

Main Street South HCD May 30 Public Meeting
Easel Notes

Table A

- Difficult to follow
- Process is not clearly outlined
- Understand what is involved, give the information
- On high level
- Too much micromanaging/homeowners find this plan restrictive (1page)
- Concern that the plan may be interpreted differently by different people
- Plan has too much detail, the presentation was more digestible
- Parking in front of the house
- Debunking the myths should be in the plan and outline
- Clarify timelines
- I like it/want to see it finished
- Awkward and unnecessary stuff, discrepancies, and contradictions
- Difference between maintaining vs. replacing (i.e. needing a permit to replace asphalt)
- May too vague/ need more clarity
- List of requirements should be more specific/ don't leave things open to interpretation (leaving door open to interpretation)
- Speaks in generalities = not creating boundaries
- Improve with lists of items to include
- Get rid of unnecessary... write a summary /"Coles notes"
- Need to be more defined (implies more detailed plan to follow at another date)
- Can take years to go through the process
- A Feeling that residents are being penalized by being a part of the district
- Limit the city's role to over-reach
- Present summary with page references this would make it more user friendly
 - Helps the flow
- An appendix with each property would be very critical
 - i.e. landscape interest only – people can relate to that, include a letter to aid in understanding how the policy applies to this now
- Most heritage is landscaping (not the building) – fresh eyes
- Should mediate where houses are designated
- Character
- Height/scale/massing – the statement of contribution should be more clear
- Separation between policies vs. guidelines -list them individually
 - Need clear distinction, it could be improved/ organized better
- Message being lost – too jumbled
- Plan could be simplified – hard to digest –invites a lot of authoritative discussion
- Missing prescription too restrictive

- Not enough clear definition of where/when the heritage permits kicks in – what are the triggers
- Identify those designated
- History upfront, rational policies guidelines—more illustration needed
- Doesn't want it
- Inflexibility hurts the plan uncertainty and sub
- More prescriptive of what's out
- Tell where change is permitted for clarity
- November improvement
- Definitions to be helpful
- There should be more input from individual homeowners
- Organization of details landscaping put all in one spot, definitions of landscaping,
- Different to now, what's allowed vs. not
- Consolidate sections (in landscapes)
- See similar examples of district plan –better worked with key words/phrases
- Policies vs. guidelines – be clear which need to be followed

Table B

- Culture Value S.O.S
 - *doubt about value of the district
 - 93 main street →concern of the value on individual house
 - Mr. Dawson... Dawson house →concern that value captures various periods of time (too wide of a net)
 - There is no consistency between styles
 - Concern that area is overly narrowed (district boundary)
 - An evolved styles and additions
 - 2nd Encourage “non-sympathetic” to be replaced
 - 2nd Is there a period of significance”
 - 2nd preference for 19th century—the real important properties
- Are we taking opportunity to get a ‘park like’ setting?
- Green spacious setting is the key attribute, park, spacious, it sets the tone
- Less about buildings more about the park
- 10” on either side of sidewalk as limitation of value
- low traffic corridor as its once been (yes its changed but it could be changed again)
- remnants of pedestrian realm the existing r.o.w
 - wouldn't want to limit vitality of corp.
- Drag strip concern, there is no value in increased traffic
- No one ever asked if a district was wanted
- Blanket rules are ridiculous
- preference for individual listings as an inventory
- (Disagreed there's a variety) ** size of lots are of value
- We need to define some level of “pretention”
- Best kind of entrance into Brampton...a clear distinction into Brampton

- 2nd → write out park like setting it would be like and other community
- A public marker to describe or interpret main Street
- 70s and 60s umbrella concern as value
 - 72 main street is not a good example
- Is it necessary, what are “good” examples of a 70’s property
- 1940s and back is of value
- Protect the landscaping... less the building
- Clarity (PL124) on the value of the building vs. the site (115 main street)
- Placement, setting, and landscaping is consistent... can be quantified for each site
- Mass height and separation
- Landscape value on properties vs. value of individual buildings
- “Landscape interest only” should be included on many more properties as the contribution to the value of the district
- We (eatery) to be proactive with the individual value statement
- Variety in setbacks, side yard setback... opportunity to change side yard setbacks
- Does a vague statement stop consideration for change...that would be scary?
- Attributes should not be set in stone...high level
- 4 corners discussion
- Pride in place (MSS) may contradict others sense pride...how is this equally expected
- Be true to materials
- Should describe zones of individual buildings that contribute to that sub-area of the district
- Some properties aren’t worthy of keeping
- If it’s “better” can it be changed?
- Who quantifies/qualifies the ‘right change’?
- 98 Main Street...just describes trees
- A record of tonight’s comments circulated to residents

