

# MAIN STREET SOUTH HERITAGE CONSERVATION DISTRICT PLAN

Public Information Session #3

January 7th, 2016

ALDERLEA - 40 ELIZABETH STREET SOUTH



# HERITAGE CONSERVATION DISTRICTS

The *Ontario Heritage Act* (OHA) enables municipalities to designate defined areas of special cultural heritage value or interest as a Heritage Conservation District (HCD).

District designation allows the council of a municipality to manage and guide future change in the district through adoption of a district plan with policies and guidelines for the conservation, protection, and enhancement of the area's special character.

District designation is also used to control demolition and to identify properties eligible for financial incentives to encourage and assist in the maintenance and conservation of heritage attributes.



Old Oakville HCD in Oakville



Churchville HCD in Brampton



King Street East HCD in Cobourg



Cross-Melville HCD in Hamilton



Wychwood Park HCD in Toronto



Queen & Picton Street HCD in Niagara-on-the-lake  
(Image Source: University of Waterloo, Heritage Resource Centre).

# POLICY FRAMEWORK

## Ontario Heritage Act

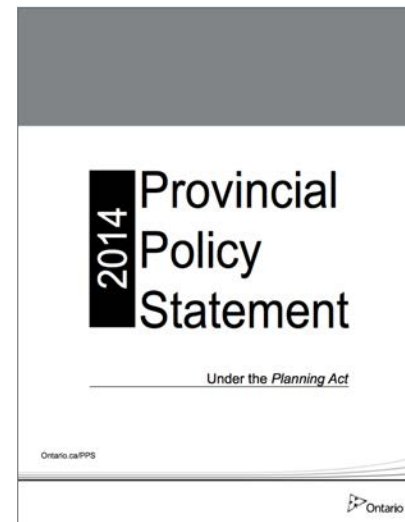
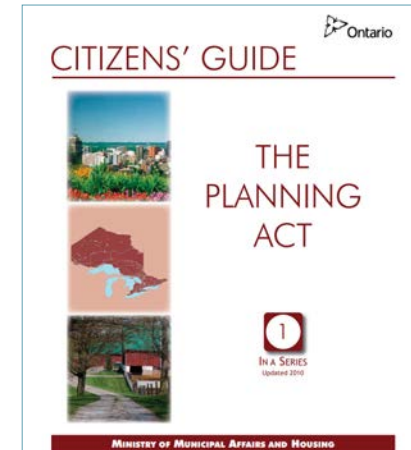
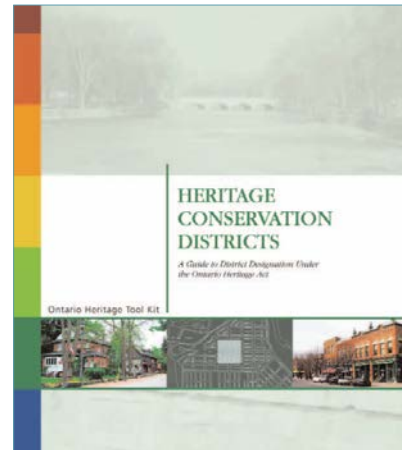
- Primary Provincial legislation that regulates the protection of cultural heritage resources within Ontario
- Part V of the OHA outlines the process for designating a Heritage Conservation District and the tools for managing the conservation of the District

## Planning Act

- The *Planning Act* provides the legislative framework for land use planning in Ontario
- Section 2 of the Act identifies matters of provincial interest, including the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest

## Provincial Policy Statement (PPS) 2014

- Issued under the *Planning Act*
- Section 2.6 of the PPS states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved...”



# POLICY FRAMEWORK

## Region of Peel Official Plan

- Section 3.6.2.2 states that it is the policy of the Regional Council to “support the designation of Heritage Conservation Districts in municipal official plans”

## City of Brampton Official Plan

- Section 4.9.3 states that “Designation under Part V of the *Ontario Heritage Act* enables the protection of the heritage 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”

