



Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 3 Isabella Street – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-309

Strategic Focus Area: Culture & Diversity

Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21st 2026, re: **Recommendation Report: Heritage Designation of 3 Isabella Street - Ward 1**, be received;
2. That designation of the property municipally known as 3 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 the property at 3 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 3 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 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 3 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

3 Isabella Street is located within Brampton's historic core on the west side of Isabella Street between Rosedale Avenue West and David Street. The property contains a one-storey Ontario Regency Cottage residence constructed circa 1865.

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 3 Isabella Street meets three criteria under Ontario Regulation and 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)

3 Isabella Street is a representative example of the Ontario Regency Cottage style and is a rare surviving example within downtown Brampton, with only three other known examples remaining.

The Ontario Regency Cottage style emphasizes symmetry, and a low profile, as exemplified in the subject property's one-storey, nearly symmetrical three-bay configuration, built to a square plan with a hip roof with overhanging eaves.

Also typical of the style, 3 Isabella Street expresses classical details such as the dentilated frieze and rectangular window and door openings. These openings are further articulated with decorative elements: the windows feature moulded wood surrounds with triangular detailing, while the centrally located entrance is accentuated by a wood entablature with capped pilasters and an architrave with dentils above a rectangular transom.

Historical/Associative Value (Criteria 4)

3 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.

The dwelling is believed to have been constructed by contractor and carpenter John Pickard, who also built the adjacent one-and-a-half storey Regency cottage at 1 Isabella Street. As such, 3 Isabella Street represents one of the earliest phases of residential development along Isabella Street in the mid-19th century.

The property is also associated with the Imber family, who occupied the dwelling for nearly a century, from 1911 to 2009. Members of the Imber family worked at the Dale Estate greenhouses, a key contributor to Brampton's identity as the "Flower Town of Canada," as well as at Victory Aircraft in nearby Malton, a major Canadian manufacturer of British-designed aircraft, including the Lancaster Bomber, during the Second World War.

Contextual Value (Criteria 7)

3 Isabella Street contributes to the late 19th- to early 20th-century residential character of Brampton's historic core, particularly within 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.

3 Isabella Street exhibits a lot pattern, setback, massing, 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:

- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Hip roof with overhanging eaves
- Dentilated frieze
- Rectangular window openings with moulded wood window surrounds with a triangular detail

- Central entrance with a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a 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 3 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 3 Isabella Street to Brampton's Register of Designated Heritage Resources ensures that this example of Ontario Regency Cottage is preserved and maintained.

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Attachments:

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