

# CHAPTER 2.0 CONTEXT

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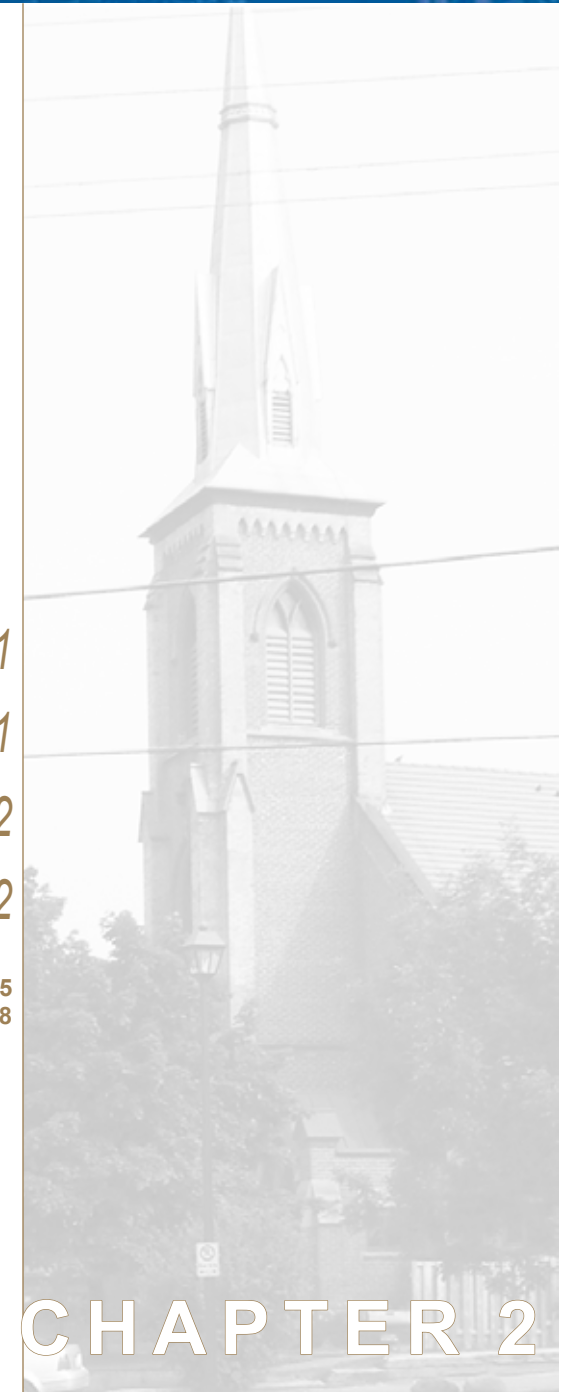
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# CHAPTER 2





## 2.1 Image and Character

The Main Street North Development Permit System consists of the land parcels on the east and west side of Main Street North. It is bounded by Church Street to the south and Vodden Street to the north. This area is an important extension to the Brampton Downtown core.

Main Street North, in the 19th and early 20th century, was defined by narrow, rural roadways, narrow sidewalks, mature and uniformly planted street trees. This heritage character generally remains intact with its groupings of detached, one and two-storey single family homes. The buildings are situated on square or rectangular lots. They have relatively uniform front and side yard setbacks.

Archival images document the general characteristics of the street in the late 19th century and early 20th century. Initially the houses were situated along a narrow, unpaved rural road with no curbs and gutters and essentially no boulevards. The front yards of each house had lawns and uniformly planted rows of deciduous trees. After the introduction of telegraph poles and street lighting, curbs and gutters were introduced and very narrow grassed boulevards were also established.

Front yard setbacks are generally uniform (10-12 metres), resulting in long, uninterrupted views up and down the streetscape. The front yard setback and relatively narrow side yard setbacks are key components that dictate building siting. They also help maintain the pattern of the streetscape.