Table C

- A few examples majority—old does not make them valuable
- Change can enhance
- Laneways - from el.2 paving
- Curvy lanes – alterations
- Historic coach house, identified
- Gateway - function traffic -speed lowered
 - Signage improve
 - Visually prominent
- Construction helps to calm traffic
- Guidance - Topography alterations
- Flexibility of control, which include style, appearance, sympathetic
- Laneways character of Main Street
- Noise (cut through, not heritage)
- Architecture – 1970s seems too aggressive, not the heritage that we are trying to protect

- Style – check protection
- The modern building
 - Is it the association to the building?
- Character more aligned to setbacks, side yards
- Fresh Eyes – contributing building
 - 50s- 60s-70s- 80s- 90s, more the landscaping
- Look at the descriptions
- Mock buildings should not be included
- 97 South Frederick mega mansion
- 72 ski chalet – is an injustice of the plan
- Threshold – for contributing properties
- Good example of its time
- Attributes are too broad
- Interpretation signage for consolation with owners
- The artworks in Gage Park are assets
- Opportunity to enhance pedestrian crossways
- End of the district – Guest and Frederick, vertical light and water feature
- Provide examples of older and newer, not all need protection
- Too eclectic, not looking to do that rather preserve a single period
- Allow for prominent, namely 30s and onwards
- Excluded from being contributing, more broadly 20th century
- Demolition permit already covers a lot
- Preserve the jewels not the widest
- Streetscape – 2 lane highways, side walks
- Preserve the feel, a municipal project
- Improving the gateway by putting controls on residents rather than making the investment itself (city)
- More flexibility on landscapes
 - Identify the historic landscape
- Residents have made the changes
- Number of coach houses better identified are they garages?
- Laneways and coach houses
- Curvilinear
- Trees along main not the ones in rear yards
- Traffic calming reduced to two lands
 - Buffer from road, boulevard
 - LRT—make the decision – find on LRT – then work on the HCD

Heinz 57

- Blended, different styles, eclectic
- Gage Park
- Ranch – style, appearance, age, not appropriate
- LRT more details/ specifications

- To allow intensification – if it comes through
- Attributes, greenery, streetscape
- Tree planning, topography, landscape permit
- Topography – floodplains – skating rink
 - Guidance clear making changes
 - City to make improvements
- Coach house visible from public realm front and rear
 - Not relevant from the main street
 - Entrance way same if not visible from street, why are they protected?
 - No strong feeling, its fine, no need to nit pick
 - Traffic calming on main street could potentially lead to issues on the side streets and no one wants that to happen

Table D

- Adjacency
- Landscape (exact process)
- Guideline
- Zoning- driveway widths
- Gingerbread rots
- Getting grants
- Definitions (how will your permit be judged)
- Clarity needed “definitions”
- Next meeting – definitions “sympathetic”
- Sympathetic to district or immediate surrounding
- Timelines
- Previous attributes

Table E

- 83 main street no designation
 - 3.5 acres
- Art collection in gage park should be noted
- Maps showing entire property on map
 - Contributing landscape (green colour on its entirety)
 - Use a different way that doesn't capture the entire property on the distinction
- What about properties that can be seen from Elizabeth Street
 - Rear of property captured
- How do you meet test of sympathetic to the districts?
 - Diversity of architecture
- Definition section
 - Compatibility
 - Height
 - Rhythm

- Massing
- People worried that it has to be ye'old
- Homeowners don't want
- What is available to assist owners financially
- Incentive grant
- Document should put more emphasis on helping people
- Less discussion on types of vegetation
- Limit the city's ability to over reach
- Ensure clear language about visibility from public realm
- Remove pictures of properties from the document --encourages theft
- Focus on the parklike settings
 - Convert the district two two-lane/ one-lane each way
- Pick a style that you are trying to conserve
- What defines contemporary
- Appendix of properties should be redone with fresh eyes
 - Align it better with what we aim to protect on the property
- Remove some of the buildings from the contributing category that shouldn't be there
 - Focus on the setback, massing, landscape
 - Focus on good or representative examples of the style
- Include high level bullets from presentation in document
- Keep "like" discussions together
- Don't make the property summaries a separate document, keep it in
- Oblique angle from the public realm (perhaps a diagram? So people can't stand and look between properties, to the backyard and say that visible from the public realm
 - Put this language into public realm view
 - Narrow application at view from public realm
- Clearly outline permit approved process
- Include the myths in the document
- Everyone is caught up with the minor details
- Most people are in support
 - Send a survey to property owners asking whether they support → will see that most people support the HCD
 - Stop delaying process for minority of people opposing

