

REVISED DRAFT
Evaluation of 3 Isabella Street
According to *Ontario Regulation 9/06*
City of Brampton

Prepared for
Corporation of the City of Brampton
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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
HCD – Heritage Conservation District
LRO – Land Registry Office
MCM – Ministry of Citizenship and Multiculturalism
MMAH – Ministry of Municipal Affairs and Housing
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
PPS – Provincial Planning Statement

PERSONNEL

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1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 3 Isabella Street according to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

This report examines the design of the property, presents its history, and describes its context.

2.1 Field Survey

A field survey was conducted on February 7, 2024. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The property was recommended for designation as part of the *Cultural Heritage Assessment Report: Major Transit Station Areas (MTSA)* (WSP 2022). The property also contributes to the Washington Block and Area Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. In 2023, the City of Brampton undertook an *Update of Municipal Register of Cultural Heritage Resources*. This project examined 319 properties within the downtown study area to update the existing information on each property and determine if the properties should be prioritized for designation. The City initiated this report as one of the high priority properties recommended for designation in response to changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 3 Isabella Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

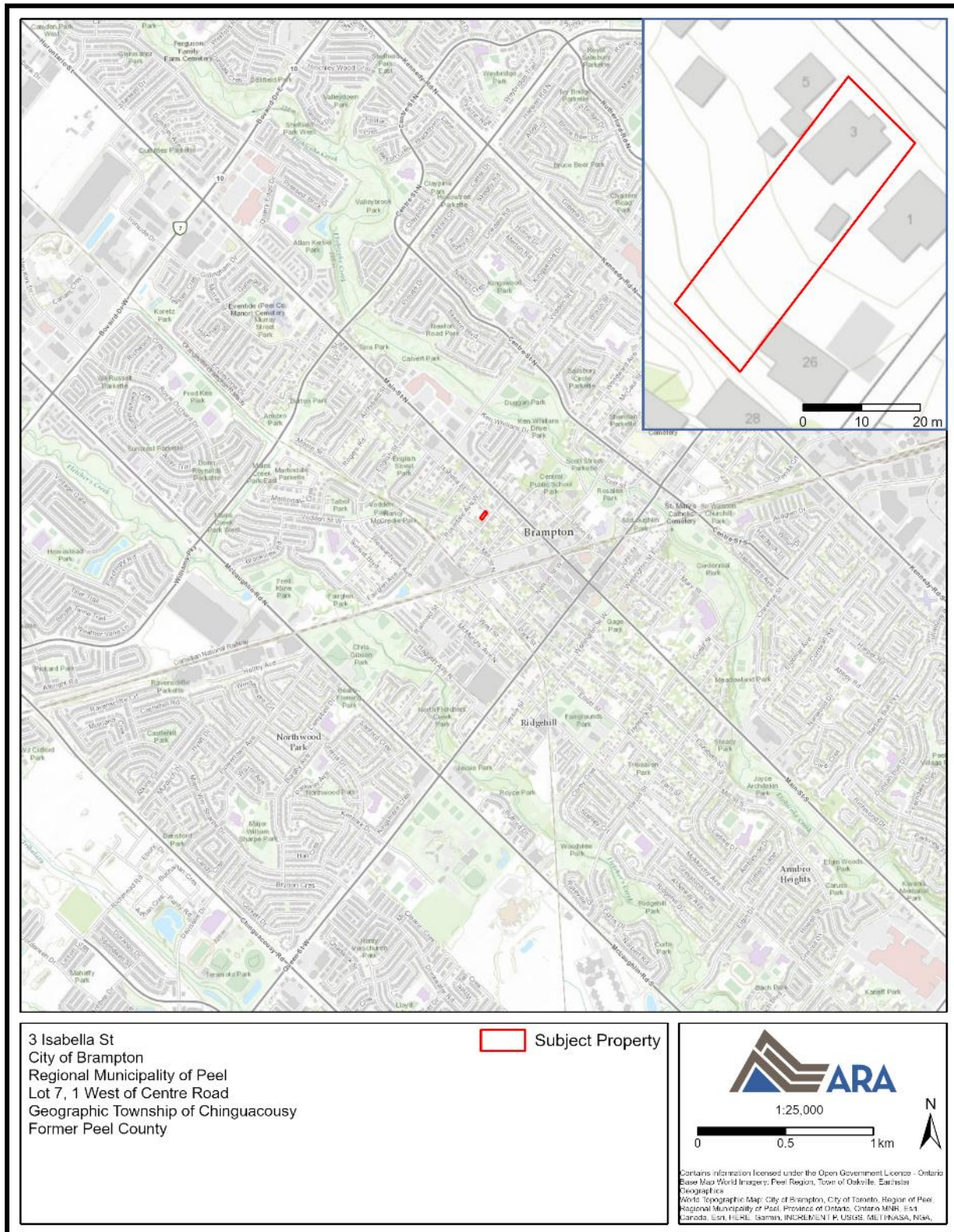
3.0 PROPERTY INFORMATION

Civic Address: 3 Isabella Street, City of Brampton, ON

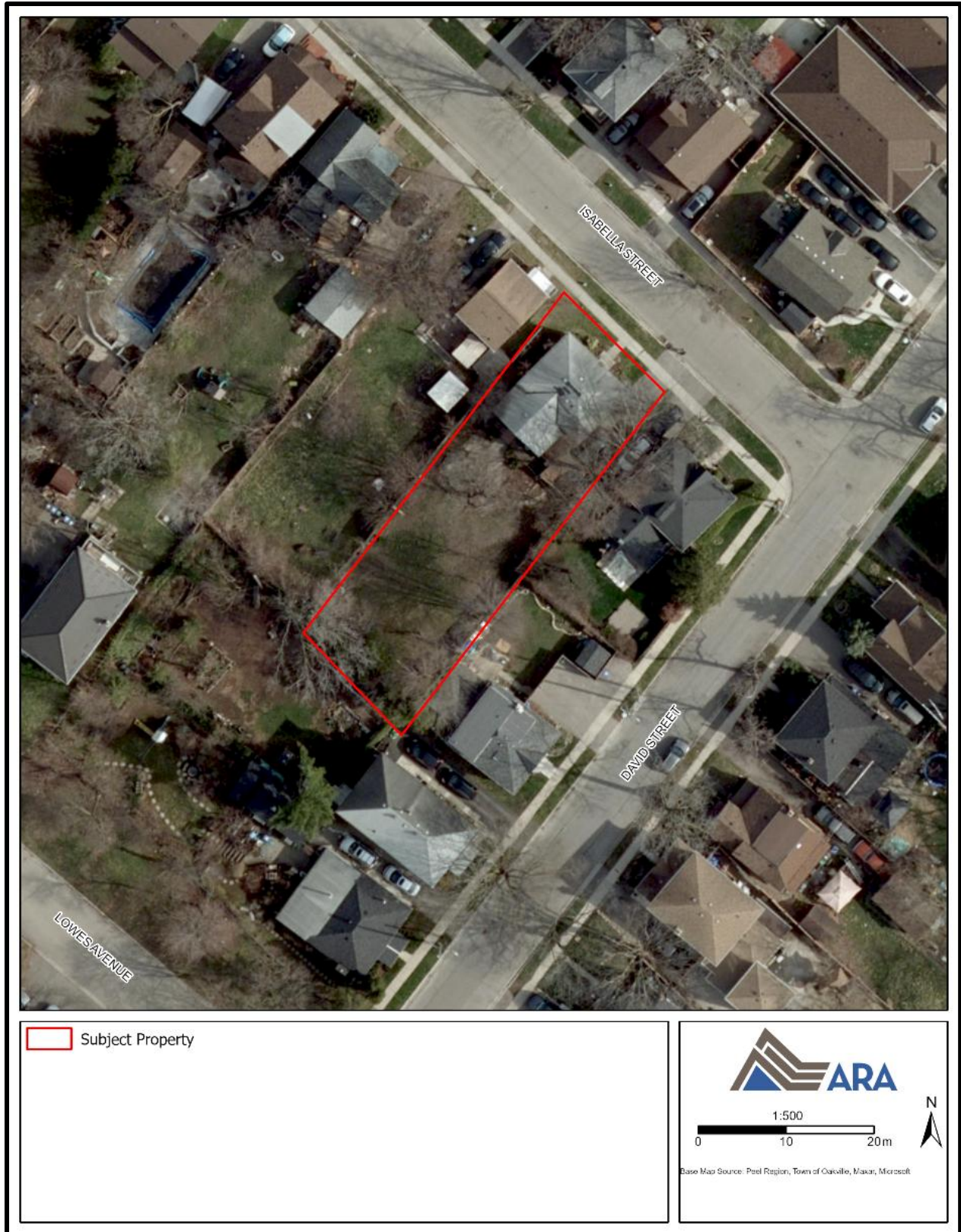
Alternative Name(s): n/a

Legal Description: PLAN BR 8 LOT 14

The location of the subject property is displayed on Map 1 and Map 2.



