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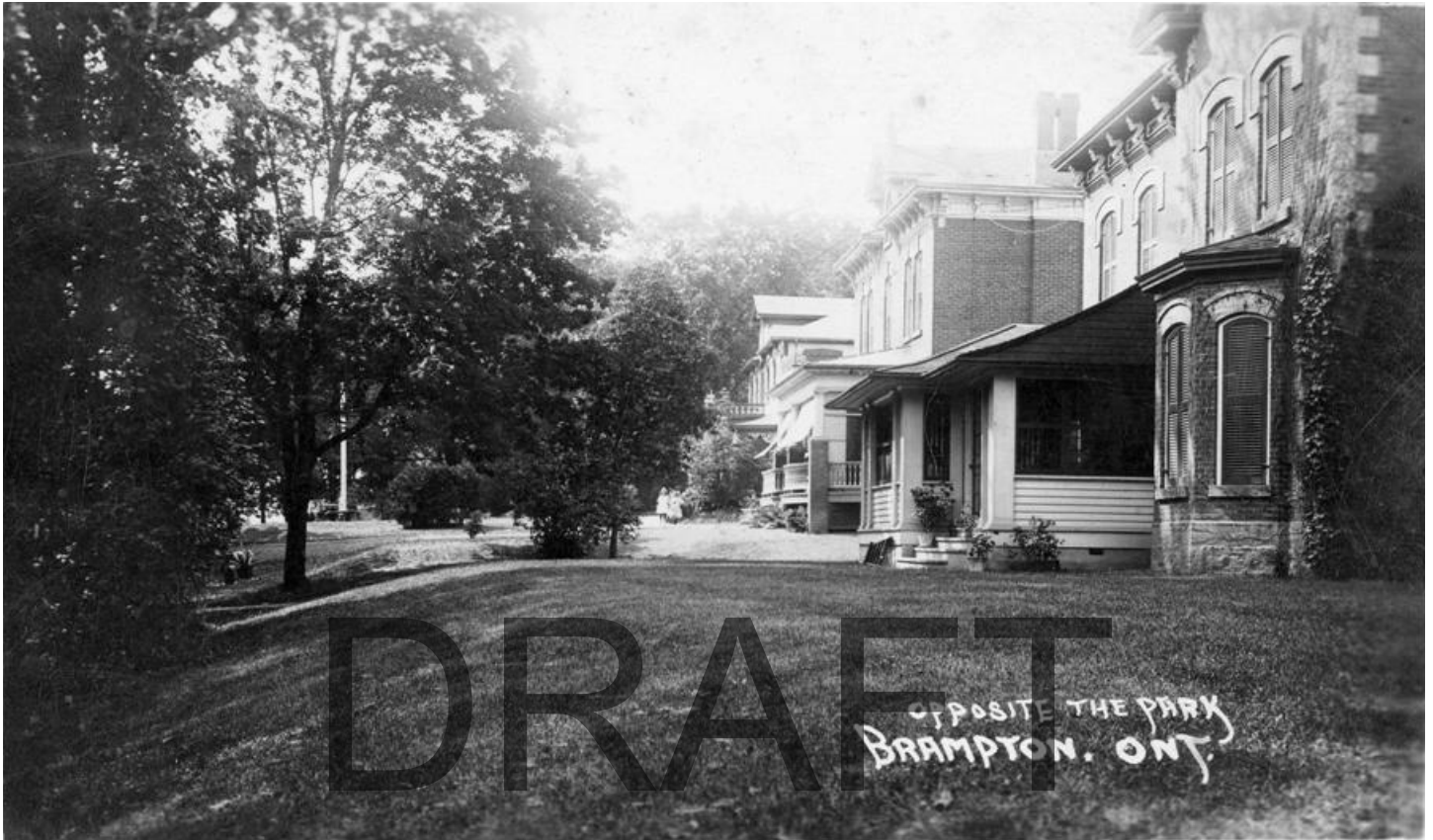
MAIN STREET SOUTH

Heritage Conservation District Plan

Brampton, Ontario

JANUARY 2018

ERA



Main Street South, date unknown (Source: City of Brampton).

Cover: 56 and 58 Main Street South
(Source: ERA).

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PREPARED FOR:

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

PREPARED BY:

ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416-963-4497

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1.0 INTRODUCTION

1.1 THE DISTRICT PLAN

WHAT IS A HERITAGE CONSERVATION DISTRICT?

A Heritage Conservation District (HCD) is an area identified as having significant *heritage value*. Municipalities in Ontario can designate a geographically-defined area as an HCD under Part V of the Ontario Heritage Act.

HCD designation enables a municipality to *conserve the heritage value and heritage attributes of an area*, as well as manage and guide future change in the HCD through the adoption of an HCD Plan. The Plan ensures the community's heritage *conservation* objectives and stewardship are respected in making decisions about the future of the area.

CONTEXT OF THE HCD PLAN

The Main Street South HCD ("District") follows from the Main Street South HCD Study, dated September 2014.

The Study identified an area along Main Street South, from Wellington Street to the Etobicoke Creek, that merits protection as a designated HCD under Part V of the Ontario Heritage Act. The Main Street South HCD Study is available through the City of Brampton.

The Ontario Heritage Act requires municipalities to adopt a District Plan as an element of the by-law passed by Council to designate an area as an HCD.

THE CONTENT OF THE DISTRICT PLAN

In accordance with the Ontario Heritage Act, the content of the District Plan includes:

(a) a statement of the objectives to be achieved in designating the area as a Heritage Conservation District;

(b) a statement explaining the heritage value or interest of the Heritage Conservation District;

(c) a description of the heritage attributes of the Heritage Conservation District and of properties in the District;

(d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the Heritage Conservation District; and

(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the Heritage Conservation District may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under Section 42. 2005, c. 6, s. 31.

SUPPORTING DOCUMENTS

The District Plan can be read together with the Main Street South HCD Study.

Additionally, two supporting documents have been produced alongside the Plan to further assist in implementing policies and guidelines of the District.

- *Property Information Sheets*. This provides a profile of each building and site that supports the District's *heritage value*.
- *Architectural Style Guide*. This provides a summary of architectural styles found in the District and their corresponding heritage attributes, and is intended to act as a guide when discussing appropriate work on buildings within the District.

These documents are publicly available through the City of Brampton.

Other useful documents regarding HCDs include:

- *Ontario Heritage Tool Kit for HCDs*. This document outlines the benefits of HCD designation, including:
 - A unique planning framework that respects a community's history and identity;
 - An enhanced quality of life and sense of place;
 - Cultural and economic vitality; and
 - Healthy cultural tourism.

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1.2 STATEMENT OF OBJECTIVES

The statement of objectives describes the desired future state of the District. The objectives, policy statements, and design guidelines form a type of hierarchy. The structure of the hierarchy sets objectives at the top, followed by policies, and then guidelines. Each of the objectives are linked to policies, and subsequently to the guidelines.

Together, they establish the framework for protecting the District's heritage value while enabling change to occur. The Plan outlines stewardship responsibilities of the municipality through policy statements and a detailed set of design guidelines to help stakeholders make informed decisions when evaluating proposed changes within the District.

Feedback is an integral component of this Plan. Input from District property owners and residents, City staff, heritage professionals, local councillors, and other decision-makers and stakeholders involved in conserving this resource will help inform any future amendments that may be required to ensure the District Plan remains useful, current, and complete.

The objectives of the Plan have been developed in an iterative process. After the key objectives were established they were then organized into three overarching themes: "Protect, Manage Change, and Feedback". The following section lists the objectives for designating Main Street South as an HCD:

PROTECT

- Conserve the heritage values and heritage attributes of the District as expressed in the District's Statement of Heritage value and the District's Heritage attributes;
- Conserve Contributing Buildings and landscapes and protect them from inappropriate alteration and demolition;
- Ensure the long-term conservation, enhancement, and management of the grand, park-like landscape character of the District that serves as a green procession into Brampton's downtown; and
- Conserve established patterns of built form and landscape.

MANAGE CHANGE

- Foster high-quality architecture by ensuring new buildings, and alterations to existing buildings, respect and reinforce the character of the District;
- Cultivate high-quality landscapes and open spaces by maintaining and enhancing contributing landscapes while ensuring all landscape design is consistent with the District's Statement of Heritage value;
- Encourage the reversal of unsympathetic alterations to Contributing Buildings and landscapes;
- Facilitate maintenance and conservation on contributing properties through the use of documentary evidence, best practices and sound conservation approaches; and
- Permit alterations, new construction and demolition that support the objectives, policies and guidelines of the District Plan.

FEEDBACK

- Ensure by-laws and public works relating to the District are consistent with the objectives of the Plan;
- Undertake periodic reviews and evaluate the District Plan's efficiency, effectiveness and equity, and amend the Plan as necessary; and
- Foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the *conservation* of these resources for future generations.

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1.3 STATEMENT OF HERITAGE VALUE

DESCRIPTION

The District is a predominantly residential neighbourhood directly south of Brampton's historic downtown core. It consists of properties along Main Street South from Wellington Street (to the north) to the intersection of Main Street South and the Etobicoke Creek (to the south).

The District is visibly distinct from its surrounding areas. It is a historic residential neighbourhood, set within a park-like landscape that acts as a "green procession" into Brampton's historic core, and exhibits evidence of its evolution over time, as seen in its shifting lot patterns and diverse architectural styles.

HISTORIC RESIDENTIAL NEIGHBOURHOOD

Main Street South, as part of Hurontario Street, is associated with a historic overland connection between Lake Ontario and Lake Huron, first surveyed in 1818. This route served as the control line for an 1819 survey which established six concession roads on either side. The change in lot patterns where Hurontario becomes Main Street South reflects Brampton's emergence as the County seat of Peel and subsequent growth into a thriving city.

Main Street South is one of the oldest residential neighbourhoods in the city. As Brampton emerged as the County seat of Peel and a thriving community by the mid-1860s, Main Street South became the preferred location for Brampton's political and business elite who wished to reside near the community's civic, commercial, and institutional core. Main Street South was the home of historically

prominent Brampton residents, including John Elliott, one of the city's founding fathers, as well as civic leaders such as Kenneth Chisholm and William Perkins Bull. Some of their residences are still intact, and today they contribute associative value to the District.

These founding community members settled on the ravine lands around the Etobicoke Creek, and built country estates with an emphasis on designed landscapes and a park-like setting. The distinct ravine topography of their large lots and their estate architecture and landscapes distinguished the neighbourhood from the downtown core. Despite the Etobicoke Creek's re-routing in 1952, its influence is still seen throughout the neighbourhood, in both the ravine topography and the remnants of creek infrastructure, such as bridge posts and retaining walls.

PARK-LIKE GREEN PROCESSION

These original country estates established Main Street South as a neighbourhood of park-like residential lots, contributing to a green procession into Brampton's civic and commercial core. Today, Main Street South is valued for its park-like setting and picturesque qualities, with landscape as a predominant feature. Landscaped front yards, topographical changes, lawn terracing, curvilinear driveways and mature trees contribute to the green procession, framing and sometimes obscuring views of the built form in the District.

Many fine specimens of mature native tree species, particularly sugar maples, are found within the District. Trees frame the street and screen the residences. They also form a significant proportion of the downtown tree

NATURAL HERITAGE CONTEXT



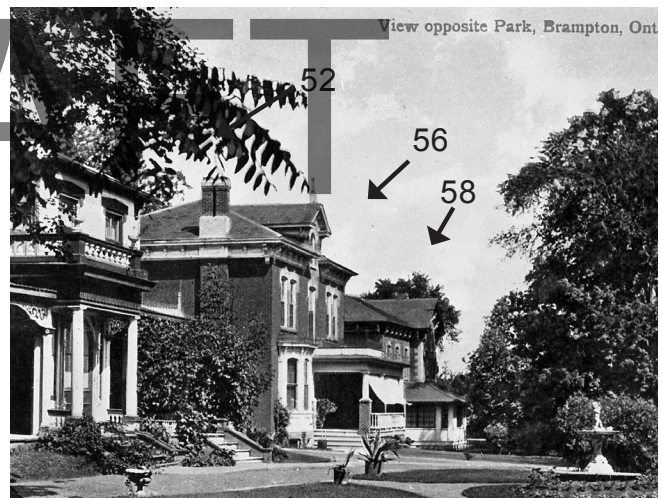
Foot bridge on Main Street South, opposite Gage Park, before the Etobicoke Creek was diverted. (Source: City of Brampton)

canopy. Trees in the District provide an important natural link to Brampton's open space and natural heritage system.

The manner in which the houses are situated in relation to vegetation, open space, and natural land contours gives the architecture added significance. This relationship between landscape and the built form contributes to the intimate, park-like character of the District.