Characteristics of the historical streetscape circa 1910

## 2.2 Architectural Style

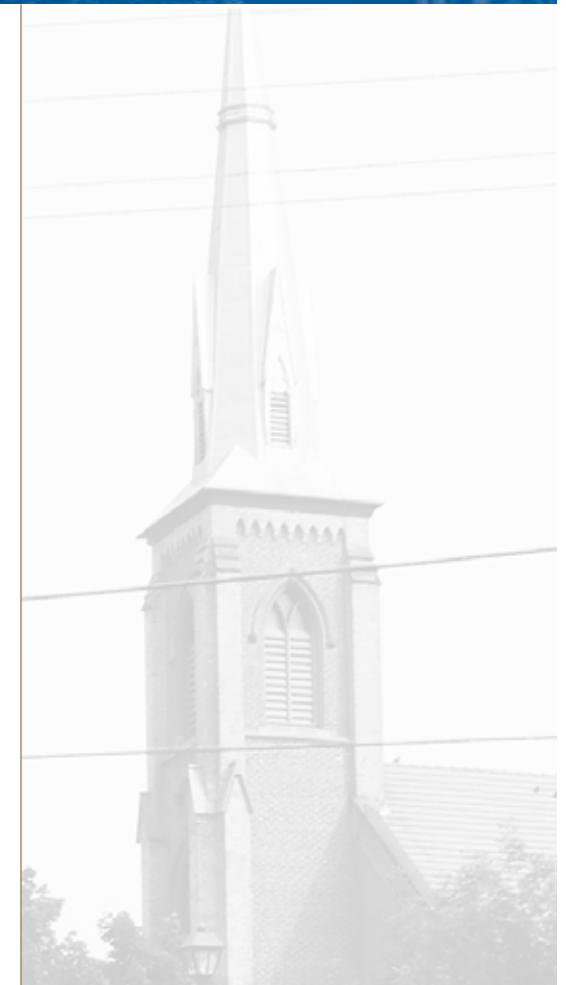
The buildings exhibit a variety of architectural styles and influences, suggesting a relatively lengthy pace of development along this corridor. The predominance of later Edwardian buildings suggests a peak of development at the end of the 19th century and into the early 20th century. An important Queen Anne Revival landmark house, a rare Octagon style house can be found along this corridor. Representative examples of Georgian, vernacular Gothic Revival, Italianate and Edwardian Classicism are present also (see Table 1).

Some buildings appear to have been constructed by the same builder. Many homes had prominent front verandahs or porches and those that remain are important character defining elements on the street.

Many homes exhibit considerable landmark status and prominence. Others buildings are more modest in scale and form yet remain significant heritage buildings. Most of the heritage buildings exhibit a considerable degree of craftsmanship with vintage details and finishes intact on many (see Table 2).



Characteristics of the historical streetscape (early 20th century)



Main Street North Historical Streetscape circa 1900



## 2.3 Streetscape

In decades past, the streetscape was distinguished by a tree canopy established around the turn of the last century with plantings along the inside edges of the sidewalks. Despite some losses, mature shade trees remain an important component of the streetscape character. This important character-defining element must be maintained and enhanced. Backyard tree plantings are also important, as are hedges along many side yards.

Originally all houses had front lawns. In recent years this all-important feature has been diminished with the introduction of front yard parking pads and wide, hard paved driveways. Many of these historical streetscape qualities remain, with obvious areas where the streetscape rhythm has been broken.

## 2.4 History

Main Street North was originally a residential neighbourhood, similar to many others that evolved across Ontario, starting in the mid-19th century. In more recent times the street has begun to transform into a retail/commercial district.

Key historical events that helped establish the Main Street North neighbourhood were the arrival of the railway in the mid 1850s, and the establishment of Brampton as the County seat in 1867. The street developed as Brampton began to grow and industrialize. A relatively affluent mix of working and middle class families began to emerge and houses were built to suit their needs. A mix of large, grand homes and more modest dwellings were built along the streetscape over a 60-year period, beginning in the mid 19th century.

No doubt the close proximity of the Dale flower nurseries also had an influence on the development of Main Street North as a residential district. The Dale Estate was located at the corner of Main and Vodden Streets. A group of houses were built in this area to accommodate Dale family members and employees. Some of these homes survive, and now stand as the only tangible evidence of the once massive Dale nursery complex.

Impacts of new commercial developments are obvious in these two comparative images - one from 1910 circa and the other from 2005. Visual clutter with concrete hydro poles, wires and pylon signs tends to diminish the heritage character of the streetscape.