Map 1: Subject Property in the City of Brampton
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

4.0 LEGISLATIVE FRAMEWORK

4.1 Provincial Policies and Guidelines

4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Planning Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect October 20, 2024.

4.1.2 *The Provincial Planning Statement (2024)*

The *Provincial Planning Statement (PPS 2024)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Chapter 1:

Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province's rich cultural diversity is one of its distinctive and defining features (MMAH 2024:1-2).

The PPS 2024, which was enforced as of October 20, 2024, promotes the conservation of cultural heritage resources through detailed polices in Section 4.6, such as 4.6.1 “*Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved,*” and 4.6.3 “*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved*” (MMAH 2024:28).

Further, 4.6.5 b) notes “*Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes*” (MMAH 2024:28).

4.1.3 Ontario Heritage Act

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies that address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties that may have CHVI (Section 27).

To objectively identify cultural heritage resources, *O. Reg. 9/06* made under the *OHA* sets out nine criteria for CHVI (MCM 2006b:20-27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties not yet protected employ *O. Reg. 9/06* to determine if they have CHVI. These nine criteria are:

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, or
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, or
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, or

9. The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

5.0 PHOTOGRAPHS



**Map 3: Image Locations of Subject Property on a Current Aerial Photograph
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**



**Image 1: Façade of 3 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)**



**Image 2: Detail of Entryway of 3 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)**



**Image 3: Detail of Window Opening on Façade of 3 Isabella Street
(Photo taken February 7, 2024; Facing Southwest)**



**Image 4: Northeast Corner View of 3 Isabella Street
(Photo taken February 7, 2024; Facing West)**



**Image 5: Detail of Cornice of 3 Isabella Street
(Photo taken February 7, 2024; Facing West)**



**Image 6: Northwest Corner of 3 Isabella Street
(Photo taken February 7, 2024; Facing South)**



**Image 7: Context View of 3 Isabella Street from David Street
(Photo taken February 7, 2024; Facing West)**



**Image 8: Context View of 3 Isabella Street from North Side of Isabella Street
(Photo taken February 7, 2024; Facing Southwest)**



**Image 9: Context View from 3 Isabella Street From Isabella Street
(Photo taken February 7, 2024; Facing Southeast)**

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Regency style traces back to King George IV's reign as the Prince of Wales from 1811 to 1820 and can be associated with both architecture and furniture design (Kyles 2016). The style was influenced by the British picturesque movement that "saw a new appreciation of setting and landscape and romanticized rustically in the garden design" and reflected King Georges' exuberant and colourful tastes (Fram 2003:25; Kyles 2016). Regency architecture is primarily applied as a residential style and although it is a "style characteristic in southern Ontario" it is "quite uncommon in adjacent US states" (Fram 2003:25). As Kyles notes, in Ontario, the early Regency buildings were occupied by "retired military men from Britain's colonies [who] brought their families to Canada and created lovely cottages with huge front verandahs and large French doors without really considering that Ontario in January is not, in fact, similar to the tropics at all" (Kyles 2016). The application of this style is associated with the 1820-1870s time period in Ontario (HRC 2009).

While symmetry and a low profile are key characteristics of the Regency architectural style, usually being one or one-and-a-half storeys in height, there are several other noteworthy design influences including:

The detailing, distinctly different than that of either Georgian or Gothic Revival, was executed by British craftsman with experience in the style. Unlike Georgian and Neo-Classical and even the Gothic Revival, the entrance door is relatively insignificant. The owner could gain access to the garden by means of a variety of French doors. Fanciful treillages, tall decorative chimneys and awning roofed verandahs would complete the low, one-storey look (Kyles 2016).

Fram notes that although "stucco walls were considered most stylish, brick walls were as common" and that other characteristics include classically based rectangular windows and entrances and sometimes an upswept curve (bell-cast) verandah roof (2003:25). Lastly, the setting was also a consideration in the application of this style. As Kyles notes, "Regency buildings are always situated for maximum visual effect and the best possible view. Regency designs are generally year-round 'cottages' or much larger 'villas'" (Kyles 2016).

A description of the architecture/design of 3 Isabella Street is as follows:

- One-storey, three-bay, frame building constructed to a square plan (Image 1)
 - The façade is close to symmetrical however the door is located slightly east of centre and the west (right) window is placed closer to the entrance than the edge of the wall
- Clad in vinyl siding (replacement, originally clad in stucco, also known as roughcast; see Figure 2 in Appendix A)
 - Original stucco cladding may remain beneath vinyl siding
- Hip roof clad in asphalt shingles with overhanging eaves and a dentilated frieze (Image 1 and Image 5)
- Concrete foundation (Image 6)
- Rectangular window openings with moulded wood window surrounds decorated with a triangular detail on the original structure (Image 1 and Image 3)
 - Six-over-six sash replacement windows
 - Modern faux black shutters next to the window openings on the façade

- Rectangular window openings in the basement on the east and west elevations (Image 6)
- The main entrance is located slightly off-centre and features a wood entablature painted white with capped wood pilasters and an architrave decorated with dentils above a rectangular transom (Image 1 and Image 2)
 - The entrance includes a single, rectangular, modern door painted black with iron light fixtures on each side
 - Two concrete steps provide access to the entry
- A plaque affixed to the façade reads “Regency Ontario Cottage Style Circa 1860” (Image 2)
- A one-storey frame addition built to a rectangular plan projecting from the rear (south) elevation (Image 6)
 - Possible summer kitchen addition dating prior to 1917 originally clad in wood clapboard (see Map 8)
 - The addition is now clad in vinyl siding with a gable roof clad in asphalt shingles and modern window and door replacements (see Figure 9 in Appendix A)
- Shallow setback from Isabella Street on a narrow, rectangular lot (Image 9)
- A single-width asphalt driveway accessed from Isabella Street runs parallel between the east property line and the residence, terminating at the back of the house (Image 4)
- A wood fence encloses the south portion of the property, behind the residence (Image 6)
- The front yard is grassed and landscaped with small shrubs and perennials along the foundation and a concrete pathway leading to the façade (Image 1)

When examined against the typical characteristics of an Ontario Regency Cottage as outlined by Fram in *Well-Preserved* (2003), Kyles in *Ontario Architecture Online* (2016), and the Heritage Resources Centre’s (HRC) *Ontario Architectural Style Guide* (2009), 3 Isabella Street meets many of the characteristics of the style and can therefore be considered a representative example of the Ontario Regency Cottage architectural style. The subject property is also a rare example of the style in the downtown area of the City of Brampton with only three other examples (84 Nelson Street West, 20 Elizabeth Street South, and 1 Isabella Street) identified in the City’s 2023 *Update of Municipal Register of Cultural Heritage Resources*.

Table 1: Characteristics of Ontario Regency Cottages
(Adapted from Fram 2003; Kyles 2016; HRC 2009)

Characteristics of Ontario Regency Cottages	Characteristics of 3 Isabella Street
One to one-and-a-half storeys	Yes – One-Storey
Overall horizontal and low profile	Yes
Unadorned entranceway	No
Hip of gable roof (typically hip roof) with broad eaves	Yes – Hip Roof
Symmetrical (plans and elevation)	Yes
Verandah and porches	No
Commonly built in brick or stucco	Possible (stucco may remain beneath siding)
Mouldings, windows and/or “French Doors,” typically classically design-based	Yes
Wooden treillages support the sometimes upswept-curved (bell case) verandah roof	No
Central entranceway, often with sidelights and transom	Yes – Transom only

