



**Report**  
**Staff Report**  
**The Corporation of the City of Brampton**  
**6/17/2025**

**Date:** 2025-06-06

**Subject:** **Cultural Heritage Evaluation Recommendation Report for 47 and 51 Queen Street East - Ward 3**

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

**Report number:** Planning, Bld & Growth Mgt-2025-512

**RECOMMENDATIONS:**

1. That the That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 17<sup>th</sup>, 2025, re: **Cultural Heritage Evaluation Recommendation Report for 47 and 51 Queen Street East - Ward 3** be received;
2. That the Cultural Heritage Evaluation Report for 47 and 51 Queen Street East dated May 15<sup>th</sup>, 2025 prepared by Richard Collins be deemed complete;
3. That the following recommendations as per the Cultural Heritage Evaluation Report for 47 and 51 Queen St East be received:
  - I. That the property at 51 Queen Street East is deemed to have met seven criteria under O. Reg. 9/06 (criteria 1, 2, 3, 4, 6, 7, and 8) for design/physical value, historical value and contextual value, and merits designation under the terms of Part IV of the Ontario Heritage Act. The CHER recommends protection for 51 Queen Street East through conservation of the building in situ.
  - II. That although much of the original fabric of 47 Queen Street East has been lost or altered, the property remains historically significant, and a Heritage Commemoration Plan shall be prepared for the property.
4. That in anticipation of the proposed redevelopment, the design proposal shall be cohesively developed by preserving the identified cultural heritage attributes of 51 Queen Street East and by complementing the property's architectural characteristics.
5. That a Heritage Impact Assessment be prepared for 47 and 51 Queen Street East to determine impacts of the proposed development on the identified cultural heritage

attributes of both the properties and propose mitigation measures to be incorporated within the proposed development.

#### **OVERVIEW:**

- The properties at 47 and 51 Queen Street East were listed as Cultural Heritage Resources in Brampton's Municipal Register in 2016 and 2005 respectively.
- In 2024, the owner of the properties made an inquiry to Heritage staff regarding the possibility of the amalgamation and redevelopment of both the properties.
- Heritage staff recommended that a CHER would be the best course of action to determine and document the cultural heritage values of the listed properties.
- Cultural Heritage Evaluation Report (CHER) for the property was prepared in May 2025 by Richard Collins.
- The CHER demonstrated that the property at 51 Queen St E meets seven of the 9/06 criteria and property at 47 Queen St E meets three of the 9/06 criteria. The properties individually merit designation under Part IV of the Ontario Heritage Act.
- The CHER determined potential cultural heritage significance of the subject properties and provides recommendations to use the current and past historical, contextual and architectural elements of these properties as a guideline for design of a new, infill development that incorporates and restores critical heritage attributes for both properties.
- A Pre-Con application has been submitted by the owner to the City Planning and Development services in May 2025. This CHER has been commissioned by the owner to examine the cultural heritage value of the property, in order to determine the extent and viability of a future development proposal.

#### **BACKGROUND:**

The properties at 47 and 51 Queen Street East are each listed as a cultural heritage resource in the City of Brampton's Municipal Heritage Register and were included in the register in 2016 and 2005 respectively. In October 2024 the owners of the property approached to the City to inquire about the possibility for amalgamating two lots to develop mid-rise mixed-use building with residential and commercial spaces. Further, a conceptual mid-rise development proposal that included retention of 51 Queen Street East was submitted for review. A pre-consultation application was submitted by the owner to City's development services in late May 2025.

The requirement for a Cultural Heritage Evaluation Report (CHER) and Heritage Impact Assessment (HIA) report was conveyed to the owner as part of the October meetings. A

CHER was recommended as a first step to ensure that there was a formal evaluation of the property under O. Reg. 9/06 for determining Cultural Heritage Value and so that the proponent had a clear understanding of the heritage values for the property before beginning the design process. This approach would, in turn, help the designers understand how best to incorporate the heritage buildings and the attributes into the proposed new construction. It also would help inform ways to mitigate any impacts to the heritage values and attributes. The owners agreed that this was a good approach.

The CHER was commissioned by the owner and prepared by Richard Collins, to confirm the potential cultural heritage significance of the subject properties, and to use the current and past potential historical, contextual and architectural assets of these properties as guidelines for design elements to be used, restored and/or incorporated within the proposed development.

### **Property Location & Description**

The properties municipally identified as 47 and 51 Queen St E are located at the intersection of Queen St E and Chapel St, along the commercial Queen St E precinct, on the south side of Queen Street E and east of Chapel Street. Both subject properties are downtown commercial lots.

47 Queen Street East is a 2-storey commercial property with store fronts on first floor. There is a 2-storey rear addition. Substantial alterations were made in 1950s to the façade of 1869 building and the property no longer represents the church character with Richardson Romanesque style of architecture.

