



Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 147 Queen Street West – Ward 3**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-315

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report prepared by Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21, 2026, re: **Recommendation Report: Heritage Designation of 147 Queen Street West – Ward 3**, be received;
2. That designation of the property municipally known as 147 Queen Street West under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for 147 Queen Street West in accordance with the requirements of the Act;
4. That, should no objections be received, a by-law be enacted to designate the subject property, and;
5. That in the event of an appeal pursuant to section 29(11) of the Act, staff be authorized to attend any hearing before the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

Report Summary

This report recommends that City Council approve the issuance of a Notice of Intention to Designate (NOID) the property at 147 Queen Street West under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest.

The property is currently listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources.

As part of the legislated update to the Register under Bill 23 (*More Homes Built Faster Act*), the property was evaluated in accordance with *Ontario Regulation 9/06*.

The evaluation determined that the property meets the prescribed criteria for designation under the categories of design/physical value, historical/associative value, and contextual value.

Subject to Council approval, staff will continue with the designation process in accordance with the Act.

Background

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties within Downtown Brampton. This work forms part of the broader review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required under Ontario Bill 23 (*More Homes Built Faster Act*) and Bill 200. The legislation required municipalities to complete this update by January 1, 2027.

A Heritage Evaluation Report prepared in 2025 determined that 147 Queen Street West possesses cultural heritage value or interest in accordance with Ontario Regulation 9/06 (*Criteria for Determining Cultural Heritage Value or Interest*), and recommended designation Under Part IV, Section 29 of the *Ontario Heritage Act*.

The property owners were notified of the City's intent to designate (see **Attachment 3**). As of the date of this report, no response has been received. While the City prefers to have owner cooperation when recommending Designation of a property, consent is not required. Property owners are given the opportunity to object to Designation during the 30-day public notice period that commences with the posting of the Notice of Intention to Designate (NOID) on the municipality's website or in a newspaper.

Property Description

The property at 147 Queen Street West, commonly known as the Queen Street Schoolhouse, is located within Brampton's historic core at the southeast corner of Queen Street West and Mill Street South, within the Elliott Lands Neighbourhood. The property contains a one-storey Italianate former schoolhouse constructed circa 1873.

Designation under the Heritage Act

The *Ontario Heritage Act* enables municipalities to designate properties of cultural heritage value or interest through by-law. Designation under Part IV of the Act formally recognizes a property's significance and supports its conservation for the benefit and enjoyment of present and future generations.

Designation also allows municipalities to manage alterations and demolition through the Heritage Permit process under Sections 33 and 34 of the Act.

In determining cultural heritage value or interest, municipalities must apply *Ontario Regulation 9/06, "Criteria for Determining Cultural Heritage Value of Interest"*, prescribed under section 27(3)(b) of the Act. A property may be designated if it meets two or more of the following criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Current Situation

The Heritage Evaluation Report determined that 147 Queen Street West meets four criteria under Ontario Regulation 9/06, relating to design/physical value, historical/associative value, and contextual value.

Accordingly, designation under Part IV of *Ontario Heritage Act* is recommended.

Statement of Cultural Heritage Value or Interest

Design/Physical Value (Criterion 1)

147 Queen Street West is a representative example of an Italianate former schoolhouse. It has been constructed as two, conjoined red brick one-room schoolhouses built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations with a cross-gable roof. It features two prominent front gable peaks decorated with scrolled vergeboard, a simple kingpost, and circular ventilating window openings framed with brick and four keystones.

The building exhibits many hallmark elements of the Italianate style, including:

- Ornatly decorated segmentally arched window openings featuring radiating brick voussoirs with a keystone and stone sills

- Paired corner brackets
- Shallow brick pilasters dividing each bay
- Oblique corbelled brickwork intricately arranged as gable peaks mimicking dentils
- A combination of angled cutting and corbelling framing the windows and creating an attractive light-and-dark pattern on the façade and rear elevation.

Design/Physical Value (Criterion 3)

147 Queen Street West displays a high degree of technical achievement as it is constructed of two identical masses, the design of which has doubled the traditional “preferred plan” for one-room schools established by John G. Hodgins. Together, the linked buildings create two one-room schoolhouses side-by-side, an innovation that expanded the 1873 school’s capacity to accommodate pupils in the growing town.

