the circular pavilion, with the introduction of compatible commercial and residential uses while protecting the cultural heritage value identified in the 9/06 evaluation in Section 3.5 of this report. Interpretation and salvage/documentation are also recommended.

The conservation approach follows from the February 2022 Conservation Design Parameters ("CDPs") attached as Appendix A, which established the following conservation objectives for the Site:

- Maintain legibility of round building form;
- Acknowledge unique form and materiality of building;
- Provide compatible program that references previous use; and
- Interpret the history of the Site.

The general conservation scope of work for the circular pavilion includes:

- Removal of non-original/branded elements (ie. signage, blue cap flashing);
- Retention of existing window and door openings with some modifications including alteration of the recessed south-facing window wall to accommodate a residential entrance;

- Panelization and relocation of circular pavilion to approximately 12 metres from Bramalea Road and 5 metres from East Drive on new foundation;
- New windows and doors; and
- General masonry and stone conservation, including cleaning, repairs and replacement as required.

A memo prepared by Facet Group Inc. dated March 9, 2023, and attached to this report as Appendix B, recommends the panelization of the circular pavilion as the most suitable approach to allow for its relocation.

Further analysis will be completed as part of an investigative scope prior to the submission of concept drawings for the panelization of the circular pavilion.

The conservation scope described in this report is preliminary, and subject to change as more detailed studies are completed and overall design/development moves forward. As a next step, it is recommended that the Conservation Approach include:

- A Conservation Plan to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
- A Salvage and Documentation Plan for original interior elements; and
- An Interpretation Plan that includes plaquing, landscape design elements, and interior/exterior commemorative design measures.

### Alternative Design Options

As part of ERA's February 2022 Conservation Design Parameters (see Appendix A), two principal site design options were explored. Option 1 involved relocating the circular pavilion to the southwest corner of the Site and repurposing it as a building entrance. This option was found to maintain the pavilion's historic presence at the Bramalea Rd./East Dr. intersection and animate the historic building. The design team found this to be the preferred option.

Option 2 contemplated relocating the circular pavilion to the north-east corner of property and repurposing it as a building amenity. While this option would exhibit the circular pavilion as an independent entity, it would be largely hidden from the public realm and difficult to animate.

## 5 CONCLUSION AND RECOMMENDATIONS

The evaluation under O.Reg. 9/06 in Section 3.5 found the Site to have met the following two of nine criteria:

- Physical and design value as an early, rare and possibly unique example of a round bank building built in the Neo-Expressionist style; and
- Historical and associative value for its association with the modernization of bank architecture in the post-war period which substituted designs that asserted strength and dominance with understated structures based on modern architectural styles.

ERA recommends that the circular pavilion on the Site be considered for designation under Part IV of the OHA.

The proposed development will conserve the physical, design and associative value of the circular pavilion. As the development process moves forward, the following next steps are recommended:

- A Conservation Plan to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
- A Salvage and Documentation Plan for original interior elements;
- An Interpretation Plan that includes plaquing, landscape design elements, and interior/exterior commemorative design measures.



## 6 PROJECT PERSONNEL

**Philip Evans OAA, AAA, MRAIC, CAHP** is a principal at ERA and the founder of Culture of Outports and small. Over the course of 20 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Samantha Irvine JD, CAHP** is an associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill university (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

**Kasper Koblauch MCIP, RPP** is a project manager and planner at ERA with over seven years of public and private-sector professional planning experience. He holds a Master of Planning from Toronto Metropolitan University (formerly Ryerson University).

**Patrick Brown BURPI** is a planner with the heritage team at ERA Architects. He holds a Bachelor of Urban and Regional Planning from Toronto Metropolitan University (formerly Ryerson University), as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

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## APPENDIX A

CONSERVATION DESIGN PARAMETERS, PREPARED BY ERA  
ARCHITECTS INC, DATED FEBRUARY 28, 2022

DRAFT FOR DISCUSSION ONLY



# CONSERVATION APPROACH

69 Bramalea Road, Brampton

28 February 2022

ERA

DRAFT FOR DISCUSSION ONLY

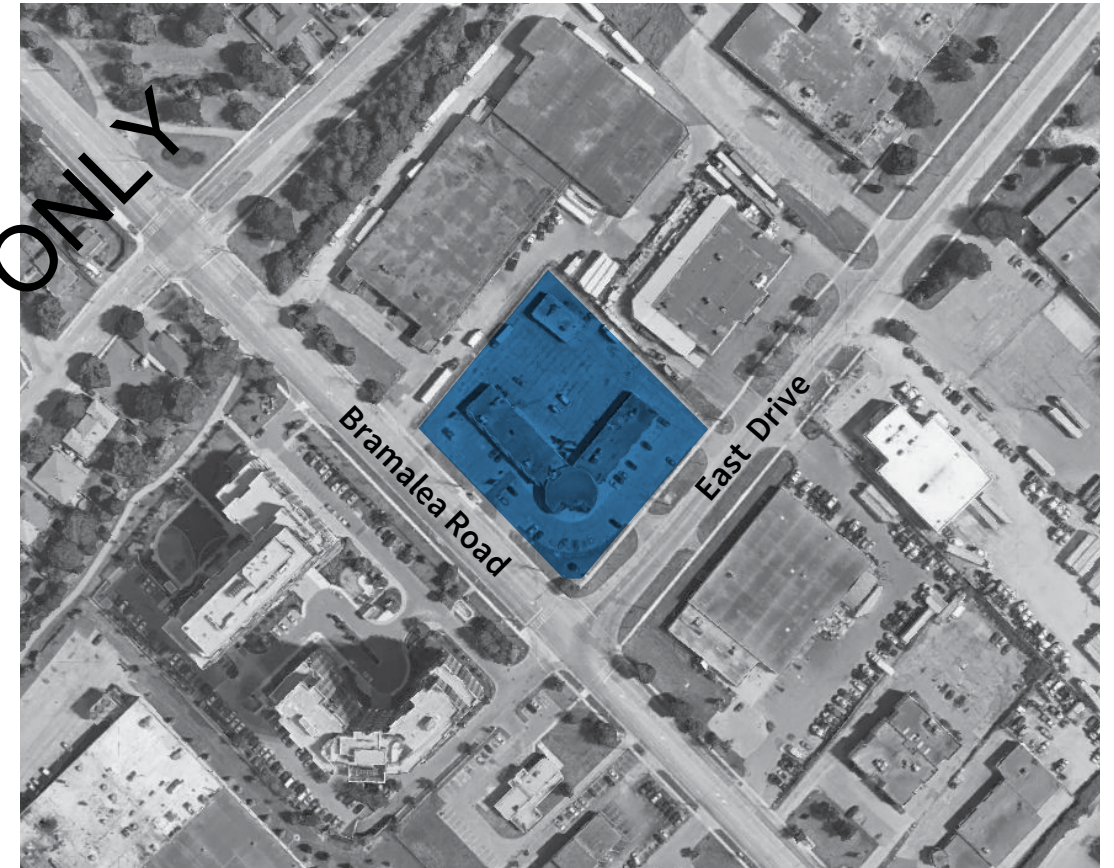


# BACKGROUND

The Site is located at the corner of **Bramalea Road** and **East Drive** in Bramalea, Brampton, Ontario. The Site contains an L-shaped one-storey shopping complex **built in 1967**. The complex is composed of two rectangular arms that project from the central circular hub.

