



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, March 17, 2026

Members Present: Douglas McLeod (Co-Chair)

Roy de Lima (Co-Chair)

Stephen Collie

Nick Craniotis

Sharron Goodfellow

Dian Landurie

Christiana Nuamah

Regional Councillor P. Vicente - Wards 1 and 5

Members Absent:

Hunyah Irfan

Naveed Suleman

Rajesh Vashisth

Staff Present:

Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management

Johanna Keus, Assistant Heritage Planner

Tom Tran, Heritage Planner, Planning, Building and Growth Management

Rawan Osman, Heritage Planner, Planning, Building and Growth Management

Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:03 p.m. and adjourned at 8:44 p.m.

2. **Approval of Agenda**

The following motion was considered:

HB016-2026

That the agenda for the Brampton Heritage Board meeting of March 17, 2026 be approved as amended:

To add:

10.1 Correspondence from Michael Longfield, Barrister & Solicitor, Longfield Law Professional Corporation, re: Item 8.2 Heritage Designation of 303 Main Street North – Ward 1

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - February 17, 2026

The minutes were considered by Planning and Development Committee on March 23, 2026, and approved by Council on April 8, 2026. The minutes were provided for the Board's information.

5. **Consent**

The following items listed with a caret (^) were considered to be routine and non-controversial by the Board and were approved at one time.

8.3, 8.4, 8.5, 8.6, 8.7.

6. **Presentations\Delegations**

Nil

7. **Sub-Committees**

Nil

8. Designation Program

8.1 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 140 Main Street North – Ward 1

Rawan Osman, Heritage Planner, provided an overview of the report on the designation of 140 Main Street North.

In response to questions from the Board regarding objections to designations, Charlton Carscallen, Principal Planner/Supervisor explained that designation entails the publication of notice of intention to designate, timelines to submit an objection by a property owner or the public, Council's role and timelines for responses to objections, notice of passing of the designation by-law, and appeal rights by landowners or public to the Ontario Land Tribunal, as outlined in the *Ontario Heritage Act*.

Councillor Vicente noted that he was advised by the property owner who indicated that he was not consulted about the designation and is therefore opposed to the designation. Councillor Vicente asked that the report on the designation not proceed and that the report only be received.

Discussion took place and included the following:

- Questions regarding the reasons for the homeowners' objections to designation
 - homeowner indicated that renovations were done to the home
 - the property was not eligible for any funding or grants in the 1980s from the City and therefore all costs were covered by the owner
 - homeowner was unaware that the home was being considered for designation
- Question whether the homeowner can retroactively be compensated for previous work undertaken on the property
 - staff confirmation that there is no process for this type of circumstance
 - designation of the home at this time would meet the criteria for the Paul Willoughby Heritage Grant from the City
- Clarification by staff that the City advised the owner that designation was being contemplated and letters were also sent by registered mail to the owner to advise of the process

- Comments that the process does not seem fair to a property owner
- Request to arrange for property owner to attend the meeting to directly address the Board

Heritage staff advised that if Council approves the designation by-law, the owner will have the opportunity to appeal to the Ontario Land Tribunal. The Board may wish to consider referral of the report to the next meeting to allow staff to arrange for the owner to attend the meeting.

City Clerk's Office staff advised that if the Board chose to receive the report no action on the property will be taken by staff.

The following motion was considered:

HB017-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 140 Main Street North – Ward 1**, be referred to a future meeting; and,
2. That staff arrange with the property owner to attend the meeting to address the Board.

Carried

8.2 Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 303 Main Street North – Ward 1

Rawan Osman, Heritage Planner, provided an overview of the report on the designation of 303 Main Street North.

The Chair acknowledged the correspondence submitted by Michael Longfield, Barrister & Solicitor, Longfield Law Professional Corporation, on behalf of the property owner expressing objection to the proposed designation of the property.

