



Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 35 Elizabeth Street North – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-312

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 35 Elizabeth Street North - Ward 1**, be received;
2. That designation of the property municipally known as 35 Elizabeth 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 35 Elizabeth 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 35 Elizabeth 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.

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 35 Elizabeth 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

35 Elizabeth Street North is located within Brampton's historic core on the south side of Elizabeth Street North between Railroad Street and Nelson Street West. The property contains a two-storey brick Italianate residence constructed circa 1889.

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 35 Elizabeth Street North meets three criteria under Ontario Regulation and 9/06, relating to design/physical value and contextual value

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

Statement of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

35 Elizabeth Street North is a representative example of the residential Italianate architectural style.

The two-storey brick building follows the hallmark features of the style including a rectangular plan, balanced façade, shallow hipped roof with overhanging eaves, and a decorative frieze.

Also, typical of the style, 35 Elizabeth Street North exhibits stylized detailing around the tall, round arched and segmentally arched window openings with brick voussoirs and lug sills. Ornate bay windows adorn the façade and east elevation and both include a truncated bell-cast metal roof, a bracketed cornice flanked by larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned windows.

Unique to the subject property, the decorative, segmentally arched main entrance with a sidelight and transom is situated beneath a pedimented porch with wide overhanging eaves finished with modillions, and a band of dentils topping the thick plain frieze supported by round pillars with capitals.

Design/Physical Value (Criteria 2)

35 Elizabeth Street North displays a high degree of craftsmanship and artistic merit. Although featuring a relatively simple rectangular plan configuration, the building design and decorative elements are of a higher than normal intensity and craftsmanship for a building of its modest footprint.

The facade is noted for its large, pedimented front porch featuring classical elements like modillions, dentils, and a frieze supported by round pillars with capitals; paired round arched windows; and decorative vergeboard at the roof's corners and frieze of scalloped vergeboard. The ornate detailing and brackets on the two bell-cast bay windows contribute to the overall artistic merit of the building.

Contextual Value (Criteria 7)

35 Elizabeth Street North is important in supporting the late 19th to early 20th-century character of the Nelson Street West Neighbourhood located on the edge of the commercial core of Queen Street West. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton.

Located off of the core's main streets – Queen Street and Main Street – the streetscape is comprised of predominantly one to two-storey residences, primarily of brick construction with gable roofs and narrow, uniform setbacks along the streetscape and some mature trees. There are stylistic similarities between the properties that strengthen their contribution to the historic atmosphere of the streetscape with architectural styles largely reflective of Georgian, Italianate, Second Empire, Edwardian, and Ontario Cottage styles.

35 Elizabeth Street North exhibits setback, massing, style, 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:

- Two-storey brick Italianate residential building constructed to a rectangular plan with an asymmetrical two-bay façade
- Shallow-pitched hip roof with wide overhanging eaves, decorative vergeboard with a pendant at the corners, and a frieze of scalloped vergeboard
- Segmentally arched main entrance with rectangular door, sidelight, and transom openings
- Pedimented porch with wide overhanging eaves, modillions, a band of dentils topping the thick plain frieze, and round pillars with capitals
- Two pairs of tall, narrow, multipaned round arched windows in the façade's second-storey with brick voussoirs, and lug sills

- Tall, multipaned, and segmentally arched windows in the side elevations with brick voussoirs, and lug sills
- Bay windows with a truncated bell-cast metal roof, bracketed cornice with larger scrolled brackets at the corners, decoratively carved wooden window surrounds, and three multipaned rectangular windows (centre window of bay window on façade is segmentally arched)
- Contribution to the Nelson Street West Neighbourhood through the overall massing, setback, and decorative details

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 35 Elizabeth 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 35 Elizabeth Street North to Brampton's Register of Designated Heritage Resources ensures that this early example of Italianate is preserved and maintained.

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Attachments:

- Attachment 1 – Evaluation of 35 Elizabeth Street North according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 35 Elizabeth Street North presentation
- Attachment 3 – Heritage Property Letter