The circular hub features a **notched out entrance** and **strip windows**, clad in a **unique Ashlar pattern, textured stone**.

The Site is located within a diverse context of low-rise commercial, industrial sites and high-rise residential buildings. North of the Site is a community of single-family houses along Avondale Boulevard.



Subject site highlighted in blue.

# CONSERVATION APPROACH

## CONSERVATION APPROACH

A Conservation Approach outlines:

- (1) **Conservation Objectives** and
- (2) **Conservation Design Parameters** intended to guide future development on site.

The **Conservation Objectives** are operationalized through **Conservation Design Parameters**.

## CONSERVATION OBJECTIVES

The **Conservation Objectives** identify high-level planning and conservation goals for the site. They are based on site-specific considerations, including heritage value (assessed in the CHER), the site's built-form context, and planning policy goals.

## CONSERVATION DESIGN PARAMETERS

The **Conservation Design Parameters** are heritage-driven urban-design directives intended to guide the conservation of value on site, as described in the HIA, while addressing the site's built context and achieving its planning goals.



# CONSERVATION OBJECTIVES

A

Maintain legibility of round building form.

B

Acknowledge unique form and materiality of building.

C

Provide compatible program that references previous use.

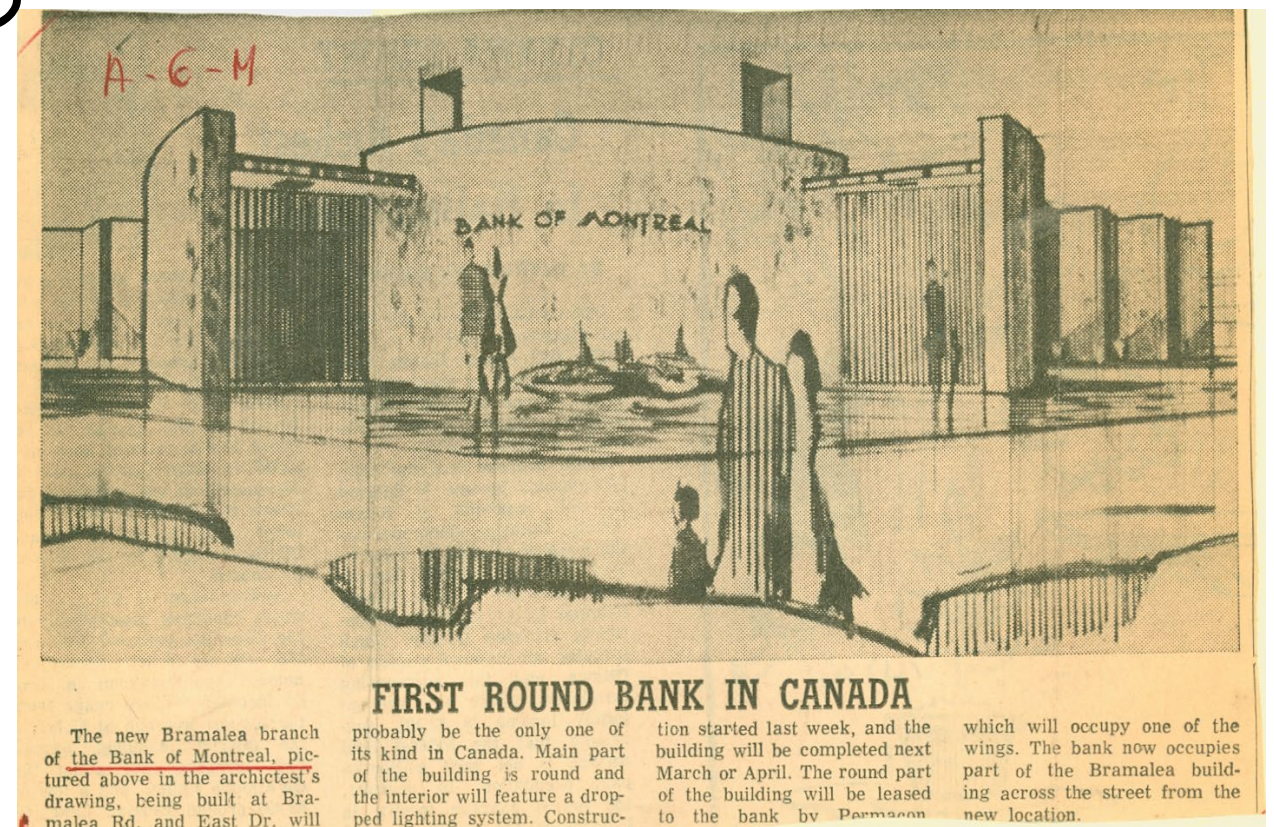
DRAFT FOR DISCUSSION ONLY

# CONSERVATION OBJECTIVE

A

## Maintain legibility of round building form.

- “First Round Bank in Canada”; a design movement by Canadian banks to modernize their buildings and attract the emerging middle-class demographic
- Unique example of 1960s modernist design
- Round massing visible from both Bramalea Rd and East Dr



“First Round Bank in Canada”, newspaper clipping showing the architectural sketch of the Bank of Montreal’s Bramalea branch (BMO Archives, 1966).