The majority of lots throughout the District contribute to this sense of a park-like setting and a visual green procession, whether their landscapes offer dramatic changes in topography and formal gardens, or simply provide supportive greenery such as grass, shrubs or mature trees.

HOUSES ON MAIN STREET, CIRCA 1900



52, 56 and 58 Main Street South, c.1900, Grand houses set within open landscaped grounds. (Source: Peel Art Gallery Museum and Archives)

EVOLUTION OVER TIME

The Main Street South neighbourhood is valued for its predominantly house-form residential character. Both its buildings and landscape have evolved over time. This evolution is a valuable part of the neighbourhood's history.

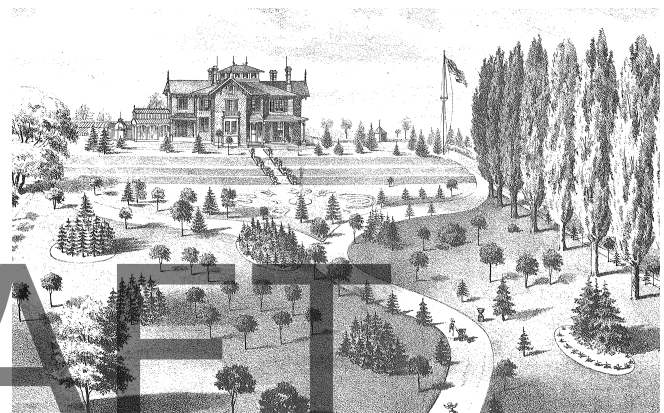
Development first occurred on large lots near the Etobicoke Creek ravine. The 1850s saw the subdivision of the John Guest estate, creating much smaller residential lots with minimal space for lawns and estate houses (the Guest Plan, between Guest and Clarence Streets). In 1873, the southern portion of the District was subdivided in the Jones Plan in conjunction with the town's incorporation that year. The Jones Plan established lots more consistent with urban development patterns than country estates, although they provided more generous setbacks than in the Guest Plan. These subdivision plans are still apparent in the size and topography of lots throughout the District, and the siting of the buildings upon them.

The District's evolution can also be seen in the rich variety of architectural styles found along Main Street South. The eclectic mix ranges from Italianate and Gothic Revival estate houses; to turn-of-the-century urban development in Edwardian and Revival styles; to mid-century suburban Ranch houses; as well as contemporary design. These styles are intrinsic to the neighbourhood's development from the 1850s through to the present.

In 1903, Sir William J. Gage donated the front gardens of the Alderlea Estate to the City of Brampton to become the city's first municipal park, Gage Park. Today, the park

anchors the northern terminus of the District and contributes to a historical association with the Alderlea Estate, seen through its remaining gardens. Moreover it contributes to the park-like setting and green procession that continues to characterize the Main Street South neighbourhood, despite the evolution of lot patterns and architectural styles throughout the District.

ALDERLEA ESTATE IN 1877



Alderlea Estate. The front gardens were donated to become Gage Park, Brampton's first public park. (Source: 1877 Walkers & Miles Atlas)

1.4 DESCRIPTION OF HERITAGE ATTRIBUTES

Heritage attributes are the physical qualities of an area that demonstrate its character and appearance, and contribute to its *heritage value*. *Heritage attributes* of the Main Street South neighbourhood include:

- The former estates of some of Brampton’s most prominent residents, including John Elliott, Kenneth Chisholm and William Perkins Bull;
- The neighbourhood’s function as a green procession, or park-like gateway, into Brampton’s historic downtown core.
- The mature vegetation that constitutes an important contribution to the city’s overall urban tree canopy, and distinguishes the street from surrounding neighbourhoods;
- The historic course of the Etobicoke Creek and its ravine, seen through the landform and topography at the north end and south edge of the District, and through remnants of the creek’s built infrastructure on certain properties;
- The pattern of development reflecting the three eras of subdivision and settlement on Main Street South (initial settlement on the Etobicoke Creek ravine, the 1854 Guest Plan, and the 1873 Joness Plan). These are conveyed through various lot size, topography, and the siting of buildings.
- Buildings representing a diversity of architectural styles from the 1850s through to the present; and,
- Gage Park as Brampton’s first municipal park, associated with Kenneth Chisholm and Sir William J. Gage.



The properties’ setbacks, topographical features and mature landscaping all contribute to Main Street South’s green procession (Source: ERA)

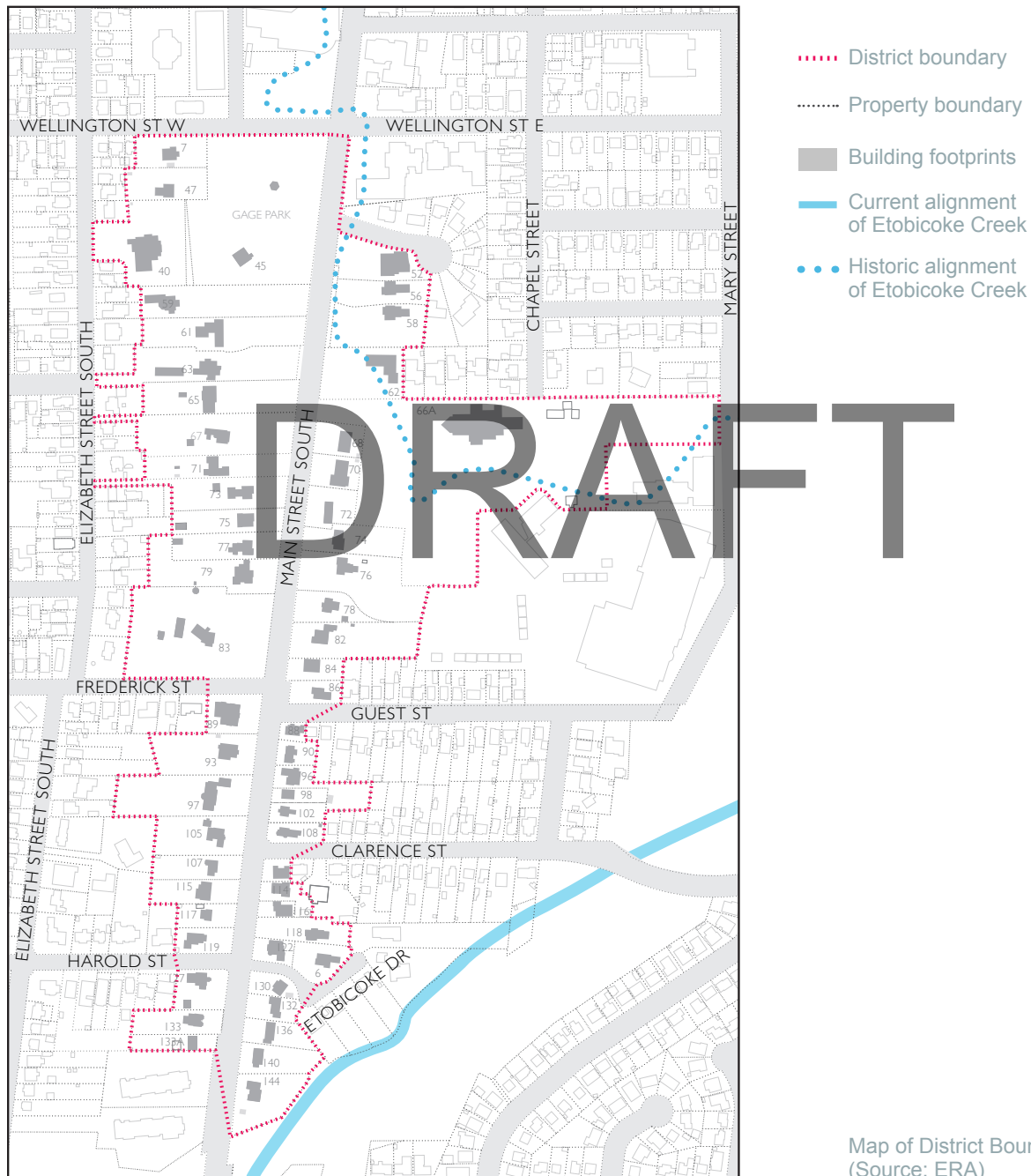


Buildings in the District represent a rich diversity of architectural styles, including 133 Main Street South’s Gothic Revival style (Source: ERA)

1.5 DISTRICT BOUNDARY

The District consists of properties that front Main Street South, between Wellington Street to the north and Main Street's intersection with the Etobicoke Creek to the south.

MAP OF HCD BOUNDARY



1.6 CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

DESIGNATION UNDER THE ONTARIO HERITAGE ACT

All properties within the District are designated under Part V of the Ontario Heritage Act. This designation means that all properties in the District will be expected to *maintain* and support the District's character and value throughout any change that occurs in the future.

Certain properties were already designated under Part IV of the Ontario Heritage Act, prior to the District's establishment, meaning that they have *heritage value* on an individual basis as well as in the context of the District. Other properties were Listed on the City of Brampton's Heritage Register, meaning that they are of municipal interest. All of these properties have been identified as contributing properties within the District.

CONTRIBUTION TO THE DISTRICT

Properties within the District may contribute to the value of the area through built form, landscape, or a combination of both.

Properties that contribute to the District's landscape value are considered Contributing Landscapes. Every property in the District has some features of a Contributing Landscape.

Properties that contribute to the District's architectural value (a historic, evolving neighbourhood) are considered to feature Contributing Buildings.

Many properties currently contribute to the District with both a Contributing Building and a Contributing Landscape. Despite this label, the properties contribute to varying degrees and in different ways.

Pages 15 and 16 list the Contributing Buildings and Landscapes in the District at the time of writing this Plan. This inventory should be updated during the regular review of the Plan to reflect any property's change in contribution to the District.



Many properties, like those at 56 and 58 Main Street South, currently contribute to the District with both a Contributing Building and a Contributing Landscape. (Source: ERA)

CONTRIBUTING BUILDING CRITERIA

Buildings in the District were evaluated using the following criteria and stakeholder feedback to determine whether they currently support the District's character and *heritage attributes*:

- The building is a reasonably intact example of an established architectural style (see Section 1.7), and is of its time;
- The building is known to be associated with a significant person, family or institution integral to Brampton's development, and retains the *heritage attributes* to convey that association.

Any building that meets either of these criteria is considered to be a Contributing Building.

CONTRIBUTING LANDSCAPE CRITERIA

Properties in the District were evaluated using the following criteria to determine whether their yards and landscape features currently support the District's character and *heritage attributes*:

- The building is positioned and oriented to provide a side yard and front setback that is similar to those on adjacent properties, and responsive to the area's historic pattern of development;
- The property's front yard includes one or more mature trees visible from Main Street South;
- The property's front yard is predominantly characterized by green space, which may include formal landscaping and/or lawn terracing;
- The property's topography reflects the historic creek route prior to its diversion; and,
- There are physical remnants of the Etobicoke Creek's historic built infrastructure on site.

Any property that meets any of these criteria is considered to be a Contributing Landscape.

