



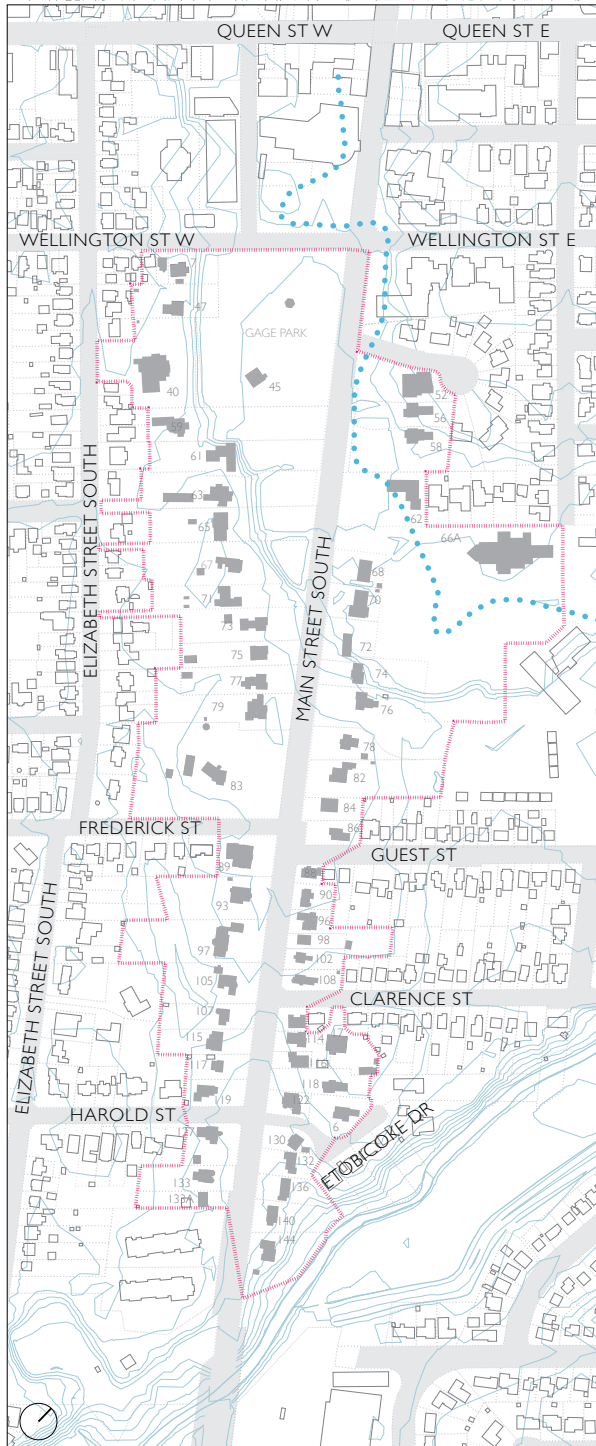
M A I N S T R E E T S O U T H
H E R I T A G E C O N S E R V A T I O N D I S T R I C T
S T U D Y

J U N E 2 0 1 1 P U B L I C M E E T I N G

A G E N D A

1. Project Background - City of Brampton
2. Presentation of Main Street South Heritage Study - E.R.A Architects
3. Common Questions and Issues Related to Heritage Conservation District Designation
4. Sample Heritage Guidelines
5. Questions and Discussion
6. Next Steps

