



MAIN STREET SOUTH  
HERITAGE CONSERVATION  
DISTRICT  
STUDY

March 2014

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Architects Inc.



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## 1.0 INTRODUCTION

Main Street South is a mature tree-lined street with turn-of-the-20th century architecture and a streetscape with a strong connection to the historic development of downtown Brampton. This Heritage Conservation District Study and subsequent Plan are the result of the City of Brampton authorizing a Heritage Conservation District Study to be undertaken for Main Street South in 2010. As stated in Section 40 (1) of the *Ontario Heritage Act*, “The council of a municipality may undertake a study of any area of the municipality for the purpose of designating one or more heritage conservation districts”.

The implementation of a Heritage Conservation District (HCD) involves a two-staged process including the District Study (Stage 1) and District Plan (Stage 2). The primary objective of an HCD Study is to examine the heritage character and significance of the study area, review existing municipal policy, and propose a boundary that distinguishes the Main Street South neighbourhood from the surrounding area. Following the District Study is the preparation of a District Plan. The overall objective of a District Plan is to provide policies and guidelines that will assist in the protection and enhancement of the cultural heritage values of the district.

The *Ontario Heritage Act* outlines the scope of an HCD Study in subsection 40 (2), which states that a study shall:

- Examine the character and appearance of the area that is the subject of the study to determine if the area should be preserved as a heritage conservation district;
- Examine and recommend boundaries of the area to be designated;
- Consider and recommend objectives of designation and content of an HCD plan;
- Recommend any changes to the Official Plan and to any municipal by-laws, including zoning by-laws.

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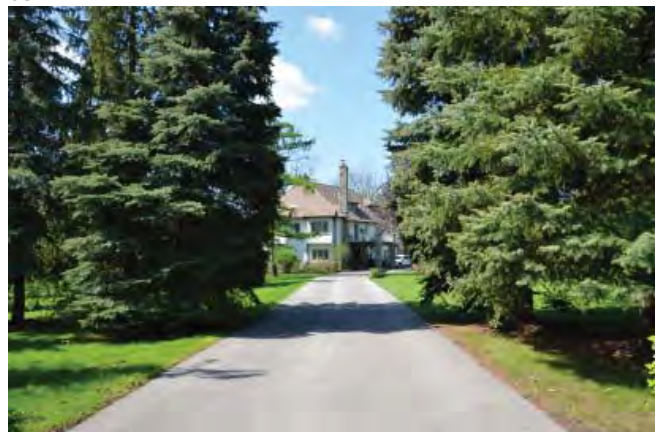
Archival image of 52, 56, and 58 Main St S. Date unknown. (Source: PAMA)

02



56 and 58 Main St S. (Source: City of Brampton)

03



83 Main St S. (Source: City of Brampton)

This study has been prepared for consideration by City Council. It provides analysis illustrating Main Street South as a historic Brampton neighbourhood worthy of protection for its combination of turn-of-the-century architecture, historical patterns of development and landscape character. It proposes a district boundary and recommends the creation of a Main Street South Heritage Conservation District under Part V of the *Ontario Heritage Act*.

01



Archival image of Main Street South looking north. Date unknown. (Source: PAMA)

## 2.0 BACKGROUND & METHODOLOGY

In 2009, a team of consultants led by George Robb Architects prepared a “Heritage Conservation District Feasibility Study” for the City of Brampton. The study evaluated all the land within the municipal limits of Brampton prior to 1946, when the first post-World War II annexations took place. Eight areas, including the Main Street South neighbourhood, were identified as prospective heritage conservation districts study areas based on their architectural, historical, contextual and landscape character. In response to the study, Main Street South area was selected as the first district to be considered for designation. The staff report dated May 4, 2009 states that:

*The Main Street South Neighbourhood rates highly in public perception. It is admired for offering an attractive entrance to downtown. Although the Main Street South Neighbourhood is the safest among the study areas in terms of land use pressures, the proposed higher order transit project along the Hurontario Street corridor may have its own impacts. Staff proposed this area for the first heritage district designation.*

Historical and documentary research and analysis was undertaken by ERAArchitects Inc. in compiling this report. This process included analysis of archival documents, directory listings, property tax assessment rolls, historical maps and images. This research was used to inform the heritage evaluation of the properties along Main Street South, identify key patterns of neighbourhood development, and define the heritage character of the District.

Field assessments were also conducted to understand the natural landscape and architectural character of the area, to confirm cultural heritage attributes within the District, and to provide photographic documentation of heritage resources with the District boundaries.

01



Mature tree canopy along Main Street South (Source: City of Brampton).

### 3.0 POLICY FRAMEWORK

Policies at both the provincial, regional, and municipal levels are currently in place that support and encourage the conservation of cultural heritage resources in the City of Brampton.

#### 3.1 PROVINCIAL POLICY

##### 3.1.1 ONTARIO HERITAGE ACT

The *Ontario Heritage Act* is the primary piece of Provincial legislation that regulates the protection of cultural heritage resources within Ontario. The *Ontario Heritage Act* enables municipalities to designate either individual properties (Part IV), or distinct character areas that can comprise a series of properties referred to as Heritage Conservation Districts (Part V).

The general procedure for designation of a Heritage Conservation District is outlined below. For additional information on the designation process, refer to the “Ontario Heritage Toolkit: Heritage Conservation Districts”.

- The Municipality defines an area to be examined for future designation and consults with its Municipal Heritage Committee (in this case, the Brampton Heritage Board).
- After examination of the study area, the Municipality may designate a Heritage Conservation District through a by-law and adopt a District Plan.
- The Municipality notifies affected property owners and informs the Ontario Heritage Trust of the designation.
- Anyone may appeal Council’s creation of a Heritage Conservation District. If such an appeal is launched, it will be heard by the Ontario Municipal Board. If the Board approves Council’s action, the municipal by-law comes into effect.

Section 42 of the *Ontario Heritage Act* states that alterations, new development, or demolition within a District must be approved by Council and a permit must be issued before any work commences.

##### 3.1.2 PROVINCIAL POLICY STATEMENT (2014)

The purpose of the Provincial Policy Statement (PPS), issued under the *Planning Act*, is to provide municipalities in Ontario with policy direction on matters related to land use planning and development. As it relates to heritage conservation districts, Section 2.6 of the PPS states:

*Significant built heritage resources and significant cultural heritage landscapes shall be conserved; ...*