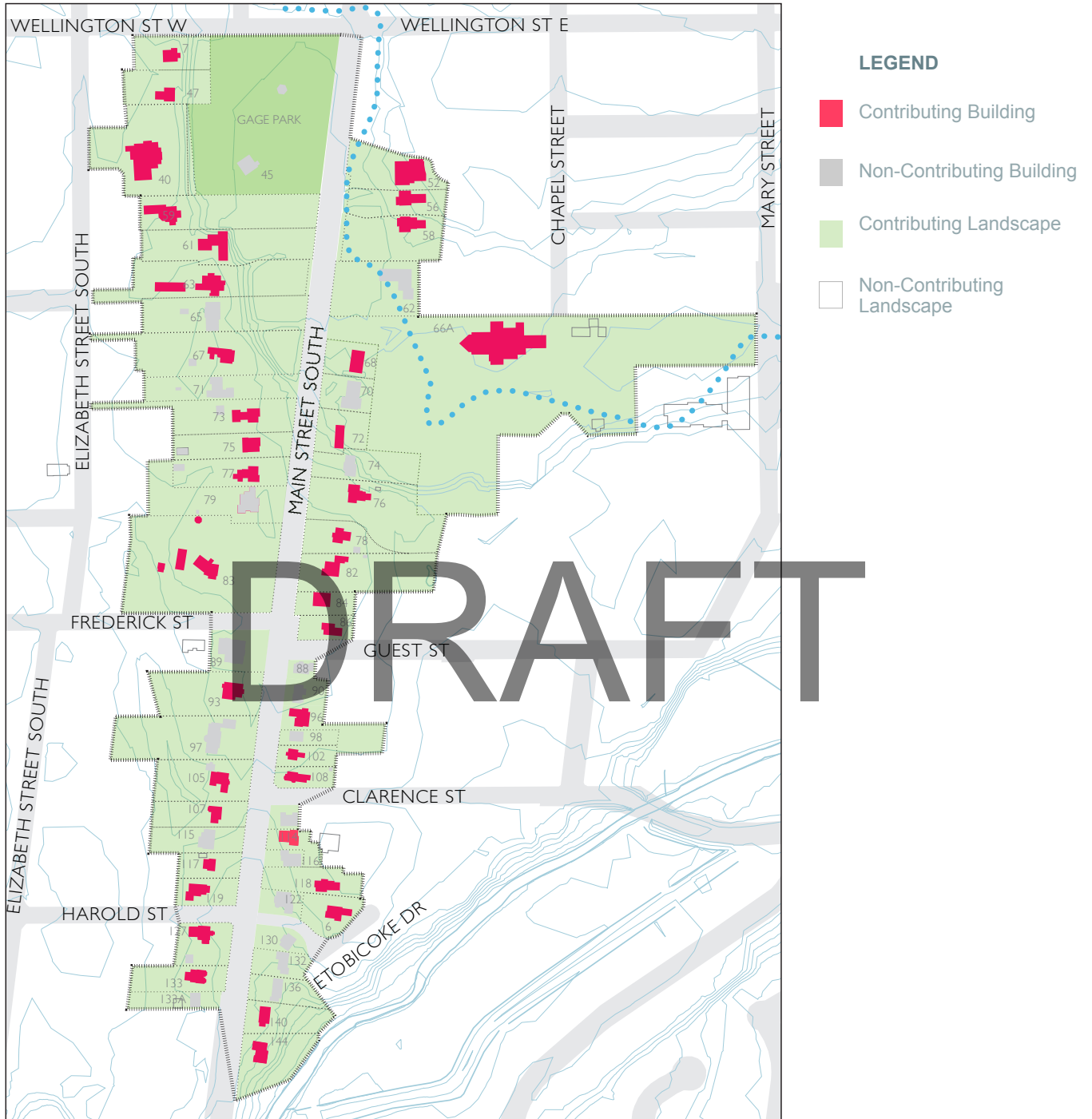
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LIST OF PROPERTIES: CONTRIBUTING BUILDINGS & LANDSCAPES

West Side	Contributing Building	Architecture	Association	Contributing Landscape	Siting	Mature Tree(s)	Greenery	Topography	Creek Infrastructure
7 Wellington St.	✓			✓					
Gage Park (45 MSS)	X			✓					
47 Main St S	✓			✓					
40 Elizabeth St	✓			✓					
59 Main St S	✓			✓					
61 Main St S	✓			✓					
63 Main St S	✓			✓					
65 Main St S	X			✓					
67 Main St S	✓			✓					
71 Main St S	X			✓					
73 Main St S	✓			✓					
75 Main St S	✓			✓					
77 Main St S	✓			✓					
79 Main St S	X			✓					
83 Main St S	✓			✓					
89 Main St S	X			✓					
93 Main St S	✓			✓					
97 Main St S	X			✓					
105 Main St S	✓			✓					
107 Main St S	✓			✓					
115 Main St S	X			✓					
117 Main St S	✓			✓					
119 Main St S	✓			✓					
127 Main St S	✓			✓					
133 Main St S	✓			✓					
133A Main St S	X			✓					

East Side	Contributing Building	Architecture	Association	Contributing Landscape	Siting	Mature Tree(s)	Softscaping	Topography	Creek Infrastructure
52 Main St S	✓			✓					
56 Main St S	✓			✓					
58 Main St S	✓			✓					
62 Main St S	X			✓					
66A Main St S	✓			✓					
68 Main St S	✓			✓					
70 Main St S	X			✓					
72 Main St S	✓			✓					
74 Main St S	X			✓					
76 Main St S	✓			✓					
78 Main St S	✓			✓					
82 Main St S	✓			✓					
84 Main St S	✓			✓					
86 Main St S	✓			✓					
88 Main St S	X			✓					
90 Main St S	X			✓					
96 Main St S	✓			✓					
98 Main St S	X			✓					
102 Main St S	✓			✓					
108 Main St S	✓			✓					
13 Clarence St	X			✓					
114 Main St S	✓			✓					
116 Main St S	X			✓					
118 Main St S	✓			✓					
6 Etobicoke Dr	✓			✓					
122 Main St S	X			✓					
130 Main St S	X			✓					
132 Main St S	X			✓					
136 Main St S	X			✓					
140 Main St S	✓			✓					
144 Main St S	✓			✓					

MAP OF PROPERTIES: CONTRIBUTING BUILDINGS & LANDSCAPES



(Source: ERA)

1.7 CONTRIBUTING PROPERTIES: HERITAGE ATTRIBUTES

CONTRIBUTING BUILDINGS

Contributing Buildings are considered to contribute if they represent a “reasonably intact example of an established architectural style” (Section 1.6), and/or if they retain evidence of association with significant residents or institutions.

Each primary building in the District was evaluated against architectural styles from the 1850s to the present, and it was determined that there are 14 distinct styles present in the District.

The following page features a chart listing each Contributing Building in the District by its architectural style, followed by a chart of the *heritage attributes* for each architectural style, listed in alphabetical order by style.

Each Contributing Building’s *heritage attributes* consist of the *heritage attributes* of its architectural style. Buildings in the District will not necessarily feature all of the attributes of their style. The *heritage attributes* listed in the table on page 19 represent the best, or highest-style, examples of each historic architectural style.

A companion document to this Plan, the Architectural Style Guide, offers a comprehensive breakdown of each style, complete with an explanation of each style’s roots, main principles, and an illustrated guide to its *heritage attributes*.

CONTRIBUTING LANDSCAPES

Contributing Landscapes are considered to contribute to the District if they feature one or more of the Landscape Contribution Criteria listed in 1.6. These criteria are, in effect, the landscapes’ *heritage attributes*.

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INVENTORY OF BUILDINGS BY ARCHITECTURAL STYLE

This chart should be reviewed and updated as newer buildings are deemed to contribute to the District's spectrum of architectural styles. Contributing Buildings are highlighted in green.

WEST SIDE	
ADDRESS	ARCHITECTURAL STYLE
7 Wellington St.	Craftsman Bungalow
45 Main St S	Rec Building - Non-Houseform
47 Main St S	Edwardian (Foursquare)
40 Elizabeth St	Italianate
59 Main St S	Revival (Tudor)
61 Main St S	Ranch
63 Main St S	Revival (Jacobethan)
65 Main St S	Ranch
67 Main St S	Gothic Revival
71 Main St S	New Traditional
73 Main St S	Gothic Revival
75 Main St S	Vernacular Victorian
77 Main St S	Italianate
79 Main St S	New Traditional (formerly Shingle)
83 Main St S	Arts & Crafts
89 Main St S	New Traditional
93 Main St S	Italianate
97 Main St S	New Traditional
105 Main St S	Vernacular Victorian
107 Main St S	Wartime House
115 Main St S	Ranch (Split Level)
117 Main St S	Revival (Dutch Colonial)
119 Main St S	Vernacular Victorian
127 Main St S	Edwardian (Foursquare)
133 Main St S	Gothic Revival
133A Main St S	Ranch

EAST SIDE	
ADDRESS	ARCHITECTURAL STYLE
52 Main St S	Italianate
56 Main St S	Italianate
58 Main St S	Italianate
62 Main St S	Ranch
66A Main St S	Mid-Century Modern (Ecclesiastical)
68 Main St S	Ranch
70 Main St S	Ranch
72 Main St S	Mid-Century Modern
74 Main St S	New Traditional
76 Main St S	Vernacular Victorian
78 Main St S	Edwardian
82 Main St S	Revival (Tudor)
84 Main St S	Ontario Farmhouse
86 Main St S	Edwardian
88 Main St S	Ranch
90 Main St S	Wartime House
96 Main St S	Vernacular Victorian
98 Main St S	Wartime House
102 Main St S	Ontario Farmhouse
108 Main St S	Italianate
13 Clarence St	Ranch
114 Main St S	Ranch
116 Main St S	Mid-Century Modern
118 Main St S	Queen Anne
6 Etobicoke Dr	Queen Anne
122 Main St S	New Traditional
130 Main St S	New Traditional
132 Main St S	Ranch
136 Main St S	Ranch
140 Main St S	Revival (Colonial)
144 Main St S	Ontario Farmhouse

HERITAGE ATTRIBUTES OF ARCHITECTURAL STYLES

ARTS & CRAFTS	CRAFTSMAN BUNGALOW	EDWARDIAN	GOTHIC REVIVAL	ITALIANATE
<ul style="list-style-type: none"> • Steeply-pitched roof hipped or gabled • Entrance recessed or obscured • Rough-cast natural materials (stucco, wood, stone) • Block-like projections • Multi-paned leaded casement windows • Tall chimney topped with ornamental chimney pots • Exposed rafters under eaves • Centred dormer 	<ul style="list-style-type: none"> • Front- or side-gabled roof • Exposed rafters in a wide, open eave overhang • Shed or gable dormers • Decorative wood beams or brackets within gables • Full- or partial-width porch with massive porch supports • Rough-cast natural materials (stucco, wood, stone) 	<ul style="list-style-type: none"> • Brick cladding • Front-gabled roof • Low-pitched hipped roof (Foursquare form) • Hipped dormer (Foursquare form) • Classical porch supports • Classical elements (e.g. pediment) • Geometric shapes in detailing • Boxy bay windows projecting at right angles • Stone lintels and sills • 1 over 1 sash windows 	<ul style="list-style-type: none"> • Steeply-pitched gabled roof with cross gables • Lancet or segmentally-arched sash windows • Decorative bargeboarding (gingerbread) • Finial • Decorative detailing in wall cladding (e.g. voussoirs, quoining) • Porches or porticos • Bay windows • Corbelled chimneys 	<ul style="list-style-type: none"> • Low-pitched hipped roof • Belvedere or square tower • Brick cladding and detailing (eg. brick voussoirs, polychrome quoining) • Colonnaded portico or recessed verandah • Transom and sidelights • Bay windows • Windows and doors in singles or arcaded in triples or pairs • Round-headed or segmentally-arched windows, with decorative hoods • Functional shutters • Elaborate cornices, with decorative brackets, woodwork and/or friezes within a wide eave overhang • Corbelled chimneys
MID-CENT. MODERN	ONTARIO FARMHOUSE	QUEEN ANNE	RANCH	
<ul style="list-style-type: none"> • Flat or low-pitched gabled roof • Wide, open eave overhang • Entrance recess • Geometric window walls following the roof line • Large flat, uninterrupted wall surfaces • Door and window integration • Low, broad chimney • Integrated carport or garage • Square purlins extending out into gable ends 	<ul style="list-style-type: none"> • Steeply-pitched side-gabled roof • Centred cross gable • Symmetrical façade • Occasional full-width verandahs or small entry porches, sometimes with walkout balconies above • Decorative bargeboard (gingerbread) and other Gothic features (e.g. lancet window) • 2 over 2 wood sash windows • Symmetrically-placed chimneys 	<ul style="list-style-type: none"> • Steeply-pitched hipped roof with lower cross gables • Asymmetrical façade • Wrap-around verandah • Transom and sidelights • Bay window • Sash windows • Witch-capped tower • Arched masonry window surrounds • Spindework (in gables, along porch supports) • Decorative bracketing • Brick cladding • Textured wall detailing • Chimney 	<ul style="list-style-type: none"> • Low-pitched roof • Hipped, side gabled, cross-hipped or cross-gabled roof style • Wide eave overhang • Entrance sheltered under main roof, sometimes recessed • Large picture window, as well as other tall, narrow vertical windows and/or horizontally-focused multi-light windows • Attached garage • Shift in wall cladding material at entrance and/or below windows • Decorative shutters • Occasional wrought-iron porch supports 	
COLONIAL REVIVAL	TUDOR REVIVAL	JACOBETHAN REVIVAL	VERNACULAR VICTORIAN	WARTIME HOUSE
<ul style="list-style-type: none"> • Side-gabled roof, or gambrel roof on Dutch Colonials • Front door accentuated with pilasters or with a portico supported by classical columns • 3- or 5-bay symmetrical façade • Occasional transom and sidelights • Grouped double-hung sash windows with multi-pane glazing 	<ul style="list-style-type: none"> • Multiple materials (stone, stucco, decorative woodwork or wood half-timbering) • Steeply-pitched side-gabled roof with front-facing cross gables • Prominent chimney • Tall, narrow, grouped leaded casement windows • Leaded transoms above entrances • Rounded or Tudor-arched entrance 	<ul style="list-style-type: none"> • Elaborate massing and detailing • Steeply-pitched roof • Prominent cross gables with no rake overhang • Flared eaves • Primary cladding in brick, with significant stone detailing (door and window surrounds, mullions, quoining, cornices, parapets) • Arched entrances • Prominent chimneys • 5-sided bay windows • Upper-storey grouped casement windows separated by stone mullions 	<ul style="list-style-type: none"> • Front-gabled roof, with occasional cross hip or cross gable • Minimal eave overhang • Cladding in brick, rough-cast stucco or frame siding • Two tall rectangular or segmentally-arched upper-storey windows • Sash windows • Bay windows • Minimal elements of Victorian-era detailing (e.g. shinglework, partial pediment, brackets) • Full-width porch with simple porch supports • Transom and sidelights 	<ul style="list-style-type: none"> • Steeply-pitched side-gabled roof • Minimal-to-no eave overhang • Colonial Revival-style multi-light sash windows, or Ranch-style picture windows • Clapboard siding • Roof variants like front-facing cross gables, or tall, narrow Cape-Cod style dormers • Occasional attached, recessed garage

1.8 PUBLIC CONSULTATION ON THE DISTRICT PLAN

PUBLIC CONSULTATION PROCESS

The process to develop the District began in 2009 with the approval of a Heritage Conservation District Study for Main Street South.