- Difficult to follow (Question 1)
 - process not clearly outlined
 - understand what is involved gives the information
 - on high level
 - too micromanaging/homeowners find this plan too restrictive (IPG)
 - concern that the Plan may be interpreted differently by different people.
- (qs in advance)
- want to make decisions about their own properties.

TABLE (A)

- awkward/unnecessary stuff/discrepancy/contradictions
- difference b/w maintaining vs/ replacing.
 - o: need permit to replace asphalt.
- "may" too vague // need more clarity.
- list of requirements should be specific / don't leave things open to interpretation. (leaving door open to interpretation)
- speaks in generalities = not creating boundaries
- improve w/ lists of items to include
 - get rid of unnecessary. like a summary/notes
 - need to be more defined (implies more detailed plan to follow at a later date).
 - can take years to go through the process
 - feel like being penalized to be part of the District
 - limit City role to over-reach

TABLE (A)

- Plan has too much detail / present'n more digestable
- parking in front of the house
- debunking the myths - should be in the plan + online
- clarify timeline
- I like it / want to see it finished

TABLE (A)

- present'n summary w/ pg references. would make it more user friendly. helps the flow

(e)

- Appendix w/ each property very critical
 e.g. landscape interest only. - ppl can relate to that
 = better understanding of how policy applies to their house
- most heritage is landscape (not the Bldg). - fresh eyes
 - should indicate where house is designated
- character

- height/scale/massing - Statement of contribution should be more clear
- Separation btwn policies w/ guidelines - list individual
 ↳ need clear distinction
- could be improved organized better
- msg being lost - too jumbled - invites a lot of qualitative discussion
- Plan could be simplified - hard to digest
- misguided perception too restrictive
- not enough clear definition of when the heritage permit kicks in. → what are the triggers.
- ID those designated
- history upfront rationale. then guidelines. ↳ more illustration

TABLE (A)

ad - doesn't want it.

inflexibility hurts the plan
uncertainty + sub

- more prescriptive of what's out
- tell where change is permitted for clarity
- Defns - Nov ver improvement
- more input from individual homeowners
- organization of details did w/ landscaping
put all in one spot - did to follow
consolidate sections (w/ landscape) what allowed vs not
- seen similar examples of District Plan - better linked w/ key words / phrases -
policies vs guidelines - be clear which need to be followed

TABLE (A)

TABLE B

- Some houses aren't worthy of keeping.
- If its "better" can it be changed.
- WHO QUANTIFIES/QUALIFIES THE 'RIGHT CHANGE'
- 93 MAIN STREET ... JUST DESCRIBES TREES.
- A RECORD OF TONIGHT'S COMMENTS CIRCULATED TO RESIDENTS.

CULTURAL
VALUE
S.O.S.

TABLE
B

* DOUBT ABOUT VALUE OF THE DISTRICT
 93 MAIN STREET → CONCERN OF THE VALUE ON INDIVIDUAL HOUSE
 MR. DANSON ... DANSON HOUSE.
 CONCERN VALUE CAPTURES VARIOUS PERIODS OF TIME.

TOO NIP A NET

SHOULD DESCRIBE ZONES OF VALUE AND INDIVIDUAL BUDS THAT CONTRIBUTE TO THAT SUB-AREA OF THE DISTRICT

- NO CONSISTENCY BETWEEN STYLES
- CONCERN THAT AREA IS OVERLY NARROWED. (DISTRICT BOUND)
- AN EVOLVED STYLE + ADDITIONS.
- ENCOURAGE 'NON-SYMPATHETIC' TO BE REPLACED.
- IS THERE A 'PERIOD OF SIGNIFICANCE'
- PREFERENCE FOR 19th CENTURY - THE REAL IMPORTANT PROPERTIES

2ND
2ND
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SHOULD DESCRIBE ZONES OF VALUE AND INDIVIDUAL BUILDS THAT CONTRIBUTE TO THAT SUB-AREA OF THE DISTRICT

2nd

2nd

TABLE B

- BLANKET RULES ARE RIDICULOUS.