STUDY AREA



- Study Area
- District properties





EARLY DEVELOPMENT

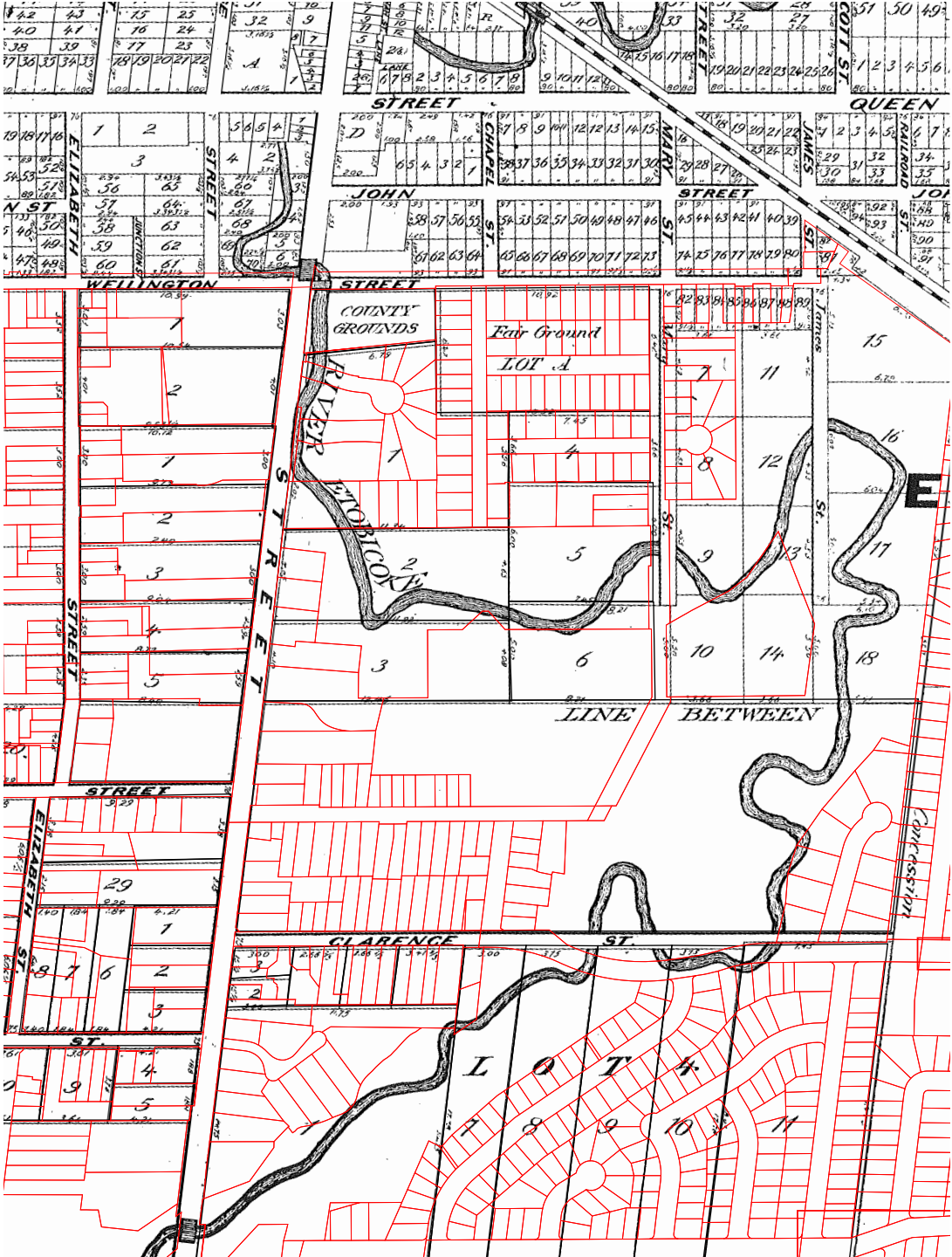
- Hurontario as control line of the 1819 New Survey

EARLY DEVELOPMENT

- “Buffy’s Tavern” at Queen and Main St in 1834
- 1859 Tremaine’s map
- Main Street c.1870



DISTRICT EVOLUTION



- Subdivision of lots
 - 1877 Consolidated Plan of Brampton and current property lines
 - Estate lots to town lots
 - Guest Plan 1854
 - Brampton becomes incorporated as a town, 1873