6.2 History

6.2.1 City of Brampton History

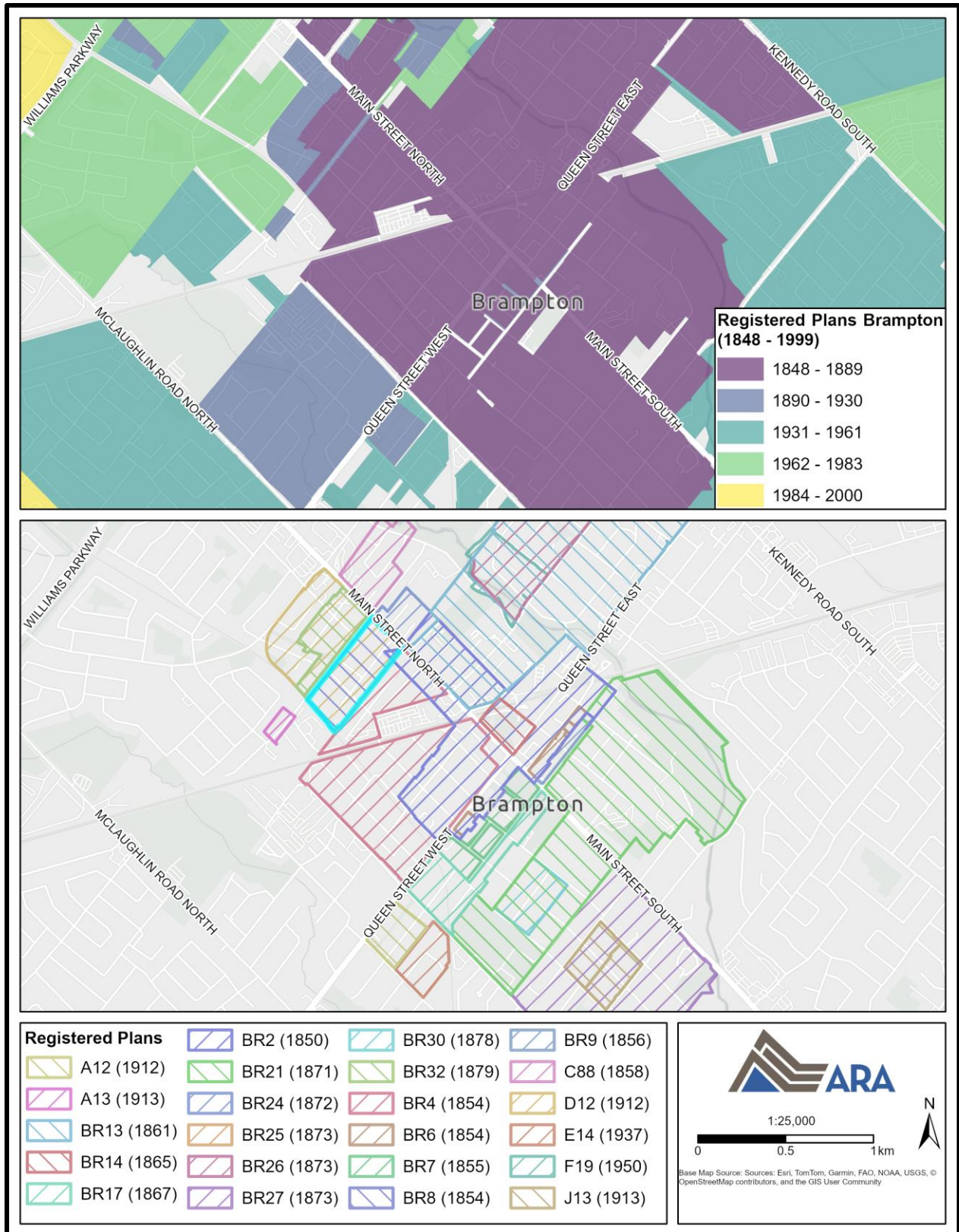
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. This intersection is the historical heart of modern Brampton and would become known as the "four corners" (CoB 2024).

John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, and pot ashery. Scott also had a small mill for grinding and chopping grain for the distillery. In 1853, Brampton was incorporated as a village and the population was around 500 inhabitants (CoB 2024). The local economy was growing, and the Village supported the surrounding farms and rural hamlets. The Grand Trunk Railway arrived in Brampton in 1856 and triggered an economic boom. By 1867, the Village of Brampton was selected as the Peel County seat. The County Courthouse, Jail and other public buildings were constructed. Kenneth Chisholm built Alderlea, a massive estate in the heart of the Village, and other large homes were built near the Courthouse (CoB 2024). Extensive land holdings surrounding the four corners were subdivided to build houses for the many new inhabitants arriving in the area (CoB 2024). These land holdings, which began to be developed at the same time as the historic core of Brampton, evolved into the residential side streets that extend from Queen Street West and Main Street North. For example, the residential neighbourhood northwest of the four corners became known as the "Washington Block" when it was named as such in the BR8 block plan registered by Robert Lowes and surveyed by C.J. Wheelock in 1854. Brampton was incorporated as a town in 1873 and John Haggert, an industrialist and owner of the Haggert Brothers Manufacturing Company, was elected the first Mayor (CoB 2024).

On the following page, Map 4 illustrates the phases of development in Brampton's core by date and registered plan beginning around the four corners in the mid-19th century and successively expanding outwards to developments that took place up to the turn of the 21st century.

The 20th century brought new industries to the town, mostly along the railway line, and included the Hewetson Shoe factory, Williams Shoe factory, Copeland-Chatterson Loose-Leaf Binder Company, the Brampton Knitting Mills, and cabinet makers Phillips and Bryant (CoB 2024). These new industries joined long standing enterprises such as the large greenhouses for flower production established in the 1860s by Edward Dale, which helped to earn Brampton's nickname, the "Flowertown of Canada" (CoB 2024).

The Great Depression and two World Wars took their toll on the local economy and saw the closure of factories and the decline of the flower industry (CoB 2024). Brampton slowly transformed in the 1940s and 1950s as the automobile changed the landscape. New subdivisions were constructed as Toronto's urban growth spilled into the area. In 1974, the Region of Peel was created and Brampton was incorporated as a city.



Map 4: Map of Registered Plans Illustrating Brampton's Development from 1848-2000
 (Produced by ARA under licence using ArcGIS® software by Esri, CoB 2025)

6.2.2 Site Specific History

The building at 3 Isabella Street was constructed circa 1865 as a residence. Below is a history of the property from 1831 until the present day:

- The Crown Patent for the east half of Lot 7, Concession 1 WHS (100 acres) went to Robert Lowes in February 1831 (see Table 1)
- The subject property is situated within the Washington Block, one of the earliest residential subdivisions in Brampton registered in 1854 as Plan BR8 (CoB 2009; see Figure 1 in Appendix A)
 - The “subdivision was established at a time when the town was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry” (CoB 2009:4)
- In 1856, Robert Lowes and his wife sold Lot 14 of the Washington Block to John Pickard
 - The subject building may have been constructed by Pickard
 - Pickard was a contractor and carpenter documented as building the residence at 1 Isabella Street, on the lot directly east of the subject property (Lot 13, Plan BR8) (CoB 2010)
 - Pickard is believed to have also been Brampton's first tax collector (CoB 2010)
- An historic map from 1859 situates the subject property within the core of Brampton on the west side of Hurontario Street (Main Street) (see Map 5)
- In March of 1863, John Pickard and his wife sold the property to Claudius McLaughton
- John Coyne et al. sold the subject property to J.H. Dracass in 1873
- Dracass and his wife sold the property to Martha Forster in December 1875
- An historic map from 1877 indicates the subject property was located within the historic core of Brampton at the time and shows the extent of development within the town (see Map 6)
- Martha Forster retained the property until December 1908 when she sold it to William and Henrietta Campbell
- A topographic map from 1909 depicts the subject property as containing a frame structure (see Map 7)
- The Campbells sold the property to Sydney Imber in March 1911
 - The subject building was the residence of the Imber family for at least three generations
 - Members of the Imber family worked at the Dale Estate greenhouses and Victory Aircraft Company
 - The Dale Estate nurseries played an instrumental role in the development of Brampton, establishing its reputation as ‘The Flower Town of Canada.’ The business began in 1863 by its founder Edward Dale and expanded to include the cultivation of greenhouse roses. 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 (OHT 2012)
 - Victory Aircraft Company, located in nearby Malton, was a Canadian manufacturing company that built mainly British-designed aircraft, such as the Lancaster Bomber, during World War II (Malton 2021)
 - According to the 1921 census, Sydney Imber was a 39 year old florist living with his wife Bessie (age 37) and their children John Eli (age 12), Stafford James (age 10), Mary Margaret (age 8), Sydney (age 6) and Charles (age 2) in the subject building on Isabella Street (LAC 1921)