* PREFERENCE FOR INDIVIDUAL
"LISTINGS"

WAS THERE A VARIATION?
- SITE OF LOTS ARE OF VALUE.

- WE NEED TO DEFINE SOME LEVEL
OF "PROTECTION"

→ BEST KIND OF ENTRANCE INTO
BRAMPTON... A CLEAR DISTINGUISH
IN TO BRAMP

2nd → WITHOUT PARK-LIKE SETTINGS IT
WOULD BE LIKE ANY OTHER
COMMUNITY.

→ A PUBLIC MARKER TO DESCRIBE OR
INTERPRET MAIN ST.

TABLE B

- ARE WE TAKING OPPORTUNITY TO GET
A 'PARK-LIKE' SETTINGS?

- GREEN SPACIOUS SETTINGS THAT
IS KEY ATTRIBUTE... PARK, SPACIOUS.
SETS THE TONE.

- LESS ABOUT BLDGS... MORE ABOUT THE PARK.

- 10' ON EITHER SIDE OF SIDEWALK AS
LIMITATION OF VALUE.

* * LOW TRAFFIC CORRIDOR (YES IT'S CHANGED
AS ITS ONCE BEEN BUT COULD IT BE
CHANGED)

* * REMNANTS OF PEDESTRIAN ~~THE EXISTING~~
REACH. *→ WOULD'NT WANT TO LIMIT UTILITY R.O.W. ...*

- DRAG STRIP CONCERN → NO VALUE IN
IN INCREASED TRAFFIC.

* → NO ONE EVER
ASKED IF A DISTRICT
WAS WANTED

TABLE B

- 70's + 80's UMBRELLA
CONCERN AS VALUE.

72 MS
IS NOT A
GOOD EXAMPLE.

→ IS IT NEC ARE "GOOD"
EXAMPLE OF A 70'S PROPERTY.

→ 1940'S AND BACK IS OF VALUE.

→ PROTECT THE LANDSCAPING, ... LESS
THE

→ CLARITY (PG 124) ON THE DRAWE OF
THE BUGS VS THE SITE. (115 MS).

→ PLACEMENT, SETTING + LANDSCAPE
IS CONSISTENT ... CAN BE QUALIFIED
FOR EACH SITE.

→ MASS, HEIGHT
+ SEPERATION ...

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TABLE B

- LANDSCAPE VALUE ON PROPERTIES
VS. VALUE OF INDIVIDUAL BLDGS.

"LANDSCAPE INTEREST ONLY"
SHOULD BE INCL. ON MANY
MORE PROPERTIES.

→ AS THE CONTRIBUTION
TO THE VALUE OF
THE DISTRICT.

- WE (CITY) TO BE PROACTIVE WITH
THE INDIVIDUAL VALUE STATEMENT.

- VARIEM IN SETBACKS, SIDEYARD
SETBACK ... OPPORTUNITY TO GRANT
SIDEYARD SETBACKS.

85

TABLE C Key Attributes.

- a few examples nearby - old. does not make them valuable
↳ change. can enhance.
- laneways - from eliz paving.
- curvilinear. - alterations
- historic coach house, identified.
- Gateway - function traffic ^{speed} lowered
↳ signage. improve.
↳ Visually prominent.
- Construction. helps traffic calming
- Topography alterations. guidance
- flexibility of control, which are style, appearance, sympathetic.
- Laneways character of Main St
- noise, cut through, not a heritage
- Architecture - 1970s - seem to aggressive.

- ## TABLE C Fine
- examples - old. and newer.
do not all need protection.
 - too eclectic, ^{now} not looking to do that
Rather. preserve a single period.
 - allow for improvement, rarely 30m on wards.
↳ excluded from being contributing.
 - dem perm. - already covers abt. ^{more} broadly with C
↳ live and let.
 - Preserve the jewels, not the widest.
 - Street scope - 2 lane highways, side walks
 - Preserve the feel, a municipal ~~asset~~ project.
 - improve the gateway by putting controls on residents rather than making the investment itself (city).

- more flexibility of landscape
↳ identify the historic landscape
- ↳ residents have made the changes
↳ curvilinear
of coach houses better identified are they garages.
- laneways and coach houses.
- trees along main not the ones in rear yards.
- traffic calming reduced to two lanes

TABLEC

topography - flood plains. - shading rink.
↳ guidance - clear, making changes.
↳ city to make improvements.

