



Date: 2026-03-31

Subject: **Recommendation Report: Heritage Designation of 41 Chapel Street – Ward 3**

From Rawan Osman, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-306

Strategic Focus Area: Culture & Diversity

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 41 Chapel Street – Ward 3**, be received;
2. That designation of the property municipally known as 41 Chapel 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 41 Chapel 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 41 Chapel 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 41 Chapel 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

The property at 41 Chapel Street is located in Ward 3, on the south side of Chapel Street at the terminus of Peel Avenue, within the historic core of the City of Brampton. The property contains a one-and-a-half storey multitone clinker brick Dutch Colonial Revival residential building constructed circa 1915.

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 41 Chapel Street meets three criteria under Ontario Regulation 9/06, relating to design/physical value and contextual value.

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

Statements of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

41 Chapel Street is a representative example of the Dutch Colonial Revival architectural style, and a rare expression of the style using clinker bricks. Typical of later Dutch Colonial Revival residences, the structure has a side gable roof, rather than a front gable typical of buildings dating to the start of the 1900s. Due to this configuration, it is believed to be one of few of its type in the historic core of Brampton, made rarer by the multitone clinker brick cladding.

The eaves of the roofline are bell-cast and the gables are clad in fish scale shakes, offering a material contrast to the clinker brick cladding of the lower storey. Like other Colonial Revival styles, the most visible elevations of the building are symmetrical, including the façade and east elevation

The building follows a rectangular plan and exhibits the hallmark elements of the style including:

- Multitone clinker brick cladding.
- Three dormer windows projecting from the façade's roof.
- Centrally placed entrance with a segmentally arched opening and brick voussoirs.
- Pedimented porch with overhanging eaves.
- Shallow, square bay windows flanking the entrance with four tall and narrow window openings.

A one-and-a-half storey rear wing and attached garage closely follow the massing and design elements of the main building with multitone clinker brick and cedar shake cladding, overhanging eaves, and segmentally arched window openings with radiating brick lintels and stone lug sills.

Design/Physical Value (Criteria 2)

41 Chapel Street displays a high degree of craftsmanship in the use of multi-tone clinker brick cladding, reminiscent of naturalized stone. Given the uneven shape of each clinker brick, the craftsmanship required to lay them in relatively straight courses with evenly patterned placement of bricks with bulbous protrusions is evident in the coherent elevations.

The structure with its rare cladding and architectural style showcases high artistic merit in its careful composition and creative interpretation of the Dutch Colonial Revival style.

Contextual Value (Criteria 7)

41 Chapel Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Neighbourhood Near the Courthouse. Some of the residential side streets in the Neighbourhood Near the Courthouse were developed in a similar era as the historic core and expanded throughout the 20th century and support the legibility and character of downtown Brampton.

Located off the core's main streets, Queen Street and Main Street, the Chapel Street streetscape is comprised of late 19th to early 20th century residences of one-and-a-half to two-and-a-half storeys on rectangular lots. They are primarily of red brick construction with gable roofs, front porches, and dormer windows as well as consistently modest setbacks along the streetscape lined with mature trees.

41 Chapel 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-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan with a symmetrical three-bay façade
- First storey clad in multitone clinker brick
- Side gambrel roof with a steep double pitch, bell-cast and overhanging eaves, and gables clad in fish scale shakes
- Three dormer windows, the east and west featuring a flat roof and group of three narrow, rectangular window openings topped with a smaller lite, and a smaller centre dormer with a shed roof and rectangular window opening
- Multitone clinker brick chimney with a smooth stone cap
- Centrally placed entrance with a segmentally arched opening and brick voussoirs
- Pedimented porch with overhanging eaves, modillion evenly spaced along the soffit, a simple cornice, cedar shakes in the peak, supported by a cluster of three square posts at each corner atop a multitone clinker brick base with a smooth stone cap, and panelled, solid railings enclosing the porch accessed by a set of steps with clinker brick knee walls topped with smooth stone caps
- Shallow, square bay windows flanking the entrance with four tall, narrow window openings with smaller lites at the top
- Segmentally arched window openings on the first-storey and in the foundation of the side elevations with multitone clinker brick voussoirs and rock-faced stone lug sills with margins
- Rectangular window openings in the gambrel peaks with simple, thick casings and lug sills
- One-and-a-half storey rear wing constructed to a square plan with a sloped roof, overhanging eaves, first storey clad in multitone clinker brick, upper storey clad in cedar shakes, segmentally arched first storey window opening with a radiating brick lintel and stone lug sill, and rectangular window openings in the upper storey with simple, thick casings
- One-storey attached single-car garage clad in multitone clinker brick on the façade and regular multitone brick on the remaining elevations with a steeply pitched shed roof, a rock-faced stone lintel, and a segmentally arched window opening with a stone lug sill
- Contribution to the Neighbourhood Near the Courthouse 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 41 Chapel 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 41 Chapel Street to Brampton's Register of Designated Heritage Resources ensures that this example of a Dutch Colonial Revival building is preserved and maintained.

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner, Planning Building & Growth Management

Prepared by: Rawan Osman, Heritage Planner, Integrated City Planning

Attachments:

- Attachment 1 – Evaluation of 41 Chapel Street According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 41 Chapel Street Presentation.
- Attachment 3 – Heritage Property Letter