- By 1931, the Imber family had grown to include two more children, Rose (age 10) and Kenneth (age 2) (LAC 1931)
 - John and Stafford had moved out of the family home by this time
- Historic images from the period of ownership by the Imber family depict the subject property in the early 20th century (see Figure 2, Figure 3 and Figure 4)
- Fire Insurance Plans from 1917 and 1924 show the subject property and the one storey roughcast (stucco-clad) subject building (see Map 8)
 - At this time, the subject building had the municipal address of 307 Isabella Street
 - A one-storey frame addition was affixed to the rear (south) elevation of the subject building, and another one-storey addition projected from the south elevation of this addition (since demolished)
- Fire Insurance Plans from 1931 and 1940 show the subject property had the same arrangement of buildings and layout as the 1917 and 1924 Plans, with the addition of a one-storey frame garage on the east side of the subject property (since demolished) (see Map 9)
- An aerial image from 1954 situates the subject property within the Town of Brampton that continued to expand with development (see Map 10)
- Ann Imber sold the subject property to Bryan Tacoma in June 2009, ending the Imber family's 98 year ownership of 3 Isabella Street
- Tacoma sold the property to Maria Garcia in March 2010
- Maria Garcia sold the subject property to Khalid Malik in August 2014 and it is owned by Malik today

**Table 2: Summary of Property Ownership at 3 Isabella Street
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	22 Feb 1831	Crown	Robert Lowes	East half of Lot 7, Concession 1 WHS, 100 acres
2600	Bargain and Sale	5 Mar 1856	Robert Lowes and wife	John Pickard	Lot 14, Washington Block
9243	Mortgage	3 June 1861	John Pickard and wife	William Montgomery	Lot 14, Washington Block
11043	Bargain and Sale	9 Mar 1863	John Pickard and wife	Claudius McLaughton	Lot 14, Washington Block
1215	Bargain and Sale	15 Dec 1873	John Coyne et al	J.H. Dracass and wife	Lot 14, Plan BR8
1643	Bargain and Sale	23 Dec 1875	J.H. Dracass and wife	Martha Forster	Lot 14, Plan BR8
7954	Bargain and Sale	23 Dec 1908	Martha Forster	William and Henrietta Campbell	Lot 14, Plan BR8
9088	Bargain and Sale	30 Mar 1911	William and Henrietta Campbell	Sydney Imber	Lot 14, Plan BR8
RO922428	Transfer	21 Dec 1989	Sarah Imber, regarding the estate of Sydney Imber	Anna Imber	Subject property
PR1648400	Transfer	2 Jun 2009	Ann Imber	Bryan Tacoma	Subject property
PR1783970	Transfer	1 Mar 2010	Bryan Tacoma	Maria Garcia	Subject property
PR2589262	Transfer	27 Aug 2014	Maria Garcia	Khalid Malik	Subject property

6.3 Context






- Located at 3 Isabella Street in the historic core of the City of Brampton
 - The “core” comprises primarily late 19th century commercial land uses along Queen Street and Main Street, and late 19th to mid-20th century residential neighbourhoods organized in a grid pattern to the north and south
 - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
 - Isabella Street runs roughly northwest to southeast between Rosedale Avenue West and David Street, parallel to Main Street North, one block to the south
- The building is situated on the south side of Isabella Street, between Rosedale Avenue West and David Street, within a dense late 19th to early 20th century residential neighbourhood
- The property contributes to the Washington Block and Area Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study prepared for a number of neighbourhoods in the City of Brampton by George Robb Architect et al. in 2009
 - The study describes this largely unchanged area's distinct character as “modest single-detached houses with modest embellishment from the 19th and early 20th centuries” (GRA et al. 2009:7)
 - The area is beginning to experience development pressure in the form of higher density infill
 - George Robb Architect et al.’s identification of the character of the Washington Block and Area Neighbourhood supports the contextual assessment detailed in this section
- It has a shallow setback from Isabella Street on a narrow, rectangular lot

- A single-width asphalt driveway accessed from Isabella Street runs parallel between the east property line and the residence, terminating at the back of the house
- The Isabella Street streetscape character can be described as follows:
 - For the purpose of this report, geographically, the Isabella Street streetscape includes Isabella Street from Rosedale Avenue West and David Street, as per the 1854 Washington Block Plan BR8 (see Map 5 to Map 7, Map 10, and Figure 1)
 - Comprised of predominantly one to two-and-a-half storey residences on narrow, rectangular lots with little modern infill
 - Primarily brick construction (majority are red brick and some are dichromatic)
 - Many buildings share similar features including hip and gable roofs, decorative entrances, and rectangular window openings
 - Streetscape exhibits consistently shallow setbacks
 - Isabella Street includes a sidewalk on both sides with a grassed boulevard and mature street trees
- Several residential side streets extend from Main Street North that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:
 - Residential side streets in keeping with the development of the core as shown in the historic mapping (see Map 5 to Map 7, Map 10, and Figure 1) include: Rosedale Avenue West, David Street, and Isabella Street between Rosedale Avenue West and Lorne Avenue
 - The character of the residential side streets is generally in keeping with the character of the Isabella Street streetscape, however the block containing the subject property retains a higher concentration of 19th century residences than the surrounding side streets, which contain more early 20th century structures
 - Comprised of predominantly one to two-and-a-half storey residences on rectangular lots
 - Primarily brick construction (majority are red brick, some are multitone brick, and some are clad in vinyl siding)
 - Variety of architectural styles including Georgian, Gothic Revival, Italianate, Dutch Colonial Revival, Tudor Revival, Edwardian, and Arts and Crafts
 - Setbacks are relatively shallow and consistent
 - Streetscapes include a sidewalk on both sides with a grassed boulevard and mature street trees
 - Many buildings on the residential side streets share similar features including gable and hip roofs, front porches, decorative entrances, and rectangular window openings
 - Many of the buildings along Isabella Street and the residential side streets date from the late 19th to early 20th century
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton including a brief description, year constructed, and photographs to support the descriptions of the character of Isabella Street and the residential side streets

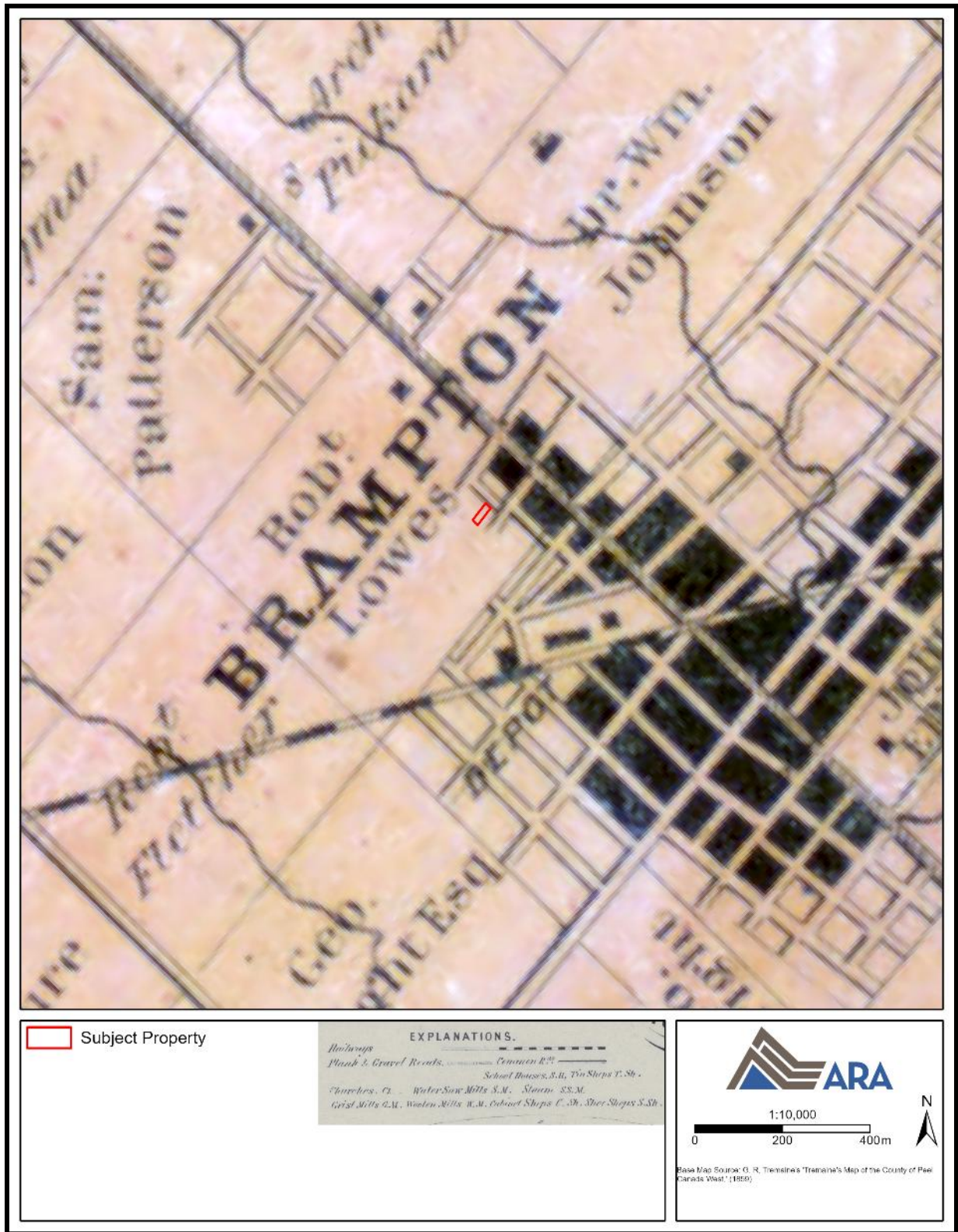
Table 3: Selection of Late 19th to Early 20th Century Buildings Along Isabella Street, David Street and Rosedale Avenue West in the City of Brampton

