



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

178-2015

**To designate the property at 1300 Steeles Avenue East  
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 **1300 Steeles Avenue East** 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. City Council 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 **1300 Steeles Avenue East** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. 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.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF **August**, 2015.

Approved as  
to form  
*Mha*  
July 30, 2015

*Linda Jeffrey*  
LINDA JEFFREY - MAYOR  
*Peter Fay*  
PETER FAY - CLERK

Approved as to content:

*Heather MacDonald*  
Heather MacDonald, Director, Planning Policy and Growth Management

**SCHEDULE "A" TO BY-LAW 178-2015**

**LEGAL DESCRIPTION**

**FIRSTLY: PART OF BLOCK A PLAN 676, DESCRIBED AS PARTS 2 AND 5 ON REFERENCE PLAN 43R27212; BRAMPTON; SECONDLY: PART OF BLOCK A PLAN 676, DESCRIBED AS PARTS 1 AND 4 ON PLAN 43R27212, SAVE & EXCEPT PART OF BLOCK A PLAN 676, DESCRIBED AS PARTS 3, 4, 5, 6, 9 & 12 ON REFERENCE PLAN 43R28977; CITY OF BRAMPTON**

**PIN: 14162-0200 (LT)**

## SCHEDULE "B" TO BY-LAW 178-2015

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 1300 STEELES AVENUE EAST**

The property at 1300 Steeles Avenue East is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

#### **Design/Physical Value:**

The subject property is an example of local modernist architecture influenced by the International Style, which was popular in Canada from the 1940s through the 1970s. The style stressed square or rectangular, and linear forms, functionalism, plain but bold surfaces, glass and metal curtain walls, and the intentional avoidance of any historical design references. This style was primarily used by the commercial sector. Many of these style elements are evident at 1300 Steeles Avenue East.

Originally, the upper section 1300 Steeles Avenue East appeared to be "free-floating" on the ground floor section, but in 1989 the pedestal section (originally housing staircases) was expanded outward to create additional ground floor office space. Although diminished in architectural impact as a result, the unique form and massing of the building is still apparent and the building retains much of its dramatic impact. Distinguishing features include a flat roof, large, horizontally arranged strip windows set flush into the wall surface, a lack of applied decoration, and the ground floor triangular pillars. The building is a "one of a kind" in Brampton.

#### **Historical/Associative Value:**

The building at 1300 Steeles Avenue east is historically associated with the development of Bramalea community. More generally, it is associated with the broader historical themes related to modernism, development and evolution of Bramalea and the history of Brampton.

The building was originally constructed circa 1975 as the offices for the Bramalea Consolidated Developments Limited (later Bramalea Limited). Bramalea Ltd. was a real estate company that developed and managed properties throughout North America. Its properties ranged from shopping centres, office buildings, and residential and industrial holdings. Bramalea Ltd.'s origins lie in Bramalea Consolidated Developments Ltd. who

developed Canada's first satellite community, Bramalea (then located in the former Township of Chinguacousy; now in the City of Brampton), and were one of the country's largest real estate developers at the time.

In August 1960, the company was listed on the Toronto Stock Exchange. Over the next five years, it successfully acquired several properties and property development companies. Building a strong investment portfolio in rental income producing properties became the company's core business strategy during the late 1970s. The company's name was shortened to Bramalea Ltd. in June 1976.

In 1976, the Canadian Air Line Pilots Association (CALPA) purchased the property and opened their headquarters at 1300 Steeles Avenue East in September of that year. An inaugural ceremony was held in the building and Jim Archdekin, Mayor of Brampton, performed the official opening rites. The event was also attended by the Jim Snow, Ontario Minister of Transportation, Ross Milne, the local federal MP, the CALPA Board of Directors, and other notables of the Association.

CALPA was first organized as a voluntary association in 1937, and became certified as a collective bargaining agent in 1944. The objective of the Association was to consolidate and present the professional view of the airline pilot and by 1981, it had about 2,800 members. CALPA was organized by local councils. The pilots of small airlines all belonged to the same local council, while larger airlines were organized into several councils, with one for each major pilot base. At CALPA's conventions, delegates of local councils were responsible for selecting the Board of Directors, which consisted of a president, first vice-presidents, treasurer and four regional vice-presidents.

CALPA played an important role in international aviation. The Association proposed an agreement of affiliation between the Canadian, British and American Air Line Pilots Associations to promote the orderly development of international civil aviation, which was signed in 1943. This affiliation was the predecessor of International Federation of Air Line Pilots Association (IFALPA), which was co-founded in 1948 by CALPA.

CALPA was instrumental in the development of air transportation in Canada, and became a respected voice in aviation. The Association had a leading role in a variety of initiatives including policies and procedures for bilingual traffic control in Canadian airports, aviation safety and security, air transportation system efficiency, firefighting, rescue work and airport disaster planning.

In 1996, Air Canada Pilots left CALPA to form their own organization, Air Canada Pilots Association (ACPA), and the remaining members of CALPA merged with the Air Line Pilots Association, whose headquarters is in Virginia, USA.

**Contextual Value:**

The subject building is considered to be a local landmark at the corner of Steeles Avenue East and West Drive as it is a familiar component of the streetscape and contributes to the character and identity of the general area. The subject property helps define and illustrate the history of Bramalea and its development.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

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:

- Modernist architecture in the International style
- Cantilevered, box-like upper level
- Large, horizontally arranged strip windows set flush into the wall surface
- Lack of applied decoration
- Flat roof
- Ground floor supporting triangular pillars
- Landmark status at the corner of Steeles Avenue East and West Drive
- Unobstructed view from Steeles Avenue East and West Drive