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February 22, 2018

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

ONTARIO HERITAGE TRUST

FEB 26 2018

RECEIVED

Re: Notice of Intention to Designate

Dear Erin Semanade,

Enclosed please find the *Notice of Intention to Designate* 1 Peel Village Parkway, Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,

Tristan Costa
Assistant Heritage Planner
905-874-3825
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**Heritage Report:
Reasons for Heritage Designation**



**Watson Roundhouse
1 Peel Village Parkway**

September 2017

ONTARIO HERITAGE TRUST

FEB 26 2018

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1. Profile of Subject Property

Municipal Address	1 Peel Village Parkway
PIN Number	140490300
Roll Number	10-02-0-020-04404-0000
Legal Description	PLAN 679 LOT 757RP 43R36755 PART 2
Ward Number	3
Property Name	The Watson Roundhouse
Current Owner	[REDACTED]
Owner Concurrence	No
Current Zoning	Residential (R1A)
Current Use(s)	Residential
Construction Date	1963
Notable Owners or Occupants	Charles F. Watson
Heritage Resources on Subject Property	Built heritage resources; mature vegetation
Relevant Council Resolutions	
Additional Information	

2. Introduction

The property at 1 Peel Village Parkway is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

3. Description of Property

The Watson Roundhouse is located on an irregularly shaped lot with a frontage of approximately 36 metres. The house is located east of Main Street South near the entrance of the mature residential neighbourhood of Peel Village. The property once included the lot abutting the east side of the property. This portion of the original lot was severed in 2015. The house is surrounded by mature trees and vegetation and is difficult to see from the street. It overlooks the Etobicoke Creek and abuts onto the Charles F. Watson Park, which Charles Watson deeded to the City of Brampton in 1963.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

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

The house, which was built in 1963, is characterized by modernist design elements including large picture windows, field stone walls that bisect each of the four radiating segments of the building, metal fascia, a flat roofline, and tall, rectangular chimney stacks for its four fireplaces. Non-synthetic construction materials are accentuated and highly visible in the design of the house. For example, rough-hewn timber beams are visible along the ceiling of the interior rooms. The house's large windows, which span

from floor to ceiling in some rooms, allow an abundance of natural light into the building. The building's placement on a hill overlooking the Etobicoke Creek, its round shape, earthy exterior colours, and the use of wood and field stone in its construction make it sympathetic to the natural environment surrounding it. The house itself was likely situated to take advantage of the landscape and the view of the Etobicoke Valley.

Historical/Associative Value:

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

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

The construction of Peel Village commenced in 1959. Watson originally planned for the development to include more than 3000 homes linked to a variety of infrastructure and commercial buildings, including a golf course, indoor mall, churches, a hotel, and schools; much of this plan was realized. In the Peel Village promotional pamphlets, the community was described as being 'designed with people in mind' for 'comfortable and convenient living'. There were numerous styles of houses available for home buyers, with most ranging in price from \$15,195 - \$17,995. They were meant to compare in value to homes in Toronto and were touted as being '30 minutes from anywhere'. The first phase of the development was completed in 1963. Shopper's World, another one of Watson's projects, at the north-west corner of Main Street South and Steeles Avenue, opened in 1969 and was Brampton's first indoor shopping mall.

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

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

Contextual Value:

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

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

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

5. Description of Heritage Attributes

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

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

6. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is

PPS 2.6.1, which states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. PPS 2.6.1 is tied to Section 3 of the Ontario Planning Act, which stipulates that land use planning decisions by municipalities “shall be consistent with” the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton’s Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

These principles are also guided by recognized best practices in the field of heritage conservation.

7. Resources

Charles Ferguson Watson Obituary. August 2, 2011.

<http://www.legacy.com/obituaries/thestar/obituary.aspx?n=charles-ferguson-watson&pid=152826411&fhid=12284>.

Charles Watson Obituary. 2011.

<http://scottbrampton.sharingmemories.ca/heritage/206113.html>. Accessed: April 15, 2014.

Goldenberg, Susan. "Architects travel widely, and discuss other kinds of trips, to design better institutions." *The Globe and Mail*. April 21, 1973, pg. 13.

Kurtz, Al. (February 1965). "House in the Round." In *Ontario Homes & Living*, pg. 6-9.

Peel Village Promotional Material. *PAMA*. 2001.039. 06/04/04/03.

Peel Village Promotional Material. *PAMA*. 1991.079. 02/05/04/07.

Phillips, Erica. (Spring/Summer 2010). "Follow the Yellow Brick Road: Street Names Point to Brampton's History". In *Brampton Alive*, pg. 6.