The Study was conducted over five years, during which two public open houses were held, in 2011 and 2014.

After the District Study was accepted by Brampton's City Council in 2014, the District Plan was developed over the course of three years. A public open house was held in January 2016, and was followed by a statutory public meeting on the District Plan in December 2016. In May 2017, residents and other stakeholders were invited to a public workshop on revisions to the District Plan.

OUTCOMES OF PUBLIC CONSULTATION

The community's perspective played an important part in determining the *heritage value* of the District and the contribution of properties within it.

Residents and other stakeholders shared their views on architectural value and landscape value, and the District's associative importance in Brampton's urban development. The District's *heritage attributes* and the roster of Contributing Properties was determined in part through stakeholder feedback.

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Public consultation on the District Plan. (Source: City of Brampton)

2.0 KEY REFERENCE DOCUMENTS

2.1 POLICY FRAMEWORK

The City of Brampton's current planning policy framework is generally consistent with the intent of the District Plan.

Brampton's Official Plan, the Downtown Brampton District Secondary Plan and the City of Brampton's Comprehensive Zoning By-law for Main Street South support the District's character regarding matters such as minimum front yard setbacks, side yard requirements, lot coverage, severance of lots, and tree *preservation*.

For existing planning and zoning controls see:

- **City of Brampton Official Plan**
- Downtown Brampton Secondary Plan, (Special Plan Area 7);
- City of Brampton Comprehensive Zoning By-Law 270-2004; and
- Tree *Preservation* By-Law 38-2006.

These documents are intended to be used in tandem with the District Plan. Any future changes to the Official Plan, Downtown Brampton Secondary Plan, Zoning By-Law and Tree *Preservation* By-Law should be aligned with, and reflect the objectives and guidelines set out in the Main Street South HCD Plan.

Additional reference materials include:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* by Parks Canada.
- *Eight Guiding Principles in the Conservation of Built Heritage Properties* by the Ministry of Culture.
- *Preservation Briefs* by the US Department of the Interior National Park Service.
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* by Mark Fram.
- *A Guide to Canadian Architectural Styles, Second Edition* by Shannon Ricketts, Leslie Maitland and Jacqueline Hucker.
- *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* by John J.G Blumenson.

3.0 POLICIES & GUIDELINES

3.1 DISTRICT POLICY STATEMENTS

The District policy statements are designed to operationalize the overarching objectives of the Plan. The following policies lay out the actions that should be taken to *conserve* the *heritage value* of the District.

The policy statements are organized according to the corresponding themes found in the Plan's Statement of Objectives (Section 1.2).

PROTECT

- The unique heritage character of the District, as described in the Statement of Value and the Heritage Attributes, should be *conserved*. This includes both private property and the public realm within the District.
- An inventory of contributing properties shall be kept by the City and made available to the public.
- Contributing properties should be *conserved*, avoiding the demolition or destruction of *heritage attributes* of Contributing Buildings and Contributing Landscapes.
- Existing lot size and lot patterns within the District should be *conserved*, and lot severance will be discouraged.
- A tree protection and replacement strategy shall be developed by City staff for the District.

MANAGE CHANGE

- When evaluating applications that do not follow the guidelines, City staff shall assess the applications to ensure that the proposed changes comply with the intent of the District Plan and current best practices in cultural heritage resource management.
- Major proposed changes within or adjacent to the District, such as additions or new construction visible from the public realm, are recommended to undergo design review by a qualified professional in order to promote high quality design.
- All public works within and adjacent to the District shall comply with this Plan.
- All proposed changes within the District, including alterations, additions and new construction, shall adhere to the intent of the District Plan.
- Proponents proposing major works, such as additions and new construction, may be required to submit a *Heritage Impact Assessment*, prepared by a heritage professional, at the request of City staff.

FEEDBACK

- Future changes to city planning documents should reflect the content and implementation of the District Plan.
- An inventory of heritage permit applications will be kept by the City to record alterations to properties in the District. This inventory will inform future assessments, reviews and updates to the District Plan regarding how change is managed in keeping with the Plan's objectives.
- The District Plan should be reviewed periodically by City of Brampton heritage staff to assess if the outcomes align with the stated objectives, and to evaluate whether the Plan has been useful. Amendments to the Plan should be made as needed to allow the District to continue to evolve.
- The City will provide the public with information about the District to foster civic pride and celebrate the District's ongoing *conservation*. This could include walking tours, brochures, and awards.

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3.2 GENERAL CONSERVATION PRINCIPLES

Since each *conservation* project requires a case-specific *conservation* strategy, only general principles are provided here to help **users** understand the preferred approach to heritage work in the district. The following list of principles relate to *conservation* treatments.

- Avoid making changes that create a false sense of historical development, such as adding features based on conjecture or architectural elements from other buildings.
- *Preserve* distinctive features, finishes, **landscape elements**, construction techniques or examples of craftsmanship that characterize a property.
- **Respect the form, height, massing, proportions, and details of Contributing Buildings, and the general layout of Contributing Landscapes.**
- Repair rather than replace heritage fabric and features. **Where the severity of deterioration requires replacement on a section visible from the public realm**, the new feature should match the original in design, dimensions, detailing, texture, other visual qualities, and where possible, materials. **Replace landscape features with similar materials wherever possible.**
- Throughout any *conservation* project, understand and respect the stylistic trends, design intent, and traditional use of materials inherent in the appearance of Contributing Buildings and Contributing Landscapes.
- Use documentary, pictorial, or on-site evidence to inform the *restoration* of existing features and replacement of missing features.
- Undertake *conservation* work with the assistance of qualified heritage professionals. To help determine when a heritage professional is needed, contact heritage staff at the City of Brampton for guidance and assistance.
- Research *conservation* and *maintenance* options before initiating any work. **For example, test repair methods before undertaking work when there are no established *conservation* methods.**
- **Test any proposed repair work to ensure that the chosen approach, materials, and quality of workmanship are appropriate.** This can include reviewing samples, testing products, methods and/or assemblies, or creating a mock-up.

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3.3 DISTRICT GUIDELINES

The District guidelines provide guidance to property owners, residents, City staff, local councillors, and other decision-makers involved in managing change within the District. They emphasize *conserving* architectural styles, details and streetscape elements that collectively create the unique character of the District. They also highlight the importance of relating new construction to the existing building and landscape character of Main Street South.

The District guidelines are a useful reference tool that provide a baseline for what is generally acceptable in the District. **It is understood that there are multiple design solutions for projects, and hence an exhaustive set of design guidelines would not be practical.**

Applicants are expected to follow the District guidelines, however there are instances where conformance is not reasonable or possible. In such situations, applicants shall provide a rationale for why an exception is required, and demonstrate how a non-conforming design solution still meets the intent of the District guidelines and Plan. This flexibility aims to allow for creativity, and innovation where appropriate, and to ensure that work in the District remains current with the ongoing best practices in heritage *conservation*.

The full set of guidelines applies to all properties that feature both a Contributing Building and a Contributing Landscape. For properties that feature a Contributing Landscape but a Non-Contributing Building, only the guidelines in Sections 3.6 (New Construction), 3.7 (Landscape and Streetscape), 3.8 (Severance) and 3.10 (Demolition) apply.

3.3.1 ASSISTANCE

Assistance in interpreting these guidelines is available from heritage staff at the City of Brampton.

3.3.2 LIMITATIONS

The guidelines do not force repairs or alterations and do not address interior alterations. They are not intended to promote historic replicas or the creation of a false sense of history.

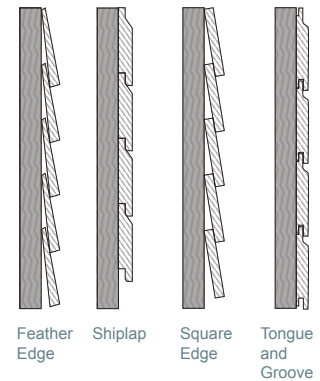
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3.4 EXISTING BUILDINGS

3.4.1 EXTERIOR WALLS AND CLADDING

- (a) **Conserve contributing** exterior wall materials, such as brick, stone, wood, and stucco.
- (b) **Avoid covering, repairing or replacing contributing cladding with modern, unsympathetic, low quality materials or cladding systems such as aluminium, vinyl, concrete or Exterior Insulation and Finish System (EIFS), otherwise known as synthetic stucco.**
- (c) When completing repairs or replacement, use appropriate materials *in kind* with **contributing** cladding, including composition, dimensions, profile, texture, and finish. This should follow from an in-depth understanding and documentation of existing cladding material and system including both the surface and the backing material(s).
- (d) Removal of newer material that has been applied over **contributing cladding** is encouraged, except where these materials have become significant in their own right.
- (e) **Avoid covering or obscuring contributing decorative elements visible from the public realm.**
- (f) **When repairing contributing masonry**, use appropriate mortars that are softer than surrounding masonry (e.g. lime-based mortar), and use matching salvaged brick when replacement is required, **where possible.**
- (g) Undertake regular painting and/or sealing of wood and stucco cladding to extend the life of original building fabric.
- (h) **Avoid using stucco or renders on façades where it did not originally exist.**
- (i) When cleaning **contributing** historic cladding, use the gentlest means possible. Avoid abrasive cleaning methods, such as as sandblasting masonry, which can be both aesthetically and physically destructive to historic building materials.

EXAMPLE: WOOD CLADDING



Exterior wood cladding variations. (Source: ERA)

BEST PRACTICE: INVESTIGATING CLADDING SYSTEMS



This project involved carefully removing part of the exterior wall in order to expose the interior structure and understand how to properly reinstate the exterior siding. (Source: ERA)

AVOID: ANACHRONISTIC CLADDING



This house illustrates the application of new cladding material over historic brick, which detracts from the character of the building and conceals architectural details. (Source: ERA)

BEST PRACTICE: AN EXPOSED FOUNDATION



This photograph shows exposed foundation above grade being *maintained* as part of the building elevation. (Source: ERA)

BEST PRACTICE: CONSERVATION OF AN EXPOSED FOUNDATION



Ensure *that contributing* finishes and textures of foundations are *maintained*. Repair or replacement should match the historic texture and finishes (Source: ERA)

3.4.2 FOUNDATIONS

- (a) *Maintain contributing* foundations exposed above grade, especially if they are visible from the public realm.
- (b) Avoid parging over the above-grade historic foundations of buildings that are visible from the public realm.
- (c) Ensure that downspouts are *maintained* and grading slopes away from foundations to help direct water away from foundation walls.
- (d) Ensure *that contributing* finishes and textures of foundations are *maintained*, and **be sure to match these** textures and finishes when undertaking repairs or replacement.