Historical/Associative Value (Criterion 4)

The former Queen Street Schoolhouse is directly associated with the early development of public education in Brampton. Constructed circa 1873, the building was the third publicly funded school in the community, following earlier schools on John Street (circa 1840-1845) and the Central School on Alexander Street (1856).

The design reflects an expanded version of the “preferred plan” for one-room schoolhouses promoted by John G. Hodgins, Deputy Superintendent of Education for Upper Canada, and Egerton Ryerson. Both were early promoters of the one-room schoolhouse design and instrumental in establishing the Ontario education system.

The Queen Street Schoolhouse was closed following the construction of the new Central Public School in 1916 and the McHugh Public School in 1923, the latter located nearby on Elliot Street.

147 Queen Street West is also directly associated with the Old Countrymen’s Club and the Hydro-Electric Power Commission of Ontario in Brampton. Around 1927, the subject property was purchased by the Old Countrymen’s Club, a private organization focused on gaming and sports. This club, with an elected membership and many local members of British descent, owned the building for over 20 years until 1946.

It was then purchased by the Hydro-Electric Power Commission of Ontario in 1948. The subject building was converted to the Rural Hydro office for the operation of the “Rural Power District Plan” in the Brampton area providing electricity needs for 60 square miles around Brampton until 1969.

Through its continued use by local community groups, organizations, and businesses, 147 Queen Street West remains the oldest surviving school building within Brampton’s original boundaries.

Contextual Value (Criterion 7)

147 Queen Street West contributes to the the late 19th- to early 20th-century character of Brampton's historic core, situated at the edge of the Elliott Lands Neighbourhood and the Queen Street West commercial core.

Occupying a prominent corner lot, the property plays an important transitional role between the commercial and institutional uses along Queen Street West and the residential character of Mill Street South.

The Queen Street West streetscape is characterized by one- to two-and-a-half storey buildings on rectangular and square lots, many of which were originally residential and later adapted for commercial use. These buildings were constructed primarily between the late 19th and early 20th centuries.

Architectural styles along the corridor reflect the evolution of the area, including Victorian-era influences such as Gothic Revival and vernacular Ontario Cottage forms, as well as interwar styles such as Tudor Revival, Arts and Crafts, and Edwardian. Buildings are predominantly constructed of red or multi-toned brick and feature hip and gable roofs, gable peaks, and dormers. Setbacks are generally consistent and modest, with some properties featuring mature tree plantings.

147 Queen Street West exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

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

- Two one-storey, one-room, Italianate former schoolhouses conjoined and built to a rectangular plan with a symmetrical five-bay façade and symmetrical two-bay side elevations
- Red brick cladding laid in a stretcher bond pattern
- Cross gable roof with two front gable peaks with scrolled vergeboard with a simple kingpost
- Shallow brick pilasters and oblique corbelled brickwork arranged as gable peaks mimicking dentils
- Band of corbelled brick below roofline of side elevations
- Circular ventilating window openings framed with brick and four keystones
- Paired brackets
- Segmentally arched window openings with radiating brick voussoirs with a keystone and stone sills with rounded stone brackets
- Segmentally arched window openings with red brick headers (side elevations)
- Contribution to the Elliott Lands Neighbourhood with placement on a corner lot and overall massing, setback, and decorative details

Elements of the property that are not heritage attributes include:

- Detached one-storey storage shed located at the rear (east side) of property

Financial Implications

There are no financial implications resulting from the adoption of this report.

Conclusion

Designation under Part IV, Section 29 of the *Ontario Heritage Act* will enable the City to formally recognize, conserve, and celebrate the cultural heritage value of 147 Queen Street West.

The designation will support the ongoing protection of the property's architectural and contextual significance while providing a framework to manage future alterations, and places some restrictions on the demolition or removal of any building or structure on the property. Adding 147 Queen Street West to Brampton's Register of Designated Heritage Resources ensures that this example of a Italianate former schoolhouse is preserved and maintained.

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Attachments:

- Attachment 1 – Evaluation of 147 Queen Street West According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 147 Queen Street West Presentation.
- Attachment 3 – Heritage Property Letter