



**Date:** 2026-04-01

**Subject:** **Recommendation Report: Heritage Designation of 60 Mill Street South – Ward 3**

**From:** Tom Tran, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2026-323

**Strategic Focus Area:** Culture & Diversity

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### Recommendations

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 21<sup>st</sup> 2026, re: **Recommendation Report: Heritage Designation of 60 Mill Street South - Ward 3**, be received;
2. That designation of the property municipally known as 60 Mill 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 60 Mill 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 60 Mill 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. 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 60 Mill 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 (NOID) on the municipality's website or in a newspaper.

## ***Property Description***

60 Mill Street South is located within Brampton's historic core at the northeast corner of Mill Street South and Craig Street. The property contains a one-and-a-half storey Dutch Colonial Revival dwelling constructed between 1924 and 1931.

## ***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 concluded that 60 Mill Street South meets the criteria for designation under Ontario Regulation 9/06 for:

- design/physical value,
- 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)

60 Mill Street South is a representative example of the Dutch Colonial Revival architectural style. The one-and-a-half storey building follows a rectangular plan and exhibits the hallmark element of the style, a gambrel roof with a steep double pitch allowing space for a full second storey.

Typical of Dutch Colonial Revival residences built in the 1920s and 1930s, the structure has a side gable roof, rather than a front gable typical of buildings dating to the early 1900s. Due to this configuration, it is believed to be only one of two examples of its type in the historic core of Brampton. The eaves of the roofline are bell-cast and the gables are clad in cedar shakes, offering a contrast to the red brick cladding and rock-faced ashlar stone foundation 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 front door is centred in the façade within a projecting, small, enclosed entranceway with a steeply pitched gable peak clad in cedar shakes. The building features rectangular window openings, and the lower level includes thick stone lintels

and stone sills. Also characteristic of the style, a centrally placed shed dormer projects from the rear (north) elevation, and a red brick chimney projects from the east elevation.

### Contextual Value (Criteria 7):

60 Mill Street South contributes to the late 19th to mid-20th century residential character of Brampton's historic core, particularly within the Elliott Lands Neighbourhood.

Several residential side streets in the neighbourhood 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 mid-19th and early 20th century residences, both original and fill, of one to two-and-a-half storeys, primarily of brick construction with stone details, gable roofs, front porches, and consistent setbacks along the streetscape lined with mature trees.

Located prominently on a corner lot at Mill Street South and Craig Street, the subject property reinforces the established character of the area through its scale, massing, materials, and siting.

### Cultural Heritage Attributes

The heritage attributes comprise all façades, architectural detailing, construction materials, building techniques, and significant landscape elements and vistas. Key attributes include, but are not limited to:

- One-and-a-half storey Dutch Colonial Revival style building constructed to a rectangular plan
- Symmetrical façade and east elevation
- Side gambrel roof with a steep double pitch, bell-cast eaves, and gables clad in cedar shakes
- Red brick cladding of the lower storey laid in a running bond pattern
- Projecting, small, enclosed entranceway in the centre of the façade set within a steeply pitched gable peak clad in cedar shakes
- Door opening on the façade with a wood entablature framed with fluted pilasters and a wood panel door with a round window divided into nine lites
- Rectangular window openings
- Thick stone lintels and stone sills on the first storey
- Rectangular window openings in the foundation with thick stone sills
- Centrally placed shed dormer on the rear (north) elevation
- Red brick, side wall chimney projecting from the east elevation
- Prominent placement on a corner lot in the Elliott Lands Neighbourhood
- Moderate setback fronting Mill Street South and Craig Street

### **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 60 Mill Street South.

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 60 Mill Street South to Brampton's Register of Designated Heritage Resources ensures that this early example of Dutch Colonial Revival is preserved and maintained.

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### Attachments:

- Attachment 1 – Evaluation of 60 Mill Street South according to *Ontario Regulation 9/06* City of Brampton
- Attachment 2 – 60 Mill Street South presentation
- Attachment 3 – Heritage Property Letter