



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 5/20/2025

**Date:** 2025-05-08

**Subject:** **Documentation & Salvage Report and Commemoration Plan Recommendation Report for 59 Elizabeth St N and Railroad Cultural Heritage Landscape - Ward 1**

**Contact:** Arpita Jambekar, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-416

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of May 20, 2025, re: **Documentation & Salvage Report and Commemoration Plan for 59 Elizabeth St N and Railroad Cultural Heritage Landscape – Ward 1**, be received;
2. That the Documentation and Salvage Report and Heritage Commemoration Plan for 59 Elizabeth St N and the Railroad Street CHL, by Stantec, dated April 23, 2025 be received; and
3. That the following recommendations as per the Documentation and Salvage Report and Commemoration Plan by Stantec be followed:
  - I. That the land use history, construction details and photographic record of 59 Elizabeth and properties within the Railroad Cultural Heritage Landscape be documented;
  - II. That the following materials from 59 Elizabeth St N and Railroad CHL are identified for salvage and possible commemoration:
    - i. Representative sample of bricks from the exterior walls of 59 Elizabeth Street North (approximately 1 wooden pallet's worth of material for the property),
    - ii. Potential plaster moldings located in Apartment One of 59 Elizabeth Street North (to be confirmed on site by demolition contractor),
    - iii. Clawfoot bathtub of 59 Elizabeth Street North,
    - iv. Cast iron radiators of 59 Elizabeth Street North, and
    - v. Representative samples of bricks from contributing properties located within the CHL (approximately 1 wooden pallet's worth of material per property);
  - III. That a provision be made for transportation, of individually segregated bricks salvaged from the contributing properties at the Railroad Street CHL and 59

Elizabeth St N, to the City's storage yard at 82 Railroad Street, at the Tribute (Railroad Street) Limited expense.

- IV. That the outlined strategy for removal and storage methods in the Documentation and Salvage Report be followed by Tribute (Railroad Street) Limited; and
- V. That the following commemoration options be followed to offer a unique way to tell the storey of the Study Area and maintain the historical connection of the Study area to the proposed development:
  - i. Interpretive Panels,
  - ii. Display of salvaged materials, and
  - iii. Graphic wrapping along the crash wall.

#### **OVERVIEW:**

- The development proposal comprises the municipal property boundaries of 17 Railroad Street, 19 Railroad Street, 23 Railroad Street, 27 Railroad Street (no structure present), 31 Railroad Street, 35 Railroad Street, 55 Elizabeth Street North, 59 Elizabeth Street North, 48 Mill Street, 50 Mill Street, and 52 Mill Street. The proposed development consists of two (2) high-rise residential buildings with heights of 55 and 58 storeys with a 3 to 13 storey terraced building podium.
- The properties at 31 Railroad Street and 59 Elizabeth Street are listed on Brampton's Municipal Register of Cultural Heritage Resources.
- The HIA prepared for the application evaluated that the property at 59 Elizabeth Street N and the Railroad Street Cultural Heritage Landscape have Cultural Heritage Value or Interest as they each meet three criteria under Ontario Regulation 9/06 and are eligible for designation under Part IV of the Ontario Heritage Act.
- The HIA reviewed by the Brampton Heritage Board in the meeting on February 15, 2025, also recommended that a Documentation and Salvage Report and Commemoration Plan be prepared for 59 Elizabeth Street North and the Railroad Street Cultural Heritage Landscape.
- The Documentation and Salvage Report identifies a list of materials to be salvaged prior to demolition from 59 Elizabeth St N and Railroad CHL, as well as provides strategy for removal, storage and monitoring methods for the salvaged materials
- The Heritage Commemoration Plan outlines the methods of incorporation of salvaged materials in commemoration strategies and recommends various options for creating tangible links of the proposed development to the former cultural heritage resources located within the Study area.
- The Documentation and Salvage Report and Heritage Commemoration Plan are considered to be complete as per the City's Terms of Reference.

## **BACKGROUND:**

The lands comprised of the properties known as 17 Railroad Street, 19 Railroad Street, 23 Railroad Street, 27 Railroad Street (no structure present), 31 Railroad Street, 35 Railroad Street, 55 Elizabeth Street North, 59 Elizabeth Street North, 48 Mill Street, 50 Mill Street, and 52 Mill Street are proposed for redevelopment. The proposed mixed use, multi-unit residential and commercial development consists of two (2) high rise residential towers with heights of 55 and 58 storeys, with a three to 13 storey terraced building podium. A Heritage Impact Assessment (HIA) was submitted as part of the OZS application (OZS-2024-0032) to address the impacts of demolition of all the properties within the subject lands as well as within and adjacent to the development footprint. The HIA recommended preparation of a Documentation and Salvage Report and Commemoration Plan.

The study area is situated on the south side of the GO Transit and CN Rail Corridor and bounded by Railroad Street to the north, Elizabeth Street North to the east, and Mill Street North to the west. The southern limit is defined by adjacent residential properties. The location of the properties is within the Downtown Major Transit Station Area (MTSA) and is therefore intended for intensification of development.

The HIA concluded that the property at 59 Elizabeth Street N and the Railroad Cultural Heritage Landscape (CHL) that encompasses all the above-noted properties, each meet three criteria for Cultural Heritage Value or Interest and are eligible for designation under Part IV of the Ontario Heritage Act. Due to project constraints, it was determined that retention or incorporation of the existing structures, including 59 Elizabeth Street North and all properties of the Railroad Street CHL, was not feasible.