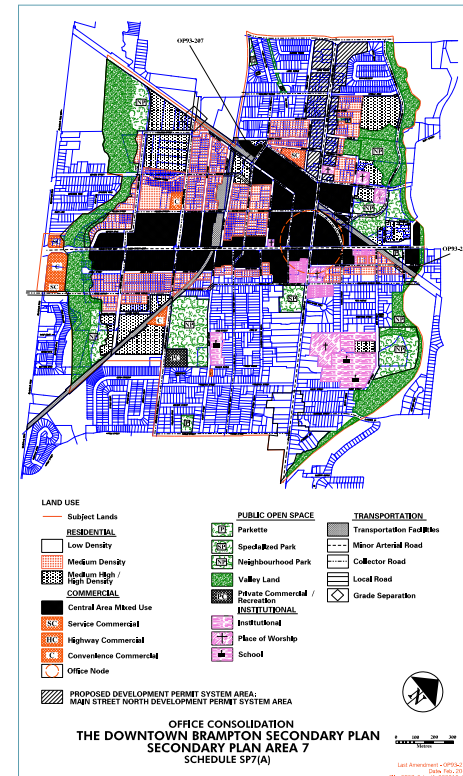


## Downtown Brampton Secondary Plan

- 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

## Special Policy Area 1

- Identifies Main Street South as lands subject to site plan control and other heritage resource management policies in Section 8.5 of the Secondary Plan



# INTRODUCTION: MAIN STREET SOUTH

*“Main Street South is a significant historic residential district that functions as a green procession into Brampton’s downtown core.”*

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. It is an important area where the City’s built, cultural, and natural heritage overlap.

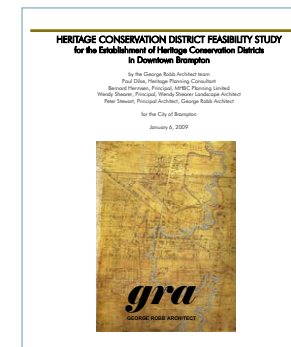
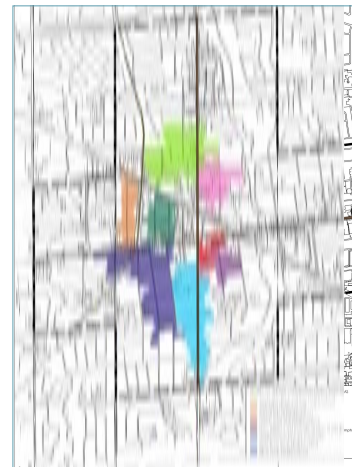
The Main Street South area was one of seven downtown neighbourhoods identified for potential designation as a Heritage Conservation District in the “Heritage Conservation District Feasibility Study.” This study was prepared by a team of consultants led by George Robb Architects in 2009.

In 2009, Council directed staff to focus on the creation of Heritage Conservation Districts in the downtown, starting with Main Street South.

The implementation of the Main Street South Heritage Conservation District involves a two-stage process that began in 2010 with the City of Brampton retaining ERA Architects Inc. to undertake the Main Street South Heritage Conservation District Study (Stage 1) and to prepare a District Plan (Stage 2).



Main Street South HCD Study Area



The 2009 Downtown Heritage Conservation District Feasibility Study prepared by the George Robb Architect Team identified Main Street South as 1 of 8 potential HCDs in downtown Brampton.