61- 65 Main Street S



67 Main Street S



114 Main Street S



DISTRICT EVOLUTION

- Subdivision of lots

102 Main Street S



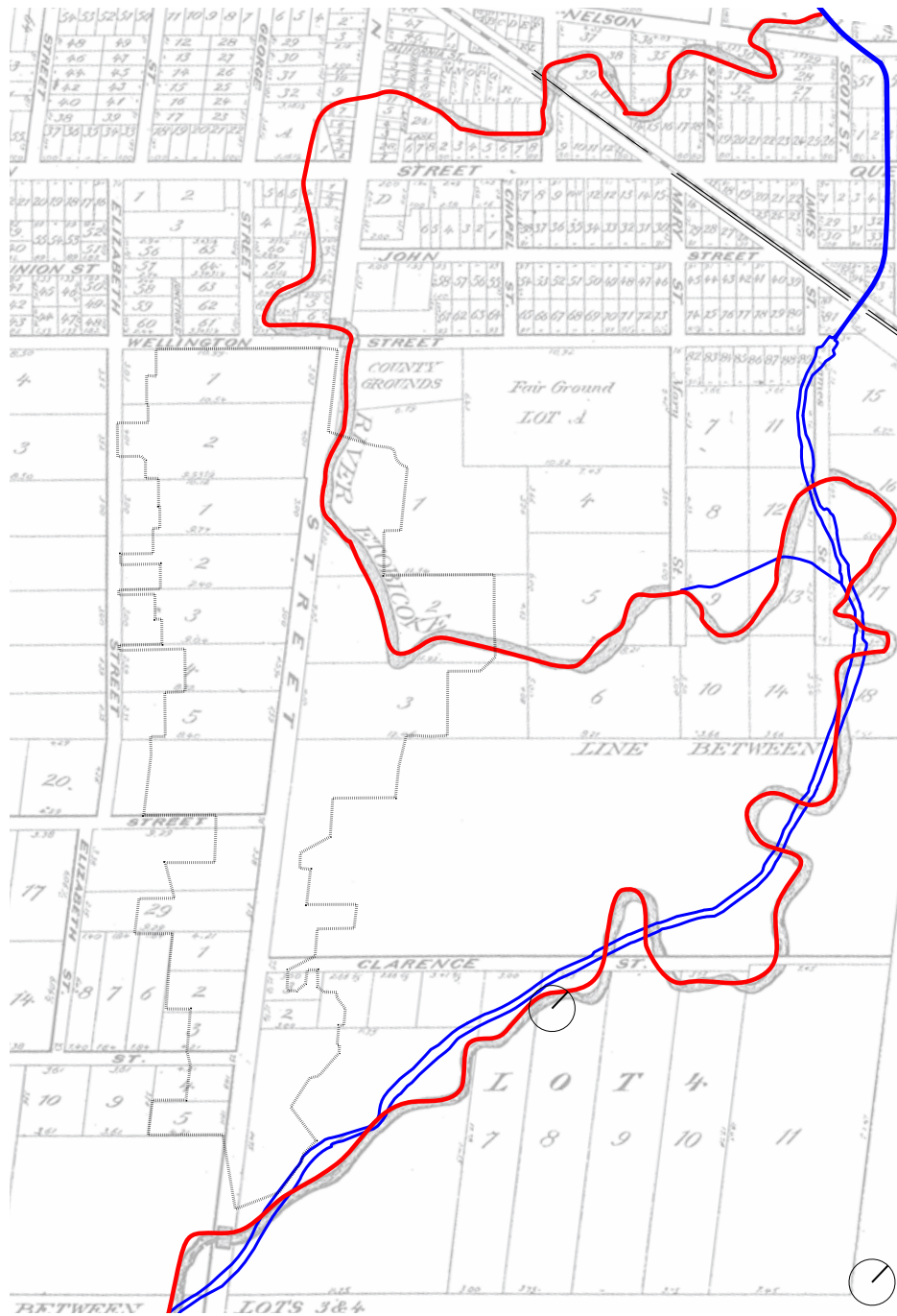
17 Clarence St



DISTRICT EVOLUTION

- Etobicoke Creek Diversion (1952)

- Annual flooding prior to 1952
- Worst recorded flood in 1948



— Historic course of Etobicoke Creek (1877)

— Current course of Etobicoke Creek (post 1952 channel diversion construction)



c1940, prior to channel diversion, Etobicoke Creek ran across the street from Gage Park (Source: Brampton Public Library).