and

*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.*

# HERITAGE CONSERVATION DISTRICT DESIGNATION PROCESS

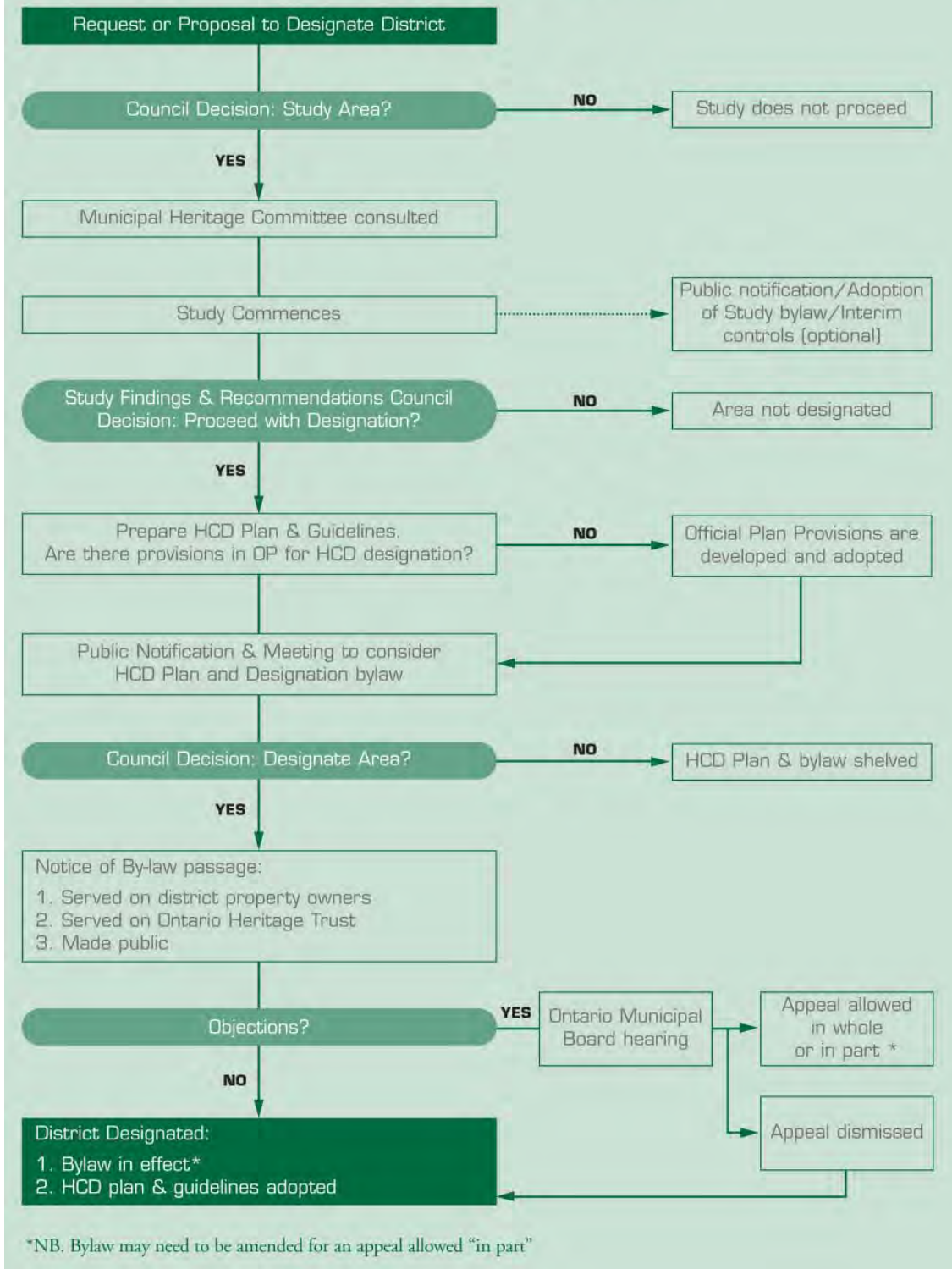


Figure 1: Heritage Conservation District designation process (Source: Ontario Heritage Toolkit)



## 3.2 MUNICIPAL POLICY

### 3.2.1 REGION OF PEEL OFFICIAL PLAN

The Region of Peel Official Plan is the primary long-term strategic land use policy document for the Region of Peel, which “recognizes the importance of protecting and enriching the natural and cultural heritage of Peel Region” (p.1).

Section 3.6 of the Plan outlines the Region’s cultural heritage policies:

*The Region of Peel encourages and supports heritage preservation, and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel. The Region supports identification, preservation and interpretation of cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel ... according to the criteria and guidelines established by the Province (p.100).*

Regarding heritage conservation districts, Section 3.6.2.2 states that it is the policy of Regional Council to “support the designation of Heritage Conservation Districts in area municipal official plans” (p.101).

### 3.2.2 CITY OF BRAMPTON OFFICIAL PLAN

The City of Brampton Official Plan provides cultural heritage policies that are intended to inform land use planning decisions and ensure that significant cultural heritage resources are conserved. The Plan states that “cultural heritage will be preserved and forms part of the functional components of the daily life” (p.55).

Section 4.9 of the Plan outlines the City’s cultural heritage initiatives. Objectives of the Official Plan include:

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;

- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Brampton’s heritage and involve the public in heritage resource decisions affecting the municipality.

Section 4.9.3 of the Plan provides guidance and policies relating to heritage conservation districts. It states that:

*Designation under Part V of the Ontario Heritage Act enables the protection of the heritage of a district while at the same time allowing for compatible new development. The City will continue to use designation to protect other areas of heritage interest such as portions of Downtown Brampton and Huttonville if determined appropriate by future studies (p.297).*

### 3.2.3 CITY OF BRAMPTON STRATEGIC PLAN

In 2013, the City of Brampton adopted a new Strategic Plan to guide the evolution, growth and development of the city over the next two decades..

Heritage preservation is one of the strategic priorities of this new Strategic Plan.

### 3.2.4 DOWNTOWN BRAMPTON SECONDARY PLAN

Section 8.5.5 of the Downtown Brampton Secondary Plan Area identifies the Main Street South neighbourhood as an area worthy of study to examine the feasibility of Heritage Conservation District designation pursuant to Part V of the *Ontario Heritage Act*. It states:

*Until such time as a decision on district designation is complete, the following factors shall be considered by the City as appropriate in reviewing development applications in these areas:*

- (i) the placement and relationship of buildings;*
- (ii) the scale and character of the building groups;*
- (iii) vegetation such as mature trees and other natural features of heritage and/or scenic value; and,*
- (iv) vistas, views and the streetscape.*

#### **Recommendation:**

Upon designation of the Main Street South Heritage Conservation District, it is recommended that the Downtown Brampton Secondary Plan be amended to incorporate the Main Street South Heritage Conservation District Plan as per section 8.5.6 of the Secondary Plan which states;

*If and when it is determined that a Heritage District Designation is appropriate for one or more portions of the subject areas, appropriated amendments to this Plan to incorporate appropriate heritage designations and policies will be proposed for Council consideration.*

### 3.2.5 SPECIAL POLICY AREA 1

As stated in Section 5.2.2 of the Downtown Brampton Secondary Plan, Main Street South is designated as Low Density Residential and is subject to the provisions of Special Policy Area (SPA) 1. The provisions in SPA 1 help to ensure that the existing low density residential character of Main Street South is maintained.

SPA 1 identifies Main Street South as an area that includes a number of homes identified in the City of Brampton's *Municipal Register of Cultural Heritage Resources* that, when viewed together, form a significant gateway to the Downtown Brampton District Secondary Plan. It further states that homes in the Main Street South area are subject to site plan control and other heritage resource management policies including those outlined in Section 8.5 of the Secondary Plan.

#### **Recommendation:**

Upon designation of the Main Street South Heritage Conservation District (HCD), it is recommended that the Special Policy Area 1 boundary and policies be amended to support and correspond with the Main Street South HCD Plan.

Once the Main Street South Heritage Conservation District Plan is adopted by City Council, the District guidelines and heritage permit process would sufficiently direct and manage the quality and compatibility of new development along Main Street South. The HCD Plan should replace the function of the site plan control procedure.

### 3.2.6 ZONING

Existing zoning controls have contributed to the development of the district within a park-like setting with generous spacing for landscaping and open spaces.

*Land Use:*

All residential properties within the district are zoned as Special Sections under type R1A, R1B, and R2B Residential.

*Minimum Setbacks:*

Minimum setbacks within the district vary from 10m to 40m, but are nevertheless larger than the typical R1A, R1B and R2B zones with a 6m minimum.

*Side Yard Requirements:*

Side yard requirements are also relatively larger within the district than in typical zones, and are determined as a proportion to the height of the building. For example, minimum side yard requirements are calculated as 20 percent of the lot width for a 2 storey or higher building, compared to the standard 1.8m for a 2 storey building in a regularly zoned R1A, R1B or R2B zone.

*Height and Density:*

Instead of a maximum building height, density is regulated within the district through a maximum Gross Floor Area (GFA). Thus, zoning prioritizes the proportion of the building to the lot area over a consistent building height.

Current zoning in the District supports the park-like character of the district. With zoning based on proportions and percentages rather than prescriptive numerical values for height and yard setbacks, the buildings within the district have developed in a more organic, fluid manner. This contributes to the park-like character of the district and distinguishes the area from the more regular setting of the surrounding neighbourhoods.

**Recommendation:**

Any future changes to the Zoning By-law should be aligned with, and reflect, the objectives and guidelines set out in the Main Street South Heritage Conservation District Plan.

### 3.2.7 2010 HURONTARIO/MAIN STREET CORRIDOR MASTER PLAN

The 2010 Master Plan for the Hurontario/Main Street corridor, approved by Council, provides a framework for plans to introduce rapid transit, intensified land use and enhanced urban design along the corridor that links the City of Brampton and the City of Mississauga’s Urban Growth Centres, as designated by the Province’s Places to Grow Initiative.

The “Main Street South Heritage Area” is identified in the Master Plan as one of eleven character areas along the corridor. The vision for Main Street South in the Master Plan is to maintain the existing heritage and park-like character, while incorporating rapid transit along Main Street South.