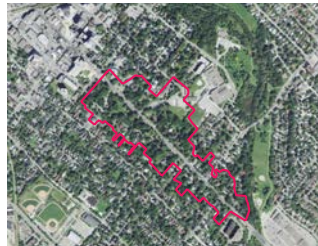
# HERITAGE CONSERVATION DISTRICT DESIGNATION PROCESS

2009 Downtown Heritage Conservation District Feasibility Study  
by George Robb Architect Team



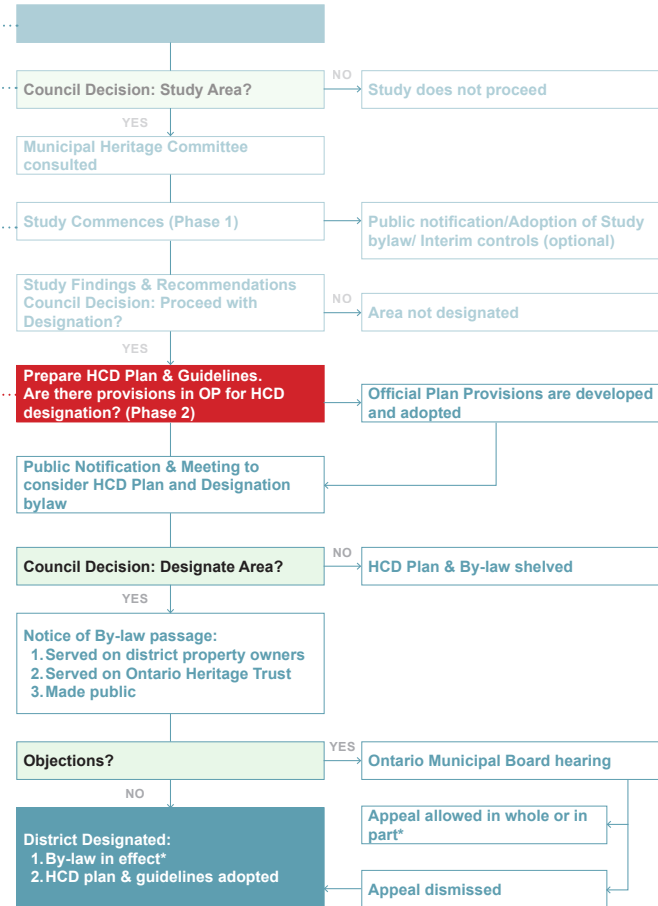
Main Street South area identified as 1 of 8 potential HCDs in downtown Brampton.

City Council directed staff to focus on gradual creation of Heritage Conservation Districts (HCDs) in downtown Brampton, starting with the Main Street South area.



In 2010, City of Brampton retained ERA Architects to complete the HCD Study (Stage 1) and Plan (Stage 2).

**WE ARE HERE**



\*NB. By-law may need to be amended for an appeal allowed "in part"

# MAIN STREET SOUTH HCD STUDY: PHASE 1 - COMPLETE

Section 40 (2) of the *Ontario Heritage Act* outlines the scope of an HDC Study, stating that it must:

- 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 a Heritage Conservation District Plan; and,
- Recommend any changes to the Official Plan and to any municipal by-laws including zoning by-laws.

Public Information Sessions were held in June 2011 and February 2014 to offer an opportunity for the public to review and comment on the Main Street South Heritage Conservation District Study. The meetings were well attended, with the majority of participants expressing support for the creation of a Main Street South HCD.

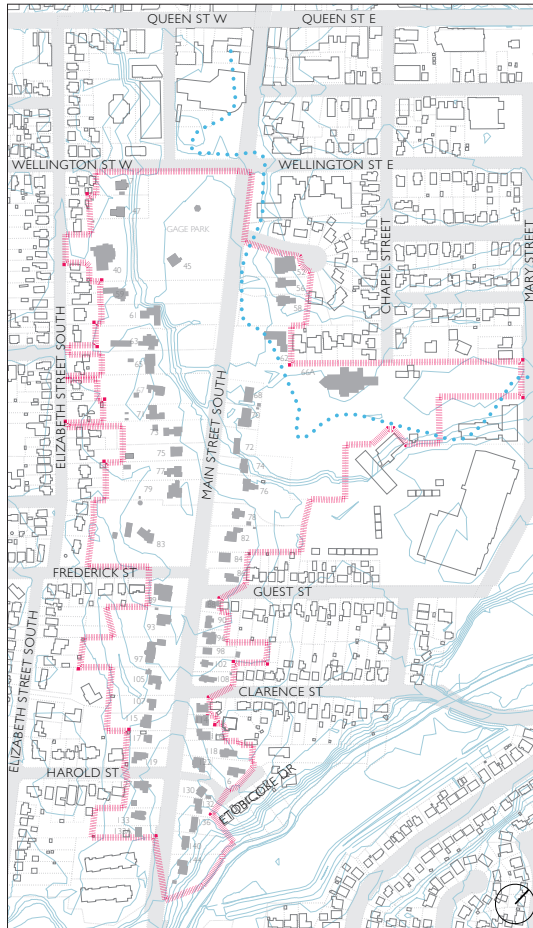
The District Study was endorsed by the Brampton Heritage Board in June 2014, and approved by Council in September 2014. In addition to approving the District Study, Council also directed staff to proceed with the next stage of establishing the HCD, which includes preparing the Main Street South Heritage Conservation District Plan and supporting guidelines, as well as the designation by-law, and amendments to the City's planning documents.



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

# PROPOSED DISTRICT BOUNDARY

- Study recommended that the Main Street South HCD boundary include all properties that front Main Street South, between Wellington Street and the intersection of the Etobicoke Creek with Main Street.
- The former Peel County Courthouse and Registry Office are excluded because they were identified in the 2009 “Feasibility Study” as part of another character area - “Civic, Religious and Commercial Heart of Old Brampton”



— Proposed boundary  
■ District properties



Streetscape view of Main Street South (Source: City of Brampton).