- Coach house visible from public realm. ^{front and rear.}
↳ not relevant, from Main Street.

- Estantane way same if not visible from street why are they protected.

- No strong feeling, its fine, no to nitpick.

- traffic calming, on Main may lead to issues on side streets. and no one wants that.

TABLEC

- style, ski ched protection and
- is the the modern building.
↳ is it association. to the block.

- character more aligned to
Set backs, side yards.

- Fresh Eye - Contributing Building
↳ 50's - 60's - 70's - 80's - 90's more the landscape

- look at descriptions.

- Mock buildings should not be incld.

- 97. South Fredrick. mega mansion.

- 72 - ski ched. - injustice of the plan.

- Threshold - for contributing.

- Good example of its time.

- not

- Attributes too broad.

- Interpretation - signage for
↳ consultation w owners

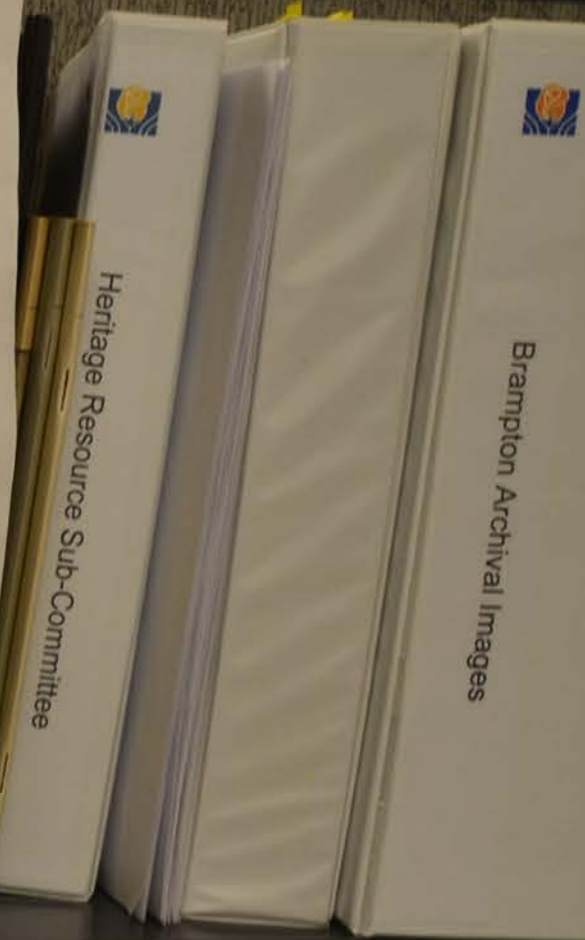
- Artworks in Gage Park Assets.

- opportunity - enhance pedestrian.
cross ways
ends of district. Guest + Fredrick.
vertical light and water feature.

shading rink.
changes.
men's.
front and
public realm near.
in street.

visible from
y protects.
, no to nitpick.
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- style, ski chel protection! **TABLEC**
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- Fresh Eye - Contributing Building
↳ 50's - 60's - 70 80 90's more the landscape
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vertical light and water feature.



