



**Date:** 2026-04-01

**Subject:** **Recommendation Report: Heritage Designation of 243-245 Main Street North – Ward 1**

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

**Report number:** Planning, Bld & Growth Mgt-2026-324

**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, 2026, re: **Recommendation Report: Heritage Designation of 243- 245 Main Street North - Ward 1**, be received;
2. That designation of the property municipally known as 243-245 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 243-245 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 243-245 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 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 243-245 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***

243-245 Main Street North is located within Brampton's historic core on the south side of Main Street North, between David Street and Rosedale Avenue West. The property contains a two-storey Gothic Revival residence constructed between 1874 and 1886.

## ***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 243-245 Main Street North meets three criteria under Ontario Regulation 9/06, relating to design/physical 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)

243-245 Main Street North is a representative example of a Gothic Revival residence displaying high exterior material integrity. More specifically, the subject property is representative of a Gothic Revival "Suburban Villa or Farm House."

The two-storey building follows an L-shaped plan and exhibits several hallmark elements of the style including a cross gable roof with projecting polygonal bays with steeply pitched gables emphasizing the verticality of the design. As a feature commonly applied to Gothic Revival architecture, the building uses dichromatic brick work, being clad in red brick with buff brick details. All window openings are tall and segmentally arched with buff brick voussoirs arranged to mimic a hood mould.

Typical of the style, 243-245 Main Street North features a covered porch with a sloped roof along the façade supported by square wood posts and geometric balusters. Characteristic of a Gothic Revival residence, the subject property includes decorative woodwork in the form of spindle work and scrolled brackets on the porch and vergeboard and brackets within the gable peaks.

### Design/Physical Value (Criteria 2)

243-245 Main Street North displays a high degree of craftsmanship demonstrated through the projecting polygonal bays of the L-shaped plan, the dichromatic brick detailing, decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns, and the covered porch along the façade decorated with spindle work and scrolled brackets.

### Contextual Value (Criteria 7)

243-245 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 evolved into planned residential neighbourhoods. The general streetscape of Main Street North can be described as comprising modest 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 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.

243-245 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.

### 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 dichromatic brick Gothic Revival residence constructed to an L-shaped plan
- Red brick cladding laid in a stretcher bond pattern with buff brick elements
  - Diamond-shaped detailing beneath gable peaks
  - Voussoirs arranged to mimic a hood mould
  - Panel of corbelled bricks at the base of bay windows
- Cross gable roof with decorative vergeboard and brackets in the gable peaks designed in lace and geometric patterns
- Projecting polygonal bays on the east elevation and the west side of the north façade
- Single red brick chimney with a corbelled brick cap
- Tall, segmentally arched window openings with lug sills
- Segmentally arched basement window openings with red brick voussoirs

- Rectangular stained-glass transom with a buff brick voussoir over the entrance
- Covered porch along the façade decorated with spindle work and scrolled brackets supported by square wood posts with geometric balusters
- Contribution to the Washington Block and Area Neighbourhood with a modest setback from Main Street North on a long, narrow, rectangular lot

### **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 243-245 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 243-245 Main Street North to Brampton's Register of Designated Heritage Resources ensures that this early example of Gothic Revival is preserved and maintained.

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### **Attachments:**

- Attachment 1 – Evaluation of 243 and 245 Main Street South according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 243 and 245 Main Street South presentation
- Attachment 3 – Heritage Property Letter