"This is Peel Village – The Complete Community". *Toronto Daily Star*. Saturday, June 1, 1963, pg. 9.

Todd, Rosemary. "Peel Village Turns 30". *Brampton Times*, June 22, 1989, pg. 14.

Various articles. *Brampton Daily Times*. May 1963-June 1963.

Lynda Voegtler, Brampton Heritage Board Member.

Cassie Jasinski, Heritage Planner, City of Brampton.

Stavroula Kassaris.

8. Appendix



Figure 1: Location of Watson Roundhouse (Source: Brampton Maps).

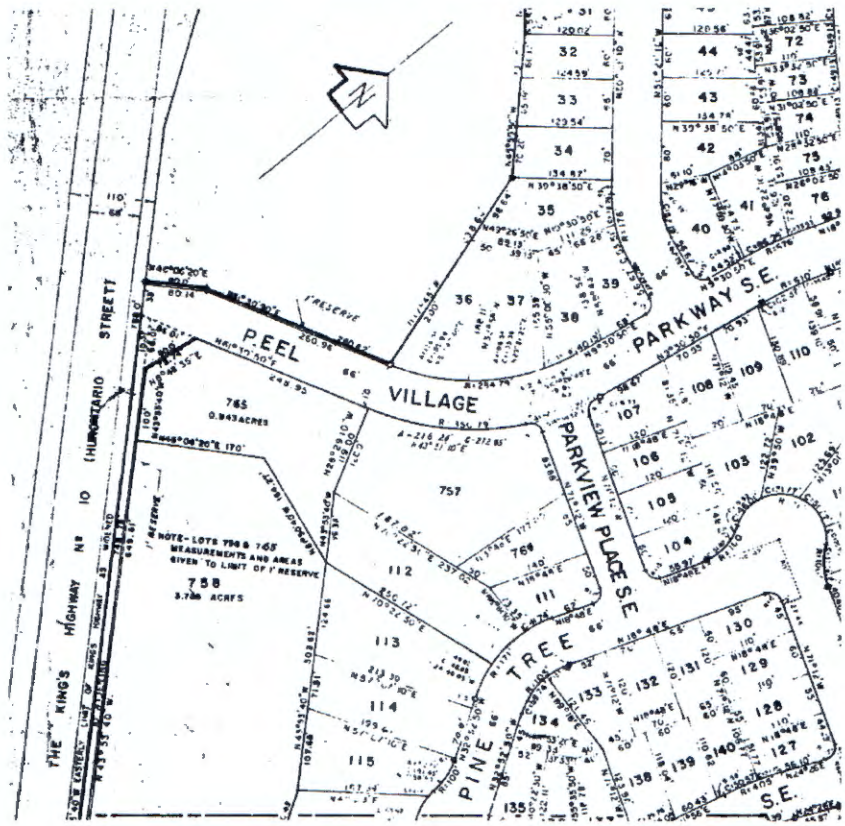


Figure 2: Peel Village subdivision plan. The Roundhouse is number 757 and the adjacent park is 765.