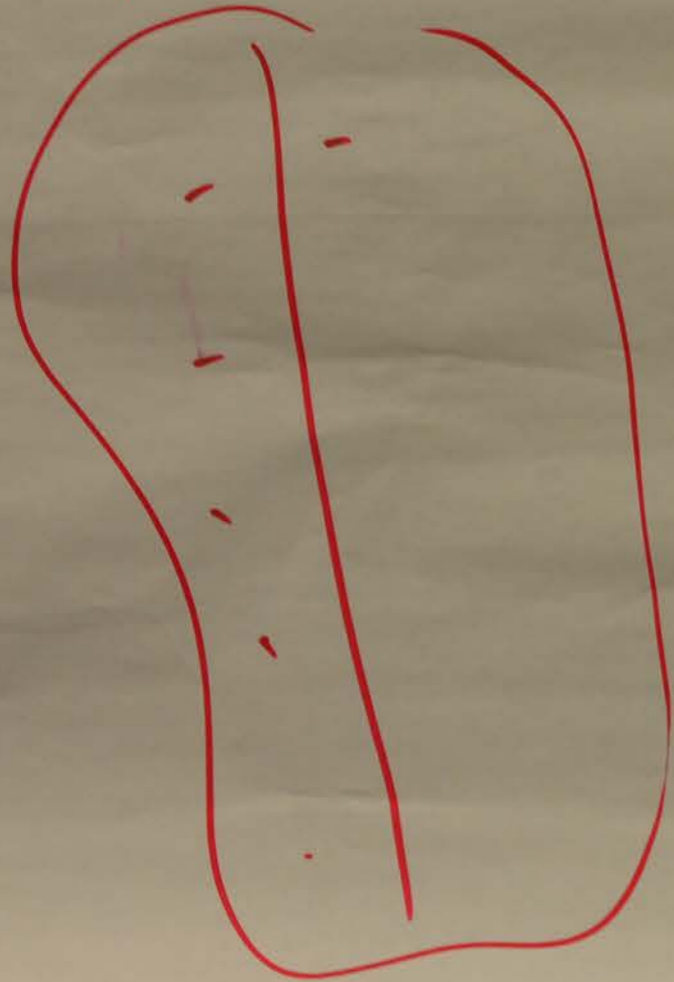
Guidelines Heinz 57

- Blended; different, styles, eclectic.
- Gaze. Park, markers, but not the
- Ranch. - style, appearance, age, not approp.
- LRT in more specific, ^{guidance} 3.5 1.3/4 acres
 - ↳ to allow intensification - if it comes through.
 - ↳ LRT ~~is~~ or without.
 - ↳ severance - sympathetic, some opportunities.
- Attr: greenery, streetscape
- Tree planting, topography, landscape permit

- timelines

TABLE D

- previous attributes



- definitions (how will you permit be judged)

- clarity needed "definitions"

- next mtg - definitions "sympathetic"

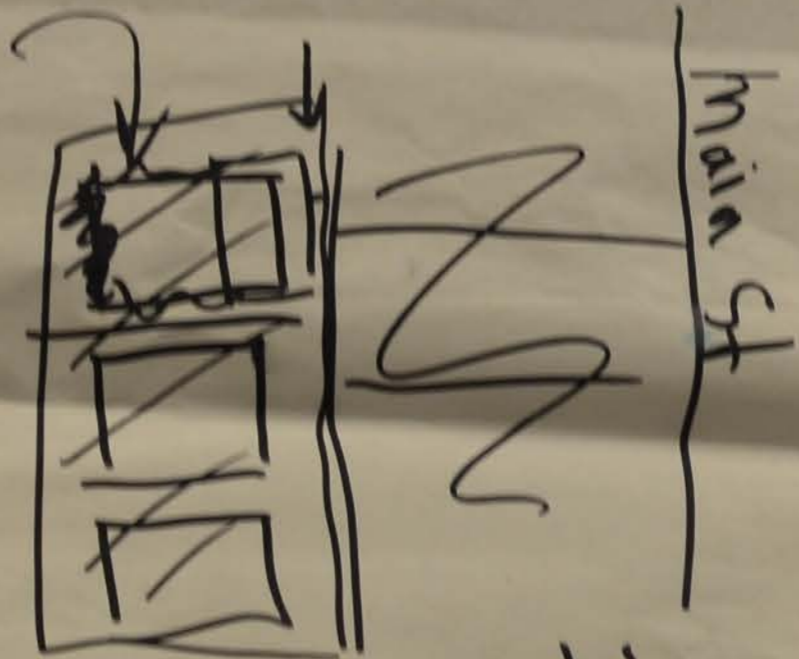
- sympathetic to district or immediate surroundings