DISTRICT EVOLUTION



01



02



03



04

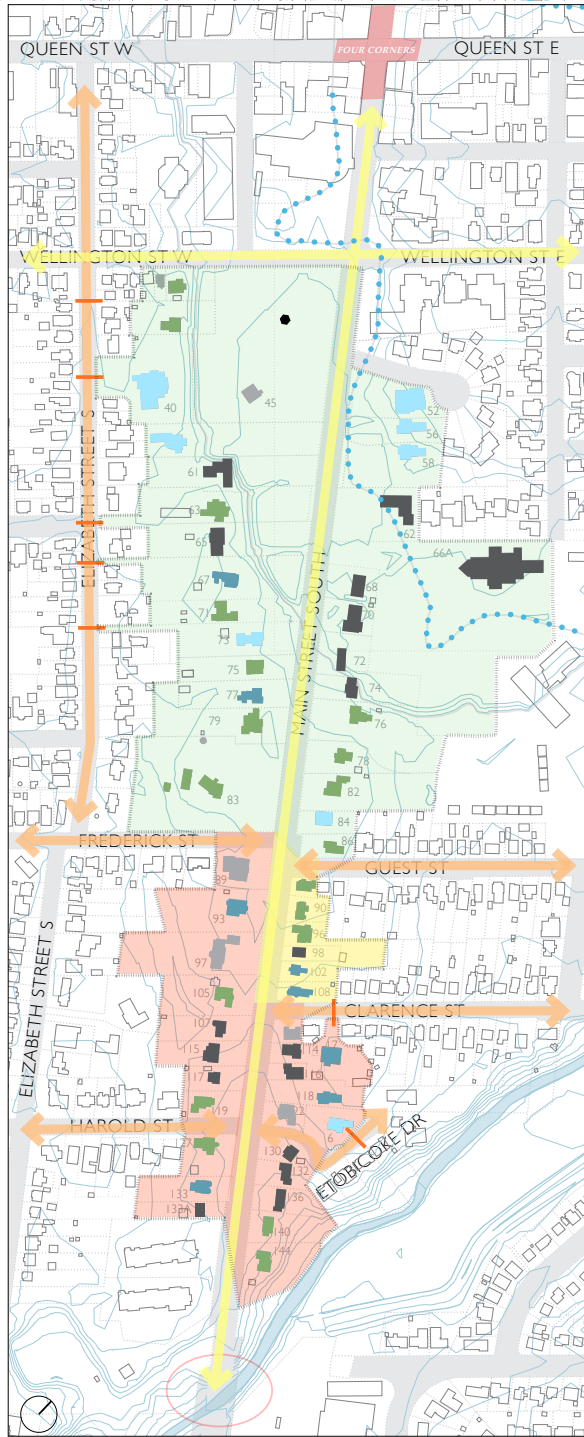


05

- 01 Foot bridge on Main Street S, opposite Gage Park, prior to creek diversion
- 02 Remnants of retaining wall with 56 and 58 Main Street S seen in background
- 03 Large setbacks, a characteristic feature of the district, were shaped by Etobicoke floodplain.
- 04 Etobicoke Creek acts as natural southern boundary of district, intersecting Main Street S south of Etobicoke Drive
- 05 Etobicoke Creek diversion opened up the north eastern area of the district for development -
(St. Mary's Roman Catholic Church, 1964)