Discussion took place and included the following:

- Suggestion to receive the report given the owners objection to designation
- Comments that the report meets the criteria for designation and outlines the objection process available to the property owner
- Decision on objections to designation appears to be outside the scope and purview of the Board and therefore it was not the Board's responsibility

- Decision by the Board should be based on the staff report as presented
- Owners' wishes to not designate the property should be considered
- Staff recommendations are based in accordance with the *Heritage Act* and decisions on objections to proposed designations by the Board may result in legal implication
 - suggestion that a motion be considered to refer the report back to staff to include advice from legal staff

The following motion was considered:

HB018-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: Heritage Designation of 303 Main Street North – Ward 1, be referred to a future meeting;
2. That staff arrange with the property owner to attend the meeting to address the Board; and,
3. That staff seek legal advice relevant to the objections regarding designations.

Carried

8.3 ^Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 51 Union Street – Ward 1

The following motion was approved on consent:

HB019-2026

1. That the report Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 51 Union Street - Ward 1**, be received;
2. That designation of the property at 51 Union 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 the property at 51 Union Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.4 ^Report by Tom Tran, Heritage Planner, re: Heritage Designation of 42 Frederick Street – Ward 3

The following motion was approved on consent:

HB020-2026

1. That the report by Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 42 Frederick Street – Ward 3**, be received;
2. That designation of the property at 42 Frederick 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 the property at 42 Frederick Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.5 ^Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 6 Isabella Street – Ward 1

The following motion was approved on consent:

HB021-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 6 Isabella Street - Ward 1**, be received;
2. That designation of the property at 6 Isabella 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 the property at 6 Isabella Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.6 ^Report by Rawan Osman, Heritage Planner, re: Heritage Designation of 64 Union Street – Ward 1

The following motion was approved on consent:

HB022-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 64 Union Street - Ward 1**, be received;
2. That designation of the property at 64 Union 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 the property at 64 Union Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

8.7 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 28 Wellington Street East – Ward 3

The following motion was approved on consent:

HB022-2026

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 28 Wellington Street East – Ward 3**, be received;
2. That designation of the property at 28 Wellington Street East under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve a Notice of Intention to Designate for the property at 28 Wellington Street East in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

Carried

- 8.8 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 12 Joseph Street - Ward 1

The Board noted that there were similar objections to designation of this property as previously noted and suggested that the report be referred back to staff and that the owner be asked to attend to address the Board at a future meeting.

The following motion was considered:

HB023-2026

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 12 Joseph Street - Ward 1**, be referred to a future meeting; and,
2. That staff arrange with the property owner to attend the meeting to address the Board.

Carried

- 8.9 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 24 Alexander Street – Ward 1

Tom Tran, Heritage Planner, provided an overview of the report on the designation of 24 Alexander Street – Ward 1

The following motion was considered:

HB024-2026

1. That the report by Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 24 Alexander Street – Ward 1**, be received;
2. That designation of the property at 24 Alexander 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 the property at 24 Alexander Street in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

Carried

8.10 Report by Tom Tran, Heritage Planner, re: Heritage Designation of 48 Main Street South – Ward 3

Steve Collie, Member, referenced a fire that took place several years ago that caused damage to the subject property. Staff advised that the proposal to designate the property was not impacted by the fire incident and therefore not mentioned in the report.

The following motion was considered:

HB025-2026

1. That the report prepared by Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Designation of 48 Main Street South – Ward 3**, be received;
2. That designation of the property at 48 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 the property at 48 Main Street South in accordance with the requirements of the Act;
4. That if no objections to the designation are received, a by-law be passed 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 process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Carried

9. Heritage Impact Assessment (HIA)

- 9.1 Report by Rawan Osman, Heritage Planner, re: Heritage Impact Assessment - 273 Main Street North – Ward 1

Rawan Osman, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) of subject property.

