



**Date:** 2026-03-31

**Subject:** **Recommendation Report: Heritage Designation of 15 Isabella Street – Ward 1**

**From:** Tom Tran, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2026-310

**Strategic Focus Area:** Culture & Diversity

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### Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21<sup>st</sup> 2026, re: **Recommendation Report: Heritage Designation of 15 Isabella Street - Ward 1**, be received;
2. That designation of the property municipally known as 15 Isabella Street 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 15 Isabella Street 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 15 Isabella Street 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.

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## **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 15 Isabella Street 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***

15 Isabella Street is located within Brampton's historic core on the south side of Isabella Street between Rosedale Avenue West and David Street. The property contains a two-storey Georgian residence constructed circa 1855.

## ***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 15 Isabella Street 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 the *Ontario Heritage Act* is recommended.

### ***Statements of Cultural Heritage Value or Interest***

#### Design/Physical Value (Criteria 1)

15 Isabella Street is an early and representative example of the Georgian architectural style in the City of Brampton.

Built circa 1855, the two-storey residence was constructed toward the end of the Georgian architectural period, however, it is an early structure in the area, built shortly after the incorporation of the village of Brampton in 1853 and the registration of the Washington Block in 1854, one of the earliest residential subdivisions in Brampton.

While 15 Isabella Street has been altered over the years, it retains defining characteristics of the Georgian style, which is noted for its simplicity, symmetry, adaptability, and enduring, solid construction. Hallmark elements of the style observed on the subject building include its square plan, box-like massing, symmetrical three-bay façade and central entrance, side gable roof with return eaves, and rectangular window openings.

#### Historical/Associative Value (Criteria 4)

15 Isabella Street has direct associations with the Washington Block, one of the earliest residential subdivisions in the City of Brampton, registered in 1854 as Plan BR8. The subdivision was established during a period of significant residential growth following the Town's incorporation, the arrival of the railway, and the emergence of the local flower industry.

Constructed circa 1855, the subject building is likely the oldest residence in the original Washington Block and among the oldest in Brampton.

#### Contextual Value (Criteria 7)

15 Isabella Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Washington Block.

The residential side streets in the Washington Block were developed in a similar era as the historic core and support the legibility and character of downtown Brampton. Located off the core's main streets, Queen Street and Main Street, the streetscape is comprised of 19th to early 20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, decorative entrances, rectangular window openings and consistently shallow front and side yard setbacks along the streetscape lined with mature trees.

15 Isabella Street exhibits a lot pattern, setbacks, massing, and decorative details consistent with the character of Brampton's historic core.

#### Contextual Value (Criteria 8)

15 Isabella Street is visually linked to its surroundings. 19 Isabella Street, located on the lot immediately to the west of the subject property, includes a house of the same construction and style creating a visual link between the two properties.

#### 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-storey, frame, Georgian building constructed to a square plan with box-like massing and a symmetrical three-bay façade
- Roughcast stucco cladding
- Side gable roof with return eaves
- Rectangular entrance with a wooden casing and pilasters
- Rectangular window openings
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
- Proximity to architecturally similar structure at 19 Isabella Street

## **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 15 Isabella Street.

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 15 Isabella Street to Brampton's Register of Designated Heritage Resources ensures that this early example of Georgian is preserved and maintained.

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## **Attachments:**

- Attachment 1 – Evaluation of 15 Isabella Street according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 15 Isabella Street presentation
- Attachment 3 – Heritage Property Letter