Address	Brief Description	Est. Year Constructed	Photo
19 David Street (Franklin Cottage)	Residence, two-storey, red and buff dichromatic brick Italianate with an enclosed verandah, bay window, rectangular window openings and a hipped roof with brackets	1867	
18 David Street	Residence, one-and-a-half storey red brick, Dutch Colonial Revival with a front gambrel roof	1910	
1 Isabella Street (Pickard House)	Residence, one-and-a-half storey red and buff dichromatic brick Ontario Regency Cottage with a hipped roof with a steeply pitched front gable and a decorative entablature surrounding the central entrance Designated under Part IV of the <i>Ontario Heritage Act</i>	Mid-1850s	
6 Isabella Street	Residence, one-and-a-half storey red brick Dutch Colonial Revival with a gambrel roof, fish scale shingles within the gable, and a covered front porch	1910	
8 Isabella Street	Residence, two-and-a-half storey Edwardian red brick with a hip roof with a dormer window, symmetrical two-bay façade, rectangular window openings, and a decorative entrance	Circa 1910	

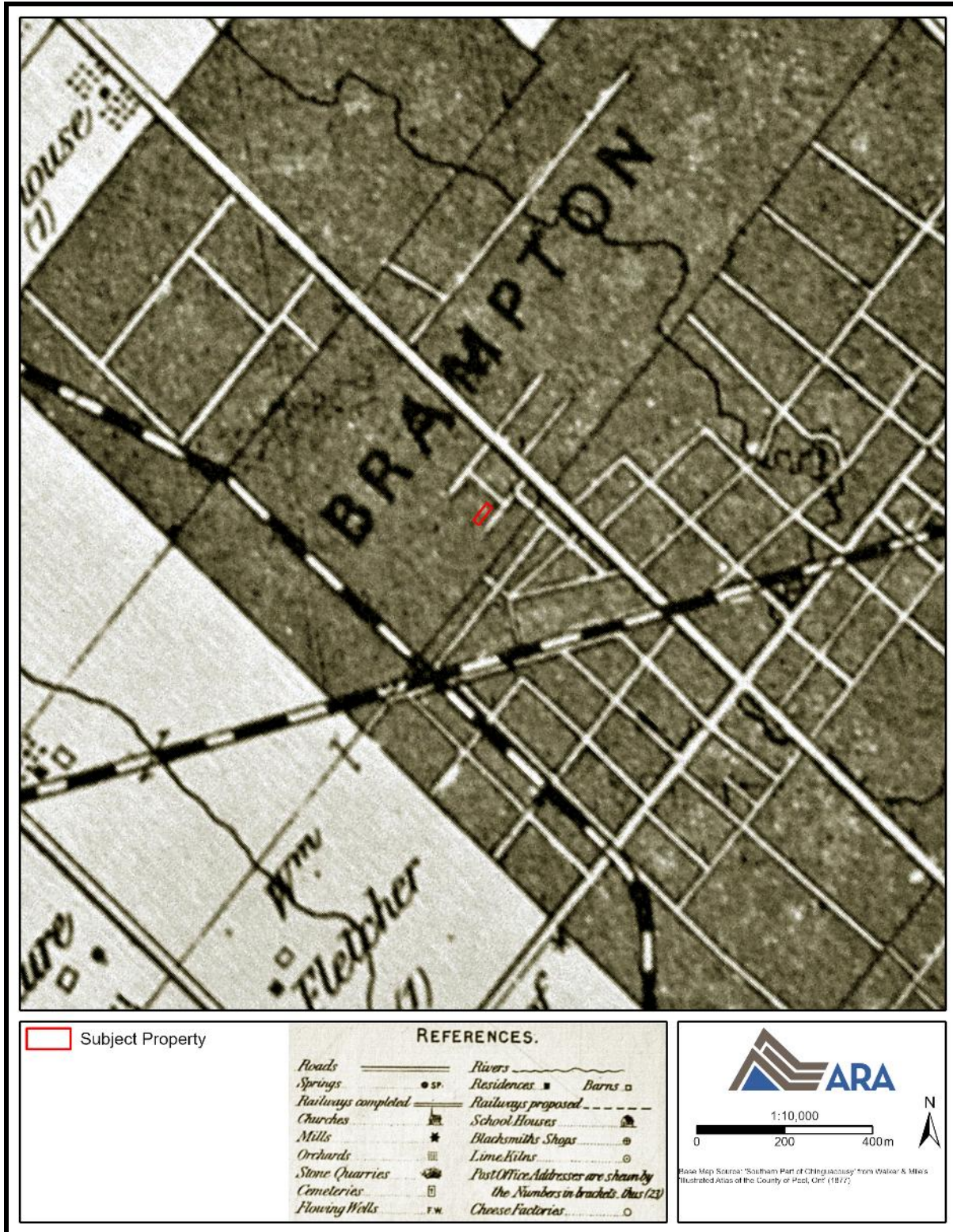
Address	Brief Description	Est. Year Constructed	Photo
10 Isabella Street	Residence, one-and-a-half storey, dichromatic red and buff brick Gothic Revival Cottage with a side gable roof with a steeply pitched front gable peak with a lancet window and a covered porch	1875	
11 Isabella Street	Residence, two-and-a-half storey red brick Edwardian with a gable roof, rectangular window openings, and an enclosed verandah	1910	
14-16 Isabella Street	Residence, two-storey, red brick vernacular Italianate duplex with a hip roof with overhanging eaves and brackets, a covered porch spanning the façade with a sunburst panel in the pediment, and segmentally arched window openings	1908	
15 Isabella Street	Residence, two-storey, symmetrical three-bay Georgian clad in stucco with a side gable roof with return eaves, rectangular window openings with wood casings, and a covered front porch	1855	
19 Isabella Street (Alex Armour House)	Residence, two-storey, symmetrical three-bay Georgian with a side gable roof with return eaves, rectangular window openings and a decorative central entrance	1885	
18 Rosedale Avenue West	Residence, two-storey Gothic Revival with a side gable roof with two steeply pitched gable peaks on the facade, a covered porch, bay window, and decorative entrance	1881	

Address	Brief Description	Est. Year Constructed	Photo
12 Rosedale Avenue West	Residence, two-storey red brick Italianate with a hip roof, covered porch with overhanging eaves and brackets, segmentally arched window openings and a bay window	1885	
33 Isabella Street	Residence, two-and-a-half storey red brick Edwardian with a hip roof with a dormer window, rectangular window openings, and a pedimented, decorative front porch	1910	
36 Isabella Street (William Higgins House)	Residence, two-storey red brick Edwardian with a side gable roof, covered porch, bay window, bull's window opening on the façade, and stained-glass windows Designated under Part IV of the <i>Ontario Heritage Act</i>	1909	
38 Isabella Street	Residence, one-and-a-half storey multitone red and brown brick Arts and Crafts with a low-pitched side gable roof with mock half-timbering within the gables, and segmentally arched windows Designated under Part IV of the <i>Ontario Heritage Act</i>	1914-15	
39 Isabella Street	Residence, two-and-a-half storey red brick vernacular structure with Edwardian with Queen-Anne influences, a front gable roof with a projecting peak supported by large brackets, a projecting bay, and rectangular window openings	1909	