51 Queen Street East is a three-storey building with an emphasis on vertical and horizontal lines with a simple, moulded wood cornice, hip-roof, decorative brick work and use of coloured bricks to create patterns around windows and corner quoins.

### **CURRENT SITUATION:**

The CHER evaluated that 47 Queen Street east, meet three criteria for O. Reg. 9/06 and 51 Queen Street East, meets seven criteria for O. Reg. 9/06. Hence both the properties are worthy of designation under Part IV of the Ontario Heritage Act. The following heritage values and attributes have been identified:

#### **47 Queen Street East**

The property meets criteria for historical value as the building on the property was built in 1869, making it one of the oldest in Brampton's downtown core. Indeed, it was the first and central administrative church for the "Brampton circuit" of the Primitive Methodist

church. The property has significant associative value as the founder of the Brampton church, William Lawson, was a founder of the Primitive Methodist Church in the UK, and the man who brought Primitive Methodism to Canada. The property contributes to an understanding of the Primitive Methodist culture in Brampton as this was the first Canadian Primitive Methodist church and the building is reminder of a time when Brampton's early settlers were at center of religious reform within what is now the United Church of Canada.

The property has contextual value as it is important in defining, maintaining and supporting the character of the Queen St E corridor by being one of the oldest buildings in Brampton's downtown core.

### **51 Queen Street East**

The property has design/ physical value as the building, built around 1880, it displays many of the characteristic features of commercial blocks built around same period, including a strong emphasis on vertical and horizontal lines with a simple, moulded wood cornice, flat roof, decorative brick work that is distinctive but not elaborate. Coloured bricks were used to create patterns around windows and at corner quoins. The main building on this property is an early representative example of the skeleton-frame commercial buildings that were popular from the 1880s to 1920s. Although, the construction technique is not outstanding, this building is an early example of the style and technique.

The property has historical and associative value for its connection to William McCulla. McCulla was the first owner of this building and was likely the architect and builder as well. McCulla, was a mayor of Brampton at about the time this building was constructed and was later a county warden and member of federal parliament. As noted, this building is an early example of the use of skeleton construction that demonstrates that William McCulla was a skilled and innovative builder.

The property has contextual value as it helps to define the downtown commercial core of Brampton. The property is significant in defining the late 19th century period when Brampton evolved from a small village to the county seat and regional businesses centre of Peel County. The property is a prominent landmark due to its prominent location at the eastern end of the historic Queen Street commercial district.

The list of heritage attributes include:

- shallow hip roof with overhanging eaves
- red, brown, and orange brick pattern
- vertical load-bearing bricks above windows (similar to voussoirs, but in a

horizontal “lintel” form)

- decorative horizontal brick dentils along the underside of the roof cornice, and first floor ceiling
- return quoins at the building corners, accentuated with yellow brick
- the consistent common-bond brick pattern (without intermittent rows of runner bricks) indicating that the builder, William McCulla, used a recently developed skeleton construction technique
- regular (evenly spaced) window pattern along north façade
- Classical-style first-floor door

### **Proposed development and Recommended Next Steps:**

The CHER recommends that although the property at 47 Queen Street East meets three criteria under O. Reg. 9/06, the property is substantially altered, and the architectural attributes are visually obscured. It is further recommended that the property at 51 Queen Street East can be designated under Part IV of the OHA and should be retained and the heritage attributes contributing to its CHVI should be preserved.

It is recommended that applicable standards and guidelines of heritage conservation shall be followed for developing a cohesive design for the proposed development. It also provides an option for façade improvement through restoration of the Richardson Romanesque features of the building at 47 Queen St E along with recommendation for preparation of Commemoration Plan for the property. Submission of Heritage Impact Assessment is recommended to assess the impacts of proposed development on the heritage attributes of both properties and to provide recommendations for mitigation measures.

### **CORPORATE IMPLICATIONS:**

None

### **Financial Implications:**

None

### **STRATEGIC FOCUS AREA:**

The approval of the Cultural Heritage Evaluation Report noted within this report supports two Brampton’s Corporate Strategic Plan (2024) focus areas: (1) Culture & Diversity, and (2) Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate the development within Downtown Brampton and

support preservation and restoration of unique heritage features of both the properties that contribute to the understanding of Brampton's early history.

## **CONCLUSION:**

It is recommended that the Cultural Heritage Evaluation Report for 47 and 51 Queen Street E, be received by the Brampton Heritage Board as being complete.

Authored by:

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## **Attachments:**

- Attachment 1 – Cultural Heritage Evaluation Report for 47 & 51 Queen St E
- Attachment 2 – Highlights of CHER for 47 & 51 Queen St E