**Recommendation:**

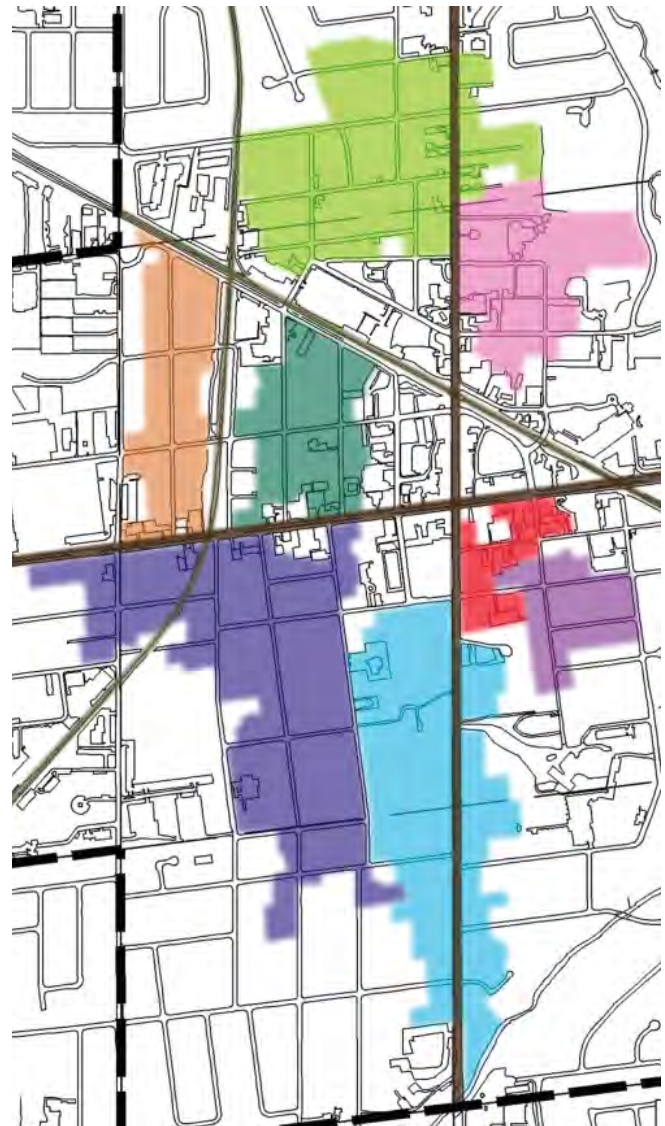
Following the designation of the Main Street South Heritage Conservation District, any future plans for the Hurontario/Main Street Light Rail Transit (LRT) Project shall consider the guidelines and procedures set out in the Main Street South Heritage Conservation District Plan.

## 4.0 STUDY AREA

The Main Street South neighbourhood is within the historic heart of Brampton, where there is a high concentration of cultural heritage resources. The 2009 “Heritage Conservation District Feasibility Study” by the George Robb Architect team identified eight potential character areas within the downtown area (see Figure 2). Of these eight prospective study areas, seven residential areas were recommended for Part V (District) designation, while one area, the *Civic, Religious and Commercial Heart of Old Brampton*, was recommended for Part IV (individual property) designation.

The intent of the Main Street South Heritage Conservation District Study is to provide analysis leading to a simple but strong definition of a proposed boundary that distinguishes the Main Street South neighbourhood from the surrounding downtown character areas.

The study area for the Main Street South neighbourhood is based on the potential Heritage Conservation District area identified in the 2009 feasibility study. For potential boundaries of other adjacent Heritage Conservation Districts, refer to the “Heritage Conservation District Feasibility Study” by the George Robb Architect team.



PROSPECTIVE HERITAGE CONSERVATION DISTRICT STUDY AREAS  
(conceptual boundaries based on historic concentrations)

- Washington Block and Area Neighbourhood
- West Street Neighbourhood
- Central School Neighbourhood
- Nelson Street West Neighbourhood
- Civic, Religious and Commercial Heart of Old Brampton
- Neighbourhood Near the Courthouse
- Main Street South Neighbourhood
- Elliott Lands Neighbourhood

Figure 2: Prospective Heritage Conservation District Study Areas from the 2009 Feasibility Study.

## 5.0 DISTRICT ANALYSIS

### 5.1 PRE-DEVELOPMENT

Prior to European settlement in Brampton, the Main Street South neighbourhood was a dense hardwood forest. The area of Gage Park in particular was marshland.<sup>1</sup>

Aboriginal peoples had been living in the Etobicoke and Mimico Creek watershed for thousands of years. The Mississauga Indians, who arrived in the area in the early 1700s, were a seasonally mobile group that would move up and down water tributaries for subsistence activities such as gathering, hunting, and fishing.<sup>2</sup> The Etobicoke Creek, which flowed through the Main Street South neighbourhood, and surrounding forest provided fish, deer and other wild animals useful for food and clothing.

The existing mature tree canopy in the neighbourhood with regionally native species evokes the natural and early cultural history of the area.

<sup>1</sup> Loverseed, pg. 11.

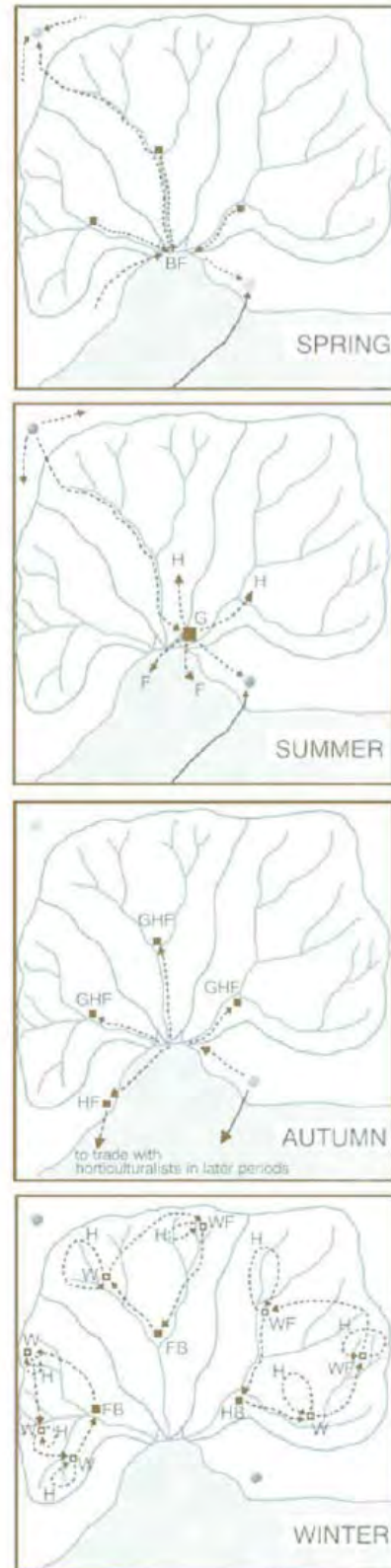
<sup>2</sup> Toronto and Region Conservation Authority, Ch.3.



Figure 3: Diagrams from the Toronto and Area Regional Conservation Authority's 2002 "Greening Our Watersheds" report shows the movement and settlement patterns of aboriginal peoples in the Etobicoke and Mimico Creek Watersheds by season.

### SEASONALLY MOBILE GATHERING/HUNTING/FISHING PEOPLES

(including peoples of the Archaic and Initial Woodland periods, the Algonquians, and the Mississaugas)



## 5.2 EARLY DEVELOPMENT

Main Street South is the portion of Hurontario Street that runs through Brampton. Hurontario Street was first surveyed in 1818 and became the control line for the New Survey of 1819 with six concession roads laid out on either side. Its name is derived from the two end points of the road at Lake Huron in Collingwood and Lake Ontario in Port Credit (Mississauga).

As the early settlers began to clear the forest, Hurontario Street evolved from a perilous path of fallen trees, mud and dust, to a mud track by the mid 1840s. In 1834, William Buffy opened a tavern at the northeast corner of Queen and Main Streets, which would mark the commercial centre of the growing settlement. Soon after, British settler John Elliott, along with fellow Englishman, William Lawson, applied the name Brampton to the area after their hometown in England. The crossroads at Queen and Main Streets would continue to be the commercial and cultural heart of the settlement, and is still referred to as the “Four Corners” today.

Brampton was incorporated as a village in 1853 with a population of 1,000.<sup>1</sup> At this time, much of the Main Street South neighbourhood was largely undeveloped. The 1859 Tremaine map indicates that John Elliott had his estate lands on the east side of Main Street, south of Wellington Street. With one of the founders of Brampton among its original residents, the Main Street South District would continue to be the residential neighbourhood of the city’s wealthy and political elite. John Holmes, who served as one of Brampton’s first councillors when it was incorporated as a village in 1853, also owned land in the Main Street South neighbourhood.

<sup>1</sup> See “Brampton’s Proud Heritage Timeline” from “A Walk Through Time: Downtown Brampton Heritage Walking Tour”, City of Brampton



Figure 4: 1877 Walker & Miles map of the County of Peel with Hurontario control line highlighted in red.