3

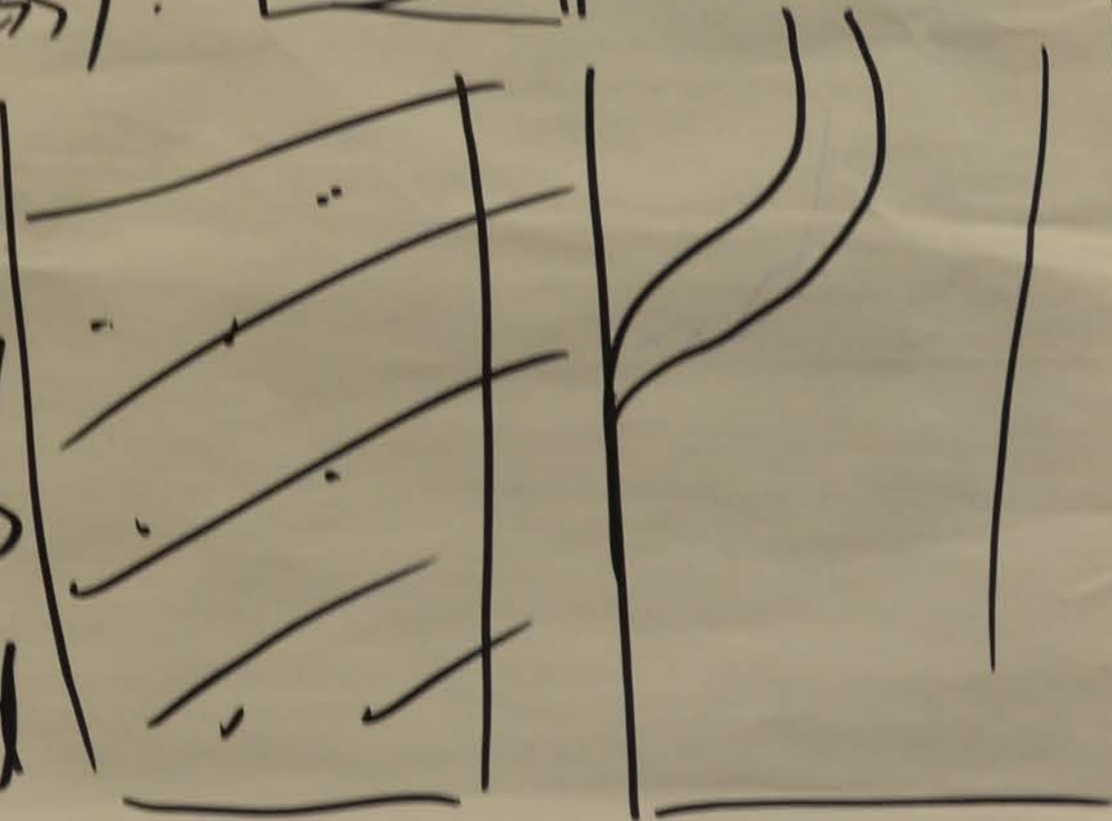
TABLE D

TABLE D

- adjacency
- landscape
(exact process)



- guideline
- zoning - driveway widths



- gingerbread
lots

- getting grants



(E)

- 83 Main St S → no designation

↳ 3.5 acres

- alt
collection
in base plan
should be noted

- maps showing entire property on map
↳ contributing landscape (green colour
on its entirety)
↳ use a different way that doesn't
capture the entire property on the
distinction

- what about properties that can be seen
from Elizabeth St → rear of property
captured

- how do you meet test of sympathetic
to the district? → diversity of architecture

- definition section
↳ compatibility
↳ height ↳ street
↳ rhythm ↳ massing

- ppl worried
that it has
to be ye' old

TABLE (E)

- ~~residents~~ ~~to~~ ~~the~~ ~~AMM~~
- homeowners don't want
- what is available to assist owners financially
- Incentive Grant
- document should put more emphasis on helping people

