



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To designate the property municipally known as 23 Centre Street South as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 23 Centre Street South, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with the Council's Procedure By-law;

AND WHEREAS there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

NOW THEREFORE the Council of the Corporation of the City of Brampton
HEREBY ENACTS as follows:

1. That the Schedules attached hereto form part of this by-law.
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Act.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.
5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 26th day of January, 2022.

Approved as to
form.

2022/01/20

Anthony-George
D’Andrea

Patrick Brown, Mayor

Approved as to
content.

2022/01/21

Bob Bjerke

Peter Fay, City Clerk

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Lot 81 and Part of Lot 80, RAILWAY BLOCK, PLAN BR5 as in RO719612;
BRAMPTON

PIN: 14035-0025 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 23 CENTRE STREET SOUTH:

The property at 23 Centre Street South is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and/or contextual value.

The cultural heritage value of 23 Centre Street is related primarily to its design or physical value as a highly representative, early and well preserved example of a wood frame house designed in the Regency Ontario Cottage style. The style is exhibited generally by the cottage or hip roof, low, one and half storey massing, well proportioned symmetrical form and dormer centred over the main door.

The house also reflects a high degree of craftsmanship. The front facade is particularly well-articulated by the central door, gabled dormer window with decorative vergeboard and a pointed Gothic window. Also noteworthy is the eared main door architrave, moulded eared wood trim surrounding most windows and main door, also the wood storm windows, and the highly decorative vergeboard that decorates the front dormer. The property stands as a historical 'survivor', retaining considerable built heritage fabric. Most elevations remain virtually unchanged from construction in the mid Victorian era.

The house was built in one of the early residential subdivisions in Brampton and at a time when the town was entering a residential building boom following incorporation, arrival of the railway, and the emergence of the local flower industry.

Contextually, the surrounding area has changed considerably since the "Railway Block" plan of subdivision was developed. Commercial infill and development of the hospital has diminished the overall heritage character of the area. Nevertheless, with respect to the subject parcel, the visual and physical relationship between the house and street remains unchanged. The parcel helps illustrate the characteristics of a typical mid Victorian building lot in Brampton – noted by narrow lots and shallow front yard setbacks, which were intended to encourage closer interaction between residents and passers-by.

The property is also associated with early settlers of Brampton, including the Kilpatrick, O'Hara and Young families.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include:

- Excellent and well-preserved example of Regency style of architecture in the Ontario Cottage form;
- Low 1½ storey height;
- Well-proportioned symmetrical massing and T-shaped plan;
- Well-articulated three bay front fenestration;
- Steeply pitched front gabled wall dormer with pointed Gothic window;
- Highly decorative vergeboard decorating front dormer;
- All window openings; most of which have eared architraves and gently segmented arches, moulded trim elements and sills;
- 3 original wood storm windows with decorative vent openings through bottom rail;
- 2/2 wood sash windows, with eared wood window surrounds and wood sills;

- Paneled, single leaf front door, door opening, moulded eared surround and fixed transom;
- Dormer gabled window over front entrance;
- Cottage or hip roof profile and medium pitch;
- Rear, one storey wing (presumably the original summer kitchen);
- Gabled roof dormer window on south side facade.