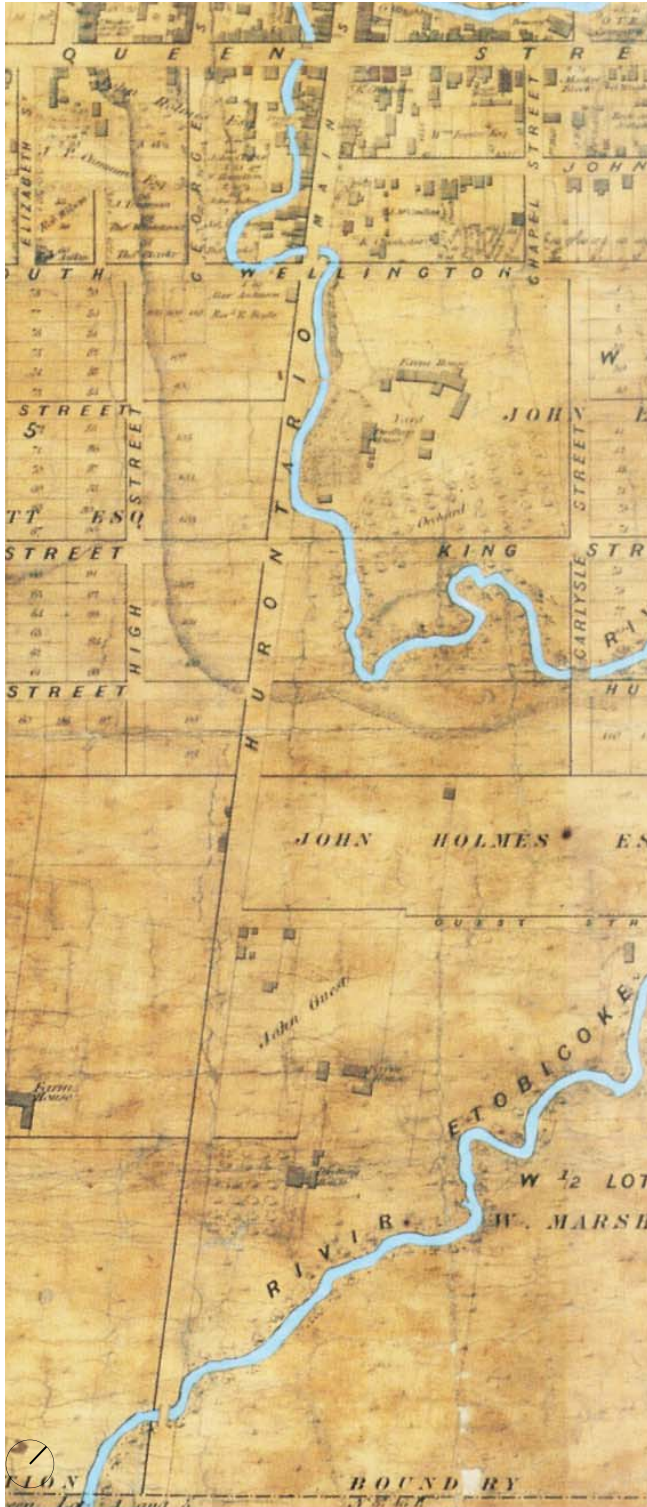


Figure 5: Portion of the 1857 Bristow & Fitzgerald map of the Town of Brampton in Peel County, illustrating original course of Etobicoke Creek.

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02



Images:

01 Archival photo looking south showing the original course of the Etobicoke Creek along Main Street South, c1950. (Source: PAMA)

02 Archival photo of Main Street South neighbourhood, c1910. (Source: PAMA)

### 5.3 SUBDIVISION OF LOTS

The evolution of the subdivision of lots on Main Street South is an important factor in the development of the character of the neighbourhood. The consolidated plan of Brampton from the 1877 Walker and Miles atlas shows that lots were significantly larger south of Wellington Street than the dense lots concentrated north of the Four Corners. Lots south of Wellington Street would be subdivided over time to accommodate growth and development (see Figure 6). Properties oriented towards Main Street South would also be subdivided to a degree, however, the original character of grand estate entrances, and deep, landscaped setbacks were largely maintained.

An anomaly from the predominant pattern of setbacks is observed along the block between Guest and Clarence Streets. Although the houses along this block do not follow the neighbourhood's predominant pattern of deep setbacks, they are among the oldest homes in the Main Street South neighbourhood and the first lots to be subdivided. An 1857 map for the area shows that this land was owned by John Guest, who along with John Elliott, was one of Brampton's founding fathers. This area's plan of subdivision was registered in 1855.

Most of the subdivisions of properties with frontages on Main Street South divided land to the rear of the house. For example, many of the properties that had access on both Main Street South and Elizabeth Street were subdivided to have smaller lots oriented towards Elizabeth Street. However, lots on the east side of Main Street South, south of Clarence Street, were divided in front of the original house. For example, 6 Etobicoke Street, which was once part of the Bull Estate at 118 Main Street S, no longer has access from Main Street South. Figure 8, showing periods of construction, illustrates this condition.

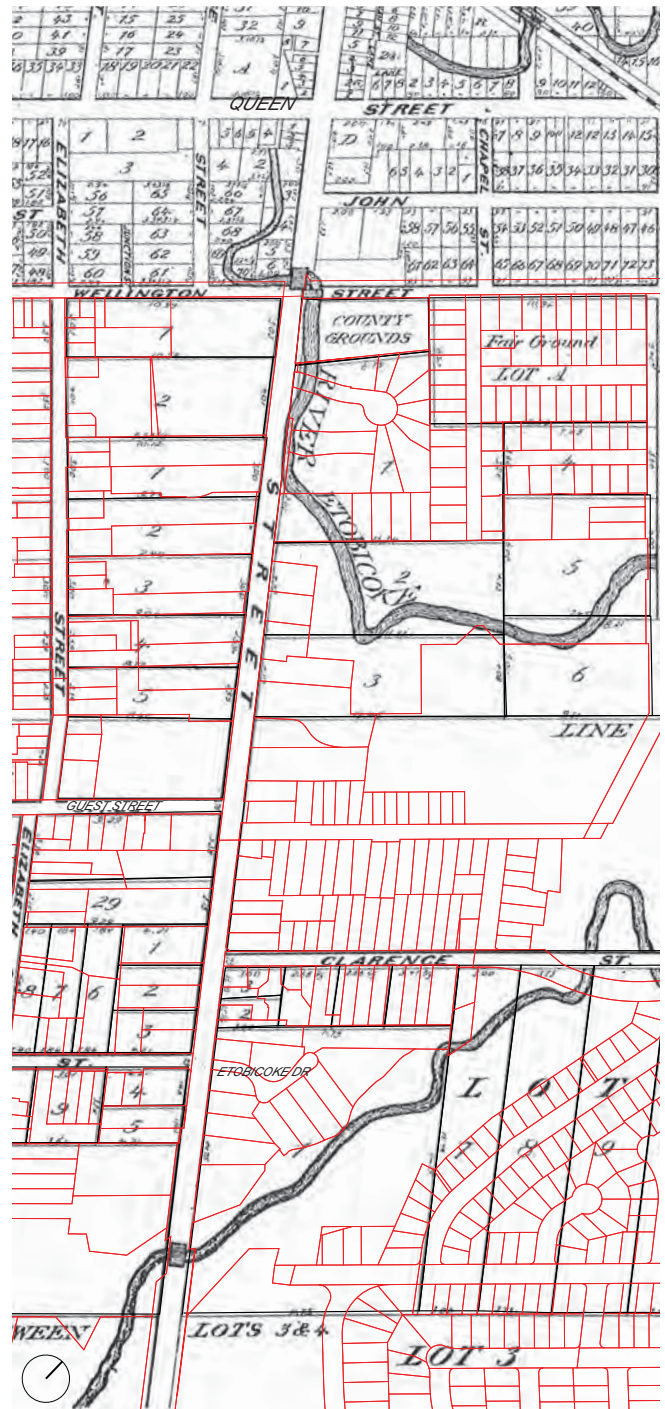


Figure 6: Portion of the Walker & Miles 1877 Consolidated Plan with contemporary property lines overlaid in red (south of Wellington Street only).