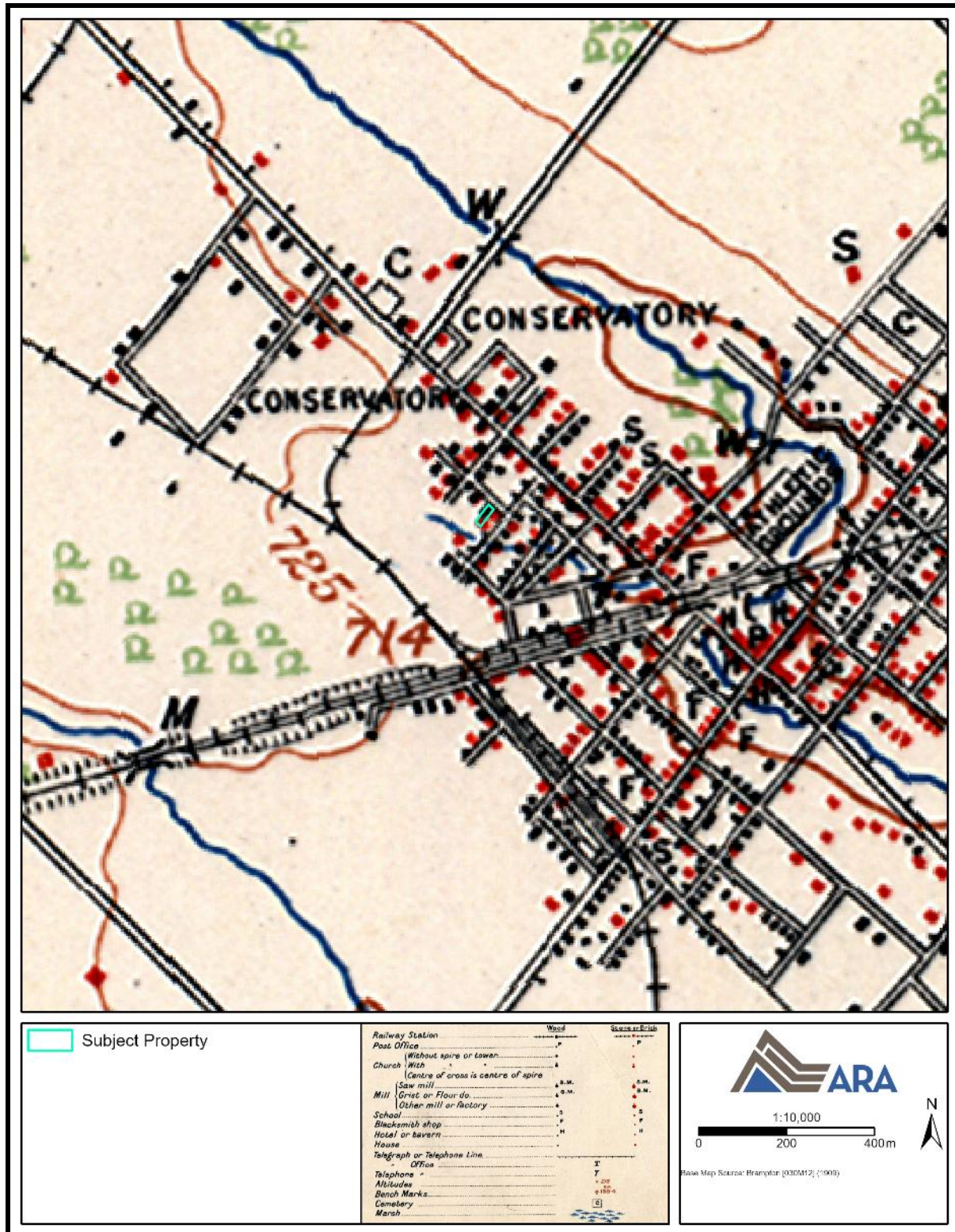
7.0 MAPS



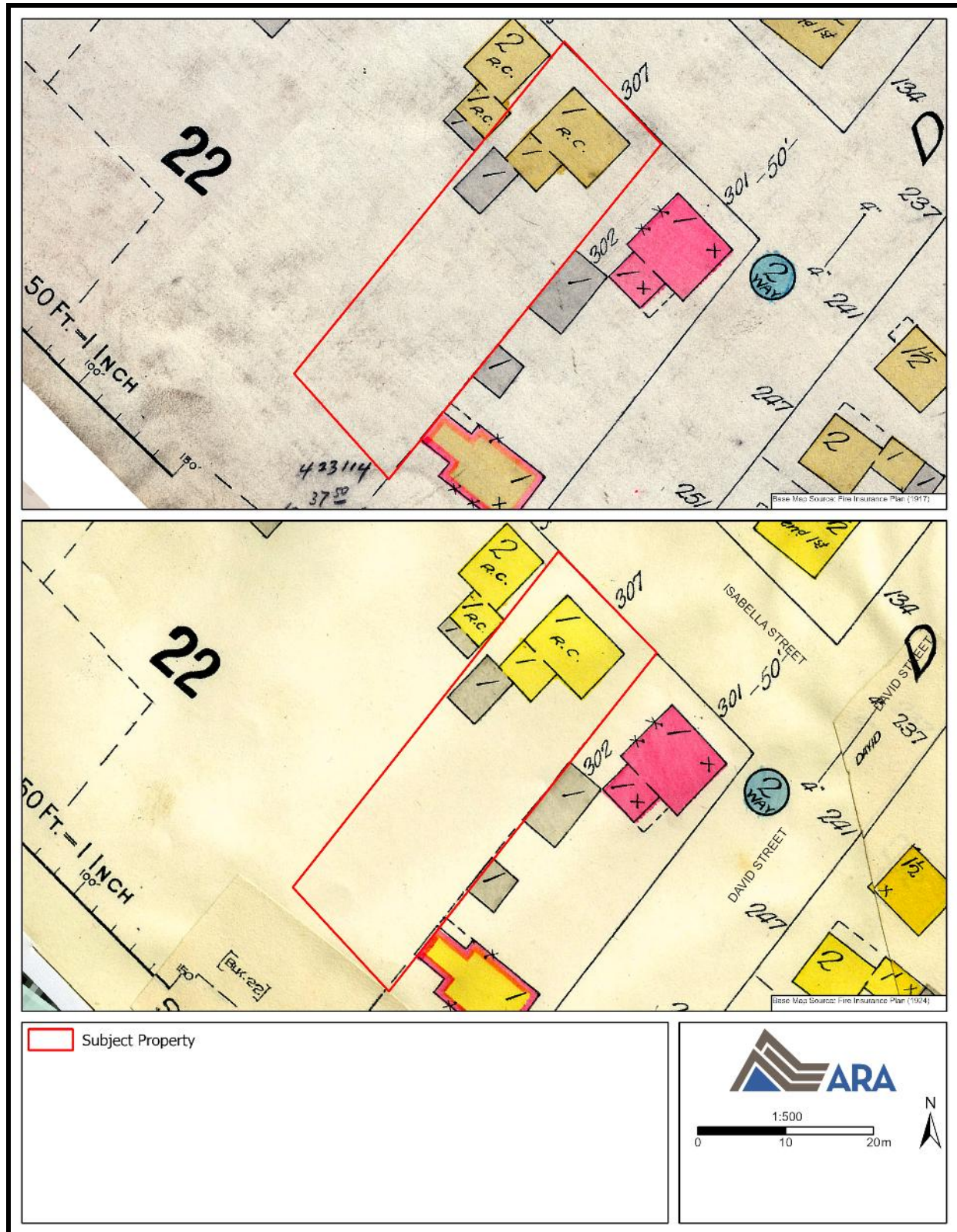
Map 5: Subject Property Shown on an 1859 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