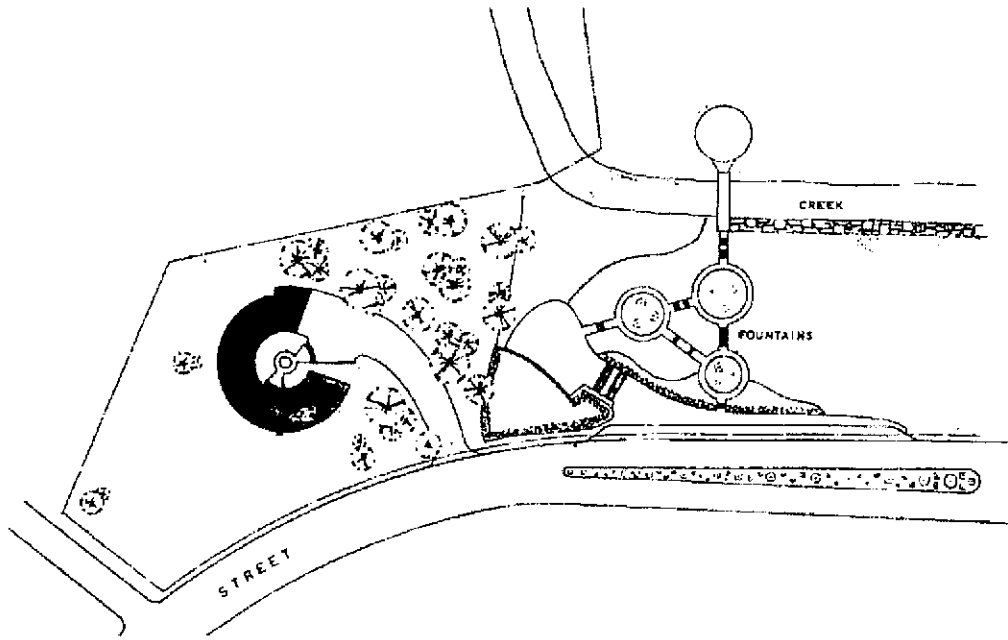


Figure 3: Plan showing position of house near the adjacent park (*Ontario Homes & Living* 1965, pg. 8).

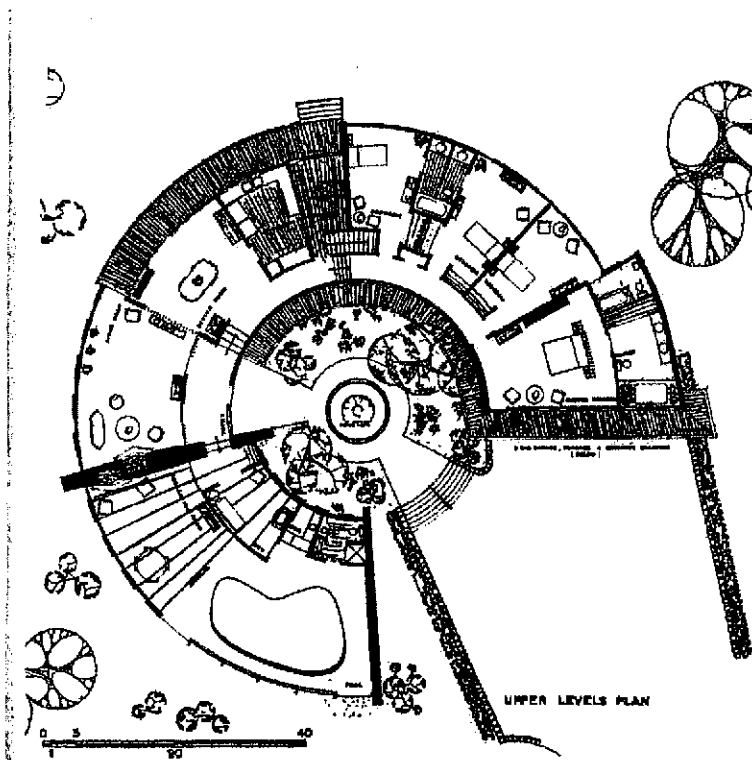


Figure 4: Plan of the Watson Roundhouse (*Ontario Homes & Living* 1965, pg.7).

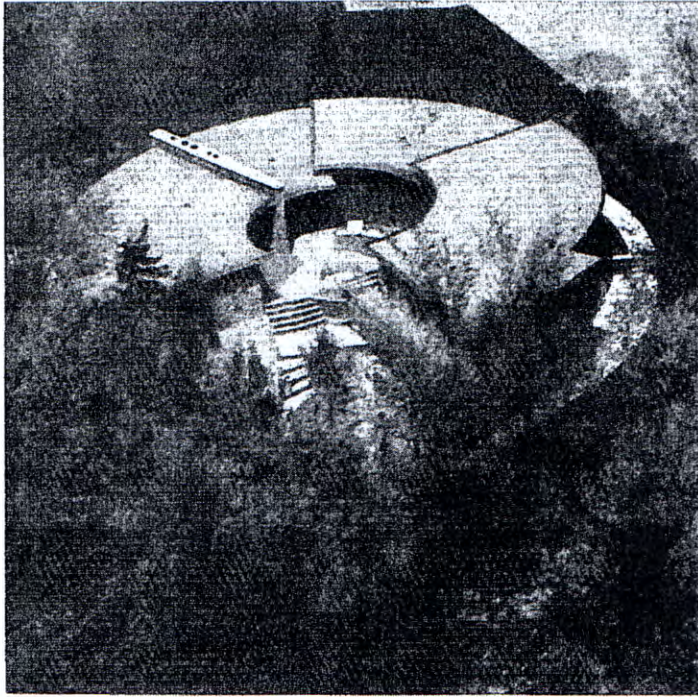


Figure 5: Aerial view of the Watson Roundhouse (*Ontario Homes & Living* 1965, pg.7).



Figure 6: View from park along Peel Village Parkway near roundhouse looking toward Main Street.



Figure 7: View of Peel Village Parkway looking northeast of the Roundhouse.

