



**Date:** 2026-03-31

**Subject:** **Recommendation Report: Heritage Designation of 51 David Street – Ward 1**

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

**Report number:** Planning, Bld & Growth Mgt-2026-313

**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 51 David Street – Ward 1**, be received;
2. That designation of the property municipally known as 51 David 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 51 David 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 51 David 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.

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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 51 David 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***

51 David Street is located in Ward 1, on the east side of David Street between the former alignment of the Canadian Pacific Railway and Main Street North, within the Washington Block and Area Neighbourhood. The property contains a two-storey Tudor Revival residential building constructed between 1936 and 1940.

## ***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 51 David Street meets two 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.

### ***Statement of Cultural Heritage Value or Interest***

#### Design/Physical Value (Criteria 1)

51 David Street is a locally representative example of the Tudor Revival architectural style. There was a wave of construction in the Tudor Revival style in Brampton during the 1930s and 1940s, partially influenced by the works of local builder, Harry Hergaarden.

Eleven Tudor Revival structures built in Brampton's core are included on the City's Municipal Register of Cultural Heritage Resources, and they now form a small but distinctive collection of the style. These structures are reflective of the modest residential fabric of Brampton's downtown core, comprised of vernacular, rather than grandiose, expressions of a style.

The building exhibits many hallmark elements of the style, including:

- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
- Patterned stonework of quoins
- Brick chimney with a corbelled detail
- Bay window of tall, narrow windows decorated with leaded glass beneath a bell-cast roof

- A formal entrance with an octagonal leaded window
- A dormer window clad in cedar shakes and a projecting bay
- Segmentally arched window openings on the north and south elevations
- Gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail

The property also includes an attached single-car garage clad in multitone brick that is contemporary to the construction of the residence and resembles its architectural expression.

### Contextual Value (Criteria 7)

51 David Street is important in maintaining the late 19th to mid-20th century residential character of the historic core of Brampton, notably the Washington Block and Area Neighbourhood. The residential side streets in the Washington Block 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 David Street streetscape is comprised of 19th to mid-20th century residences of one to two-and-a-half storeys, primarily of red brick construction, with hip and gable roofs, dormer windows, front porches and consistently shallow front and side yard setbacks along the streetscape lined with mature trees. Moreover, the stylistic similarities between properties strengthens their contribution to the historic character of the area, including the infill development of residential styles common to the interwar period like Tudor Revival, Dutch Colonial, and Edwardian.

51 David 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:

- Two-storey Tudor Revival building constructed to a rectangular plan with a three-bay asymmetrical façade
- Multitone red, brown, and black brick cladding laid in a stretcher bond pattern
- Rock-faced stone half-quoining
- Hip roof with a projecting gable peak finished with decorative wood vergeboard, a simple kingpost, and a stone diamond detail
- Dormer window clad in cedar shakes with two rectangular window openings
- Projecting multitone brick chimney with corbelling
- Decorative fascia designed in a geometric pattern
- Pair of rectangular window openings in the façade's projecting bay with a soldier coursed brick voussoir and a rock-faced stone keystone, quoins, and a lug sill

- Bay window with five tall, narrow, rectangular, leaded glass panes, wood casings, a rock-faced stone lug sill and steeply pitched bell-cast roof
- Segmentally arched window openings on the north and south elevations with brick rowlock headers and rock-faced stone lug sills
- Casement window with a triple paned transom, and a fixed leaded glass casement window (north elevation)
- Fixed, three-paned, leaded glass window (south elevation)
- Octagonal window with a moulded wood casing and leaded glass pane surrounded by a brick header course
- Recessed, rectangular entryway surrounded by rock-faced stone quoins and a lintel with a keystone
- Large wooden bracket supported on a stone base
- One-storey, attached, single-car garage clad in multitone brick laid in a stretcher bond pattern with a hip roof
- Contribution to the Washington Block and Area Neighbourhood with overall massing, decorative details, and a modest setback from David 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 51 David 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 51 David Street to Brampton's Register of Designated Heritage Resources ensures that this example of a Tudor Revival building is preserved and maintained.

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**Attachments:**

- Attachment 1 – Evaluation of 51 David Street According to *Ontario Regulation 9/06* City of Brampton.
- Attachment 2 – 51 David Street Presentation.
- Attachment 3 – Heritage Property Letter