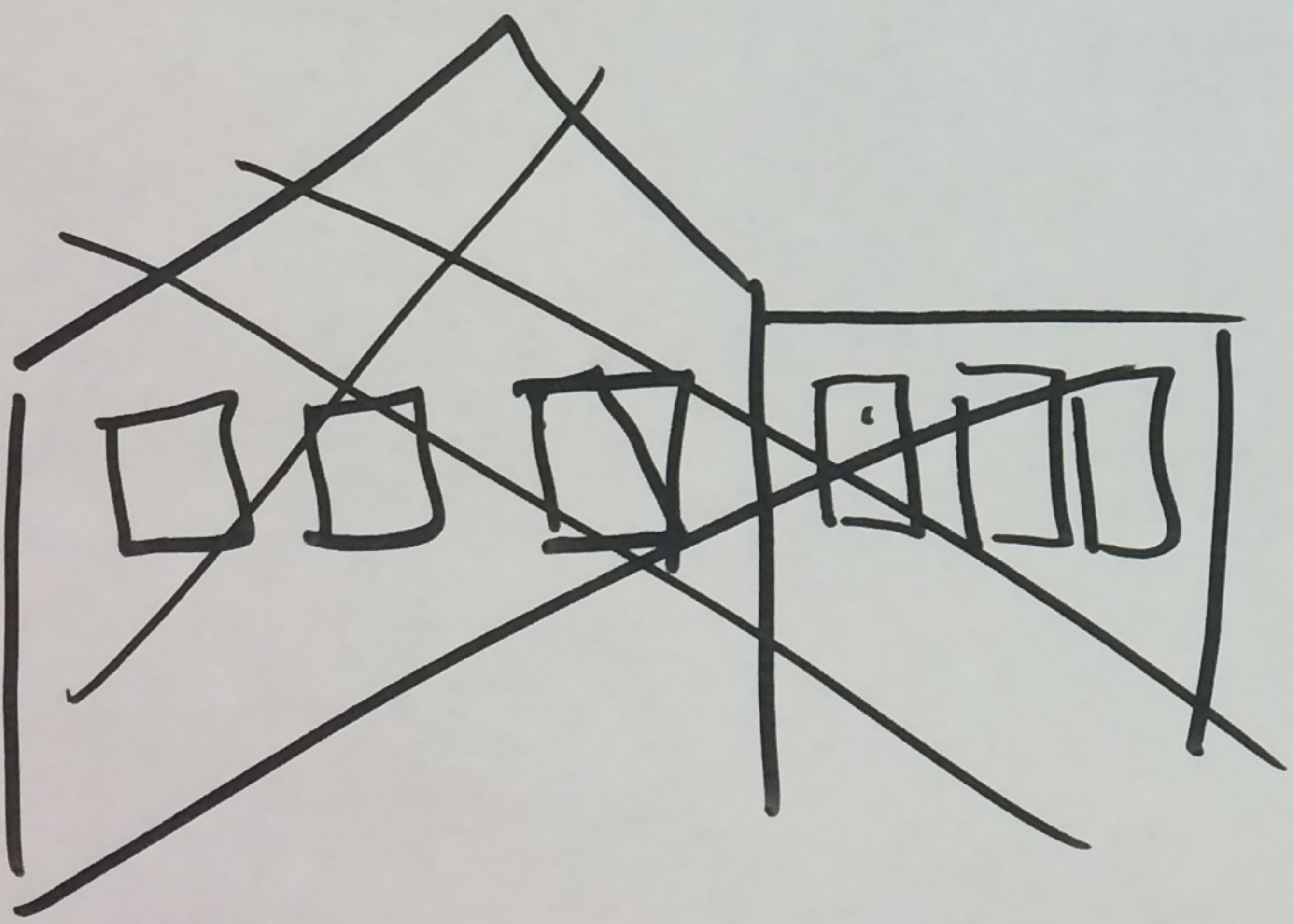


TABLE (E)

- appendix of properties should be redone with fresh eyes
 - ↳ align it better with what we aim to protect on the property
- remove some of the ~~best~~ buildings from the contributing category that shouldn't be there
 - ↳ focus on the set back, massing, landscape
 - ↳ ~~some~~ focus on good or representative examples of the style
- include high level bullets from presentation in the document
- keep "like" discussion together
- don't ~~make~~ ^{make} the ~~summary~~ ^{property summaries} a separate document, keep it in
- Oblique angle from the public realm
 - ↳ put this language into public realm view
 - ↳ narrow application of view from public realm

perhaps a dragon?
↳ so people can't ~~see~~ stand and look between properties to the backyard and say that visible from public realm

Table (E)

- clearly outline Permit approval process
- include the myths in the document
- everyone is caught up with the minor details
- most PPI are in support
 - ↳ send an a survey to property owners asking whether they support → will see most PPI support HKD
- stop delaying process for minority of PPI opposing

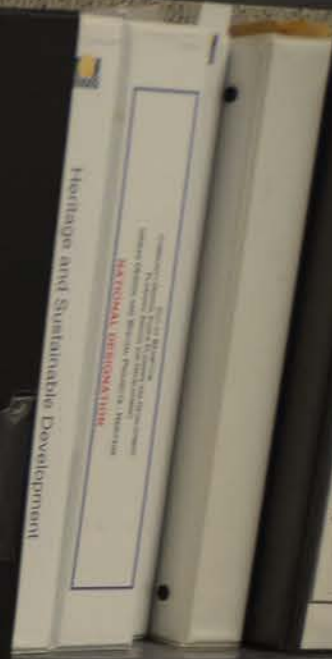


TABLE (E)²

- limit the cities ability to over reach
 - less discussion on types - vegetation.
- ensure clear language about ~~limited~~ visibility from public realm
- remove pictures of properties ~~from~~ from the document → encourages them
- focus on the park like setting & less → convert the district two two lane / one lane each way
- pick a style that you are trying to conserve
- what defines contemporary?