



Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 227 Main Street North – Ward 1**

From: Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-317

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 227 Main Street North – Ward 1**, be received;
2. That designation of the property municipally known as 227 Main Street North 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 227 Main Street North 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 227 Main Street North 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 227 Main Street North 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 227 Main Street North is located within Brampton's historic core, on the southeast corner of Main Street North and David Street, within the Washington Block. It consists of a two-storey Octagon residence constructed between 1890 and 1900.

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 227 Main Street North meets six criteria under Ontario Regulation and 9/, relating to design/physical value, historical/associative value, and contextual value.

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

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criterion 1)

227 Main Street North is a representative example of the Octagonal architectural style in Ontario and a rare example within the local context of the City of Brampton, with only one other Octagon structure known to exist in the City.

The Octagon architectural style emphasizes geometry, and linear shapes with minimal decoration. Compositionally, Octagon buildings are typically two-storeys with octagonal floor plans, shallow hipped roofs, often stucco cladding, subdued Classical detailing, a surrounding porch, and often a belvedere, however the absence of a belvedere is not uncommon on smaller or modest Octagons. In such examples, it is common to find the chimney placed along one end wall, as is the case with the subject property.

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

- A semi-octagonal plan
- Stucco cladding
- Dentilated cornice
- Red brick chimney
- Wood corner pilasters detailed with a block pattern with moulded bases and capitals
- Rectangular window openings on the octagonal elevations

Design/Physical Value (Criterion 2)

227 Main Street North displays a high degree of craftsmanship and artistic value as demonstrated by its inclusion as a fine example of the style in John Rempel's book *Building with Wood* (1980), which provides a list of polygonal buildings in Ontario, and Blumenson's *Ontario Architecture* (1990). Combining classical detailing into a half octagonal plan, the subject building expresses imaginative skill as the builder did not have the typical dimensions of square or rectangular structures to draw from.

This skill is further demonstrated by the inclusion of four segmented Doric pilasters with full capitals and bases at the corners, a shallow hipped roof with wide overhanging eaves, and dentils and frieze around the roof's eaves, all of which enhance the unique octagonal plan. Overall, the house has a distinctive treatment and creative design arrangement based on a rare octagonal scheme unique in the City of Brampton and Ontario.

Historical/Associative Value (Criterion 4)

227 Main Street North has direct associations with Joseph and Margaret Sewell who lived at the property from 1896 to 1928. Joseph is reported to have been a well-known mason and contractor in Brampton, building local residences. Both Joseph and his wife Margaret were prominent members of their community with Joseph being described in a government document on drill hall construction as "a man who stands very high in the community in which he lives."

Historical/Associative Value (Criterion 6)

227 Main Street North reflects the ideas of American phrenologist, Orson Fowler. Unlike any other style, the popularity of the Octagon is attributed to one person alone: Fowler. His designs, published in *A Home For All* in 1849, popularized the construction of Octagon structures beginning in the mid-1800s and continued until the turn of the century. Fowler's inspiration for the octagon shape was not based on aesthetics but simply that a polygon with eight sides approximated a circle, the form Fowler believed to be nature's ideal. He showed mathematically how the octagon contains one-fifth more room than a comparably sized square.

Fowler's Octagon was created for the middle class to promote practicality, affordability, and general utility and often exhibited a variety of stylistic influences, from Georgian to Second Empire, reflective of the traditional styles of the period. As a believer in nature, economy and utility, Fowler preferred simple details to Gothic or Classical decoration,

and he promoted the innovative use of gravel or concrete walls. Fowler travelled and lectured in Ontario and *A Home For All* had two major editions and nine printings. By the 1860s, the popularity of Octagons had spread throughout upstate New York, southern Ontario, and the near American Midwest via pattern books. The first octagonal buildings in North America appeared in the 1650s in the Eastern United States, and examples of Octagons were built in the 1840s that clearly predate Fowler; however, it was his enthusiasm that popularized the design.

Contextual Value (Criterion 7)

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

Main Street North was one of the first areas of growth in the City of Brampton and as the city developed, outward expansion from the commercial core melded into planned residential neighbourhoods. The general streetscape of Main Street North can be described as comprising modest to stately single-detached houses with modest embellishment dating from the late 19th and early 20th century. These structures are predominantly one-and-a-half to two-and-a-half storeys on relatively narrow lots with consistently narrow setbacks. Generally, the residences along Main Street North are clad in brick, with similar features including front and side gable roofs and front porches. 227 Main Street North supports the historic character of the Washington Block neighbourhood and contributes to an understanding of the growth and development of Brampton's historic core.

Contextual Value (Criterion 9)

227 Main Street North is situated prominently on the southeast corner of Main Street North and David Street, in the historic core of Brampton. Its unique Octagonal architectural style, the only of its type in the area, as well as its overall massing make it easily discernable from the rest of the streetscape. As such, it can be considered a landmark.

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 Octagonal residence clad in stucco constructed to a semi-octagonal plan
- Shallow hipped roof with wide overhanging eaves
- Dentilated cornice
- Red brick chimney
- Wood corner pilasters detailed with a block pattern with molded bases and capitals
- Rectangular window openings on the Octagonal elevations

- Contribution to the Washington Block neighbourhood with a narrow setback from Main Street North and David Street on a modest sized lot
- Prominent placement on the southeast corner of Main Street North and David 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 227 Main Street North.

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 227 Main Street North to Brampton's Register of Designated Heritage Resources ensures that this example of Octagonal architecture is preserved and maintained.

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Attachments:

- Attachment 1 – Evaluation of 227 Main Street North According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 227 Main Street North Presentation.
- Attachment 3 – Heritage Property Letter