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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 237-2007

To designate the property at 8 Wellington Street West (Park Royal Apartments) 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 8 Wellington Street West (Park Royal Apartments) 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 8 Wellington Street West (Park Royal Apartments) 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 Kathryn Zammit 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 1st DAY OF AUGUST, 2007.

Approved as
to form

12/07/07


SUSAN FENNELL - MAYOR


KATHRYN ZAMMIT - CLERK

Approved as to Content:


Peter Fay, Deputy City Clerk

Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW **237-2007**

LEGAL DESCRIPTION

LT 61 PL BR7 BRAMPTON W OF GEORGE ST ; BRAMPTON

14068-0075 (LT)

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF PARK ROYAL APARTMENT, 8 WELLINGTON STREET WEST

The Park Royal Apartment at 8 Wellington Street West is a noteworthy and unique landmark property in downtown Brampton. It was built in 1939 as the first "purpose built" apartment complex in the City of Brampton.

The Park Royal Apartment is historically associated with several prominent individuals. The apartment was built for Dr. Robert James Hiscox. Hiscox was the owner and publisher of the Peel Gazette, an influential weekly newspaper in Peel County. Hiscox also practiced dentistry in Brampton and was a Liberal candidate in the 1948 provincial election.

The architect was Robert W. Hall, a respected architect in Peel County prior to the Second World War. Hall also designed several local schools including the original Peel County High School and the Peel Memorial Hospital.

The building is an excellent example of the construction work of Harry Herrgaarden, Sr. one of Brampton's most important 20th century building contractors. Herrgaarden also built several commercial buildings and houses including the home of the Hon. William G. Davis on Main Street South.

The Park Royal Apartment building is an extremely rare example of the streamlined Art Moderne style, a major architectural design variant stemming from the Art Deco period. The Park Royal is essentially a "one of a kind" in Brampton in terms of the Art Deco/Moderne style being applied to an apartment building. The owner and architect made a concerted effort to ensure their building was "in vogue" and thoroughly "modern".

The building design features several evocative Art Moderne elements including: a rectangular plan with distinctive rounded buff brick walls on all four sides, a flat uninterrupted roof without any cornice details, smooth curving surfaces and horizontal fenestration. The Park Royal is among the most important early modern buildings in Peel Region.

As a cultural heritage landscape the entire property is significant. It is situated on a conspicuous corner lot at Wellington Street West and George Street. The low-rise apartment building, surrounded by generous lawns and open space, compliments and blends into its immediate surroundings, which include late Victorian and Edwardian homes and Gage Park, located directly to the south. The property actually presents a critically important transitional buffer between Gage Park and the contemporary, less sympathetic commercial and office buildings now running along George Street. It is also one of many important landmark buildings in the immediate vicinity including the Peel County Courthouse, Alderlea and the historic houses along Main Street South. The Park Royal Apartment building at 8 Wellington Street West holds cultural heritage value.

Heritage designation, under Part IV of the Ontario Heritage Act, is recommended for architectural, historical and contextual reasons.

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*.

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

2.0 DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

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

2.1 Exterior Architectural Heritage Attributes:

Streamlined Art Moderne design consisting of: a rectangular plan with distinctive rounded brick walls on all four sides; concrete block construction; symmetrical south façade; a flat uninterrupted roof (with the exception of a small brick structure sheltering the exterior access to the roof) without any cornice detailing; sleek curving surfaces and horizontal fenestration; a range of construction materials including: buff brick, glass block and steel and chrome hardware on doors; brick laid in stretcher bond with the exception of the rounded corners where brick headers are exposed to help form the distinctive curves; walls of buff brick masonry veneer with single band courses of dark brown brick running along sills of the windows denoting each storey and along the basement level; curved, bulbous concrete surround boldly accentuating the main entrance; the top edge of the surround detailed with narrow projecting horizontal bands forming a simple cornice over the main entrance; original single leaf wooden door with translucent glass block sidelines; door hardware of chrome and stainless steel; front steps composed of semi-circular concrete steps radiating in a concentric pattern up to the main entrance; basement windows retain their the original "industrial" metal form; garage door on south façade leads into large below grade parking area.

2.2 Interior Architectural Heritage Attributes:

Interior spaces are not included within the scope of heritage designation.

2.3: Historical /Cultural Heritage Attributes:

Significant associations with prominent Brampton people including owner Dr. Robert Hiscox, local architect Robert W. Hall and builder Henry Herrgaarden; important representation of early modernist movement with Art Moderne design.

2.4: Contextual Heritage Attributes:

Significant familiar downtown landmark; the whole property contributes much to the streetscape and heritage character of downtown; important transitional buffer provided between Gage Park and the nearby retail and commercial district; large, low-rise massing of building on a large, open lot helps ensure compatibility between this property and adjacent properties.