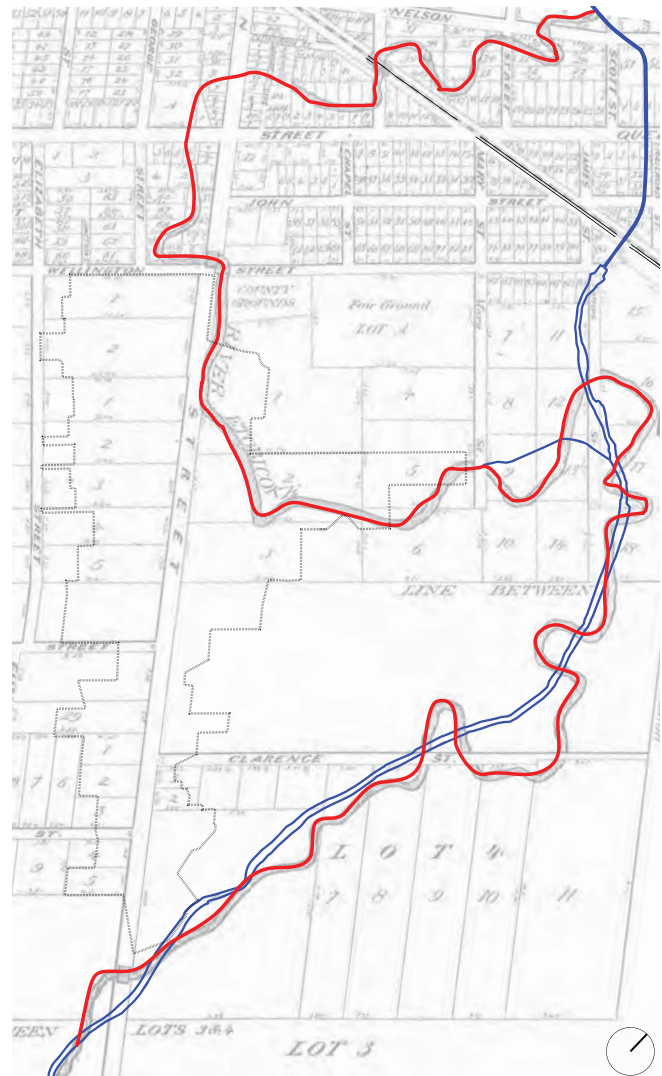
### 5.4 ETOBICOKE CREEK

The Etobicoke Creek is an important natural landmark that shaped the evolution and character of the Main Street South neighbourhood. The area that Brampton currently occupies was once dense hardwood forest with swamps and marshes throughout. Present day Gage Park was a swamp. The Mississauga Indians would travel up Etobicoke Creek to hunt and fish.

The Etobicoke River’s watershed is characterized by the heavy, impermeable clay of the Peel Plain, and thus was naturally prone to flooding in instances of heavy rainfall or spring runoff. In addition, the “S” pattern of the river would effectively act like a dam for rushing waters. The crossroads at Queen and Main Streets became a prime location to do business, in spite of the natural, harsh conditions of the area, and a settlement was built over the river. As marshlands were filled in, and trees cleared for development, the watershed’s ability to store water further decreased.

The first reported flood occurred in 1834. Annual floods were tolerated until the worst recorded flood of 1948 caused an estimated half a million dollars in damage to local businesses and homes. The Etobicoke Diversion Channel was completed in 1952 and put an end to annual flooding in Brampton, just in time for the strike of Hurricane Hazel that would devastate Southern Ontario in 1954.

The Etobicoke Creek has left a lasting mark on the Main Street South neighbourhood. The natural contours of the original riverbanks contribute to the quality of the neighbourhood’s landscape. Remnants of the Etobicoke Creek retaining wall are found in front of the properties at 56 and 58 Main Street South.



- Historic course of Etobicoke Creek (1877)
- Current course of Etobicoke Creek (post 1952 channel diversion construction)
- Proposed District boundary

Figure 7

01



04



02



05



03



Images:

01 Foot bridge on Main Street South, opposite Gage Park, prior to creek diversion (Source: PAMA).

02 Topography in the neighbourhood is formed by the Etobicoke Creek (Source: City of Brampton).

03 Etobicoke Creek as it intersects Main Street South, south of Etobicoke Drive, marks the end of the District (Source: ERA).

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

05 The channel diversion was completed in 1952 (Source: PAMA).

## 5.5 SUB-DISTRICTS

Three distinct sub-districts of development are identified through an analysis of the relationships between the development patterns and topography of the District.

- A. Etobicoke Creek
- B. Guest Plan
- C. Town Incorporation

### 5.5.1 SUB-DISTRICT A - "ETOBICOKE CREEK"

Sub-district A is the northern portion of the District. This sub-district is predominantly shaped by the landscape of the Etobicoke Creek floodplain and contains the oldest and grandest houses with the most dramatic setbacks in the District. The siting of the houses in this sub-district primarily responds to the landscape, rather than to the street.

Post-war construction in this sub-district was also determined by the landscape, and only became possible after 1952 with the diversion of Etobicoke Creek. For example, St. Mary's Church, a parish with roots in Brampton since 1864, moved to its Main Street South address in 1964.

As illustrated in Figure 5, the original lots on the west side of Sub-district A extended from Main Street South to Elizabeth Street South. While these lots were subdivided to allow for development along Elizabeth Street, some of the oldest houses in this sub-district still have access to their property from Elizabeth Street South.

Most of the oldest and grandest buildings in the District are within Sub-district A, with fine architecture displaying a range of design influences including Italianate, Gothic Revival, Georgian, Arts & Crafts, Tudor Revival, Modernist and Ranch styles.

01



52, 56 and 58 Main Street South, were originally associated with John Elliott's estate lands (Source: City of Brampton).

02



View from Elizabeth Street of 67 Main Street South. Secondary access from Elizabeth Street South still exists, although the original lot has been subdivided (Source: ERA).

03



St. Mary's Roman Catholic Church (Source: ERA).

01



Mature trees on historic estate lots, such as 56 & 58 Main Street South, evoke the original dense hardwood forest prior to settlement. Date unknown. (Source: PAMA)

02



Deep setbacks with terracing on the front lawn, as seen on 59 Main Street South, was characteristic of the estate lots along Main Street South, c1910. (Source: PAMA)

03



Archival image of 59 Main St South. Date unknown. (Source: PAMA)

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5.5.2 SUB-DISTRICT B - "GUEST PLAN"

Unlike the northern part of the Main Street South, secondary streets in the southern half run east-to-west (i.e. Frederick Street, Guest Street, Clarence Street and Harold Street), rather than north-to-south (i.e. Elizabeth Street S). Houses in the two southern sub-districts are primarily oriented towards Main Street and respond to the flat landscape. Although Sub-districts B and C share similar characteristics, Sub-district B is distinctive as the block with the shortest setbacks in the District.

As discussed in Section 5.3, this block was owned by John Guest and, in 1855, was the first area in the District to be subdivided. Thus, Sub-district B can also be referred to as the "Guest Plan".

01



02



Images:

01 Although 102 Main Street South does not have a deep setback that is characteristic of the District, it is one of the oldest houses in the neighbourhood. This Ontario Gothic cottage was constructed 1870-1888. (Source: ERA).

02 Some of the older structures in Sub-district B have had major alterations. 96 Main Street South was constructed in 1910, but has since had the front patio enclosed and a two-door garage addition. (Source: ERA).

### 5.5.3 SUB-DISTRICT C - "TOWN INCORPORATION"

Houses in Sub-district C are primarily oriented towards Main Street South, whereas houses in Sub-district A are oriented to the Etobicoke Creek floodplain. Setbacks are still generous, but houses in Sub-district C are sited closer to the street.

Sub-district C was subdivided in 1873 and 1875 and registered as the Jones Plans. This was the time that Brampton was incorporated as a town. The orientation of houses towards Main Street reflects the evolution towards a "town-like" pattern of development that emphasizes organization by street-grids.

Sub-district C has an eclectic mix of architectural influences, including some fine examples of houses from the Victorian era, such as the Queen Anne houses at 118 Main Street South and 6 Etobicoke Drive, the Gothic Revival house at 133 Main Street South and some early suburban styles, such as Cape Cod and Ranch Bungalow styles.

01



02



03



Images:

01 114 Main Street South is believed to be the first bungalow of its kind built in Brampton. (Source: ERA).