3.4.3 ROOFS

- (a) Where archival evidence exists, the reinstatement of historic materials, such as slate or wood shingles, is encouraged.
- (b) **Avoid the use of plastic, ceramic, clay or other roof materials and profiles that were not traditionally used within the District and are unsympathetic to the character of the neighbourhood. Asphalt shingles are acceptable, and metal may be used to replicate materials traditional to the District.**
- (c) When altering or replacing a roof, retain the existing style, form, pitch and details. Before making alterations, examine the roof and design new work based on this understanding. For example, alterations to a hipped roof should generally *maintain* the low sloping profile of this roof type.
- (d) **Avoid flat roofs where they are visible from the public realm, as most roofs within the District are sloped (gabled, hipped, etc.).**
- (e) **Mount solar collectors flush and on the non-street-facing side of contributing roofs, or on the ground in an inconspicuous location.**

- (f) Place roof-mounted units such as satellite dishes and antennas in a location and manner that do not damage or obscure *heritage attributes* and are not visible from the public realm.
- (g) Install skylights in an unobtrusive location that is not visible from the public realm. Use flat skylights that blend in with the roof, and avoid sculptural or bubble-style skylights.
- (h) *Maintain contributing roof details such as cornices, soffits, fascia, eaves, gable ends and other ridge elements where they are visible from the public realm.*
- (i) The removal of items *that conceal contributing architectural detail* is encouraged (*e.g. metal soffits and fascias*).
- (j) Use traditional or matching materials for flashing, rain gear and downspouts, and finishes that are consistent with the historic style of the building. *Pre-painted aluminium may be acceptable.*

3.4.4 DORMERS

- (a) *Conserve contributing dormers that are visible from the public realm*, including their location, shape and size
- (b) Avoid adding dormers on the principal façades where they did not originally exist, where possible.
- (c) *Design the placement, size, scale, style and materials of new dormers visible from the public realm to be compatible with contributing dormers, where they exist.*
- (d) *Design new dormers visible from the public realm to be compatible with and distinguishable from the main roof's shape, pitch and style, particularly where contributing dormers do not exist.*

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BEST PRACTICE: DOCUMENTING DECORATIVE ELEMENTS



Completing detailed measurements of this column base was the first step in conserving this column. (Source: ERA)

3.4.5 DECORATIVE ARCHITECTURAL ELEMENTS

- (a) Conserve **contributing** decorative elements visible from the public realm.
- (b) Document decorative elements prior to repair or *restoration*.
- (c) **Avoid removing, damaging, or obscuring architectural details visible from the public realm** when undertaking alterations and additions.
- (d) Where archival evidence exists, **it is encouraged to reinstate decorative elements or missing features using forms, materials and detailing that are based on sufficient physical or documentary evidence.**

AVOID: OBSCURING ARCHITECTURAL DETAIL



In this case, the decorative element was not well considered when making changes to the building. As a result, it was partly obscured. This should be avoided. (Source: ERA)

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3.4.6 WINDOWS

- (a) *Conserve* contributing windows and their features that are visible from the public realm, including their location, type, size, and profiles.
- (b) *Maintain* design details, functional and decorative elements of contributing windows visible from the public realm, such as muntins, lintels, sills, shutters, hoods, etc.
- (c) If replacement is necessary for an element on a contributing wood window visible from the public realm, replace only the deteriorated element *in kind* rather than the entire unit, matching the materials, design and dimensions of the original.
- (d) If contributing windows units visible from the public realm are beyond repair, the replacement window should *maintain* size, proportions, materials, and dimensions of the entire window, including frame and lights (or windowpanes).
- (e) Avoid replacing wood windows visible from the public realm with aluminium, coated metal, or vinyl units. Synthetic materials rarely duplicate the texture and detail qualities of original materials and should not be used. Avoid the use of snap-in muntins and other inauthentic architectural details.
- (f) *Conserve* contributing window openings visible from the public realm and avoid adjusting their shape and size to accommodate a different style of window or door.
- (g) Avoid infilling window openings visible from the public realm, and reinstate infilled window openings where appropriate.
- (h) Avoid introducing new window openings on façades facing the public realm.
- (i) If new windows are necessary, they should continue the window patterns, rhythm and proportions of the original openings and architectural style of the building

BEST PRACTICE: WINDOWS



This new window has been replaced within the original opening, and maintains the original size, proportions, materials and dimensions. (Source: ERA)

AVOID: CHANGING OPENINGS AND PROPORTIONS



This new window is not consistent with the original opening or style of windows of this older building (Source: ERA)

BEST PRACTICE: SHUTTERS



This photo shows operable storm shutters that are appropriately sized. (Source: City of Brampton)

AVOID: INACCURATE SHUTTERS



This photo shows storm shutters that are not appropriately sized for the window (Source: City of Brampton)

especially on elevations visible from the public realm. For example, some architectural styles, such as Colonial Revival, require windows to be symmetrical across the front façade.

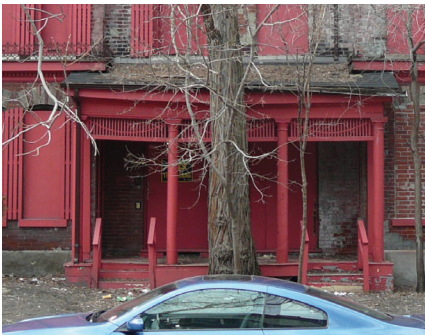
- (j) Undertake energy conservation work in a manner that maintains and does not damage, conceal or remove **contributing** windows.
- (k) The use of wood storm windows and proper weatherstripping is the preferable solution to improve energy efficiency for window openings. Interior storm windows are another solution for thermal efficiency. New storm windows should be designed to complement contributing window features such as the window muntins and light pattern.
- (l) Avoid the use of aluminium or vinyl storms on façades visible from the public realm.
- (m) *Maintain* and repair contributing wood shutters. It is encouraged to replace contributing shutters that have since been removed. While shutters do not have to be operable, ensure they are shaped, sized, and fastened to the window appropriately in order to *maintain* the appearance of operability.

3.4.7 DOORS AND ENTRANCES

- (a) *Conserve* traditional wooden doors visible from the public realm and retain their functional, proportional and decorative elements, particularly if they are the primary entrances. These elements include the door and its frame, sill, head, jamb, moldings, and any flanking windows (e.g. transom and sidelights).
- (b) *Maintain* the rhythm and proportion of existing doors and entrances visible from the public realm.
- (c) Avoid adding new door openings on street-facing façades of Contributing Buildings.
- (d) *Maintain* size, proportion, materials, and dimensions when replacing traditional wooden doors and entrance features that are visible from the public realm and beyond repair.
- (e) Avoid replacing traditional wooden doors with aluminium, coated metal or vinyl units on façades visible from the public realm, as these materials rarely duplicate the texture and detailed qualities of original materials.
- (f) Undertake energy conservation measures that are compatible with the features of traditional wooden doors. Some appropriate energy conservation approaches include installing weather-stripping, adding appropriately designed and removable screen doors, storm doors, or adding interior shades.
- (g) Avoid installing metal screen doors that obscure details of traditional wooden doors on façades visible from the public realm.
- (h) Avoid enclosing door openings or converting door openings to windows on façades visible from the public realm.
- (i) When replacing a door visible from the public realm, it is encouraged to study the building's architectural style to select an appropriate door to match the building's design.

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BEST PRACTICE: PORCH CONSERVATION



Porch conservation using an archival photograph to understand the original condition. Images show the historic condition (top), the recent deteriorated condition (middle), and the reinstated porch (bottom). (Source: ERA)

3.4.8 PORCHES, VERANDAS AND PORTICOS

- (a) *Conserve* contributing porches and their defining features such as columns, entablatures, steps, posts, balustrades, decorative trim, and ceilings.
- (b) Avoid enclosing porches visible from the public realm as it may negatively impact the visual character of both the heritage resource and the streetscape.
- (c) If enclosing a porch, design the enclosure to be reversible and to avoid damage to any *heritage attributes*.
- (d) Repair deteriorated porches and porch elements, such as balusters, railings, columns, following recognized methods.
- (e) If a new railing is added to a façade visible from the public realm where it did not originally exist, use a design and materials that are compatible with the architecture of the building.
- (f) Where incompatible alterations, such as enclosure of open porches, or use of incompatible materials have occurred, consider reconstructing the original state if adequate physical or documentary evidence exists.

3.4.9 CHIMNEYS

- (a) *Conserve* the exterior form of contributing chimneys visible from the public realm and repair using traditional materials.
- (b) Retain the location, style, and materials of chimneys visible from the public realm.
- (c) Ensure new chimneys respect the *building's* architectural style, or are not visible on the principal façade.

3.4.10 MECHANICAL / UTILITIES

- (a) Locate utilities (HVAC and/or communications systems, etc.) away from the principal façade on all properties to ensure that they are not visible from the public realm.
- (b) Screening for mechanical units such as fencing or vegetation should be considered as a way to limit potential visual impact.

3.4.11 ACCESSIBILITY CONSIDERATIONS

- (a) Locate and design barrier-free additions and alterations so as to *conserve heritage attributes*.
- (b) Use materials that complement and do not detract from **any Contributing Building** or landscape feature.
- (c) Solutions that balance accessibility and heritage are encouraged. Reversible barrier-free additions are encouraged to be installed at any entrance where they are required.

3.4.12 SECONDARY STRUCTURES (GARAGES, COACH HOUSES AND OTHER ACCESSORY BUILDINGS)

- (a) Conservation of secondary structures that contribute to the overall historic character of the individual building, site or District is strongly encouraged.
- (b) New secondary structures should generally be located at the rear of the property or set back from the principal façade, respecting the traditional relationship of such buildings to the primary structure and the site. Avoid their appearance as a principal feature of the front façade.
- (c) Secondary structures that are visible from the public realm should be complementary in scale to the main building.
- (d) Integrate secondary structures with existing site conditions.
- (e) Position attached garages back from the front façade of the house.

BEST PRACTICE: MECHANICAL SCREENING



An example of screening where a heat pump would otherwise be visible on a corner lot. (Source: ERA)

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BEST PRACTICES: SECONDARY STRUCTURES



This detached garage addition is set back and also complements the design of the historic dwelling on the property (Source: City of Brampton)



This attached garage is set back from the front façade and uses corresponding materials and roofline which *maintain* the character and prominence of the dwelling (Source: City of Brampton)

- (f) If an attached garage is necessary, avoid integrated garage additions.
- (g) Avoid street-facing garage doors where possible and as appropriate.
- (h) Garage doors should correspond to the style of the garage and the primary building.
- (i) Additions to, and new construction of, secondary structures should utilize materials complementary to the style of any primary Contributing Building.
- (j) Consider incorporating design cues from the primary building on the property into new accessory structures while ensuring they are subordinate in terms of size and massing.
- (k) Ensure that all additions to, or new construction of garages and accessory buildings do not negatively impact mature trees on the property, or other landscape elements that contribute to the *heritage value* of the District.
- (l) Use a roof form and pitch that is complementary to the primary building on the property.
- (m) Use screening such as vegetation as a way to limit potential visual impact of secondary structures on **c]** Contributing Buildings, landscapes and the street.

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3.5 ADDITIONS

- (a) Locate new additions away from the main building façade to minimize the visual impact on the original building and streetscape. Additions should be placed at the rear of the building, or on a side elevation set back from the main elevation.
- (b) Ensure new additions are subordinate to the original building in size, stature and detailing so as not to diminish or visually overpower the heritage resource.
- (c) Design new additions to be compatible with the massing, size, scale, and architectural style of the original structure.
- (d) Exemplify the best in current design styles. New construction should not attempt to replicate the styles of the past. Design additions to be compatible with, but discernible from **Contributing Buildings**.
- (e) Employ creative strategies to distinguish an addition from a Contributing Building (e.g. the use of a different yet complementary cladding material, or the use of the same material with a different pattern).
- (f) Use high-quality cladding materials such as brick, wood, **traditional stucco or fibre cement board**.
- (g) Limit the use of stone so as not to form the principal cladding material of an addition **visible from the public realm**.
- (h) The application of new lower-quality cladding or surface coatings (e.g. synthetic stucco, vinyl, plastic, sheet metal) is discouraged on additions visible from the public realm.
- (i) Additions should avoid damage to *heritage attributes* on the original building that are visible from the public realm.

AVOID: INCOMPATIBLE ADDITIONS



This rooftop addition is not in keeping with the character of the house. It changes the basic shape of the building and uses a material palette that is not complementary to the rest of the building. The window in the addition does not fit with the size and location of other windows. (Source: ERA)

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- (j) Design new additions to be reversible so that the essential form and integrity of the original building is not compromised if the addition is removed in the future.
- (k) Avoid additions that are higher than the roofline of the original building, but where necessary, they should be mitigated through their form, placement and other design measures to minimize their visibility from the public realm.
- (l) Coordinate the addition's roof shape, slope, material and style to be compatible with the roof and style of the original building.
- (m) Avoid the use of plastic, ceramic, clay or other roof materials and profiles that were not traditionally used within the District and are unsympathetic to the character of the neighbourhood. Asphalt shingles are acceptable, and metal may be used to replicate materials traditional to the District.
- (n) While additions are acceptable solutions for limited living space in older buildings, they are encouraged to respect the traditional height and massing common to the building's architectural style in areas visible from the public realm.
- (o) Ensure that windows and doors on additions visible from the public realm respond to the style, proportion, orientation and patterns of those on the original building.
- (p) The maintenance of existing additions that contribute to the historic style of the building is encouraged.

