



Date: 2026-04-01

Subject: **Recommendation Report: Heritage Designation of 56 Main Street South – Ward 1**

From: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2026-322

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 56 Main Street South - Ward 1**, be received;
2. That designation of the property municipally known as 56 Main Street South 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 56 Main Street South 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 56 Main Street South 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.

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 56 Main Street South 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 on the municipality's website or in a newspaper.

Property Description

56 Main Street South, commonly referred to as the Robinson House, is located within Brampton's historic core on the east side of Main Street South between Glen Eagle Crescent and Woodbrook Drive. The property contains a substantial two-and-a-half storey brick Italianate residence constructed *circa* 1880.

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 Section 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 56 Main Street South has Cultural Heritage Value or Interest meeting four criteria under Ontario Regulation and 9/06 – *Criteria for Determining Cultural Heritage Value or Interest* - for its design/physical value, and contextual value, and recommended Designation for the property.

Statement of Cultural Heritage Value or Interest

Design/Physical Value (Criteria 1)

56 Main Street South is a representative example of the Italianate architectural style. The two-and-a-half storey red brick building follows the hallmark features of the style including its rectangular plan, three-bay façade, shallow pitched roof, and tall brick chimney. As illustrated in the subject building's design, Italianate architecture stylizes and exaggerates building features with repetitive detailing, often applied to windows and along building edges, such as bracketing or ornate cornices. In the case of 56 Main Street South, The building displays the following key attributes:

- Wide overhanging soffit of the hip roof and wall dormer
- decorated cornice with evenly spaced scrolled brackets and rectangular panels along the frieze
- Window and door openings stylized with segmentally arched brick drip-moulds and keystones with a raised oak leaf relief, stone lug sills, and wooden two-over-two sash windows with storms
- A centrally placed round arched entranceway is located in the façade featuring multipaned sidelights, a semi-circular fanlight, and brick voussoirs.

Also typical of the style, 56 Main Street South features an ornately decorated bay window in the façade's first storey with a flat roof topped with cast iron cresting,

overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles. A two-storey red brick rear wing compliments the design and construction materials of the main structure and remains consistent with the Italianate architectural style.

Design/Physical Value (Criteria 2)

56 Main Street South displays a high degree of craftsmanship and artistic value as a well-designed Italianate structure with classical detailing and stands as one of the best examples of this type in the City. Emphasis was placed on the elaborate roof detailing, decorated frieze, and large brackets. Special attention was also given to the design, number, and spatial arrangement of windows and the door on the façade. Paired windows, decorated with drip-moulds and keystones of raised oak leaf relief, dominate the design of the facade. A distinctive projecting central gabled wall-dormer further complements the design, closely resembling the original dormer of the adjacent property at 52 Main Street South.

Contextual Value (Criteria 7)

56 Main Street South is important in maintaining and supporting the 19th to late 20th century residential character of Main Street South within Brampton's historic core.

The historic residential neighbourhood is characterized by a park-like landscape that acts as a green corridor leading into Brampton's downtown core from the south. Main Street South is one of the oldest residential neighbourhoods in the city and the streetscape exhibits evidence of its evolution over time, as seen in the shifting lot patterns and diverse architectural styles. The large lots, deep setbacks, estate architecture, and designed landscapes distinguish the neighbourhood from the rest of the downtown core.

The eclectic architectural mix ranges from classically influenced Italianate and Gothic Revival estate houses, through turn-of-the-century urban development in Edwardian and Revival styles, mid-century suburban Ranch houses and modern infill. Despite this variety of styles there are consistent patterns in the neighbourhood's built form, including the use of a traditional material palette of brick, wood, stucco and stone, heights of one to three storeys, and varying forms of pitched roofs. Main Street South's architectural diversity is intrinsic to the neighbourhood's development from the 1850s through to the present. 56 Main Street South exhibits a lot pattern, setback, massing, and decorative details consistent with the character of Brampton's historic core.

Contextual Value (Criteria 8)

56 Main Street South is visually and historically linked to its surroundings as one in a group of three neighbouring properties, together with 52 and 58 Main Street South, owned by and constructed for Christopher Stork and his family in the late 19th century. Each of the three structures were built in the Italianate style on a rise of land on large, estate-sized lots deeply setback from Main Street South.

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-and-a-half storey red brick Italianate building constructed to a rectangular plan with a three-bay façade and two-storey rear wing
- Hip roof with overhanging eaves and a cornice with evenly spaced scrolled brackets and rectangular panels along the frieze, and large corner brackets
- Gabled wall dormer with moulded fascia and return eaves, and a thick cornice decorated with evenly spaced brackets
- Tall red brick chimney with a corbelled cap
- Round arched entranceway in façade with multipaned sidelights, a semi-circular fanlight, and brick voussoirs
- Rectangular door opening with a two-paned segmentally arched transom topped with a brick drip mould with a keystone decorated with a raised oak leaf relief in second storey
- Tall, narrow, segmentally arched wooden two-over-two sash windows with storms, brick drip-moulds, keystones with a raised oak leaf relief, and stone lug sills
 - Pairs of windows in second-storey of façade
- Round arched two-over-two wooden window in wall dormer with round arched brick drip-mould, keystone decorated with a raised oak leaf relief, and a stone lug sill
- Ornatly decorated bay window with a flat metal roof topped with cast iron cresting, overhanging eaves, a cornice decorated with brackets, and three tall, narrow, rectangular eight-paned wooden windows divided by spindles
- Rear two-storey wing
 - Segmentally arched two-over-two wooden sash windows with storms and brick drip-moulds and stone lug sills
 - Rectangular door opening with a segmentally arched transom and brick drip-mould
- Placement among a group of late 19th century Italianate buildings with 52 and 58 Main Street South
- Location on Main Street South
- Overall massing and 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 56 Main 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 56 Main Street South 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 56 Main Street South according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 56 Main Street South presentation
- Attachment 3 – Heritage Property Letter