Birds-eye view of Main Street South (Source: City of Brampton).



# MAIN STREET SOUTH HCD PLAN: STAGE 2 - IN PROGRESS

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.

Section 41.1 (5) of the *Ontario Heritage Act* outlines the scope of an HCD Plan, stating that it must include:

- A statement of the objectives to be achieved in designating the area as a Heritage Conservation District;
- A statement explaining the cultural heritage value or interest of the Heritage Conservation District;
- A description of the heritage attributes of the Heritage Conservation District and of properties in the district;
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and,
- A description of the alterations that the owner of property in the heritage conservation district may undertake without obtaining a heritage permit.

A Draft of the District Plan is available in hard copy and free to download from the City of Brampton website for review and feedback.



56 - 58 Main Street South. Unknown date. (Source: PAMA).



59 Main Street South c. 1910 (Source: PAMA).



Gage Park c. 1920 (Source: PAMA).

# DRAFT OBJECTIVES OF THE MAIN STREET SOUTH HCD

## PROTECT

- To conserve the cultural heritage values and attributes of the District as expressed in the District's Statement of Culture Heritage Value and the District's Heritage Attributes;
- To conserve contributing buildings and landscapes and protect them from inappropriate alteration and demolition;
- To 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;
- To conserve established patterns of built form and landscape including building height and massing, setbacks, siting and circulation;



## MANAGE CHANGE

- To foster high quality architecture by ensuring new buildings and alterations to existing buildings respect and reinforce the character of the District;
- To foster 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 Culture Heritage Value;
- To encourage the correction of unsympathetic alterations to contributing buildings and landscapes;
- To permit alterations, new construction and demolition that support the objectives, policies and guidelines of the District Plan;

## FEEDBACK

- To facilitate the appropriate maintenance and restoration through the use of documented evidence, best practices and sound conservation approaches.
- To ensure by-laws and public works relating to the District are consistent with the District's Statement of Culture Heritage Value;
- To 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; and
- To periodically review and evaluate the Main Street South Heritage Conservation District Plan's efficiency, effectiveness, and equity and amend the plan as need be.



# DRAFT DISTRICT GUIDELINES

The District Plan guidelines provide information on appropriate conservation, restoration, and alteration activities in a user-friendly format.

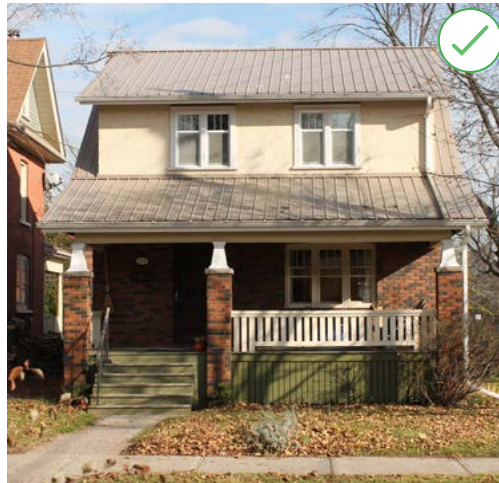
Residents, Property Owners, City Staff, the Brampton Heritage Board, and Council may use the guidelines when assessing alterations to properties within the District.

The guidelines are intended to help manage change and to conserve the existing architectural and cultural landscape character of the District.

The guidelines simultaneously encourage and facilitate conservation, while recognizing the need for continuing adaptation and improvement to properties within the District.

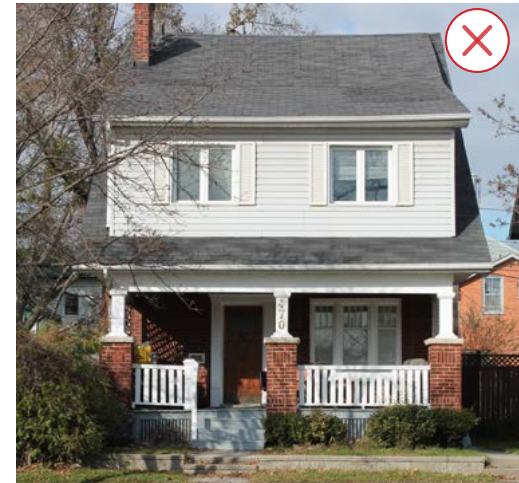
## SAMPLE OF DRAFT GUIDELINES: EXTERIOR WALLS AND CLADDING

### APPROPRIATE CLADDING



DO: stucco cladding in this example has been maintained on the dormer.