ORGANIZING PRINCIPLES

PRINCIPLES

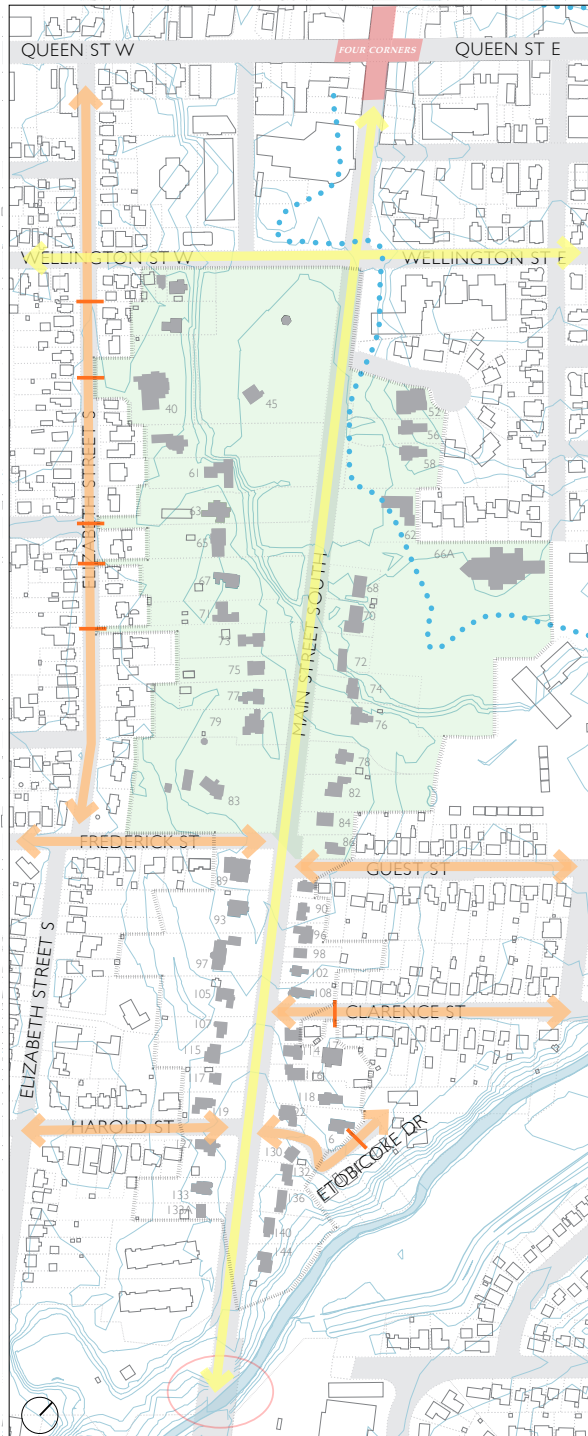


Organizing Principles and Sub-districts

- Subdistrict A - Etobicoke Ravine
- Subdistrict B - Guest Plan 1854
- Subdistrict C - Jones Plan 1873
- Etobicoke Creek Flood Plain area
- Historic Course of Etobicoke Creek
- Existing Course of Etobicoke Creek
- Primary Street
- Secondary Street
- Secondary Access

Periods of Construction

- 1853 - 1873
- 1873 - 1899
- 1900 - 1940
- 1941 - 1980
- Contemporary



63 Main Street S



56 -58 Main Street S



68 Main St S

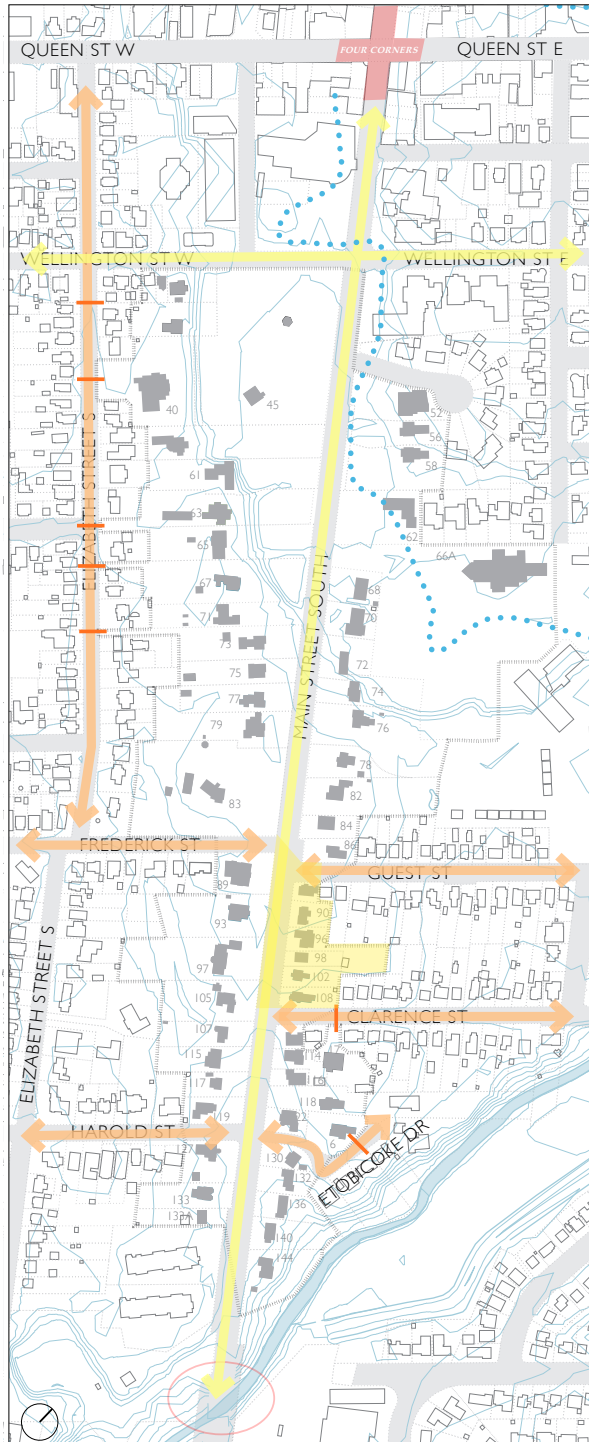


SUBDISTRICT A "ETOBICOKE RAVINE"

- Predominantly shaped by the landscape of the historic Etobicoke floodplain.
- Contains the oldest and grandest houses with the most dramatic setbacks in the heritage district.
- Siting of the houses primarily responds to the landscape, rather than to the street.