# CONSERVATION DESIGN PARAMETER

A

## Maintain legibility of round building form.

1. All proposed construction to feature historic built form through:
  - massing
  - setbacks/site location
  - views from the street



Footprint of new tower set back from existing building;  
The Bethany Hope Centre Redevelopment, Ottawa (Wikimedia, 2020)



Heritage building relocated closer to street and  
distinguishable from new massing; Selby Hotel Toronto  
(Nathan Cyprys, 2019)



# CONSERVATION OBJECTIVE

B

## Acknowledge unique form and materiality of building.

- Stone walls built by Permacon Canada, property owner and innovator in concrete and masonry construction for middle class clientele
- Interior elements typical for 1960s modernist design



Stone walls built by Permacon Canada as a showcase for construction craftsmanship (ERA, 2022)



Contemporary hotel lobby design inspired by history of mid-century bank building; The Durham Hotel, North Carolina (Dwell)



Updated TWA Hotel interior design references mid-century modernism; JFK Airport, New York (Dwell, 2019)



# CONSERVATION DESIGN PARAMETER

B

## Acknowledge unique form and materiality of building.

2. Undertake conservation scope that maintains character of the flagship corner building.

- removal of non-original/branded elements (ie. signage, blue cap flashing)
- stone and mortar repair
- conserve character of original windows



Remove non-original and branded elements to highlight modernist design. (ERA, 2022)



Original metal framed windows (ERA, 2022)



Stone cleaning and repair (ERA, 2022)



# CONSERVATION DESIGN PARAMETER

B

## Acknowledge unique form and materiality of building.

3. Salvage and interpret elements of original modernist interior design.

- original light fixtures and hand pulls
- stair guardrail design
- interior finishes (ie. wood paneling, glazed bricks)



Metal pendant light fixture (ERA, 2022)



Stair guardrail design (ERA, 2022)



Exposed wood paneling (ERA, 2022)



Wood hand pull; Permacon connection to be verified (ERA, 2022)



# CONSERVATION OBJECTIVE

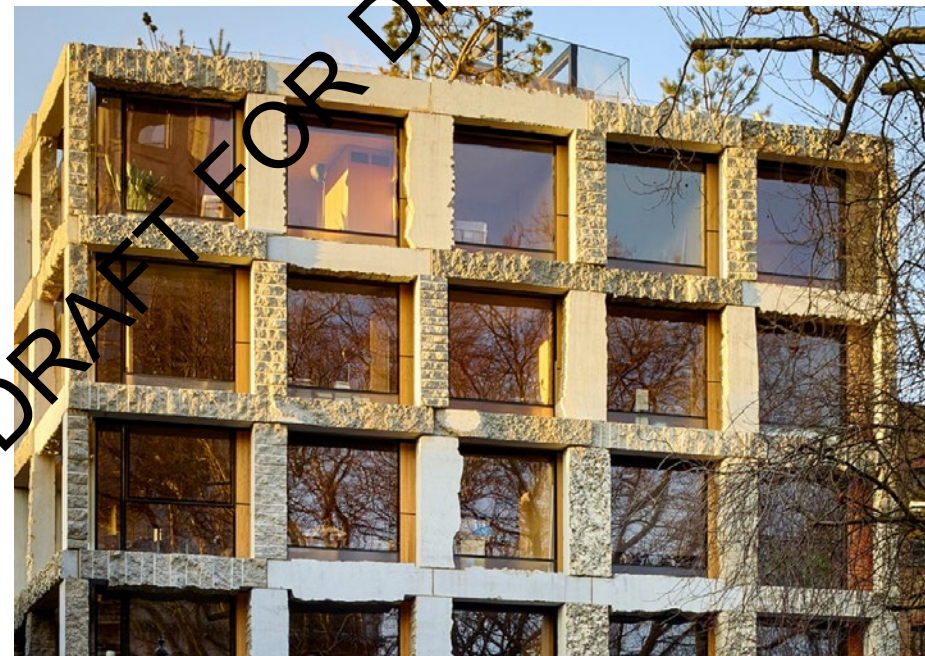
B

**Acknowledge unique form and materiality of building.**

4. Incorporate modernist design elements in proposed design.
  - Massing to anchor the corner of the Bramalea Rd and East Br intersection
  - Reference materiality of stone panels in proposed facade design
  - Maintain rhythm of vertical fenestrations
  - Reference angled walls popularized by strip mall architecture



Vertical fenestrations;  
Lonsdale Avenue, North Vancouver



Salvaged stone panels incorporated into new facade;  
15 Clerkenwell Close, London



Contemporary interpretation of modernist angled  
facade; Axis Condos, Toronto



# CONSERVATION OBJECTIVE

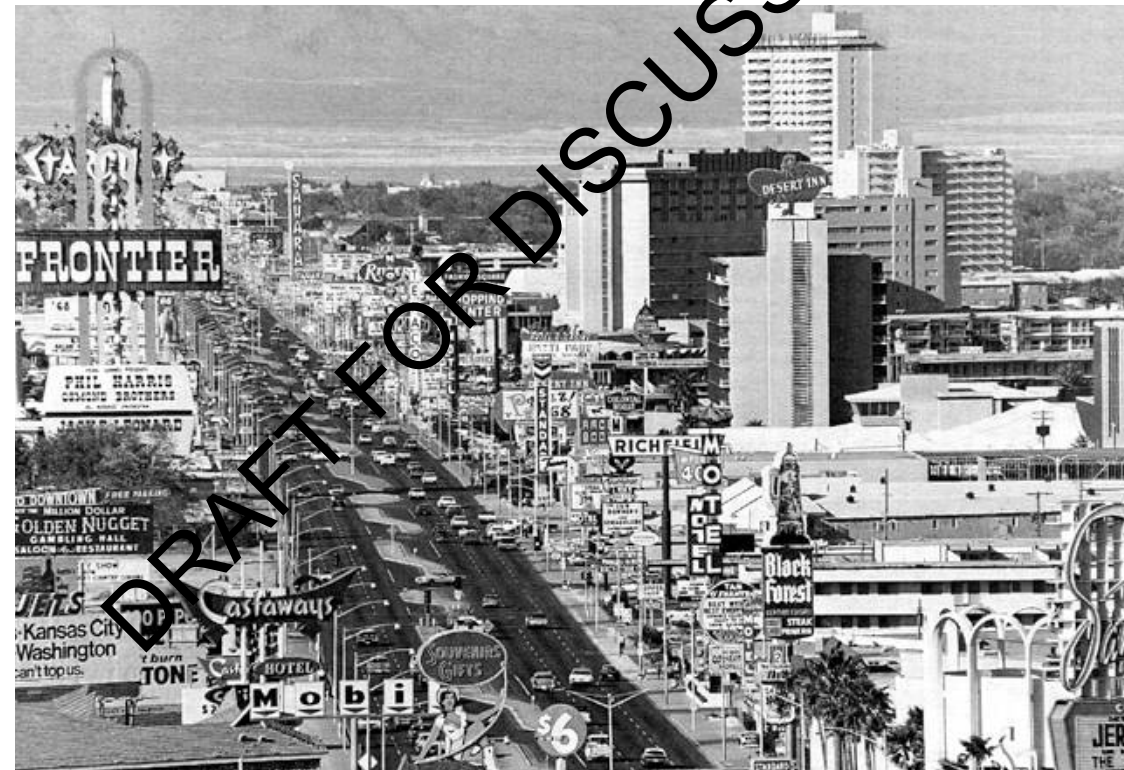
C

Provide compatible program that references previous use.