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3.6 NEW CONSTRUCTION

- (a) Design new construction to be contemporary and enhance the District, rather than mimicking styles of the past.
- (b) Design new buildings to be compatible with adjacent Contributing Buildings in the District, in terms of scale, height, massing, proportion, setback, and entry level.
- (c) Site new buildings to be compatible with surrounding buildings that contribute to the overall character of the District in terms of setback, orientation, spacing, and distance from adjacent buildings. Consider the original building siting on the lot, based on the immediate area's historic pattern of development.
- (d) Maintain one of the two following building orientations found within the District:
 1. Parallel Orientation: The majority of buildings within the District are oriented towards and address Main Street South.
 2. Angular Orientation: Some houses are sited at an angle to Main Street South, creating a buffer from the street and a picturesque setting (such as 83 Main Street South).

EXAMPLE: PARALLEL ORIENTATION



78 Main Street South is sited parallel to Main Street South (Source: ERA)

EXAMPLE: ANGULAR ORIENTATION



The angular siting of 83 Main Street South creates a picturesque setting. (Source: ERA)

PARALLEL ORIENTATION

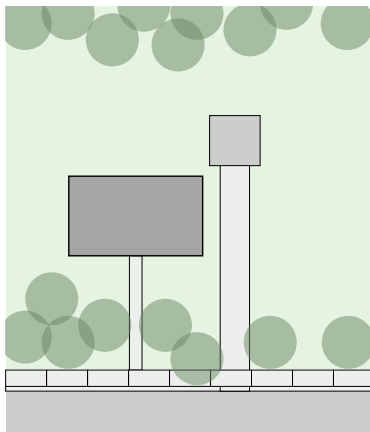


Figure 5. Front façade parallel to the street. (Source: ERA)

ANGULAR ORIENTATION

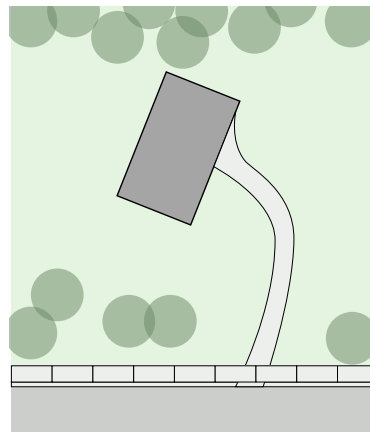


Figure 6. Front façade on an angular orientation. (Source: ERA)

- (e) Design new new buildings to *maintain* the important features of the property such as site topography and mature trees.
- (f) High quality materials such as brick, wood, traditional stucco, metal and fibre cement board are appropriate cladding materials.
- (g) Façades fully clad in stone are rare in the District and are not appropriate for new construction. The use of stone should be limited so as not to form the principal cladding material.
- (h) The application of lower-quality cladding or surface coatings such as synthetic stucco (EIFS), vinyl and plastic are not appropriate for façades visible from the public realm. Traditional materials such as brick will help ensure new construction is durable and in keeping with the character of the District.

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EXAMPLES: CONTEMPORARY ARCHITECTURE IN OLDER NEIGHBOURHOODS



Despite being taller than its contributing neighbour, this new construction in a Toronto HCD clearly responds to its neighbour's height through the primary façade's roofline, and sets back its higher section so that it appears subordinate (Source: Google Streetview, 2014)



This addition picks up linear design cues from the historic residence, and speaks to its window openings, colour tones and materiality while presenting as modern architecture (Source: Larendale Group)



This new house in an Oakville HCD is a contemporary design, yet is sensitive to the heritage character of the area through the use of complementary materials and proportions. (Source: City of Brampton)

EXAMPLE: TOPOGRAPHICAL INFLUENCE ON BUILDING SITING



7 Wellington Street sits on a rise of land above and behind Gage Park, at the top of the former ravine of the historic Etobicoke Creek. (Source: ERA)

3.7 LANDSCAPE AND STREETSCAPE

3.7.1 GENERAL LANDSCAPE AND STREETSCAPE

(a) Front Yard:

- i. *Maintain* mature trees and other greenery in front of houses to contribute to the street tree canopy.
- ii. *Maintain* mature trees and other greenery visible from the public realm as these are of importance to the character of the District.

(b) Building Siting:

- i. Set new construction back from Main Street South so that it is similar to the setbacks of adjacent buildings.
- ii. Position houses, additions, garages or other ancillary buildings with consideration to the original building siting on the property.

(c) Back Yard:

- i. Take special measures to ensure that new construction avoids harming significant trees. Mature trees in the backyards of properties within the District and of adjacent properties create an important visual backdrop to the District's architecture.

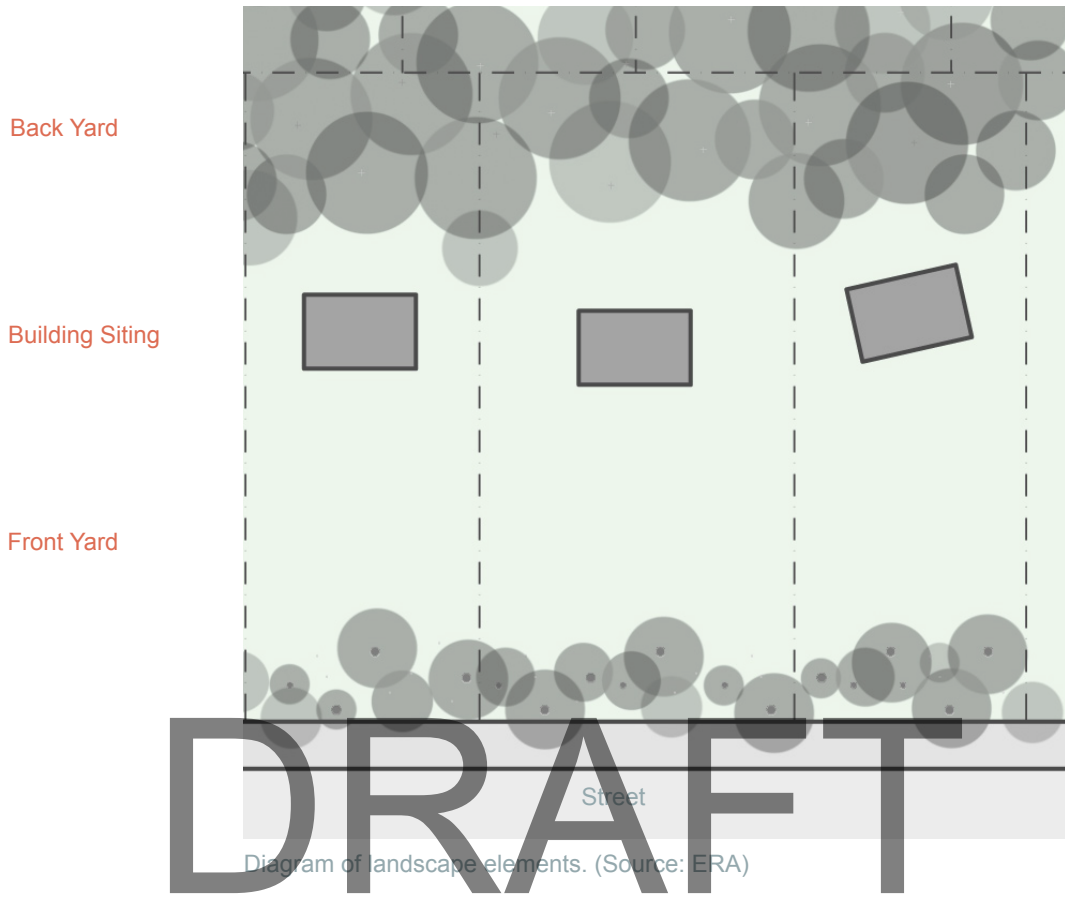
(d) The planting of large canopy trees and increase in greenery and ornamental landscaping is encouraged to *maintain* and enhance the District's park-like setting.

(e) *Conserve* historic topographical and grading patterns when undertaking alterations to building and landscapes and when constructing new buildings or additions.

(f) Conserve existing landscape terracing.

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FRONT YARD, SITING AND REAR YARD ON A RESIDENTIAL PROPERTY



Photograph of landscape elements at 82 Main Street South. (Source: ERA)

3.7.2 DRIVEWAYS, LANEWAYS AND WALKWAYS

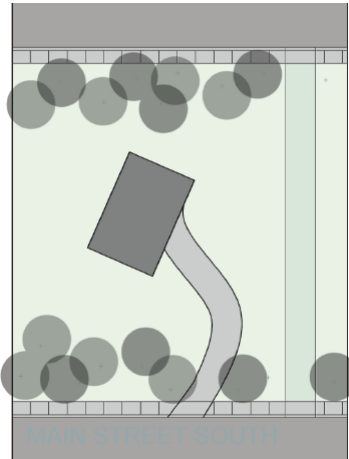
- (a) *Maintain* existing pedestrian walkways from the street to the front entrance as the primary access to the house. Driveways should be used for secondary access.
- (b) Locate parking to the side or rear of the main building.
- (c) All access routes should *maintain* the general style or typology of historic approaches to main buildings. Predominant types within the District are illustrated on the following page.
- (d) Conservation of laneways that provide access to properties from Elizabeth Street is encouraged.
- (e) Use a paving treatment (i.e. stone or brick unit pavers, etc.) to distinguish walkways from driveways.
- (f) The use of traditional paving materials such as stone or gravel is encouraged to complement the style of the house.
- (g) Avoid regrading to create driveways sloping to below grade, or basement level parking, in areas visible from the public realm.
- (h) *Maintain* the natural landscape and limit the introduction of hardscape elements such as driveways, so that hardscaping appears subordinate to greenery on the property.

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PREDOMINANT DRIVEWAY TYPES IN THE DISTRICT

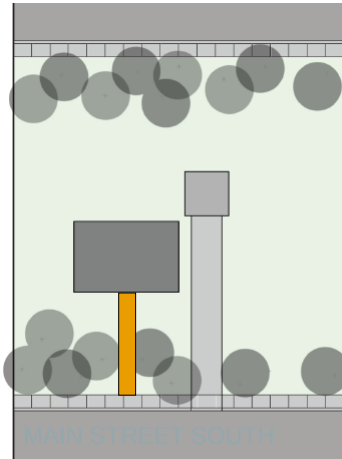
MEANDERING

Often on older estate lots with changes in topography.



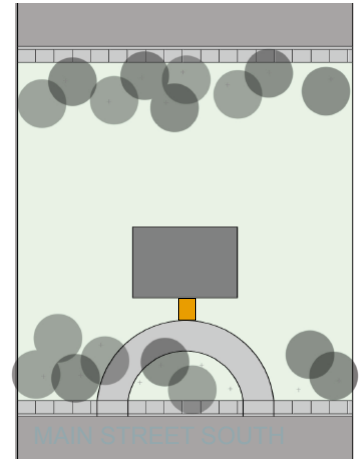
PERPENDICULAR

The driveway and walkway are separate.



CURVILINEAR

Often found on properties with post-war suburban style homes.



Meandering driveway at 63 Main Street South. (Source: ERA)

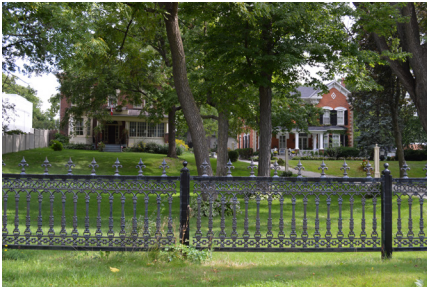


Walkway at 117 Main Street South is distinguishable from driveway. (Source: ERA)



Curvilinear driveway at 78 Main Street South. (Source: ERA)

EXAMPLE: LOW, OPEN FENCING



Example of an appropriate front yard fence at 56-58 Main Street South (City of Brampton).

