



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

Date: 2025-06-06

Subject: **Recommendation Report - Heritage Impact Assessment for 48 and 52 Main Street North Properties- Ward 1**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-511

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of July 17, 2025, re: **Recommendation Report - Heritage Impact Assessment for 48 and 52 Main Street North Properties- Ward 1**, be received; and
2. That the following recommendations per the Heritage Impact Assessment Addendum by LHC Heritage Planning & Archaeology Inc. be followed:
 - I. Provisional proposed development alternatives and mitigation measures are presented in the HIA report. They are intended to inform the design of the forthcoming development and should be considered to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be developed upon finalization of the design for the proposed development.
3. That regardless of which development options is selected, a documentary record of the buildings on the properties should be prepared;
4. That as demolition is the approved alternative by City Council, the properties shall be included in the Documentation and Salvage Plan for properties at 30-60 Main Street North. Commemoration through City's plaque program should also be considered; and
5. That when the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

OVERVIEW:

- **The study area includes the City-owned properties at 48 and 52 Main Street North, which were listed on Brampton's Municipal Register of Cultural Heritage Resources in 2004.**

- The City is planning to redevelop the properties at 30-60 Main Street North, and 70-86 Main Street North as part of a downtown revitalization project. City Council approved the demolition of the properties on 30-46 Main Street North and 54-60 Main Street North on 21 February 2024 (CW065-2024). The properties at 48 and 52 Main Street North have recently been purchased by the City, which seeks to proceed with demolition of these buildings.
- Per section 4.10.1.11 of the City of Brampton Official Plan, a Heritage Impact assessment may be required for any proposed alteration work involving heritage resources.
- LHC Heritage Planning & Archaeology Inc. was retained by Public Works and Engineering to prepare a Heritage Impact Assessment Addendum for the city owned properties.
- The HIA Addendum demonstrates that the properties at 48 and 52 Main Street North meet criteria 4, 7, and 8 of Ontario Regulation 9/06 for their historical or associative value and contextual value. The demolition of these buildings will result in the destruction of all of their heritage attributes.
- The HIA Addendum recommends proposed alternatives for the study area, with demolition and construction of new buildings that are sympathetic to the past and surrounding buildings being preferable in the context of the City's objectives for the Study Area.
- The HIA Addendum is considered to be complete as per the City's Terms of Reference.

BACKGROUND:

The properties at 48 Main Street North and 52 Main Street North are listed in Brampton's Municipal Register as Cultural Heritage Resources. The adjacent properties of 30-46 Main Street North and 54-60 Main Street North were approved for demolition by City Council on 21 February 2024. This was associated with the City's *Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)* request for proposal. Further, upon obtaining Council approval to implement purchase of the properties at 48 and 52 Main Street North on February 5, 2025, these were added to the list of properties to be demolished along with the other properties on Main St N to make the lands available for future development. The City retained LHC for the preparation of the Heritage Impact Assessment Addendum report to evaluate heritage attributes of the properties, assess impact of destruction and propose mitigation measures to address the same.

Property Context and Description

The properties 48 and 52 Main Street North are bounded by Main Street North to the southeast, the property at 54 Main Street North to the northwest, Garden Square to the

northeast, and the property at 46 Main Street North to the southeast. The adjacent property at 46 Main Street North is also listed in the Municipal Register.

The surrounding area is composed mostly of attached rows of commercial buildings, many of which are listed or designated heritage buildings. Commercial buildings in the vicinity typically range from two to three storeys. Most buildings share a setback distance of approximately 3.8 metres, with a concrete sidewalk and cobbled boulevard separating their primary façades from the street. A range of materials are present on nearby commercial buildings including brick, stucco, concrete, clapboard siding, brick veneer, stone veneer, and wood. The first storey of most buildings is extensively covered in glass. There is not a dominant architectural style present; most buildings are vernacular commercial buildings.

- 48 Main Street North: Vernacular with Italianate details, two storey commercial façade, with storefront on first floor, two bay second storey defined by window openings with voussoirs and lug sills, Wood frieze with decorative bracket at the building's west terminus, shallow corbel composed of two brick rows, stone Etobicoke Creek channel wall forming the southwest basement wall
- 52 Main Street North: Vernacular, two storey commercial façade, with storefront on first floor, two bay second storey defined by window openings with voussoirs and lug sills, Wood frieze with decorative bracket at the building's east terminus, shallow corbel composed of two brick rows, stone Etobicoke Creek channel wall forming the southwest basement wall.

CURRENT SITUATION:

CHVI of Properties

The Heritage Impact Assessment determined that both the listed properties at 48 Main Street N and 52 Main Street N, meet 3 criteria for Designation under Regulation 9/06 of the Ontario Heritage Act, namely criteria 4, 7 and 8.

The evaluation outlines the properties as having historical or associative value because they are directly associated with the downtown Brampton building boom that occurred during the 1860s and 1870s in response to an economic upturn. Specifically, the property relates to commercial block development in the historic core of Brampton (Four Corners). The properties have contextual value because they are in an area that has definable character of two- to three-storey, late 19th century commercial building/blocks developed during a time of rapid expansion in Brampton. The properties are:

- Physically linked to their context through an immediate physical link to the adjacent listed buildings with similar architectural features,
- Functionally linked to the 19th century commercial blocks on Main Street North,

- Visually linked to the other, nearby commercial blocks in the Main Street and Four Corners contexts with similar architectural attributes that create a distinct visual cohesiveness, and
- Historically linked with the other late 19th century commercial blocks on Main Street North, contributing to the collective historical understanding of the Main Street North, the Four Corners, and Brampton

Mitigation Measures and Next Steps

The properties at 48 and 52 Main Street North are proposed for demolition along with the adjacent properties at 30-46 and 54-60 Mains Street North. The HIA determined that the proposed demolition will result in the destruction of all of the heritage attributes identified for the listed properties.

The HIA proposed mitigation measures and options that focus on the use of stylistic cues from the current buildings to inform the design of the forthcoming development. These should be considered to help mitigate possible impacts to the heritage attributes of the properties. Following proposed alternatives are proposed:

1. Option 1: Do nothing and retain current use
2. Option 2: First storey design mitigation and second storey façade retention
3. Option 3: Demolition and construction of new buildings that are sympathetic to the past and surrounding buildings
4. Option 4: Demolition and construction of new buildings that are not sympathetic to the past and surrounding buildings

Since Option 1 has been removed from consideration, per direction from Council, a documentary record of the buildings on the properties should be prepared. Should option 2,3 or 4 be selected, it is recommended that a Conservation Plan be prepared. As the alternative of demolition is selected, salvage that considers the properties' heritage attributes and other salvageable materials should be conducted and commemoration – through the City's plaque program – should be prepared.

It is recommended that an addendum to this HIA be prepared once the design of the proposed development is finalized.

CORPORATE IMPLICATIONS:

None

Financial Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & diversity Focus Area and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate creation of public amenities in the neighborhood to help maintain a sense of place, belonging and community identity along with incorporating commemoration for the historic core of downtown Brampton.

CONCLUSION:

It is recommended that the Heritage Impact Assessment Addendum, Heritage Impact Assessment Addendum for 48 and 52 Main Street North – Ward 1 be received by the Brampton Heritage Board as being complete.

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Attachments:

- Attachment 1 – Heritage Impact Assessment addendum for 48 and 52 Main Street North by LHC Heritage Planning & Archaeology Inc., dated May 29, 2025
- Attachment 2 – Highlights of HIA for 48 and 52 Main Street North