The following motion was considered:

HB026-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Impact Assessment 273 Main Street North, Brampton**, be received;
2. That the Heritage Impact Assessment for 273 Main Street North dated September 12, 2025, and revised February 3, 2026, be deemed complete;
3. That the following recommendations and mitigation measures, as per the Heritage Impact Assessment for 273 Main Street North, be received and followed:
 - I. A Documentation and Salvage Plan to be prepared for the dwelling located at 273 Main Street North which has been determined to exhibit CHVI. The plan includes complete photographic documentation, and recommendations for the reuse of salvaged cultural heritage attributes and usable heritage fabric.
 - II. Completion of a Commemoration Plan which includes recommendations for a commemoration strategy including plaques and/or signage to commemorate the heritage attributes which were previously present on site.

III. Completion of a Temporary Protection Plan to address the potential for accidental damage and/or potential impacts from vibration and/or construction activities to the dwelling located at 267 Main Street North.

4. That the proponent consider options for the exterior cladding of the building to identify materials and colours that would best suit both the building and the neighbourhood context.

Carried

9.2 Report by Rawan Osman, Heritage Planner, re: Heritage Impact Assessment for Brampton Cenotaph - Ken Whillans Square, 2 Wellington Street West - Ward 3

Charlton Carscallen, Principal Planner/Supervisor, referenced the previous report presented on February 17, 2026 on the relocation of the Cenotaph, and advised that the report before the Board highlights the design, layout, and orientation of the cenotaph and addresses the concerns raised by the Board regarding potential shadowing of the Cenotaph.

In response to a question from the Board, staff advised that construction on the project is expected to begin in the second quarter of 2026.

The following motion was considered:

HB027-2026

1. That the report by Rawan Osman, Heritage Planner, to the Brampton Heritage Board Meeting of March 17, 2026, re: **Heritage Impact Assessment for Brampton Cenotaph - Ken Whillans Square, 2 Wellington Street West**, be received; and,

2. That the following recommendations be received and implemented:

- i. That the mitigation measures and conservation strategies outlined in Section 5.2 of the Heritage Impact Assessment (HIA) shall be considered and implemented to protect the cultural heritage value or interest (CHVI) and heritage attributes of the Brampton Cenotaph during relocation, including but not limited to, consultation with the Royal Canadian Legion and the public;
- ii. That a Construction Management Plan (CMP) be prepared prior to relocation of the Cenotaph; and,

- iii. That the new Memorial Square, or alternatively the entirety of Gage Park, be considered for designation under Part IV of the *Ontario Heritage Act*.

Carried

10. Correspondence

- 10.1 Correspondence from Michael Longfield, Barrister & Solicitor, Longfield Law Professional Corporation, re: Heritage Designation of 303 Main Street North – Ward 1

Dealt with under 8.2 - Recommendation HB018-2026

11. Other/New Business

- 11.1 Verbal update by Steve Collie, Member, re: The Anniversary of the Great Flood 78 years ago

Steve Collie, Member, referenced the 'Great Flood' that took place 78 years ago that created history in Brampton. In 2008 Steve displayed posters of the flood at the YMCA which drew a crowd of hundreds of residents. Ten years later a similar event was held at City Hall and more than a thousand residents were in attendance.

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, provided an update on heritage matters that included the following:

- Completion of the Heritage Register is near and presentation at the Board is anticipated in April
- Work on the Cultural Heritage Management Plan has been temporarily halted until 2027
 - public engagement will continue regarding the plan that will include a review and updates on Churchville Conservation District and Huttonville, both located within the Brampton West Secondary Plan
- Preliminary project and outreach will begin for the Bramalea area and Central Downtown to highlight their heritage character and bring awareness to the community

- The Province is proceeding to establish a heritage framework that will transform and streamline the operational processes, and improve service delivery for heritage and archaeology matters

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. Question Period

In response to a question regarding notification to homeowners about designation of their property, staff advised that registered mail is sent and outlined the process.

16. Public Question Period

Nil

17. Closed Session

Nil

18. Adjournment

HB028-2026

That the Brampton Heritage Board meeting do now adjourn to meet again on Tuesday, May 21, 2026 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)