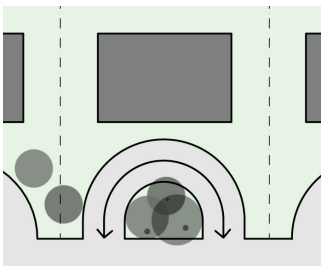
3.7.3 LANDSCAPE FILTERS, FENCING AND SCREENS

- (a) *Conserve and maintain* the pattern of mature canopy trees contained within landscaped areas and particularly within front yards, which provide a visual filter between the street and the house.
- (b) Use historic fence types, such as decorative metal or wood pickets in front yards with an open appearance and a pedestrian scale. **Low hedges are also encouraged.**
- (c) **Avoid chain-link fences, solid wood stockade fences, block walls, high hedges and other solid screening of areas visible from the public realm, except where screening consists of existing mature trees. Fences in front yards should avoid obstructing views of the yard and residence wherever possible.**
- (d) **Low fence and hedge heights should be maintained along the side yard as far as necessary to provide an unobstructed view of the front yard and the front façade of the house.**

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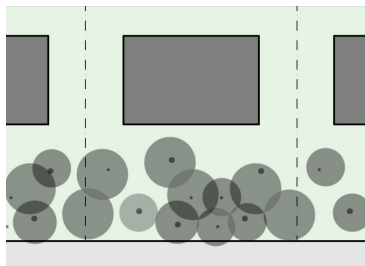
TYPES OF LANDSCAPE FILTERS AND SCREENS

A) Landscaped Berm



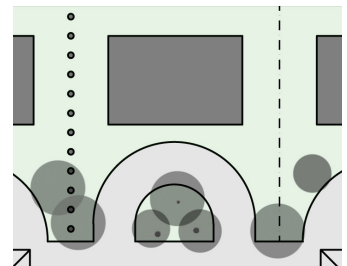
Example of a landscaped berm. (Source: ERA)

B) Scattered trees in front yard



Example of scattered trees as a landscape filter at 76 Main Street South. (Source: ERA)

C) Hedges/fences as screens



Examples of hedge rows and decorative metal fences between properties within the District. (Source: ERA)

3.7.4 DECORATIVE LANDSCAPE ELEMENTS

- (a) Use high quality materials, such as natural stone, wood, and metal for decorative landscape elements **visible from the public realm**. Avoid the use of large decorative elements not commonly found in the area.
- (b) **Decorative elements visible from the public realm should be designed and located in accordance with the overall character of the property**. Landscape elements should serve to enhance the design of the landscape and buildings. **This can include, but is not limited to**, framing the main building, marking an arrival point or walkway, integrating grading or natural features, or adding a focal point to a site.
- (c) When landscaping, avoid the use of hardscape materials or decorative elements that will significantly disturb the existing topography.

BEST PRACTICES: DECORATIVE ELEMENTS



Example of landscape berms decorating the front yard of 71 Main Street South (Source: City of Brampton)



Low stone columns delineate the entrance to the site while not visually competing with or blocking views to the home. (Source: ERA)

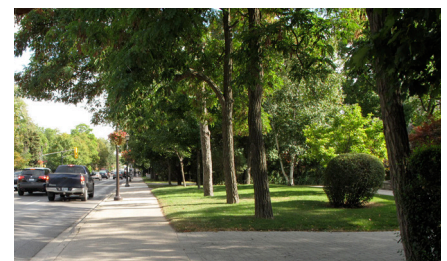
3.7.5 TREE CANOPY

- (a) **Protect trees on site in accordance with the City of Brampton's Tree Preservation By-law, which should be consulted at the time of any construction or landscape work on site.**
- (b) **Locate new trees to maintain the park-like character of the District and visual transparency between tree trunks from the streetscape to houses.**
- (c) Replacement trees should include a variety of native species, so as to avoid monoculture planting. **Native species include (but are not limited to): sugar maple, red maple, red oak, white oak, chanticleer pear, little leaf linden, shademaster linden and Japanese lilac.** Other tree varieties that are found regionally and have proven to be appropriate and well adapted to the local soil and climate conditions are also appropriate.

BEST PRACTICE: CONSERVE HISTORIC LANDSCAPE CHARACTER IN THE DISTRICT



Tree-lined Main Street South, date unknown. (Source: City of Brampton)



Tree spacing maintains the park like setting of the District and permits sightlines to houses (Source: City of Brampton)

For further advice and guidance regarding appropriate species and procedures governing the installation of plant material and trees, **please contact City of Brampton staff or a professional arborist or landscape architect.**

AVOID: HARMING THE TREE CANOPY



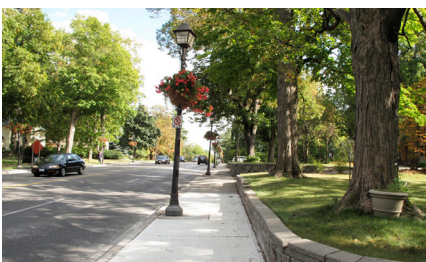
Widening of the roadway has encroached on this tree's root system. (Source: ERA)

AVOID: UTILITIES WITHOUT SCREENING



Installation of public utilities on Main Street South impacts the heritage character of the streetscape. (Source: ERA)

BEST PRACTICE: SYMPATHETIC STREET FURNITURE



Coach lanterns with hanging flower pots contribute to the streetscape character of the District. (Source: ERA)

3.7.6 PUBLIC REALM

- (a) Design and install new public works, including transit infrastructure and utilities, to *maintain heritage attributes* of the District. Avoid tree removal throughout public realm projects.
- (b) Avoid widening the roadway to *conserve* the mature tree canopy along Main Street South, which is a *heritage attribute* of the District.
- (c) Design and locate transit shelters and waiting areas to *conserve* and enhance the character of the District. Minimize impact on the tree canopy, respect existing patterns of grading and topography, and *maintain* views of Contributing Buildings.
- (d) Develop a design for street lighting in keeping with the District's character, and locate streetlights at regular intervals.
- (e) The addition of street furniture should be sympathetic to the character of the District. Street furniture should be built of high-quality materials, such as painted metal or wood, and should avoid the use of plastics.
- (f) New street furniture should provide continuity with existing street furniture and other streetscape improvements, such as the existing iron street lamps.
- (g) Above ground utilities should be designed to minimize their visibility from the street through screening, placement, or other appropriate measures, with the objective of *conserving* the character of the District.
- (h) Signs should be limited in number to avoid visual cluttering effects.
- (i) Where new signage is necessary, design and locate the signage to complement the character of the District and minimize impact on the area's aesthetic qualities.

- (j) Use the remnants of the retaining wall and bridge posts at the front lawns of 52, 56, and 58 Main Street South as part of a future heritage interpretation program. They are *heritage attributes* of the District, providing important physical evidence of the historic character of the District prior to the Etobicoke Creek diversion.

REMNANTS OF THE ETOBICOKE CREEK DIVERSION



Historic photograph of the driveway bridge from the street to 58 Main Street South. (Source: PAMA)



Remaining bridge piers. (Source: ERA)



Remaining retaining wall. (Source: ERA)

3.8 LOT SEVERANCE

The lot patterns of the District, as established by the original settlement around the Etobicoke Creek, the 1854 Guest Plan and the 1873 Joness Plan, are important elements that support the District's *heritage value* as an evolving neighbourhood in a park-like setting. Lots range from those with generous side yards, deep lot depths and large setbacks to small yards and buildings sited in close proximity to the property line. They are directly responsive to the historic development of the area.

The Downtown Secondary Plan discourages subdivision of existing lots fronting on Main Street South. Generally, plans of subdivision **will not be supported in the District**. In limited circumstances, severance may be considered.

Consideration should be given to maintaining the historic development patterns of this established residential neighbourhood.

Applications will be supported if they align with the objectives of the District Plan and conform to Secondary Plan policies. Each proposal will be evaluated on a site-by-site basis.

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3.9 GENERAL MAINTENANCE GUIDELINES

- (a) Property owners can conduct routine inspections of buildings to ensure deterioration, damage or weathering is addressed at an early stage. Property owners are encouraged to develop and undertake a regular *maintenance* plan, as simple *maintenance* can greatly extend the service life of property elements.
- (b) Protect and *maintain* contributing roofs with annual cleaning of gutters, downspouts, and rainwater leaders, and replacing deteriorated flashing in order to keep buildings watertight and prevent deterioration of cladding and decorative elements.
- (c) Clean masonry only when necessary to remove heavy soiling. Cleaning methods should be as gentle as possible to obtain satisfactory results. Commence cleaning only after it has been determined that a specific cleaning method is appropriate.
- (d) When cleaning masonry, use recognized *preservation* methods and products. Select lighter treatments with minimal chemical impacts on masonry surfaces, and use low-pressure washes to limit water penetration into mortar and damage to masonry surfaces.
- (e) *Maintaining* the natural patina of masonry surfaces and other cladding materials is encouraged. Limit cleaning to the removal of heavy surface soiling or graffiti, or the prevention of masonry damage (e.g. the removal of mold or lichens).
- (f) Consult resources such as the Standards and Guidelines for the Conservation of Historic Places in Canada, the National Park Service's *Preservation* Brief 47 and the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural *Conservation* (Mark Fram) for guidance on a Contributing Building's *maintenance* and repairs.

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3.10 DEMOLITION

The District Plan emphasizes *conservation* over replacement. A primary purpose of the HCD is the *maintenance of the District's Contributing Buildings*, however it is acknowledged that the impact of demolition can vary depending on the *heritage value* of the building in question and the design value of the proposed replacement building.

- (a) Contributing Buildings: Applications for demolition will be refused except under extraordinary circumstances, such as structural instability or dereliction where the building is deemed to be beyond *conservation* treatment as determined by a qualified heritage engineer and heritage consultant (CAHP accredited).

The replacement building should contribute to the *heritage value* of the District and comply with the District Plan and other applicable municipal policies.

- (b) Non-Contributing Buildings: Demolition of a Non-Contributing Building is generally permissible if the replacement building contributes to the *heritage value* of the District and is *acceptable under the District Plan* and other applicable municipal policies.

Demolition permits will not be issued until a Heritage Impact Assessment has been submitted, and the proposed replacement building approved.

Heritage Impact Assessments may be reduced in scope based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be acceptable, as well as what the requirements will be for its content.

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4.0 PROCEDURES

4.1 CONSISTENCY WITH THE HCD PLAN

Sub-sections 41.2(1) and 41.2(2) of the Ontario Heritage Act require that municipal by-laws and public works **be consistent with the HCD Plan.**

When implementing the District Plan, its provisions are integrated into the land use planning framework of the City of Brampton. Any potential conflicts or inconsistencies within this planning framework should be revised to comply with the Plan.

4.2 HERITAGE PERMIT PROCESS

4.2.1 WHAT IS A HERITAGE PERMIT?

A heritage permit is issued by the City of Brampton for exterior alterations that affect the *heritage value* and *heritage attributes* of the District.

The heritage permit process enables the City to:

- monitor the *conservation* of the District;
- manage changes within the District; and
- help ensure new work conserves the District's *cultural heritage value* and *heritage attributes*, and supports the objectives of the District Plan.

There is no fee for the heritage permit process. The legal basis for a heritage permit is found in the Ontario Heritage Act and Brampton's Official Plan.

Section 4.10.3 of the Brampton Official Plan contains policies regarding cultural heritage *conservation* in Brampton including Heritage

Conservation Districts. The Official Plan states that a heritage permit is required for alterations in a Heritage Conservation District.

4.2.2 WHEN IS A HERITAGE PERMIT REQUIRED?

A heritage permit is required prior to any work likely to result in the alteration, obstruction, removal, or damage of one or more *heritage attributes* on a property designated under the Ontario Heritage Act.

As a rule of thumb, a heritage permit is required for any large-scale exterior alterations and additions, i.e. any works that would also require a building permit, demolition permit or other formal approvals by the City, conservation authorities and/or other levels of government.

A heritage permit can also be required for some smaller scale projects (e.g. replacing a front door, removing verandah railings, window replacement, etc), if the project is visible from the public realm. Refer to section 4.2.3 for additional information.

Heritage permits should be retained prior to or in conjunction with seeking any other approvals, such as minor variances. Contact a City of Brampton Heritage Planner to determine if the proposed work requires a heritage permit before undertaking the project.

4.2.3 TYPES OF WORK IN THE DISTRICT

There are three types of work that can occur in the District: a) work that does not require a heritage permit; b) minor work that can be approved by City staff; and c) major work that

requires approval by Council.

Work not Requiring a Heritage Permit

A heritage permit is not required if the proposed work constitutes *maintenance* or repairs that are minor in nature. The following is a list of work in the District that does not require a heritage permit:

- Minor repairs using the same materials, finishes and profiles, of existing exterior features, including:

- wall cladding
- windows
- doors
- transoms and sidelights
- sills and lintels
- window and door surrounds
- shutters
- dormers
- chimneys
- decorative wood
- brackets
- eaves
- soffits
- fascia
- cornices
- columns
- balustrades
- porches
- steps
- rain gutters and downspouts
- fences
- foundations
- roofing and flashing
- roof shingles

- Repaving of walkways and driveways;

- Weatherproofing including caulking, weather stripping and insulating;

- Exterior painting of wood, stucco or metal finishes;

- Interior work provided that it does not impact the exterior;

- Structural repairs that do not affect the exterior visible from the public realm or the overall structural integrity of the building;

- Construction of patios, gazebos, toolsheds, other small accessory or outbuildings provided that they are located at the rear of the property and/or not visible from the public realm, and that they do not require a building permit;

- Pools, ponds, fountains and sculptures not visible from the public realm;

- Landscaping, including gardening and tree planting, that does not require heavy machinery, and will not significantly alter the topography or appearance of the property from the public realm; and,

- Minor installations, including small satellite dishes, lighting, flagpoles, skylights, vents, and mechanical and electrical equipment, etc. provided that they are not visible from the public realm.