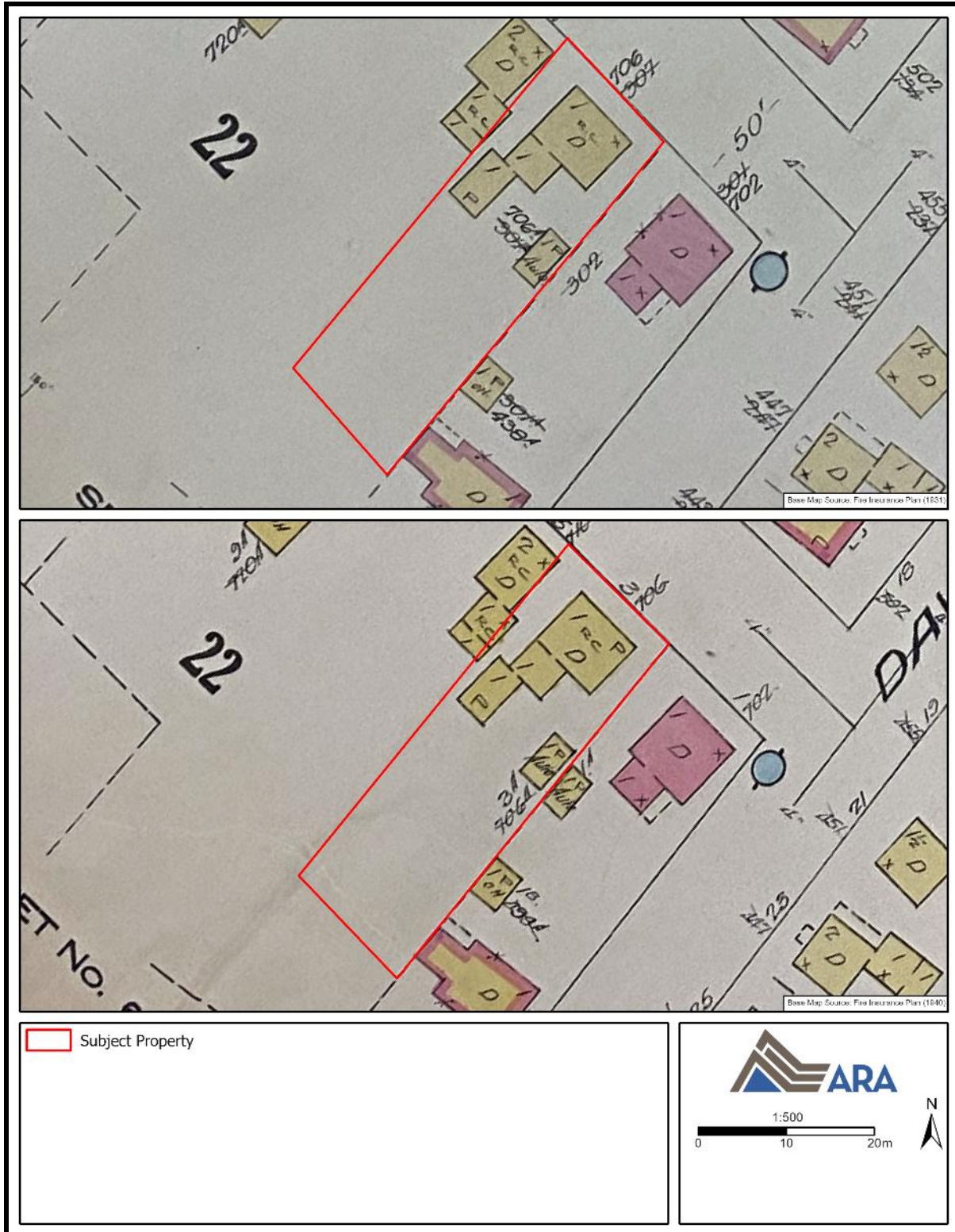
Map 6: Subject Property Shown on an 1877 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 7: Subject Property Shown on a 1909 Topographic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1917; USB 1924)



**Map 9: Subject Property Shown on Historic 1931 and 1941 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931 and 1941)**



Map 10: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 3 Isabella Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 3 Isabella Street in Accordance with *O. Reg. 9/06*

Description	Criteria Met Yes/No	Value
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	Yes	3 Isabella Street is a representative example of an Ontario Regency Cottage, and a rare example in the City of Brampton's downtown with only three other examples believed to remain. The Ontario Regency Cottage style emphasizes symmetry, and a low profile, as exemplified in the subject property's one-storey, nearly symmetrical three-bay massing 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 have been decorated, with the windows featuring moulded wood window surrounds with a triangular detail, and the central entrance showcasing a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	3 Isabella Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	3 Isabella Street does not display a high degree of technical or scientific achievement.
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	Yes	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 at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Believed to have been constructed by contractor and carpenter John Pickard (who built the one-and-a-half storey Regency cottage next door at 1 Isabella Street), 3 Isabella Street was among the first residences constructed on Isabella Street in the mid-19 th century. 3 Isabella Street also has direct associations with the Imber family, who occupied the property for close to 100 years, from 1911 to 2009. Members of the Imber family worked at the Dale Estate greenhouses, a company that played an instrumental role in the development of Brampton, establishing its reputation as 'The Flower Town of Canada,' as well as the Victory Aircraft Company in nearby Malton, a Canadian manufacturing company that built mainly British-designed aircraft, such as the Lancaster Bomber, during World War II.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	While 3 Isabella Street has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose are well known.

Description	Criteria Met Yes/No	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	3 Isabella Street does not reflect the ideas of an architect, builder, designer, or theorist. Although suspected that the subject building was constructed by John Pickard, research has not been able to confirm his involvement.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	3 Isabella Street is important in supporting the late 19 th to early 20 th 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 19 th to early 20 th 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.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	3 Isabella Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 3 Isabella Street is not functionally linked to its surroundings. The property's function is not dependent on its surroundings. 3 Isabella Street is not visually linked to its surroundings. Although the streetscape is a 19 th to early 20 th century streetscape it is not a significant visual link that would warrant consideration under this criterion. 3 Isabella Street is not historically linked to its broader surroundings.
The property has contextual value because it is a landmark	No	3 Isabella Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

9.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the CHVI outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
3 Isabella Street is a representative and rare example of an Ontario Regency Cottage in the City of Brampton	<ul style="list-style-type: none"> • 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

Cultural Heritage Value or Interest	Heritage Attribute
3 Isabella Street has direct associations with the Washington Block and the Imber family	<ul style="list-style-type: none"> • One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan • Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot
3 Isabella Street is important in supporting the late 19 th to early 20 th century residential character of the historic core of Brampton	<ul style="list-style-type: none"> • One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan • Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

3 Isabella Street is located in the City of Brampton's historic core on the south side of Isabella Street between Rosedale Avenue West and David Street. It consists of a one-storey Ontario Regency Cottage residence constructed circa 1865.

Statement of Cultural Heritage Value or Interest

3 Isabella Street is a representative example of an Ontario Regency Cottage, and a rare example in the City of Brampton's downtown with only three other examples believed to remain. The Ontario Regency Cottage style emphasizes symmetry, and a low profile, as exemplified in the subject property's one-storey, nearly symmetrical three-bay massing 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 have been decorated, with the windows featuring moulded wood window surrounds with a triangular detail, and the central entrance showcasing a wood entablature with capped wood pilasters and an architrave decorated with dentils above a rectangular transom.

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 at a time when Brampton was entering a residential building boom following incorporation, along with the arrival of the railway and the emergence of the local flower industry. Believed to have been constructed by contractor and carpenter John Pickard (who built the one-and-a-half storey Regency cottage next door at 1 Isabella Street), 3 Isabella Street was among the first residences constructed on Isabella Street in the mid-19th century. **3 Isabella Street also has direct associations with the Imber family, who occupied the property for close to 100 years, from 1911 to 2009.** Members of the Imber family worked at the Dale Estate greenhouses, a company that played an instrumental role in the development of Brampton, establishing its reputation as 'The Flower Town of Canada,' as well as the Victory Aircraft Company in nearby Malton, a Canadian manufacturing company that built mainly British-designed aircraft, such as the Lancaster Bomber, during World War II.