02 Etobicoke Drive was historically a part of the Bull Estate at 118 Main Street South. (Source: ERA).

03 Private swimming pool at the Bull Estate c1930. William Perkins Bull is a prominent figure in Brampton's history and resided at 118 Main Street South in Sub-district C. (Source: City of Toronto Archives)

# MAIN STREET SOUTH HERITAGE CONSERVATION DISTRICT

## Organizing Principles and Sub-districts

Proposed Main Street South HCD Boundary

Subdistrict A - Etobicoke Creek

Subdistrict B - Guest Plan

Subdistrict C - Town Incorporation

Historic Etobicoke Creek Floodplain

Historic Course of Etobicoke Creek

Existing Course of Etobicoke Creek

Primary Street

Secondary Street

Secondary Access

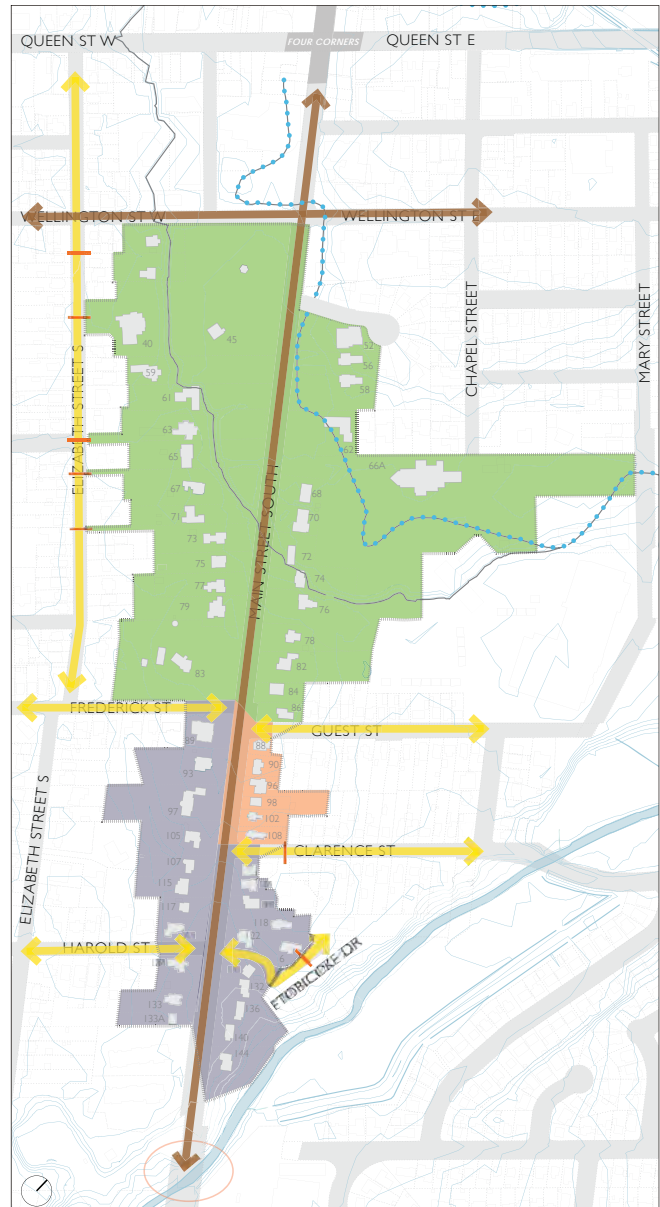


Figure 8: Organizing principles and sub-districts within the Main Street South Heritage Conservation District study area.

# MAIN STREET SOUTH HERITAGE CONSERVATION DISTRICT

## Periods of Construction

1853 - 1873

1874 - 1899

1900 - 1940

1941 - 1980

Contemporary

Proposed District Boundary

Historic Course of Etobicoke Creek

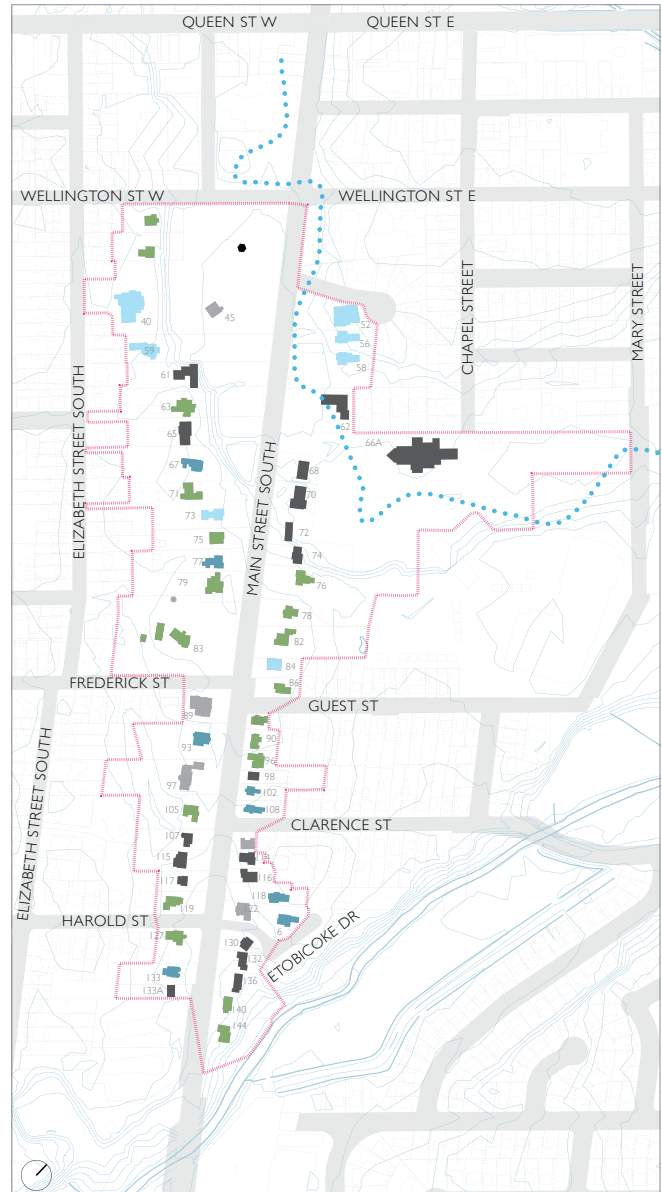


Figure 9: Approximate ages of construction based on archival research, where available. Where materials were absent or sources conflicted, architectural reviews were used.



## 5.6 PERIODS OF CONSTRUCTION

The existing residential development of Main Street South dates from the 1850s to the present. Development occurred over time as estate lands were continually subdivided. Due to the multi-layered development of the District, there is no distinct period of significance or continuity of a single era or architectural style. Rather, the neighbourhood exhibits an eclectic mix of architectural styles that includes variations on Gothic Revival, Italianate, Queen Anne, Arts & Crafts, Craftsman Bungalow and Cape Cod Cottage and Ranch designs. Modernist and Contemporary structures also contribute to the architectural character of the District.

### 1853 – 1873

The earliest buildings in the District were built at this time on the John Elliott estate lands. These houses were constructed in between the time Brampton became incorporated as a village in 1853, and as a town in 1873. Few houses were constructed in the District during this time. There are 8 remaining buildings of this period.

Houses during this period are primarily influenced by styles predominant in the Victorian era, such as Gothic Revival and Italianate styles. However, 84 Main Street South, constructed during this era, is a good example of Georgian influence. Several Gothic farmhouses are found in the District, a form popular during this time in Ontario’s rural areas.

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Images:

01 67 Main Street South, constructed in 1871, is a good example of a Gothic farmhouse in the District.

02 58 Main Street South, constructed in 1865, has a mix of Italianate and Regency influences.

03 84 Main Street South, constructed in the 1860s, is an example of Georgian influences in the District.

## 1874 - 1899

This period of development along Main Street South is similar to the one preceding. It was largely dominated by the construction of houses in the Victorian era, such as the Gothic Revival and Italianate styles. Queen Anne and Regency influences can be seen as well.

This period of construction is representative of 19th century houses in the District, after Brampton became a town in 1873. The pattern of development in the District changed post-1873, with the orientation of houses responding to a street grid rather than the natural landscape and topography.

During these two earliest periods of construction (1853-1873 and 1874-1899), coach houses were usually located to the rear of the property and often accessed via laneways connecting streets from the rear of the property.

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Images:

01 133 Main Street South, constructed in 1876, is an example of a Gothic Revival home and was designated under Part IV of the Ontario Heritage Act in 2006.

02 118 Main Street South, constructed in the 1880s and originally part of the Bull Estates, is a good example of 1873-1899 houses in the District with Queen Anne influences.

03 63 Main Street South, constructed in the early 1900s, maintains vehicular access to the rear of the house where a coach house was originally located.

**1900 – 1940**

This period of construction has a wide range of architectural influences. Among them are Arts & Crafts, Craftsman Bungalow, Four Square, Edwardian and Cape Cod styles, which were popular ways to respond to the landscape of larger suburban properties in the first half of the 20th century. These houses present different ways of responding to the landscape and site context.

For example, 83 Main Street South exhibits Arts & Crafts influences, which contrasted with Victorian era architecture. The Arts & Crafts principle of “beauty through function” meant that buildings would respond to the local context, using locally available materials.