This does not include the re-pointing and replacing of masonry on Contributing Buildings;

*Minor Work Requiring a Heritage Permit
Approval By Staff*

A minor heritage permit is required when small changes to a property are proposed that will generally have a positive or negligible impact on the *heritage value* of the District, and that follow the intent of this Plan, and comply with the guidelines. Approval of minor heritage permit applications can be granted by staff. Minor heritage permit applications can include:

•Alterations to, or replacement of, exterior building elements, including but not limited to:

- wall cladding
- windows and window openings
- window surrounds
- doors and door openings
- door surrounds
- transoms and sidelights
- sills and lintels
- shutters
- dormers
- chimneys
- decorative wood
- brackets
- eaves
- soffits
- fascia
- cornices
- columns
- balustrades
- balconies visible from the public realm
- verandahs visible from the public realm
- porches and patios visible from the public realm

- ramps
- foundations
- rooflines
- roofing, and flashing;

•Re-pointing, replacing, paint removal, cleaning, or painting previously unpainted masonry on Contributing Buildings;

•New signage, satellite dishes, flagpoles, skylights, vents, mechanical and electrical equipment, etc. visible from the public realm and/or which alters the property's *heritage attributes*; and,

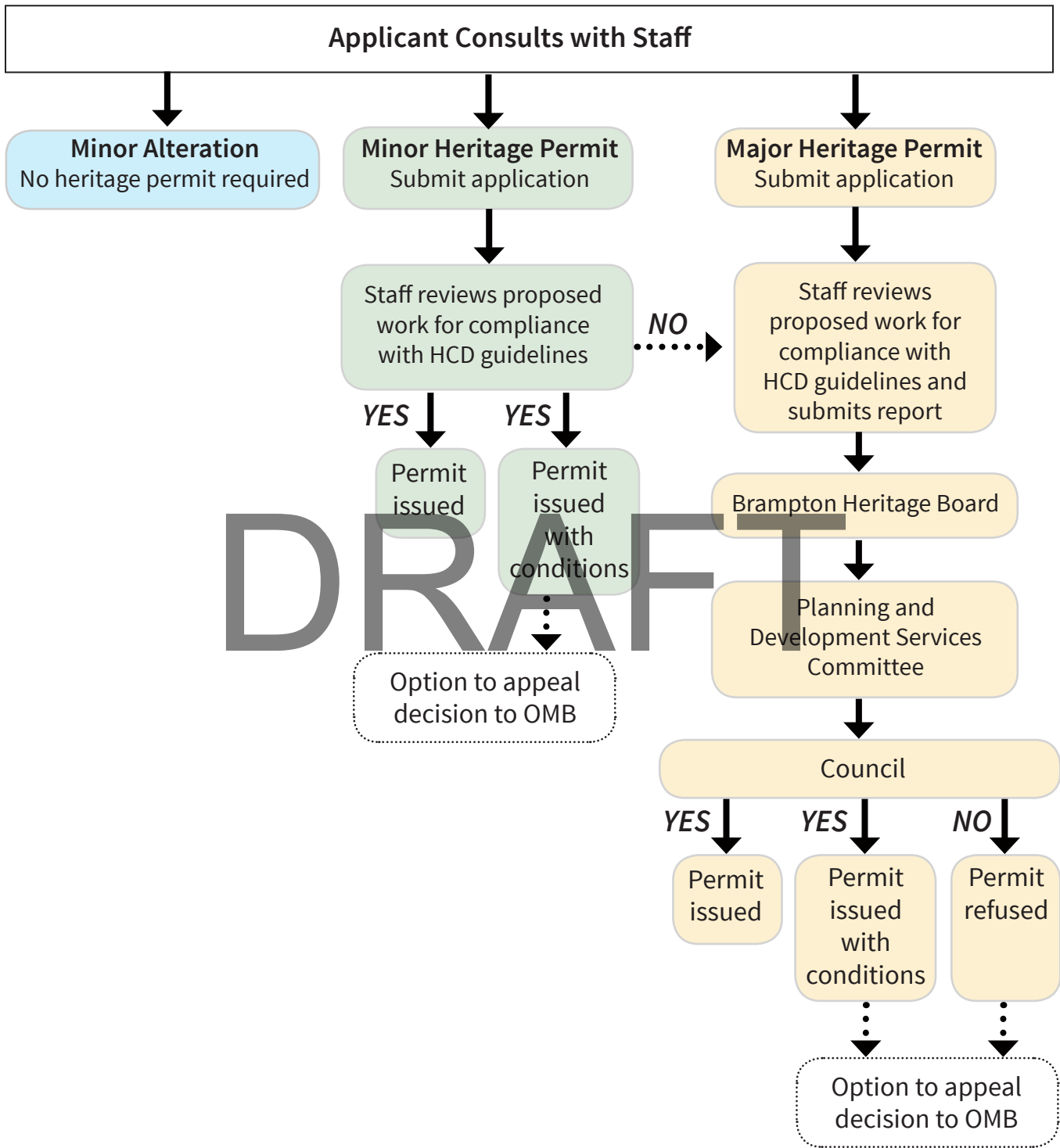
•Structural repairs that impact the exterior visible from the public realm, or may negatively impact the overall structural integrity of a Contributing Building.

*Major Work Requiring a Heritage Permit
Approval By Council*

A major heritage permit is required when significant changes to a property are proposed that may have a major impact on the *heritage value* of the District. Approval of major heritage permit applications may be granted by Council. Major heritage permit applications include:

- Additions to an existing building or structure;
- Relocation of a building or structure;
- Demolition of a building or structure; and,
- Construction of a new building or structure requiring a building permit, and/or that is visible from the public realm.

Heritage Permit Process



The requirement of a heritage permit does not preclude the potential requirement of other local permits/approvals (e.g. building permits, development approvals, etc.)

4.2.4 ADMINISTRATION OF HERITAGE PERMITS

All permit applications should be made to heritage staff in the Planning and Development Services Department. There is no fee charged for a heritage permit.

4.2.5 DELEGATION OF AUTHORITY:

Brampton City Council has delegated its authority to grant heritage permits to City staff.

Refer to the City's delegation of authority by-law for further details regarding the circumstances under which the delegated authority **can** be exercised. If staff determine that the heritage permit application does not meet the requirements for delegated authority as set out in the by-law, the application will undergo the full heritage permit application process.

4.2.6 OTHER APPROVALS

Obtaining a heritage permit does not include a review or relief from any other approvals or regulations, **such as a building permit**.

Properties in the District are subject to standard regulations, such as building permits. The applicant or property owner is responsible for identifying what other permits or approvals are required prior to carrying out any work.

4.2.7 HERITAGE PERMIT APPLICATION SUBMISSION REQUIREMENTS

Depending on the scope of work proposed a heritage permit may be required. Completing the **heritage permit** application form in full and providing all of the required information/

documentation will expedite the approvals process. An incomplete application cannot be processed and the official notice of receipt (as required under the Ontario Heritage Act) will not be issued until all of the documents/materials have been submitted and the application is complete.

Application requirements can include the following:

- Drawings / Plans - Should be folded to 8.5 x 11" paper size, if possible, and measured in metric scale **(for a Major Heritage Permit, or any application required a Building Permit)**.
- Photographs - In colour and labelled showing the existing building and neighbouring buildings or streetscapes; photographs of the specific area(s) being altered **(for Minor and Major Heritage Permits)**.
- Registered Survey - Prepared by a licensed Ontario Land Surveyor and up to date. All existing easements and right-of-ways should be shown **(for a Major Heritage Permit)**.
- Site Plans – Existing and proposed structure(s)/addition(s) on the lot, setbacks from front, rear and side lot lines, proposed demolition of existing site features, and location of proposed site features such as accessory structures, parking spaces, driveways, walls, gates, fences, trees, retaining walls, hydro poles, and fire hydrants **(for a Major Heritage Permit)**.

- Building Elevations – All elevations of the proposed addition(s)/alteration(s). Details to include building height, existing and proposed grade, location, design and materials of foundations, cladding, windows, doors, porches, dormers, chimneys, and other architectural features, roof slope and materials (for a Major Heritage Permit).
- Material Specifications – Samples, brochures, etc. of proposed materials, and finishes (for Minor and Major Heritage Permits).
- Certified Arborist Report – When tree removal is proposed, specifically the removal of trees larger than 20 cm caliper measured at 1.37 metres height from the ground only (for Minor and Major Heritage Permits).
- Heritage Impact Assessment – For larger scale projects, including major additions, new construction, demolition (for a Major Heritage Permit), or for the removal of *heritage attributes that are visible from the public realm* (for Minor and Major Heritage Permits).

The submission of electronic copies of drawings and photos, in addition to hard copies, is encouraged.

Before beginning to formulate plans for changes to property in the District, review the District Plan and contact **City of Brampton** Heritage staff.

4.2.8 HOW LONG DOES THE PERMIT REVIEW PROCESS TAKE?

Once a complete permit application is received, the City is to “cause a notice of receipt to be served on the applicant”. Council is required to make its decision regarding

the merits of an application within 90 days. If mutually agreed upon, an extension can be granted.

If Council, or delegated heritage staff, does not take a decision within the 90-day period, Council shall be deemed to have consented to the application. However, the standard procedure would be for the City to notify the applicant of Council’s decision.

4.2.9 APPEALING A DECISION

The Ontario Heritage Act Sections 42 (6)&(7) states that if Council refuses or grants the permit with conditions, once the owner is given notice, **the owner can** appeal the decision within 30 days to the Ontario Municipal Board.

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4.3 DUAL DESIGNATION

Properties designated under Part IV of the Ontario Heritage Act, will be protected. When reviewing applications for alterations to these properties, the City will consider the description of *heritage value* and *heritage attributes identified in the Part IV designation by-law*, as well as in the District Plan.

4.4 DEVELOPMENT ADJACENT TO THE HCD

The cultural heritage and archaeological resource policies of the Provincial Policy Statement (2014) of the *Ontario Planning Act* addresses the potential impact(s) of development on lands adjacent to cultural heritage resources.

In the case of the District, any development proposal outside but adjacent to the District boundary is to comply with Section 2.6.3 of the Provincial Policy Statement (2014), which states:

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved” (p29).

4.5 DESIGNATED HERITAGE PROPERTY INCENTIVE GRANT PROGRAM

Properties designated under the Ontario Heritage Act are eligible for the “Designated Heritage Property Incentive Grant Program”.

The grant is intended to encourage and assist with the *preservation, maintenance and restoration* of designated properties. The grant offers funds to cover half of the cost of eligible *conservation* work up to a maximum of \$5,000, subject to available funding, on the condition that the grant is matched by the property owner.

Projects are to focus on the care and *rehabilitation* of existing *heritage attributes* or *restoration* that contributes to the *heritage value* of the property and District.

4.6 LOCAL HERITAGE ADVISORY COMMITTEE

If a local advisory committee is established for the District, it can provide recommendations to the Brampton Heritage Board and City Council regarding heritage permit applications within the District. All proposed public works and planning applications (including minor variances and consents) affecting lands within the District or adjacent to it will be circulated to the advisory committee for information and comment, if established.

4.7 REVIEW OF THE DISTRICT PLAN

Periodic reviews of the District Plan will be undertaken to: evaluate the effectiveness of the District guidelines; ensure consistency among relevant City policies; and update the building inventory of contributing and non-contributing properties.

Maintaining an inventory of heritage permit applications will create a record of alterations to properties in the District. This inventory will inform the District Plan review and how change is managed.

5.0 DEFINITIONS

Conservation: All actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its *heritage value* and extend its physical life. This may involve “*Preservation*,” “*Rehabilitation*,” “*Restoration*,” or a combination of these actions or processes. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 253)

Heritage Value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The *heritage value* of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, Heritage Value Definition, pg. 254).

Heritage Attributes: means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *heritage value* or interest. (Source: Ontario Heritage Act, R.S.O. 1990, c. O.18)

Heritage Impact Assessment: a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. (City of Brampton Heritage Impact Assessment Terms of Reference, pg. 1)

In kind: with the same form, material, and detailing as the existing. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 254)

Maintain: Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (Source: Standards and Guidelines for the Conservation of Historic

Places in Canada, pg. 254).

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place, or of an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 17).

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place, or an individual component, while protecting its heritage value (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 17).

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its *heritage value*. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 255).

6.0 BIBLIOGRAPHY

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