- Ongoing use as a service oriented bank building
- Easy access for customers references convenience prioritized by mid-century North American car culture



Shopping mall architecture;  
Yorkdale Shopping Centre  
(Toronto, ~1960)



Car culture and commercial strip vernacular;  
Las Vegas, Nevada (Learning from Las Vegas, 1972)



Round mid-century modern bank  
lobby interior design.



# CONSERVATION DESIGN PARAMETER

C

**Provide compatible program that references previous use.**

5. Animate retained historic building with programmed space and maintain existing point of access.

Potential uses include:

- Access to underground parking structure
- Amenity space for future building tenants (ie. party room, business centre)
- Open-air park structure



Upgrading an existing building with new uses;  
Broadview Hotel, Toronto



Adaptive reuse of existing building into Daniels  
School of Architecture, University of Toronto



# CONSERVATION DESIGN PARAMETER

C

**Provide compatible program that references previous use.**

6. Provide interpretation strategy that communicates the history of the site as a flagship BMO branch for reinventing itself as a modern bank.

- publicly accessible exterior plaque
- landscape design
- interior display with historic photos
- publication that situates the building within the broader Brampton context



The Circle, Hoerr Schaudt Landscape Architects;  
Normal, Illinois



Display case showcasing artifacts found during the  
Armory Street Dig; Toronto City Hall

# CONSERVATION APPROACH SUMMARY

## A. Maintain legibility of round building form.

1. All proposed construction to feature historic built form through:
  - massing
  - setbacks / site location
  - views from the street

## B. Acknowledge unique form and materiality of building.

2. Undertake conservation scope that maintains character of the flagship corner building.
3. Salvage and interpret elements of original modernist interior design.
4. Incorporate modernist design elements in proposed design.

## C. Provide compatible program that references previous use.

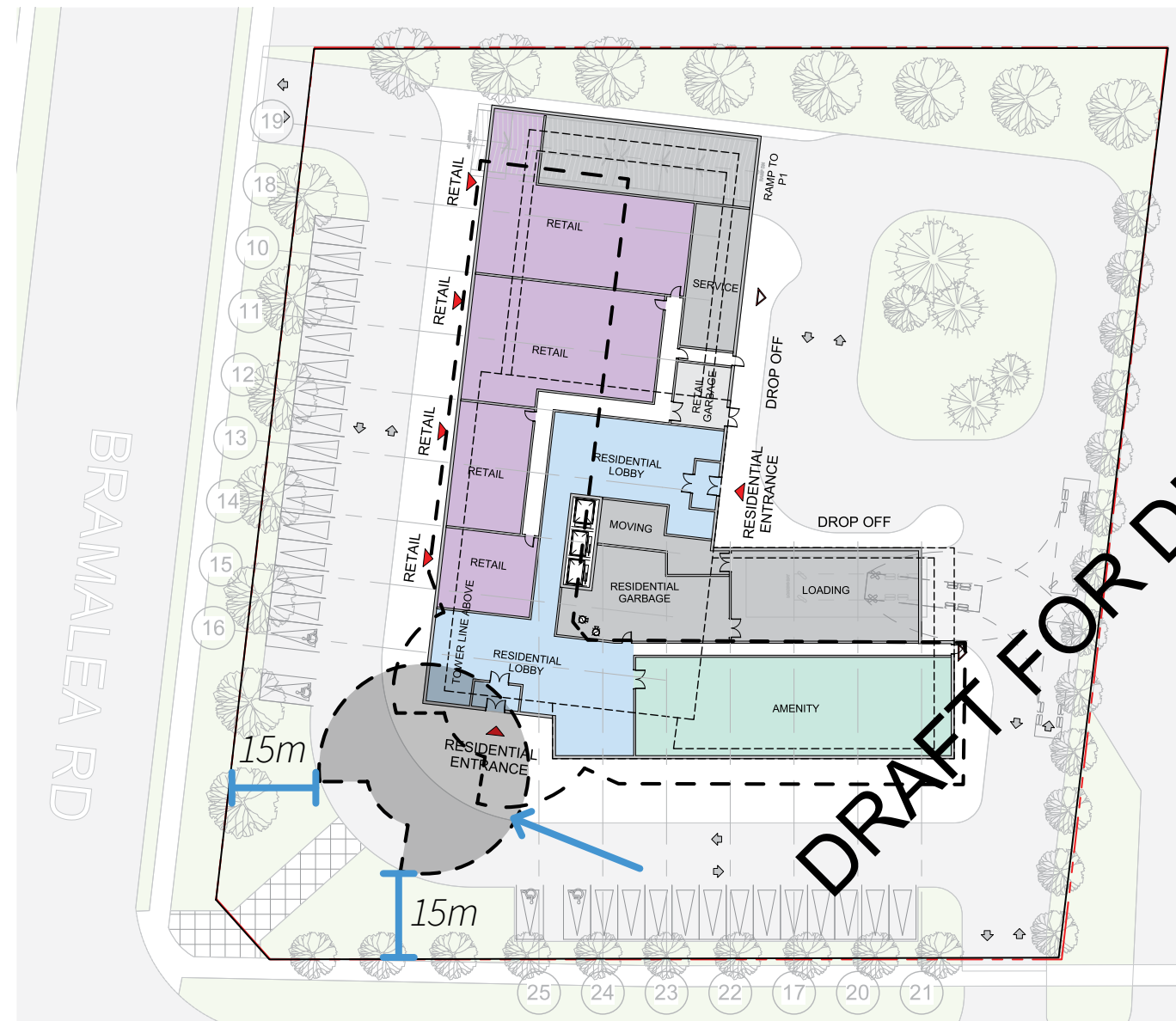
5. Animate retained historic building with programmed space and maintain existing point of access.