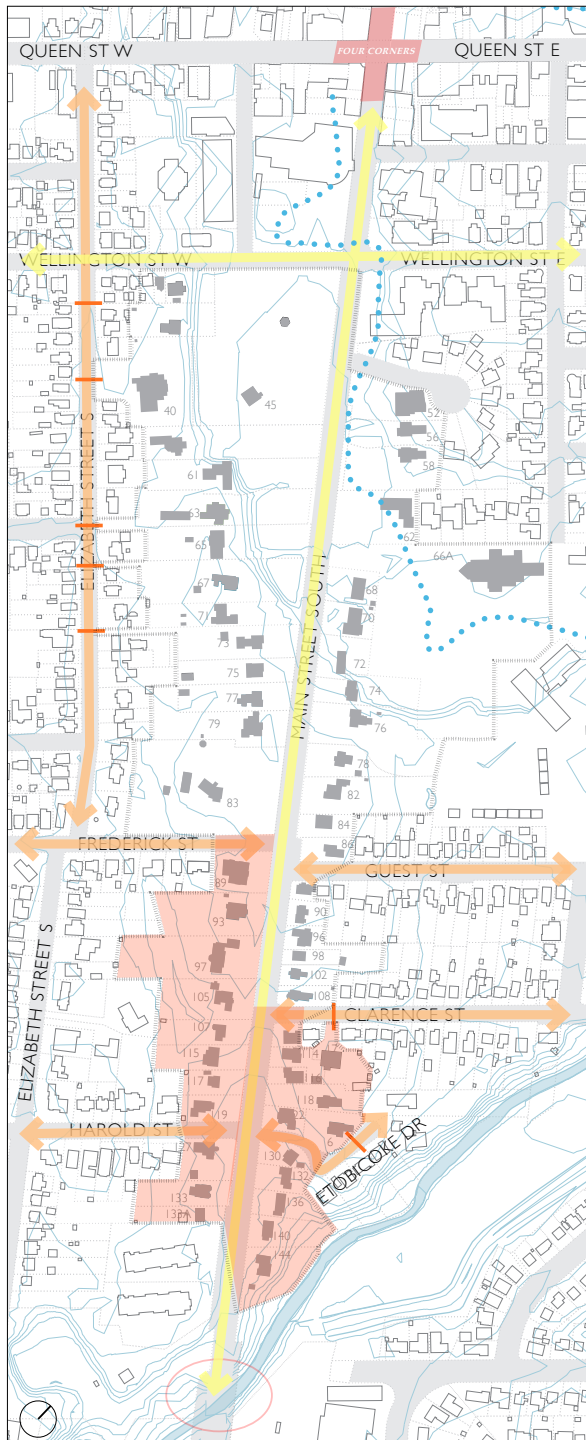
SUBDISTRICT B "GUEST PLAN 1854"

- Houses are primarily oriented towards Main Street.
- Shortest setbacks in the district.
- In 1854, it was the first area in the district to be subdivided.



102 Main Street S





118 Main Street S



140 Main Street S



17 Clarence St



SUBDISTRICT C "JONES PLAN 1873"

- Houses are primarily oriented towards Main Street and siting is not necessarily influenced by the former Etobicoke floodplain.
- Subdivided in 1873, the year that Brampton was incorporated as a town.
- Siting closer to Main Street correlates with the evolution towards a "town-like" pattern of development that emphasizes organization by street-grids.