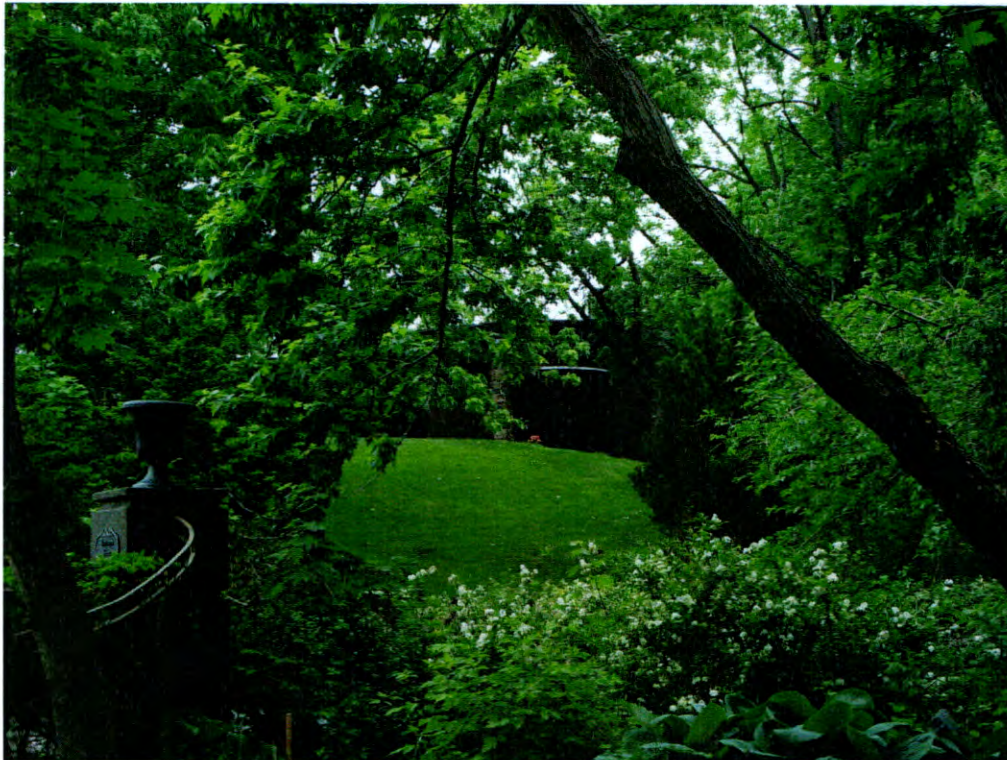


Figure 8: View of roundhouse looking up from adjacent park.



Figure 9: View of Etobicoke Creek on bridge in adjacent park. Roundhouse is to the left behind the trees.