Provide interpretation strategy that communicates the history of the site as a flagship BMO branch for reinventing itself as a modern bank.

DRAFT FOR DISCUSSION ONLY

# DESIGN OPTION 1

Relocate existing building to south-west corner of property; repurpose as building entrance.



## Notes:

- Relocated building must be setback minimum 15m from corner.
- Maintain historic building presence at Bramalea Rd/East Dr intersection.
- Reconfigure on-site parking to accommodate entrance.
- Adaptive reuse as entrance animates historic building.
- Further analysis required to confirm full shape and materiality of historic building.

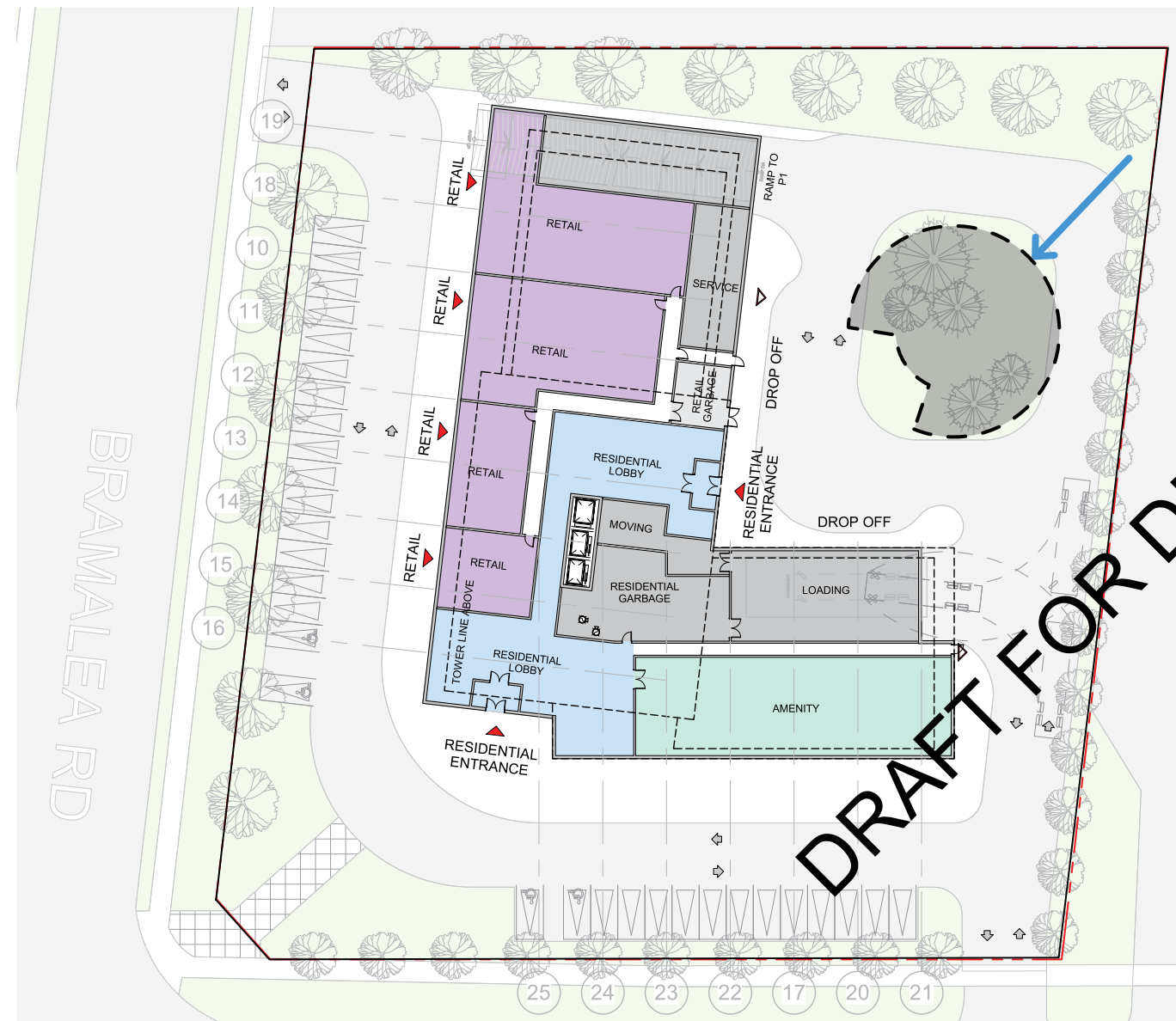
## Legend

 Building Retention



# DESIGN OPTION 2

Relocate existing building to north-east corner of property; repurpose as building amenity.



## Notes:

- Locate building in rear porte cochere for full views circular built form
- Provides a unique opportunity for building amenity space and/or parking access.
- Distinguishes historic building from proposed massing.
- Further analysis required to confirm full shape and materiality of historic building.

