



**Date:** 2026-04-02

**Subject:** **Recommendation Report: Heritage Designation of 230 Main Street North – Ward 1**

**From:** Rawan Osman, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2026-328

**Strategic Focus Area:** Culture & Diversity

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### 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 230 Main Street North – Ward 1**, be received;
2. That designation of the property municipally known as 230 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 230 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 230 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.

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## **Background**

Council Motion C211-2025 directs staff to proceed with Designation of a select group of properties across Downtown Brampton. This is being done as part of the program to review and update the City of Brampton Municipal Register of Heritage Properties (the register) as required by Ontario Bill 23 (More Homes Built Faster Act [the Act]). The Act, as well as Ontario Bill 200, specifies that the City must complete this update before January 1, 2027.

In 2025, a Heritage Evaluation Report prepared for the property determined that 230 Main Street North has Cultural Heritage Value or Interest under 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 for 230 Main Street North have received correspondence from the City advising them of the City's wish to Designate the properties (see **Attachment 3**). As of the date of this report, no response has been received from the owners of the property. 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***

230 Main Street North is located within Brampton's historic core, on the east side of Main Street North, between Bird Avenue and William Street, within the Washington Block and Area Neighbourhood. It consists of a one-and-a-half storey Arts and Crafts residence, constructed between 1917 and 1924.

## ***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 230 Main Street North 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)

230 Main Street North is a representative example of the Arts and Crafts architectural style. The style emphasizes a bold composition with low, ground-hugging contours that are commonly displayed in a residential bungalow like 230 Main Street North.

The one-and-a-half storey buff brick building follows many hallmark elements of the style, including:

- Buff brick chimney with a concrete cap

- Side gable roof with overhanging eaves extending to the first storey on the façade and the second storey along the rear
- Shed dormer clad in cedar shakes with exposed rafter tails
- Buff brick cladding
- Oriel window on the west elevation
- Band of seven tall, narrow rectangular six-over-one windows on the façade with a stone sill

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

230 Main Street North is directly associated with the Dale family, specifically (Edward) Ned Dale. The Dale family owned The Dale Estate nurseries that played an instrumental role in the development of Brampton, establishing its reputation as “The Flower Town of Canada.” The business began in 1863 with its founder Edward Dale selling vegetables from his garden and it soon expanded to include the cultivation of greenhouse roses. While brothers Tom, Ned (owner of the subject property), and Will were involved in the family business after their father Edward’s retirement, Harry lead its management until his death in 1900.

By the early 20th century, the Dale Estate employed a quarter of Brampton's population and was among the largest greenhouse flower producers in the world. International success stemmed, in part, from the production of new varieties of roses and orchids, and from the famous “Autographed Rose” technique. The Dale Estate continued to prosper through the first half of the 20th century and its numerous greenhouses and great chimney became iconic features of the local community. In the 1960s, the Dale Estate was sold and merged with another local grower, becoming the Calvert-Dale Estates. Gradually, production slowed and the firm closed its doors in 1980. The Dale Estate nursery lands and Dale family residences were concentrated primarily along Main Street North, west of the subject property, the home of Ned Dale.

#### Contextual Value (Criteria 7)

230 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 and Area Neighbourhood. 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 primarily modest to single-detached houses with modest embellishment dating from the late 19th and early 20th century, comprised of both original and infill properties. These structures are predominantly one-and-a-half to two-and-a-half storeys on modestly sized 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. 230 Main Street North supports the historic character of the Washington Block and Area Neighbourhood and contributes to an understanding of the growth and development of Brampton’s historic core.

### Contextual Value (Criterion 8)

230 Main Street North is historically linked to its surroundings. The property is one of a number of former Dale family residences located in the surrounding blocks, predominantly along Main Street North, west of the subject property on lands that were once the site of The Dale Estate nursery. Addresses of the extant former Dale family residences that could be identified include: 239 Main Street North (Will Dale); 249 Main Street North (Ethel Dale Brydon); 250 Main Street North (Thomas Dale); 36 Lorne Street (Sarah Dale Algie); and 7 English Street (Bertha Dale Algie).

### 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:

- One-and-a-half storey Arts and Crafts residence constructed to a rectangular plan
- Buff brick construction laid in a stretcher bond pattern
- Side gable roof with overhanging eaves that extend to the first storey on the façade and end at the second storey of the rear elevation
- Buff brick chimney with a concrete cap
- Shed dormer clad in cedar shakes with exposed rafter tails and a group of six rectangular window openings
- Thick moulded wood cornice spanning the façade supported on three brick pillars topped with rock faced stone caps
- Recessed entryway with a segmentally arched opening with rowlock headers and a wooden door with 12 lites above a wood panel and sidelights divided into eight panes above a wood panel
- Band of seven tall, narrow rectangular six-over-one windows on the façade with a rock faced stone slip sill
- Oriel window on the west elevation
- Segmentally arched window openings with rowlock headers and rock faced stone slip sills
- Proximity to the former Dale family residences along and just off of Main Street North, west of the subject property
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow lot

Elements of the property that are not heritage attributes include:

- One-storey orange brick garage located in the northeast corner of the 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 230 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 230 Main Street North to Brampton's Register of Designated Heritage Resources ensures that this example of an Arts and Crafts bungalow is preserved and maintained.

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## Attachments:

- Attachment 1 – Evaluation of 230 Main Street North According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 230 Main Street North Presentation.
- Attachment 3 – Heritage Property Letter