PERIODS OF CONSTRUCTION

1853 - 1873



1874 - 1899



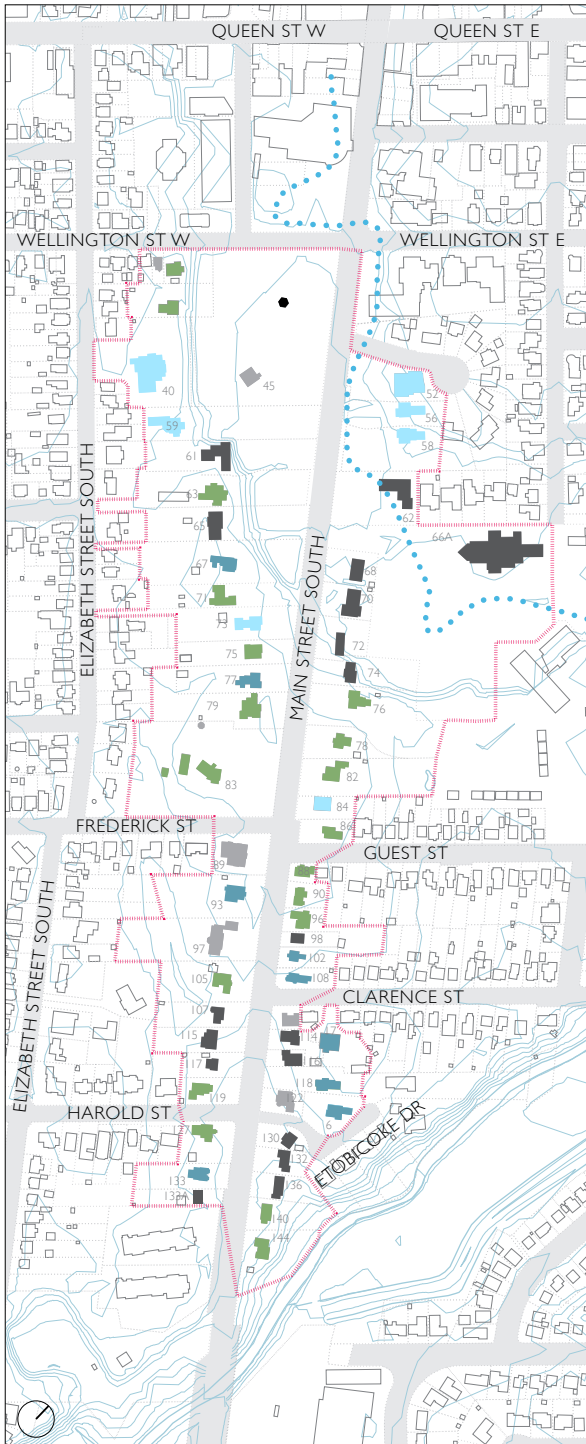
1900 - 1940



1941 - 1980



Contemporary



R E S P O N S E T O L A N D S C A P E



118 Main Street S, constructed in 1880s, Queen Anne Style.



68 Main Street S, constructed in post-war period, Ranch Style.

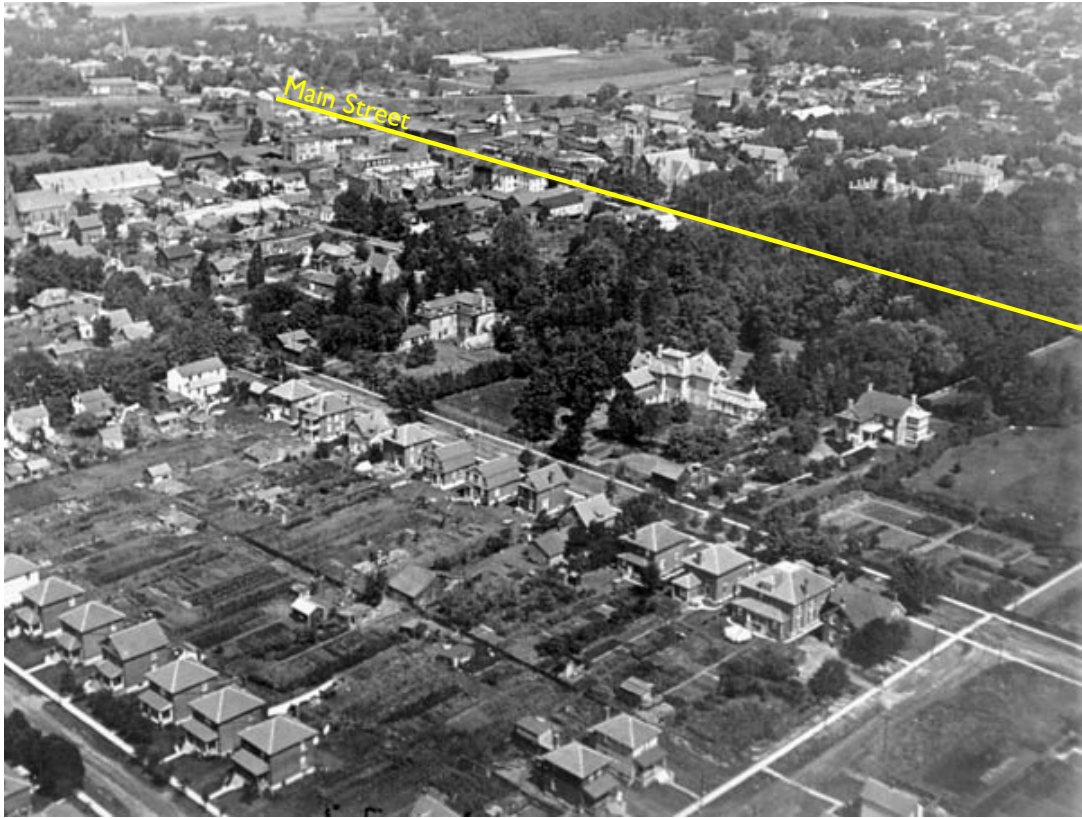
STREETSCAPE CHARACTER



Main Street S streetscape character



Main Street S, looking south, c1945



MAIN STREET SOUTH AS GATEWAY

- Gage Park

- Brampton's oldest and first municipal park
- Originally part of Alderlea estate, opened as park in 1903
- An important civic landmark and gathering area in the City of Brampton
- Provides a formal end point destination to the procession of deep landscaped setbacks through the district



S U M M A R Y O F F I N D I N G S

- The neighbourhood of Main Street South is a significant historic residential district that developed along the Peel County control concession line, just south of Brampton's historic commercial downtown core
- Streetscape character is influenced by the subdivision of lots over time
- Defining characteristics of the district are heavily influenced by landscape character and Etobicoke Floodplain (includes mature tree canopy and large setbacks) rather than a distinct period of construction

HERITAGE ATTRIBUTES

- Large houses in architectural styles of the late-19th and early-20th century associated with the history and development of Brampton;
- Deep setbacks from the street, particularly on the west side;
- A graded rise from the street;
- A variety of mature trees and small shrubs;
- A mature landscape defined by a heavy tree canopy and front gardens;
- The public space at Gage Park;
- The Etobicoke Creek and remnant of its retaining wall still visible from the street; and
- The district acting as a gateway into the historic downtown of Brampton.

S A M P L E G U I D E L I N E S



Village of Rockcliffe Park, Ottawa, Management Guidelines

Natural Features

The existing topography should be maintained, without any major excavation, filling, or regrading. Any development should respect and enhance the picturesque quality of the natural environment.

Lot Division

The existing pattern of lot division should be protected, including the wide variety of lot sizes and shapes.

Buildings

New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.

Other guidelines concerning:

Lighting, Property Use, Traffic Patterns, Landscaping and Gardening.

SAMPLE GUIDELINES