140, 107, and 117 Main Street South are representative of the Cape Cod architectural influences in the District. This style originated from New England in the 17th century. Cape Cod style follows the “plain living and high thinking” aesthetic values that became popular in suburban housing during the Colonial Revival period from 1930s - 1950s.

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Images:

01 83 Main Street South, constructed in 1912 by Burke and Horwood, is a good example of Arts & Crafts Style

02 7 Wellington Street West, constructed in the late 1920s, shows influences of the Craftsman Bungalow Style.

03 140 Main Street South, constructed in the latter half of the 1900-1940 period of construction, is one of the earliest examples of Cape Cod influences in the District.

## 1941 – 1980

The diversion of the Etobicoke Creek in 1952 had a profound impact on the character of the District. The north-eastern portion of the District became available for development, and a string of modern bungalows were built where the Etobicoke Creek once flowed.

The period between 1940 and 1980 saw the construction of different variations of suburban house design with Modernist, Ranch, and Cape Cod influences. Several properties in the District exhibit low-pitched roofs, wide verandahs, corner windows, and varied building materials. These houses, though more modern in appearance, are mainly in keeping with the siting and massing that defines the street, and recede into the landscape.

During this period of construction, garages were introduced into the District. They were often subtly attached to the side of the house, or built into the slope of the landscape. Curved driveways are also a predominant feature.

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Images:

01 68 Main Street South, constructed between 1965 - 1970, exhibits Ranch influences.

02 61 Main Street South, constructed in 1950, is also a good example of 1900 - 1940 houses in the District with Ranch influences.

03 72 Main Street South, constructed in 1957, is a more eccentric example of a split-level bungalows, with Modernist influences.

**Contemporary (1981 - present)**

Contemporary buildings in the District were constructed between 1981 to the present. Although contemporary, some of these buildings are in keeping with the character of the historic architectural influences of the District and the siting and landscaping that represent the street.

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Images:

01 97 Main Street South is a contemporary building that makes reference to Colonial Revival styles and recedes into generous landscaping contributing to the character of the District. The garage is also oriented away from the street and is hidden by landscaping.

02 71 Main Street South is a contemporary building that is in keeping with the historic character of the District through its fine materials, deep setback, and landscaping. The visual impact of the garage entrance is limited with access on the side elevation and is not prominent on the front façade.

## 5.7 MAIN STREET SOUTH AS A GATEWAY

The landscape, articulated by a mature tree canopy and residual topography from the Etobicoke Creek floodplain, is a defining attribute of the District. The procession of mature trees along Main Street South provides a green gateway to the heart of historic Brampton.

### 5.7.1 STREETScape AND LANDSCAPE CHARACTER

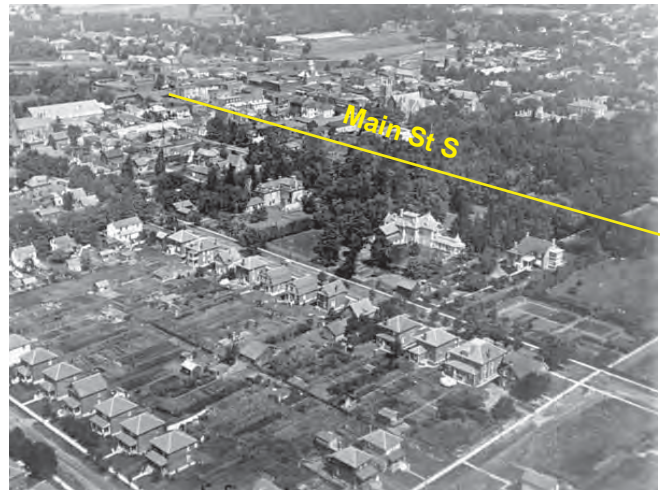
The landscape and streetscape character of the District provides the setting for the heritage homes of Main Street South and serve to knit together the urban fabric of the area. It contributes to the heritage character of the architecture in the neighbourhood.

#### Streetscape

In contrast to nearby streets in the area, Main Street South largely features wide lot frontages, deep setbacks, and large front lawns that create a distinct relationship with the street. Together, the landscaped front yards with mature native tree species along Main Street South function as a green procession into the downtown core. The mature tree canopy frames both sides of the street.

Sidewalks on both sides of the street are located directly at the street's edge. Coach lantern light standards along with double hung flowering baskets also enhance the character of the streetscape.

01



A 1919 aerial photo shows the lush tree canopy at Gage Park that characterizes the District (Source: Ontario Archives).

02



An archival image of Main Street South looking north illustrates how mature trees formed a green gateway into downtown Brampton. Date unknown. (Source: PAMA).

03



Mature trees are a defining characteristic of the district streetscape character. Date unknown. (Source: City of Brampton).

Landscape

Houses in the District engage the landscape in a manner that pertains to their distinct architectural style and period of construction.

The earliest houses in the District evoke elements of the picturesque character of English estate design, which incorporates open spaces, woodland, meandering paths, curved driveways, and formal gardens. The primary estate house would be situated on a slight rise of the land with smaller service buildings placed discretely to the rear.

Estate lanes and curved driveways in the Main Street South neighbourhood illustrate the evolution of 19th century ideals of the picturesque, suburban living, into more modern forms. Although the form of driveways and their relationship to buildings on the property have evolved over time, the components remain similar.

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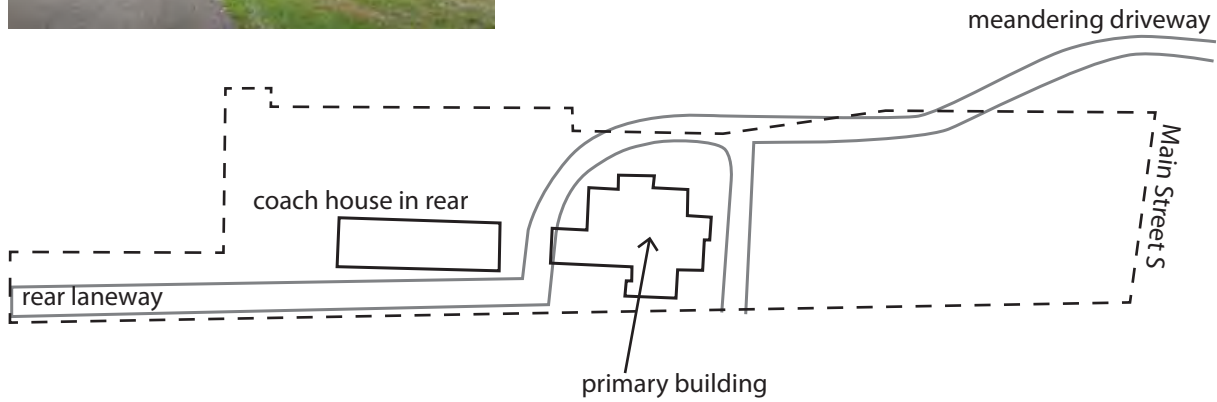


The Etobicoke Creek flowed through the historic John Elliott estate lands and provided a picturesque setting at the north eastern portion of the District. Date unknown (Source: City of Brampton).

LANDSCAPE AND SITING IN MAIN STREET SOUTH

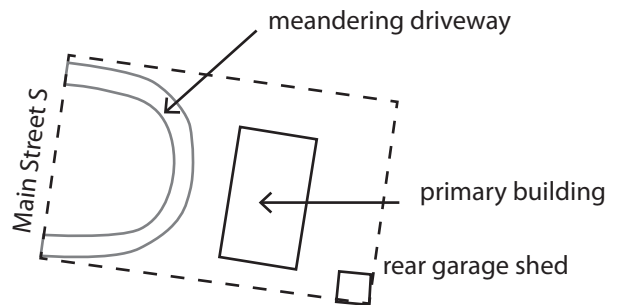
VICTORIAN LOT LAYOUT

67 MAIN STREET S: 1871



POST-WAR LOT LAYOUT

68 MAIN STREET S: Late 1960s





5.7.2 GAGE PARK

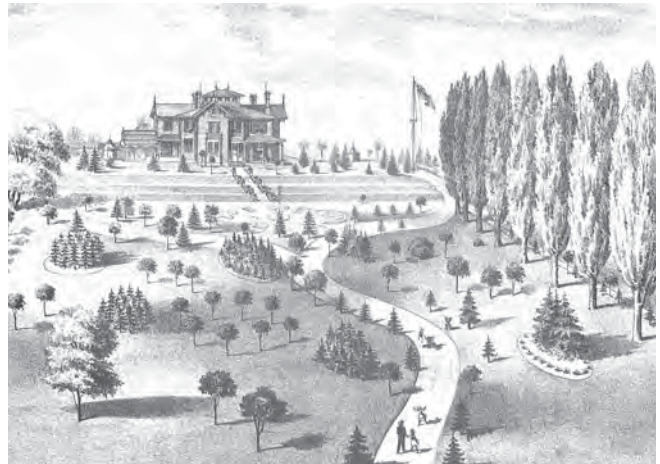
Gage Park is an important civic landmark in the City of Brampton and provides a formal end point destination to the deep landscaped setbacks through the District.