### INAPPROPRIATE CLADDING



Do NOT: on this house inappropriate siding detracts from the character of a building.

# SAMPLE OF DRAFT GUIDELINES: WINDOWS



DO: maintain the rhythm and proportion of existing windows and dormers.



DO: this photo shows operable storm shutters that are appropriately sized for the window.



DO: maintain design details and decorative elements.



Do NOT: break the rhythm and proportion of existing windows and dormers.

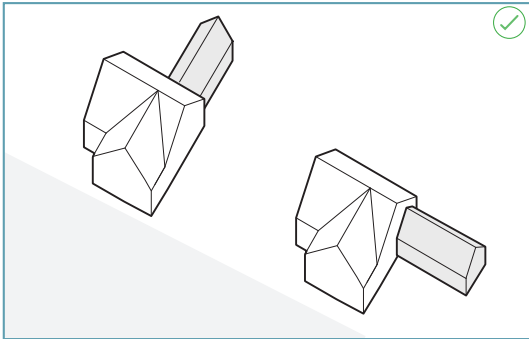


Do NOT: this photo shows storm shutters fixed in place and are not designed with historic proportions in mind.



Do NOT: This photo shows a window opening bricked-in.

# SAMPLE OF DRAFT GUIDELINES: ADDITIONS



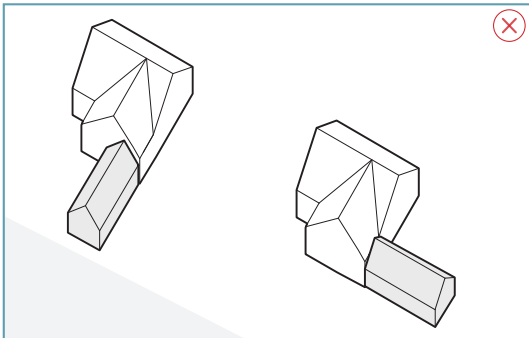
DO: maintain the historic shape of the building.  
DO: respond to features of the principal building.



DO: addition is set back, windows in proportion, and cladding material compliments the original brick.



DO: the rear addition on the left of the photograph uses complimentary materials and a similar roof shape.



Do NOT: build additions to the street-facing elevations of the principle building.  
Do NOT: alter the profile of the building.



Do NOT: addition alters basic shape of building, and material is not complimentary. Window does not fit with the size and location of other windows.