## **Property Description**

### ***59 Elizabeth Street North (Arlington Hotel)***

The property, formerly known as the Arlington Hotel, was built as a single-family dwelling, likely in between 1869-1871. A decade following construction it was converted for use as a hotel. In the mid-20th century, the property ceased use as a hotel and was converted into apartments and continues with this use to the present day. Though the physical features are largely altered, the multi-unit residence displays Georgian Style influences through the placement of windows, a central entrance, and slightly pitched roof.

59 Elizabeth Street is associated with the growth and expansion of the City of Brampton during the second half of the 19<sup>th</sup> century. The association is exemplified by its conversion to a hotel to accommodate travellers using the railway. Indeed, research indicates that it was the first apartment building in this area. The property has contextual value for its contribution in maintaining the character of the area through its placement and massing, in the immediate vicinity consisting of other one and a half and two-storey dwellings. The property is also historically linked with the adjacent railway corridor and the original Grand trunk Railway station due to its use as a hotel in late 19<sup>th</sup> and early 20<sup>th</sup> century.

### ***Railroad Cultural Heritage Landscape***

The Cultural Heritage Landscape (CHL) comprises the residences at 17 Railroad Street, 19 Railroad Street, 31 Railroad Street, 35 Railroad Street, 50 Mill Street North, 52 Mill Street North, 55 Elizabeth Street North and 59 Elizabeth Street North. These are residential dwellings of different architectural styles on the south of the rail alignment along Railroad Street that were constructed from the mid-19<sup>th</sup> to early 20<sup>th</sup> century and whose construction was influenced by the presence of the railway. The Railroad Street CHL is associated with the growth of Brampton through the presence of a working-class residences and a hotel near the railway. The properties within the CHL contribute to the character of the area as an expression of late 19<sup>th</sup> and early 20<sup>th</sup> Century development along railway corridor in Brampton.

### **CURRENT SITUATION:**

The HIA, prepared by Stantec, recommended the Documentation and Salvage Report as well as Heritage Commemoration Plan to address demolition of all the properties within the subject lands. The HIA was endorsed during the Brampton Heritage Board meeting on February 15, 2025, through HB002-2025 and approved by the City Council regulation C077-2025.

The Documentation and Salvage Report includes documentation of the identified cultural heritage resources through detailed photographs and building drawing

The Documentation and Salvage Report recommends mitigation measures by identifying selective salvage of heritage attributes and supportive materials, and to retain cultural heritage values or interest of the heritage resources, in a different context. The identified materials from 59 Elizabeth St N and the Railroad CHL include:

- Representative sample of bricks from the exterior walls of 59 Elizabeth Street North (approximately 1 wooden pallet's worth of material for the property),
- Potential plaster moldings located in Apartment One (to be confirmed on site by demolition contractor),
- Clawfoot bathtub,
- Cast iron radiators, and
- Representative samples of bricks from contributing properties located within the CHL (approximately 1 wooden pallet worth of material per property).

The Documentation and Salvage Report includes provision for transportation of segregated samples of bricks from contributing properties located within the CHL and that of 59 Elizabeth St N, to the City of Brampton's storage yard at 85 Railroad Street, at the Tribute (Railroad Street) Limited's expense.

Additionally, the Documentation and Salvage Report outlines the proposed removal and storage methods that Tribute (Railroad Street) Limited shall complete which include:

- Completing an inventory of components identified for salvage using a heritage asset tracking form,
- Cleaning the salvaged components of any dust, dirt, or organic material to reduce the risk of damage during the storage process,
- Storage of salvaged components on wooden pallets in a controlled environment, and
- Regular monitoring of stored components to confirm the condition of the stored elements and to identify risks to the elements before they occur.

The Commemoration Plan identifies elements and themes for a variety of commemorative options to maintain the historical connection of the Study Area to the proposed new development, by proposing the following:

- i. Interpretive Panels: includes installation of interpretive plaque/panel to display overview of the 19<sup>th</sup> and early 20<sup>th</sup> century development of the Railroad Street CHL and former Arlington Hotel at 59 Elizabeth St N;
- ii. Display of Salvaged Materials: by incorporating different salvaged materials in interpretive display construction, in landscaping elements like pavers or planters, and installation in interior public spaces of the proposed development; and
- iii. Graphic Wrapping: Installation of graphic film wrapping which would include images or historical mapping of the area or artistic sketches of the houses from the Railroad CHL, or an abstract interpretation of the area's historic character by including printed bricks or historic photographs.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

None

### **Other Implications:**

None

## **STRATEGIC FOCUS AREA:**

Approval of the Documentation and Salvage Report and Commemoration Plan referred to in this report supports the Growing Urban Centres & Neighbourhood and Culture and Diversity Focus Area. The recommendations therein facilitate creation of complete communities in the neighborhood while incorporating Heritage Interpretation features commemorating the 19<sup>th</sup> and early 20<sup>th</sup> century development along Railroad Street to help maintain sense of place, belonging, and community identity through adopted commemoration strategies.

**CONCLUSION:**

It is recommended that the Documentation and Salvage Report and Commemoration Plan for 17-35 Railroad Street- Ward 1 be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

---

Arpita Jambekar  
Heritage Planner  
Integrated City Planning

---

Jeffrey Humble, RPP, MCIP  
Manager  
Integrated City Planning

Approved by:

Approved by:

---

Henrik Zbogor, RPP, MCIP  
Director  
Integrated City Planning

---

Steve Ganesh, RPP, MCIP  
Commissioner  
Planning, Building and Growth  
Management

**Attachments:**

- Attachment 1 – Documentation and Salvage Report – 59 Elizabeth St N and Railroad Cultural heritage landscape
- Attachment 2 – Heritage Commemoration Plan – 59 Elizabeth Street North and Railroad Street Cultural Heritage Landscape
- Attachment 3 – Highlights of DSP and HCOMP for 59 Elizabeth Street North and Railroad Street Cultural Heritage Landscape