*McKillop House at Main Street North*

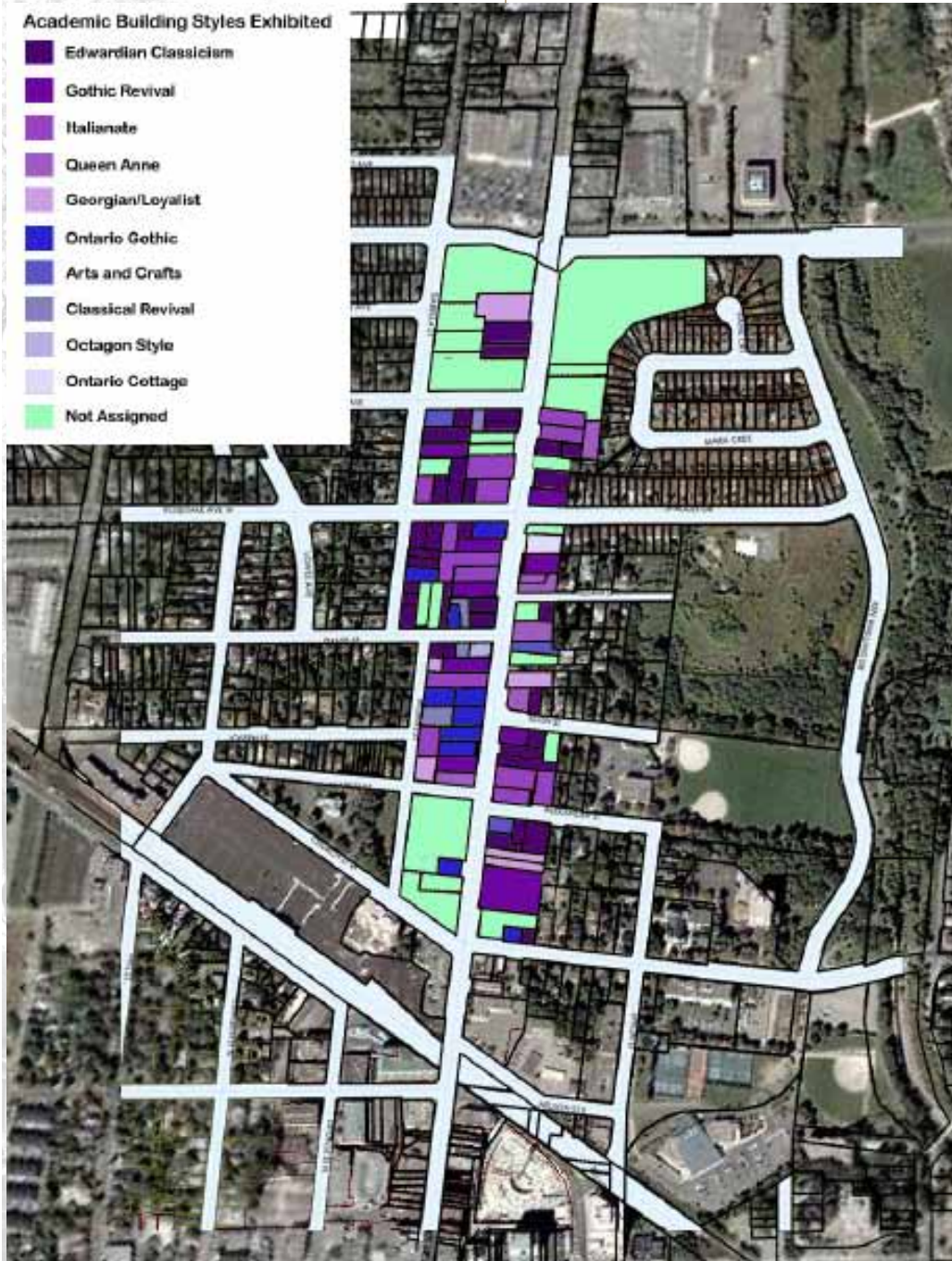
The McKillop house at Main Street North (image below) was demolished in the 1980s to make way for future redevelopment. The parcel of land remained vacant for several years. Eventually an apartment building was approved on the site.

An additional heritage property at 167 Main Street North was also demolished just prior to approval of this development.

Commercial plazas, gas bar and larger apartment towers are evidence of more recent changes to the area.