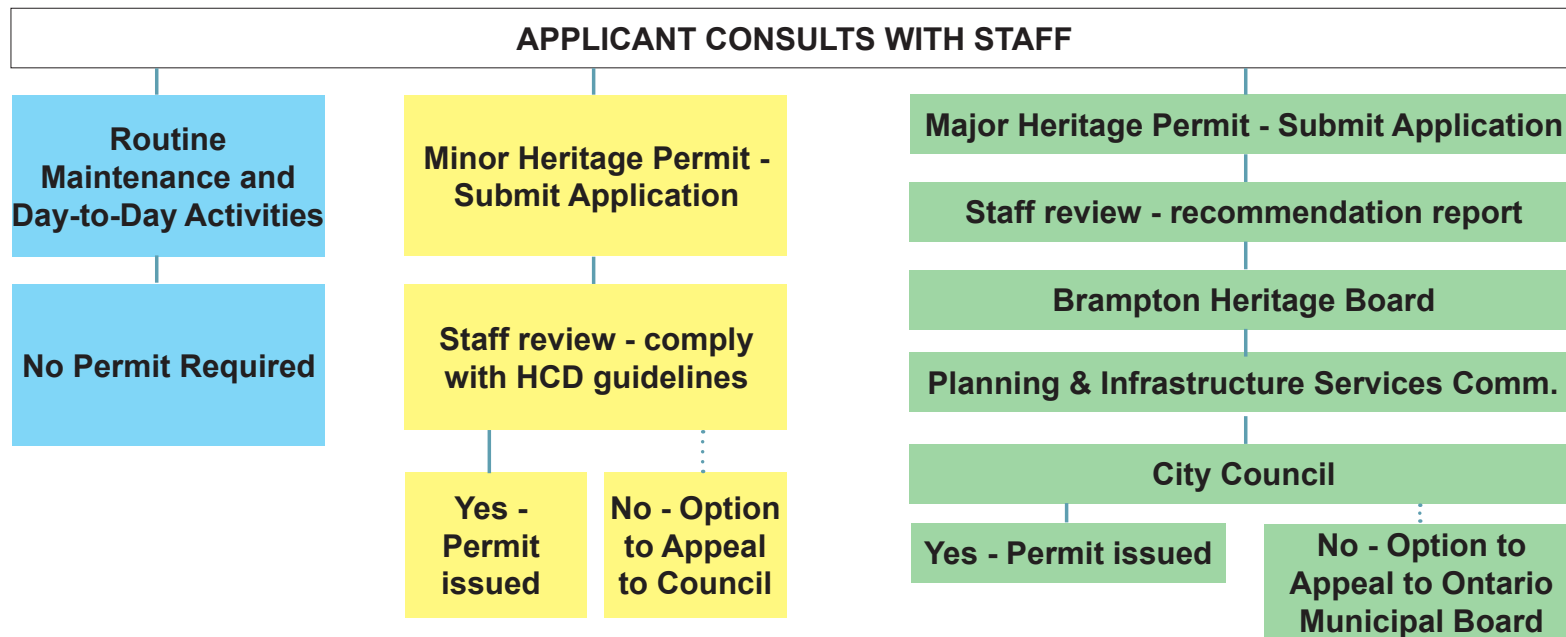


Do NOT: change size, proportion, materials, and dimensions if windows are beyond repair.

# PROPOSED HERITAGE PERMIT PROCESS FOR MAIN STREET SOUTH HCD

## What is a Heritage Permit?

A Heritage Permit is a certificate issued by the municipality for exterior alterations that may affect the cultural heritage value and attributes of the District.



### Examples of Routine Maintenance

- Minor exterior repairs
- Interior renovations
- Re-painting stucco, wood, metal, or brick

### Examples of Minor Heritage Permit

- Exterior alterations
- Increase in parking area

### Examples of Major Heritage Permit

- Relocating a Building
- New primary or secondary structures
- Demolition
- Additions

# HOW DOES A HCD AFFECT PROPERTY OWNERS?

**Will the Main Street South HCD affect the interior of my property?**

- No. The HCD Plan only considers exteriors.

**Can I demolish my building?**

- Demolition of contributing properties is discouraged.

**Does the HCD put restrictions on my property?**

- Yes. Major alterations shall conform to the Plan and require Council approval.

**Will this alter my right to sell my property?**

- No. The HCD will not alter your right to sell.

**Will this effect my tax assessment?**

- No. There is no adjustment on property tax assessments.



Heritage Building Maintenance (Source: Manitoba Culture, Heritage, Tourism)

# BENEFITS OF HERITAGE CONSERVATION DISTRICT DESIGNATION

## Maintain Character of Community

- Help ensures changes are complimentary to the character of the area.
- Provides demolition control.

## Specialized Planning Framework

- Process respects community history and identity.
- Ensures conservation objectives and stewardship will be respected during decision-making process.

## Enhanced Quality of Life

- Recognize values that contribute to the District's sense of place.
- Allows heritage resources to be identified and protected.

## Cultural and Economic Vitality

- Designation promises continuity and stability of the area into the future.
- Specific economic benefits to property owners through grants and incentives.
- Real estate values in HCDs generally rise more consistently.

## Financial Incentives

- Grant programs (eg. City of Brampton Designated Heritage Property Incentive Grant Program



*Etobicoke creek flowing through John Elliot estate lands (52-58 Main Street S) (Source: PAMA).*



*Alderlea Estate (Source: PAMA).*



# PUBLIC CONSULTATION

Public consultation is essential to the HCD plan-making process.

- Public Information Session to introduce the concepts surrounding HCDs in downtown Brampton (November 2007)
- Public Information Session to further inform the public about HCDs (June 2008)
- Public Information Session to present a first draft of the Main St S HCD Study (June 2011)
- Public Information Session to present a final draft of the Main St S HCD Study (February 2014)
- Public Information Session to present a draft Main St S HCD Plan (January 2016)
- Statutory Public Meeting to present the draft of the Main Street South HCD Plan, designation by-law, and planning amendments (3rd Quarter 2016)



73 Main Street S (Source: City of Brampton).



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