Opened on Dominion Day (Canada Day) in 1903, Gage Park is Brampton's oldest municipal park. It occupies almost 2.4 acres at the south-west corner of Wellington and Main Streets. Gage Park was formerly the front gardens of the Alderlea Estate. An 1877 drawing of the Alderlea Estate shows the British natural style in the country estate, which influenced the pattern of picturesque landscapes with long setbacks on properties throughout the District.

In 1902, the Town of Brampton purchased 2.4 acres from the front lawn and gardens of Alderlea, the mansion of Kenneth Chisholm, on Main Street South. That same year, Sir William J. Gage, the owner of Toronto-based Gage Publishing, purchased 3.25 acres of the estate that stood directly north of Alderlea. Gage donated 1.7 acres of the property to the Town with the condition that it be used as a public park.

The current bandstand was erected in 1950 replacing an earlier wooden bandstand that was relocated to Rosalea Park. In 1955, the Kinsmen's Club of Brampton donated a wading pool, and in 1971 the City received the Flower Fountain from Benson and Hedges Tobacco Company.

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Images:

01 Gage Park was formerly the front gardens of the Alderlea Estate (Source: 1877 Walkers & Miles Atlas)

02 Archival image of Gage Park showing dense mature trees, c. 1920 (Source: PAMA)

03 The current bandstand, mature trees, and flower beds of Gage Park (Source: City of Brampton).

## 6.0 PROPOSED DISTRICT BOUNDARY

The Main Street South Heritage Conservation District consists of all properties that front onto Main Street South, between Wellington Street and the intersection of the Etobicoke Creek and Main Street. Although the Peel County Courthouse and Registry Office are significant heritage landmarks that historically and currently front onto Main Street South, they have been excluded from this study, because they have been identified in the 2009 Feasibility Study to form the character of the abutting prospective heritage conservation district, “Civic, Religious and Commercial Heart of Old Brampton”.

St. Mary’s Church at 66A Main Street South is included within the District boundary and is closely associated with the history and evolution of the District. However, as the only institutional property within a residential district, the guidelines are better suited to portions of the property that are visible from Main Street South. Applications regarding this property will thus be evaluated on a case-by-case basis.

## MAIN STREET SOUTH HERITAGE CONSERVATION DISTRICT BOUNDARY

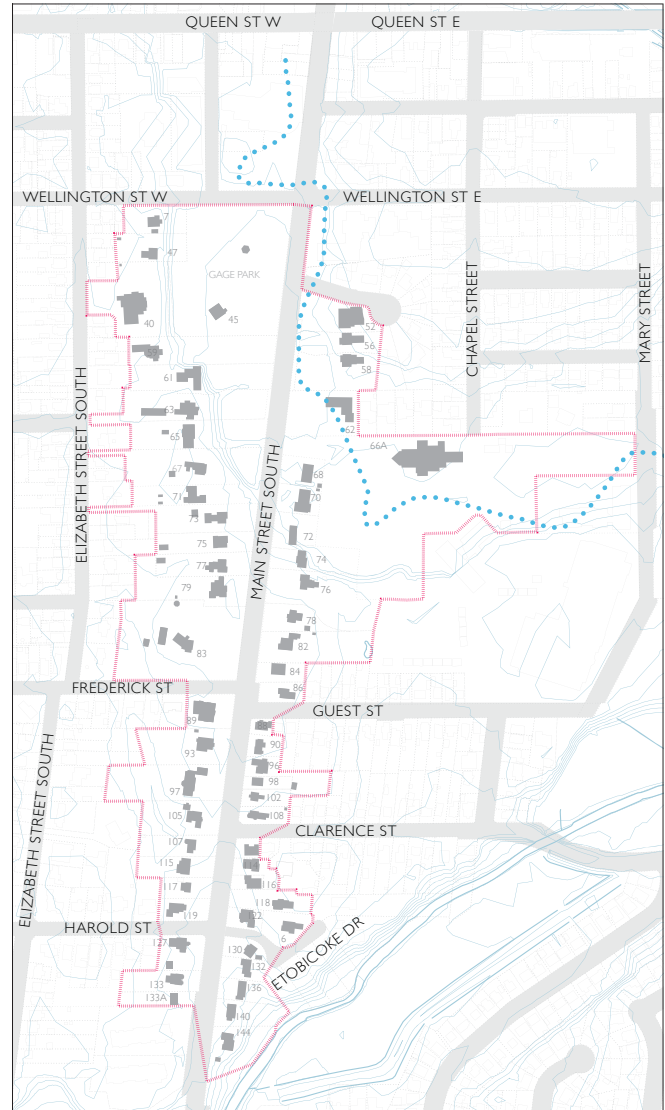


Figure 10

- ⋯⋯⋯⋯⋯ Proposed boundary
- District properties

## 7.0 RECOMMENDED OBJECTIVES

The recommended objectives of designating Main Street South as a heritage conservation district are:

- To protect and enhance the park-like landscape character of the District;
- To protect and enhance the District's function as a green procession into Brampton's downtown civic and commercial district;
- To conserve contributing buildings and landscape features;
- To ensure that changes to properties and new development enhance the heritage character of the District;
- To foster high architectural quality within the District; and
- To promote a sense of community within the Main Street South neighbourhood that respects the diversity of residence in the area.

The District Plan will contain guidelines and procedures for property owners and residents within the Main Street South Heritage Conservation District, City staff, local councillors and other decision-makers involved in managing change within the District according to the stated objectives.

## 8.0 PUBLIC CONSULTATION PROCESS

Public input is an essential component of the Heritage Conservation District (HCD) implementation process. It is recommended that the public be engaged throughout the designation process for HCDs. Public meetings should be held:

1. Before the HCD Study commences. The public should be notified when there is an intention to designate a heritage conservation district.
2. To present a draft statement of cultural heritage value, survey and description of heritage attributes to the public in anticipation of the drafting of guidelines for the district.
3. Once design guidelines and implementation options have been drafted, in order to receive public input and feedback for revisions.
4. To present the HCD Plan, guidelines and implementation options to the Brampton Heritage Board.
5. To present the District Study and Plan to the Planning, Design and Development Committee prior to presenting the study to Council for approval.

The core group of public meeting participants should include:

1. Members of the public who will be impacted by the designation of the HCD. This includes residents within the district, as well as any neighbouring area;
2. The Councillors;
3. City staff, including those in heritage and planning, and any other staff or Brampton Heritage Board members that would have an interest in the designation of the district (i.e. urban design, transportation, HACE).

### 8.1 SUMMARY OF PUBLIC CONSULTATION IN STUDY PHASE

The initial public meeting for heritage conservation districts in downtown Brampton were held through the 2009 Heritage Conservation District Feasibility Study. A public meeting was led by George Robb Architects on November 29, 2007 and another led by City staff on June 10, 2008. Public feedback from the June 10, 2008 meeting demonstrated support for the establishment of one or more heritage conservation districts in downtown Brampton. As a result, Council approved the commencement of the Main Street South HCD Study in 2009.

The preliminary findings of the draft Main Street South Heritage Conservation District Study were presented at a Public Information Centre in June 2011. The meeting was attended by approximately 30 members of the public, with the majority of participants expressing their support for the creation of a Main Street South Heritage Conservation District.

A second Public Information Session took place on February 13, 2014 to offer an opportunity for the public to review and provide comments on the Main Street South HCD Study prior to its finalization. The meeting was attended by approximately 25 members of the public, with the majority of participants and the public feedback forms revealing strong support for the creation of a Main Street South Heritage Conservation District once again.

Specific concerns submitted by property owners to the consultant and/or the City through the public consultation process were addressed through individual meetings or written correspondence.

Feedback received from the public during the HCD Study phase has informed the finalization of the study and will guide the approach to the development of the District Plan. Additional public consultation will occur during the development of the HCD Plan and implementation process

## 9.0 RESOURCES

City of Brampton. *A Walk Through Time: Downtown Heritage Walking Tour*.

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City of Brampton. *Downtown Urban Design Vision Study*. September 2005.

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Loverseed, Helga. *Brampton: An Illustrated History*. Burlington, Ontario: Windsor Publications (Canada) Ltd. 1987.

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