



**Date:** 2026-03-31

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

**From:** Rawan Osman, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2026-307

**Strategic Focus Area:** Culture & Diversity

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### 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 Elliot Street – Ward 3**, be received;
2. That designation of the property municipally known as 41 Elliot 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 Elliot 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 Elliot 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, historical/associative 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 41 Elliot 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***

41 Elliott Street is located in Ward 3, on the south side of Elliott Street, east of Fleming Avenue, and directly north of Old Fairgrounds Park, within the Elliott Lands Neighbourhood. The property contains a one-and-a-half storey Gothic Revival-inspired Ontario Cottage building constructed circa 1873.

## ***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 five criteria under Ontario Regulation 9/06, relating to design/physical value, historical/associative 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 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style. The Ontario Cottage emphasizes symmetry, especially within the façade as well as simplicity in the design. The one-and-a-half storey frame building is clad in red brick laid in a stretcher bond pattern. A simple, symmetrical, rectangular plan with a medium pitched side gable roof and a steeply pitched central gable peak.

The building exhibits the hallmark elements of the style including:

- Simple and single window openings
- Central gable with decorative vergeboard
- Segmentally arched window and door openings with simple brick voussoir and smooth concrete lug sills
- Single red brick chimney projecting from the west elevation

#### Historical/Associative Value (Criteria 4)

41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds in 1884 by selling his land adjacent to the subject property for the fairground's new location. McConnell purchased the land at 41 Elliott Street in 1873 and is believed to have constructed the existing dwelling shortly after he had purchased the adjacent 13 acres in 1872. He was responsible for constructing and operating a driving park on the land used to race horses and hold athletic meets.

In 1884, McConnell sold the adjacent 13 acres to the County of Peel Agricultural Society, who were seeking a new location for the Brampton Fairgrounds. The annual agricultural fair would eventually become known as the Brampton Fall Fair. The County of Peel Agricultural Society used the property from 1884 until the early 1990s when it was sold to the City of Brampton and adapted to the Old Fairgrounds Park, a community park used for recreational purposes.

#### Historical/Associative Value (Criteria 6)

41 Elliott Street reflects the work of William McConnell who owned and is believed to have constructed the red brick Ontario Cottage on the subject property. In addition to 41 Elliott Street, research has suggested McConnell may have also built other red brick Ontario Cottages in the City of Brampton, notably the nearby residences at 32 Elliott Street and 36 Elliott Street.

#### Contextual Value (Criteria 7)

41 Elliott Street is important in supporting the late 19th to early 20th century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood.

Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern of the Elliott Lands Neighbourhood is a reminder of the residential growth patterns in the City of Brampton in the mid-19th and early 20th century.

Located off of the core's main streets – Queen Street and Main Street – the streetscape is comprised of predominantly one to two-and-a-half storey residences, most of brick construction with gable roofs, front porches, detached single-car garages, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of the Old Fairgrounds Park and both properties contribute to the late 19th century land use character along the Elliott Street streetscape.

41 Elliott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

#### Contextual Value (Criteria 8)

41 Elliott Street is physically and historically linked to its surroundings. It is located directly adjacent to Old Fairgrounds Park. William McConnell, who owned and is

believed to have built the subject property, also owned the former fairground lands. William McConnell is also believed to have constructed the cottages at 32 Elliott Street and 36 Elliott Street, providing the subject property with further historical links to its surroundings.

### 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 frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Medium pitched side gable roof with a steeply pitched central gable peak
- Decorative vergeboard in the central gable peak
- Single segmentally arched window opening in the central gable peak
- Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills
- Segmentally arched door openings
- Single red brick chimney
- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell
- Contribution to the Elliott Lands Neighbourhood with a moderate setback from Elliott Street on a deep and narrow 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 41 Elliot 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 Elliot Street to Brampton's Register of Designated Heritage Resources ensures that this example of a Gothic Revival Cottage is preserved and maintained.

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Commissioner, Planning Building & Growth Management

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**Attachments:**

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