3 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. 3 Isabella Street exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Cultural Heritage Attributes

3 Isabella Street is a representative example of an Ontario Regency Cottage, and a rare example in the City of Brampton's downtown. The property contains the following heritage attributes that reflect this value:

- 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

3 Isabella Street has direct associations with the Washington Block and the Imber family. The property contains the following heritage attributes that reflect this value:

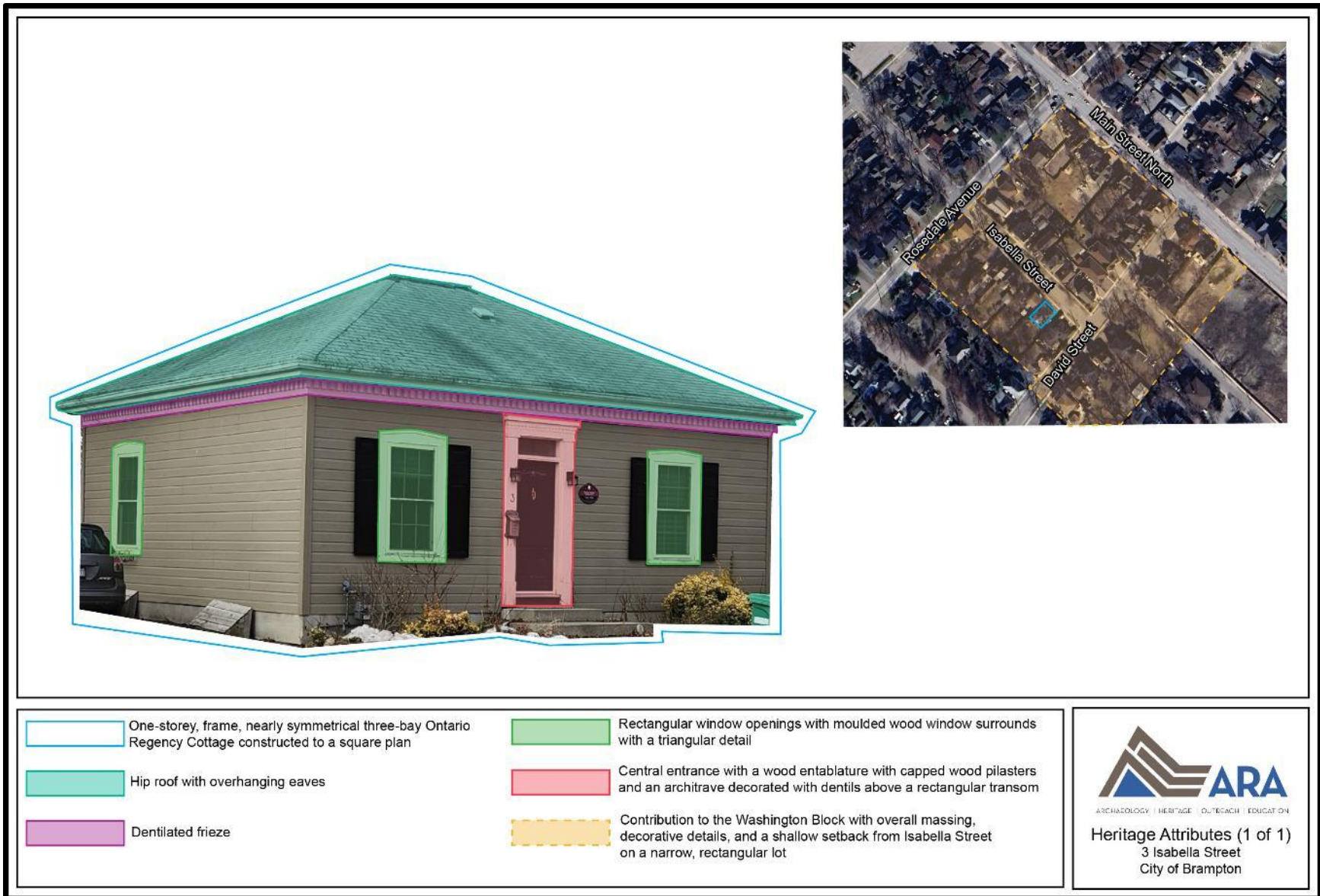
- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

3 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 property contains the following heritage attributes that reflect this value:

- One-storey, frame, nearly symmetrical three-bay Ontario Regency Cottage constructed to a square plan
- Contribution to the Washington Block with overall massing, decorative details, and a shallow setback from Isabella Street on a narrow, rectangular lot

11.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (see Section 9.0).



Map 11: Map of Heritage Attributes of 3 Isabella Street

12.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 3 Isabella Street meets three of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

The *Provincial Planning Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2024). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped the information presented in this report will be useful in those deliberations.

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Appendix A: Figures and Historic Photos

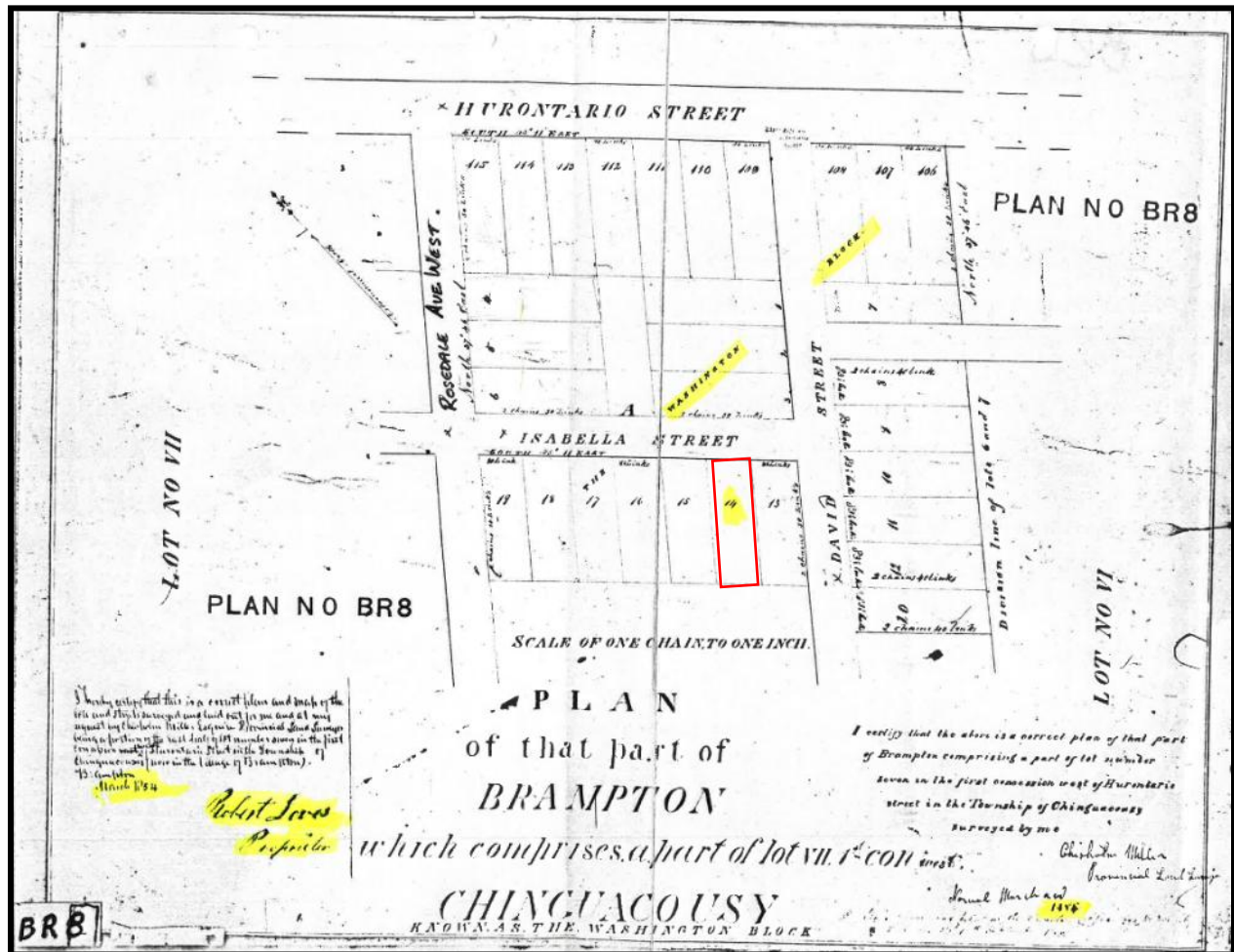


Figure 1: Subject Property (Red Outline) Shown on Plan BR8, "Washington Block" Plan, March 1854 (CoB 1986)



**Figure 2: Members of the Imber Family Posing in Front of 3 Isabella Street (circa 1910)
(CoB 2009)**



**Figure 3: Photograph of Rear Summer Kitchen at 3 Isabella Street (1929)
(CoB 2009)**



**Figure 4: Photograph of Members of the Imber Family at 3 Isabella Street (n.d.)
(CoB 2009)**



**Figure 5: 3 Isabella Street (n.d.)
(CoB 2009)**



**Figure 6: 3 Isabella Street (n.d.)
(CoB 2009)**



**Figure 7: 3 Isabella Street (2008)
(CoB 2009)**



**Figure 8: 3 Isabella Street (2009)
(CoB 2009)**



Figure 9: Image of Rear Addition at 3 Isabella Street (n.d.)
(CoB n.d.)