Old Port Credit Village, Mississauga

Design Guidelines for Additions and New Construction

- 5.4 Guideline: Identify features of your building that are worth keeping.
- 5.7 Guideline: Save significant trees when siting and building your addition.
- 5.15 Guideline: Site your garage behind the front wall of the house.

District Designation at Work: Example of Approval Process



District designation involves the development of community-based design guidelines.

A building permit application is made by the owner for a new addition.

The application is reviewed by the City Heritage staff, Brampton Heritage Board and other City departments (i.e. Building department, Planning, Design and Development). If it conforms to the adopted guidelines, the building permit is issued. Recommendations are forwarded to Council.

City Council may: 1) Approve the permit; 2) Approve the permit with conditions; or 3) Refuse the permit.

If the application is not approved by Council, appeal can be made to the Ontario Municipal Board.

Under the new Ontario Heritage Act, Council can prohibit demolition of a building within a heritage conservation district.

COMMON QUESTIONS & ISSUES



52 Main Street S, Stork House,
now Ward Funeral Home

What financial impact does designation have on my property?

Available studies show that designation either stabilizes or increases property value.

What incentives are in place for heritage districts?

The City is working to continue the Heritage Property Incentive Grant Program that would be eligible to buildings within a designated district.

Will a district designation cost homeowners more to keep up their houses?

Maintenance is not mandated because of the district designation.

Can a heritage district designation allow a City official to inspect my property?

Similar to a building inspector, a City official may inspect the exterior of a property for conformity to the application for heritage work.

N E X T S T E P S . . .



- 1. Revision of heritage attributes and draft statement of cultural heritage value in response to feedback from public**
- 2. E.R.A to begin drafting guidelines in light of feedback from public and in consultation with City staff**
- 3. Second public meeting to present draft guidelines to public to be scheduled (Fall 2011)**
- 4. Presentation of revised report to Brampton Heritage Board**
- 5. Presentation of final report at public meeting before the Planning, Design and Development Committee (Winter 2011)**