Main Street North Development Permit Boundary

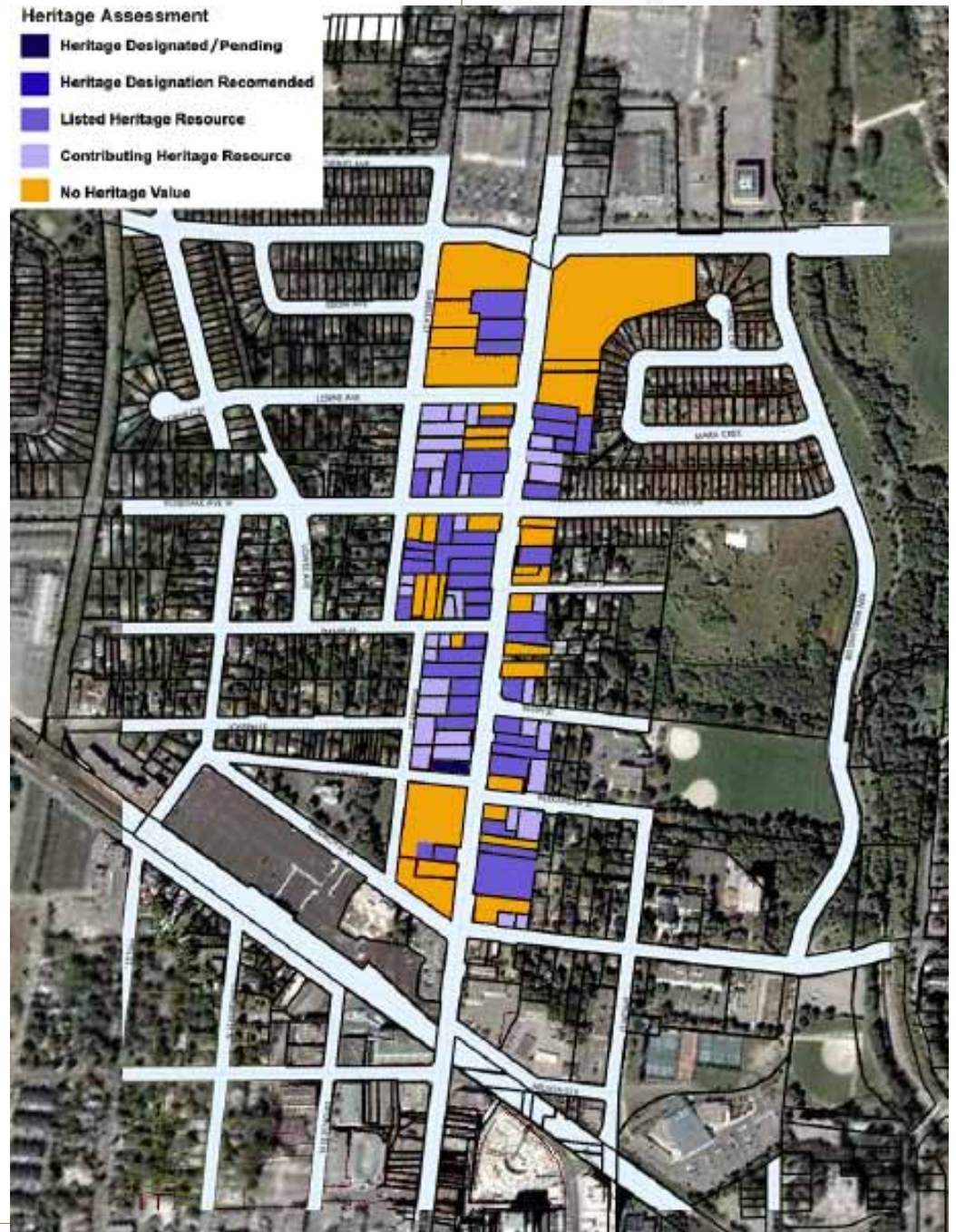


**Table 1. Academic Building Styles Exhibited**

Style	Quantity	Percentage
Georgian/Loyalist	7	6%
Classical Revival	4	4%
Italianate	13	12%
Ontario Cottage	1	1%
Octagon Style	1	1%
Queen Anne	6	5%
Gothic Revival	9	8%
Ontario Gothic	10	9%
Edwardian Classicism	32	30%
Arts and Crafts	3	3%
Period Revivals	4	4%
Not Assigned (Late 20th Century)	18	17%
<b>Total</b>	<b>108</b>	<b>100.0%</b>

**Table 2. Heritage Assessment**

Heritage Status	Quantity	Percentage
Heritage Designated	1	1%
Heritage Designation Pending	0	0%
Heritage Designation Recommended	tbd	
Heritage Listed	42	39%
Heritage Listing Recommended (or) Contributing Heritage Value	34	31%
No Heritage Value	31	29%
<b>Total</b>	<b>108</b>	<b>100%</b>



Assessment is subject to change