## Legend

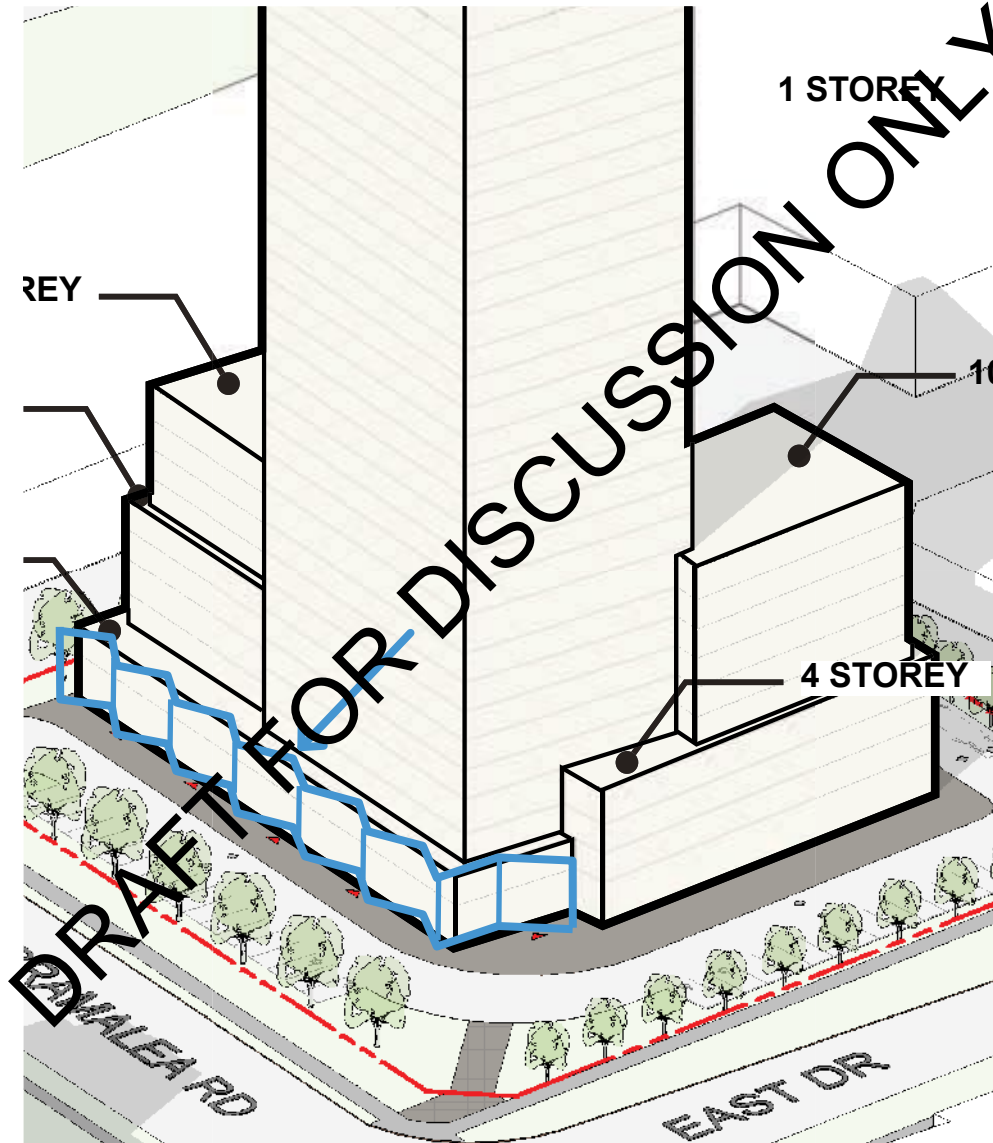
 Building Retention

# DESIGN OPTIONS 1 & 2

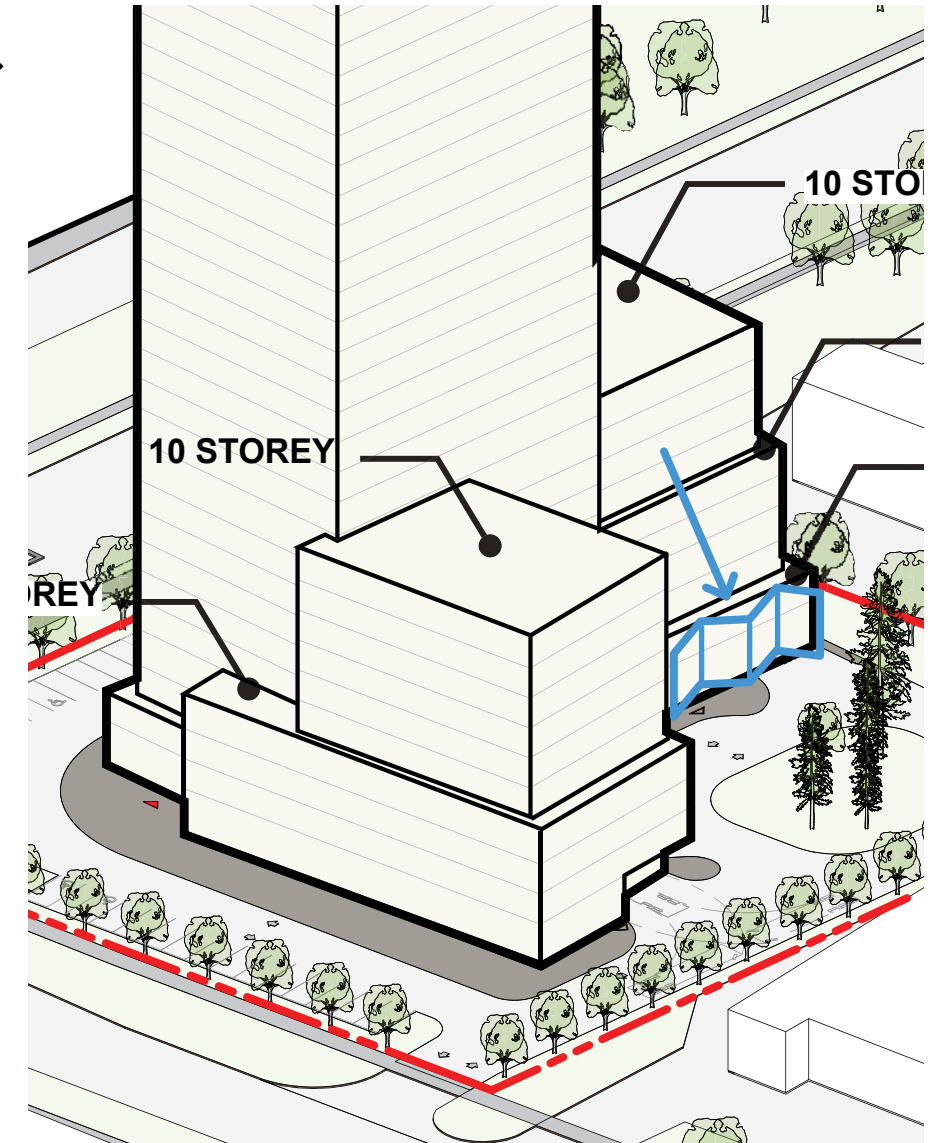
Interpret existing angled walls along proposed podium.



Existing angled walls and roof line;  
69 Bramalea Rd, Brampton (ERA, 2022)



View from south-west corner (IBI, 2022)



View from south-east corner (IBI, 2022)

## APPENDIX B

### STRUCTURAL PRESERVATION STRATEGY, PREPARED BY FACET GROUP INC, DATED MARCH 9, 2023



# Facet Group Inc.

716 – 228 Queens Quay West  
Toronto, Ontario M5J 2X1  
T 416-409-0772 | F 647-349-2453  
[www.facetgroup.ca](http://www.facetgroup.ca)

March 09, 2023

69 Bramalea Holdings Limited  
c/o ERA Architects Inc.  
Kurt Kraler  
625 Church Street, Suite 600  
Toronto, Ontario M4Y 2G1

**Re: 69 Bramalea Road, Brampton – Structural Preservation Strategy**  
**Facet Group Inc. project no. 202305**

Dear Kurt,

We have been retained by 69 Bramalea Holdings Limited (Medallion Corp) to provide professional services related to the structural preservation of the heritage attributes.