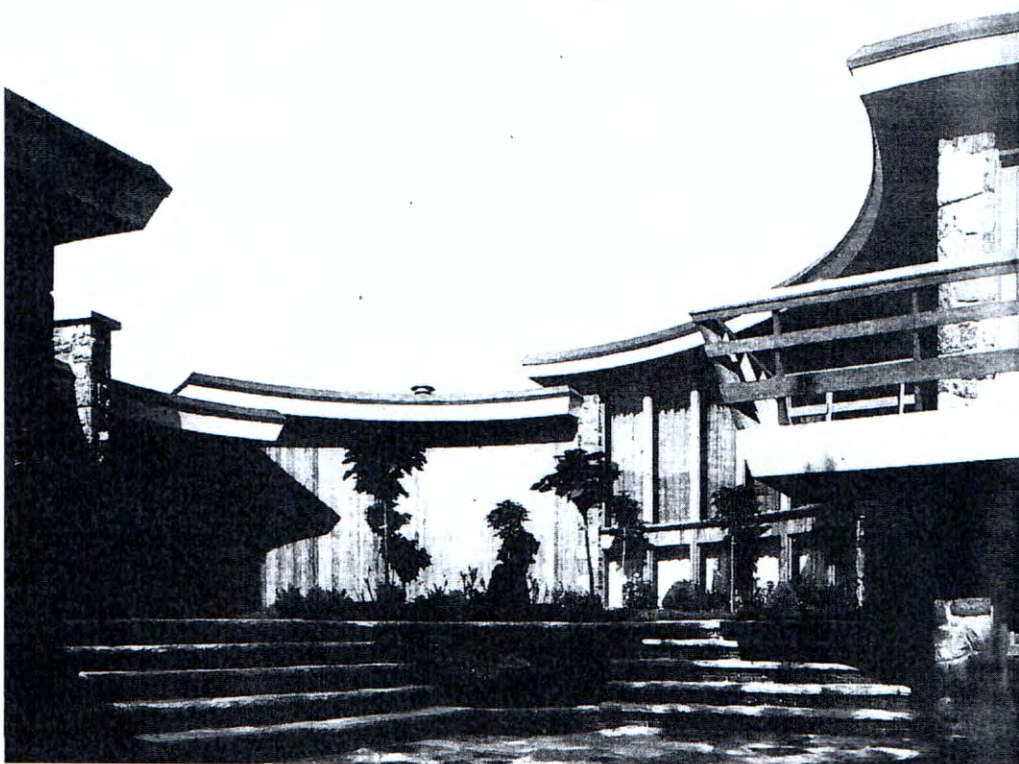


Figure 10: The roundhouse courtyard (*Ontario Homes & Living* 1965, pg.6).



Figure 11: Fireplace in the roundhouse (*Ontario Homes & Living* 1965, pg.9).



Figure 12: Indoor pool of the roundhouse; timber beams and picture windows visible (*Ontario Homes & Living* 1965, pg.8).

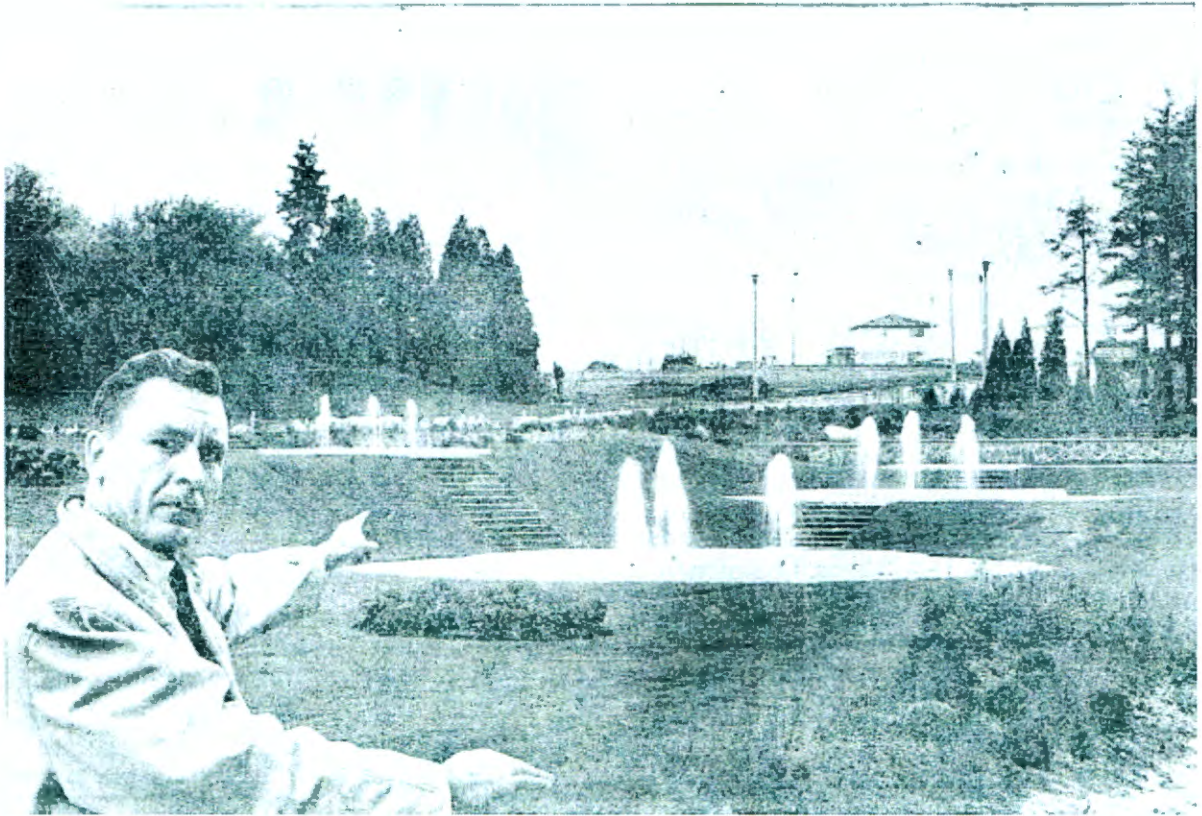


Figure 13: Charles F. Watson in 1963 pointing at the fountains in the park near Peel Village (*Toronto Daily Star* June 1, 1963, pg.9).