We understand you wish to conserve the following:

- 69 Bramalea Road – One storey commercial building: south (principal), east, and west elevation radiused masonry to be preserved

As part of our review, we have relied upon the following supporting documents:

- ZBA/SPA drawings as prepared by IBI Group Architects, dated 17Feb2023
- Conservation Approach, draft memo, prepared by ERA Architects, dated 2022

The proposed development includes two towers with two levels below grade. See below our findings, recommendations, and methodologies.

Findings:

69 Bramalea Road, circa 1967, is a one storey, mass masonry and steel building.

The exterior masonry walls were found to be constructed of veneer stone applied to 190mm concrete block supporting walls. The exterior sedimentary ledge rock and flagstone appears to be adhered to the concrete block using a cement based mortar. The joints were found to be pointed. The top of the wall or parapet was found to be protected with a metal flashing. The foundations were found to be concrete block.

The above grade masonry was generally found to be in good condition.

## Recommendations and Methodologies:

We believe the south (principal), east, and west elevations should be panelized.

The concrete block will be reinforced and grouted solid. Supplemental lateral ties, for the exterior veneer masonry, will be installed from the interior.

Our design will include temporary steel support and lifting frames to keep each panel under compression. The exterior steel members will be stood off the masonry to prevent damage; compressible rubber sheet goods will be installed between the exterior steel and the stone veneer.

The panels will be reinstalled on the new foundations, ground floor slab. The panels will be set using stainless steel dowels and epoxy, with stainless steel brackets connected to the new structure for lateral support.

Refer to Facet Group appendix A: Proposed panelization grids

The following investigative openings will be completed prior to the submission of our concept drawings.

- Investigative openings will be prepared in the block masonry to confirm the condition of the core, and the quantity and spacing of horizontal and lateral reinforcement
- Investigative openings will be prepared to verify the bonding material between the exterior stone veneer and the concrete block, and to inspect for mechanical lateral connections. These openings will be prepared in the sections scheduled for demolition

The above investigative scope will not rule out or change our opinion and recommendations for the structural preservation of the heritage attributes.

The building demolition sequence, an integral part of preserving the heritage fabric, will be coordinated with our design.

Refer to Facet Group appendix B: Examples of panelization projects

We are pleased to provide the above for your review and discussions with City of Brampton as part of the Heritage Planning and Development approval process. We are available to meet to further discuss our findings and approach for the redevelopment of 69 Bramalea Road, Brampton.

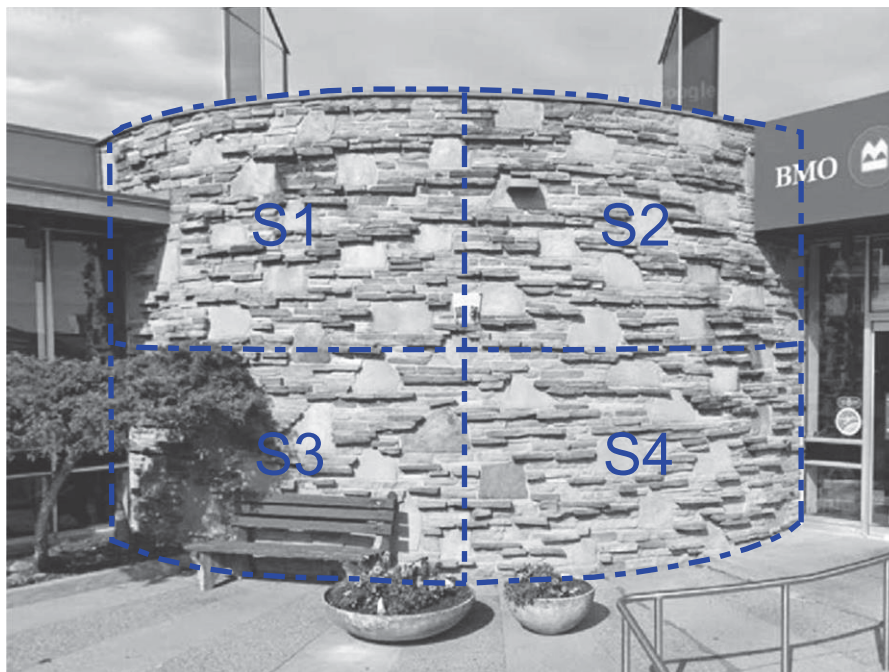
Best regards,



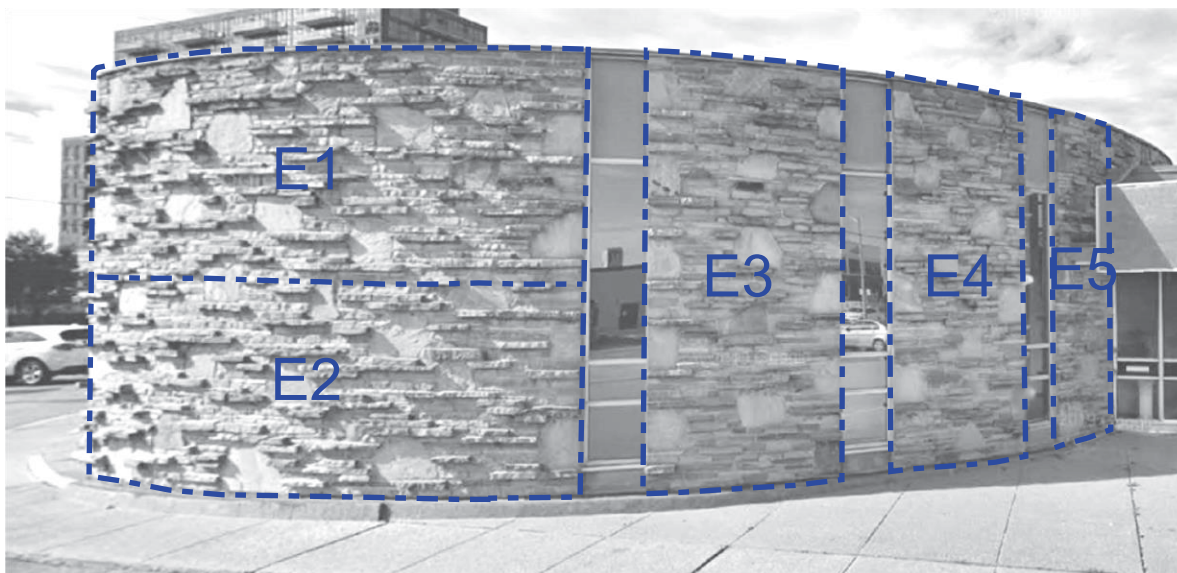
Neil Puype  
Principal



FACET GROUP – APPENDIX A: PROPOSED PANELIZATION GRIDS:

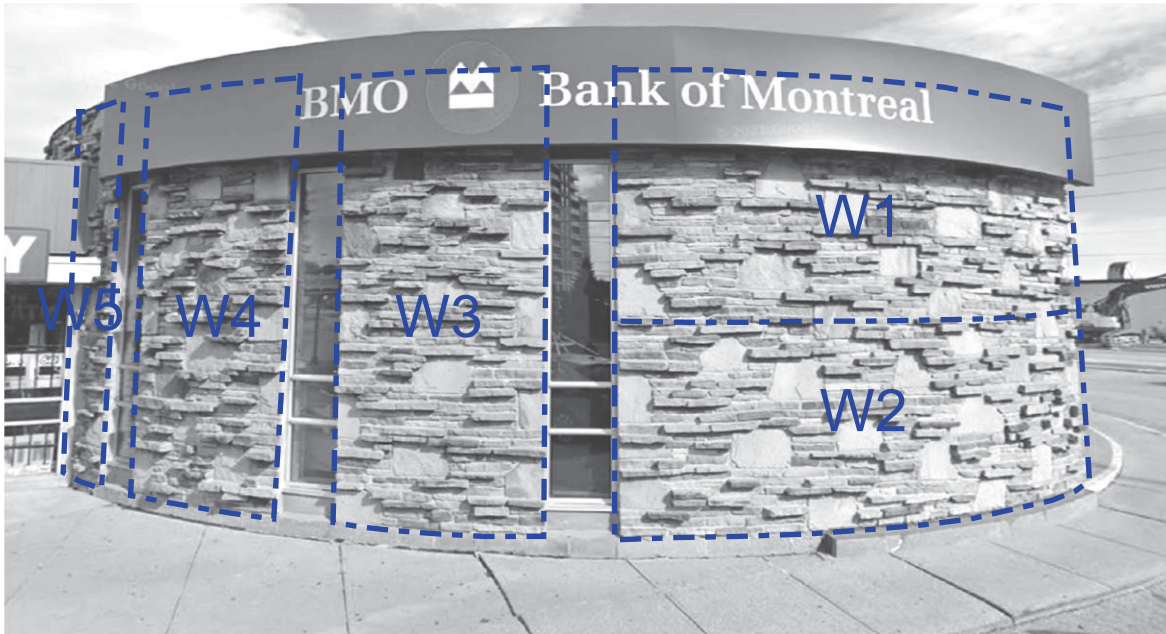


SOUTH ELEVATION



EAST ELEVATION



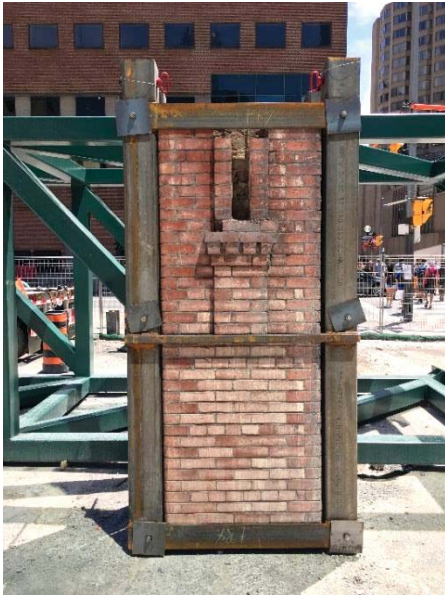


WEST ELEVATION

FACET GROUP – APPENDIX B: EXAMPLES OF PANELIZATION PROJECTS:

**160 Front St E, Toronto, Facet Group Project No. 201816**

Façade Panelization (upper four floors), multi wythe masonry, up to six wythes panelized with compression frames  
Cantilevered Retention (lower three and a half floors), needle beams connected and supported on micro piles to prevent overturn, prefabricated towers providing lateral restraint.



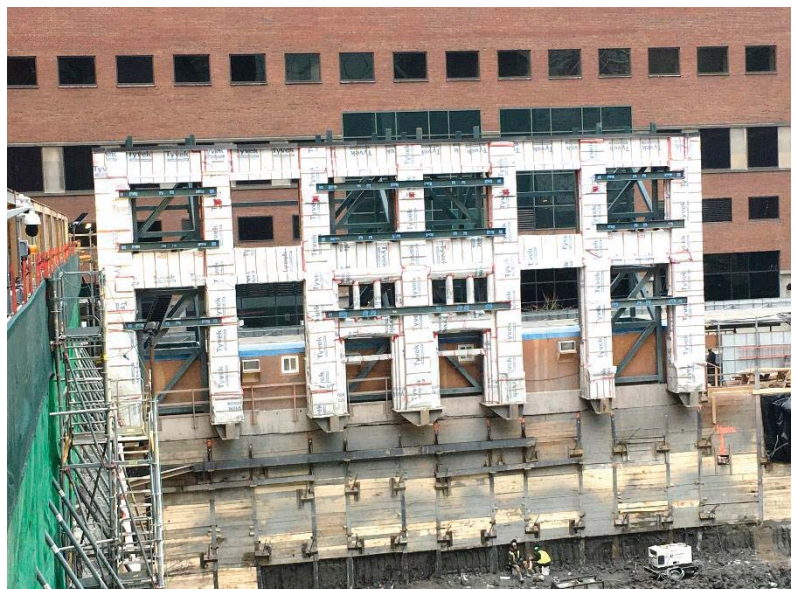
5 wythe decorative pilaster



Cantilevered retention on below grade steel support grid



Spandrel with toothed pilaster



Cantilevered retention, interior needle beams



## 8 Gloucester St, Toronto, Facet Group Project No. 201918

Façade Panelization – single wythe masonry veneer reinforced with carbon fiber and steel angles.

\*Images are from one of two second floor panels, dimensions: 2750mm height x 6250mm length x 100mm depth

