

MAIN STREET SOUTH HERITAGE CONSERVATION DISTRICT PLAN

Statutory Public Meeting
December 5th, 2016

City Hall



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).

INTRODUCTION: MAIN STREET SOUTH

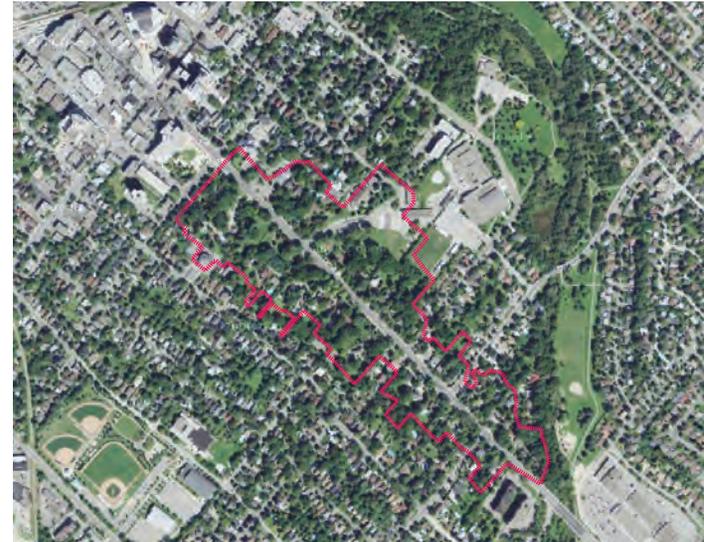
“Main Street South is a significant historic residential district that functions as a green procession into Brampton’s downtown core.”

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.

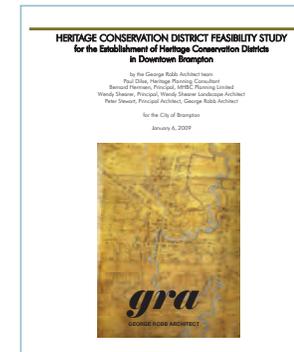
The Main Street South area was one of seven downtown neighbourhoods identified for potential designation as a Heritage Conservation District in the “Heritage Conservation District Feasibility Study.” This study was prepared by a team of consultants led by George Robb Architects in 2009.

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.

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.

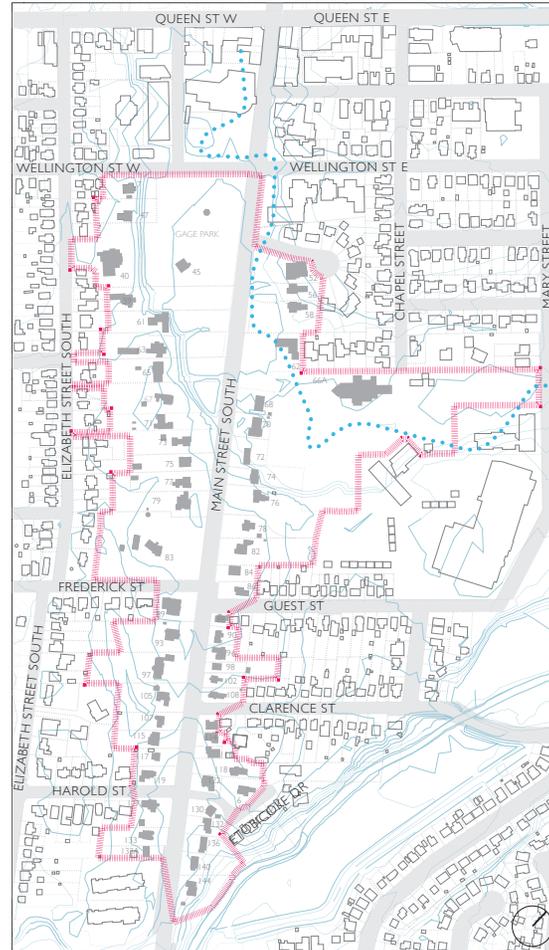
The District Study was endorsed by the Brampton Heritage Board in June 2014, and approved by Council in September 2014. In addition to approving the District Study, Council also directed staff to proceed with the next stage of establishing the HCD, which includes preparing the Main Street South Heritage 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 c1920 (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 Cultural 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; and
- 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 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 Cultural Heritage Value;
- To encourage the correction of unsympathetic alterations to contributing buildings and landscapes;
- To facilitate the appropriate maintenance and restoration through the use of documented evidence, best practices and sound conservation approaches; and
- To permit alterations, new construction and demolition that support the objectives, policies and guidelines of the District Plan.

FEEDBACK

- To ensure by-laws and public works relating to the District are consistent with the Plan and the District's Statement of Cultural Heritage Value;
- To undertake periodic reviews and evaluate the Main Street South Heritage Conservation District Plan's efficiency, effectiveness, equity, and amend the Plan as necessary; and
- 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.



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: WINDOWS

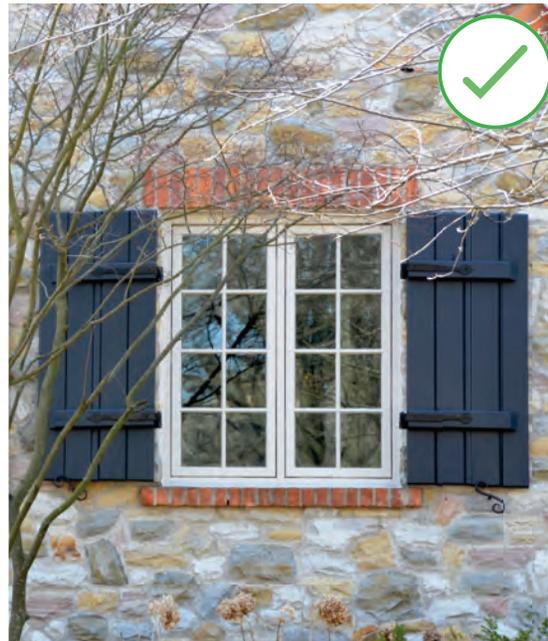


Figure 1. This photo shows operable storm shutters that are appropriately sized.
(Source: City of Brampton)

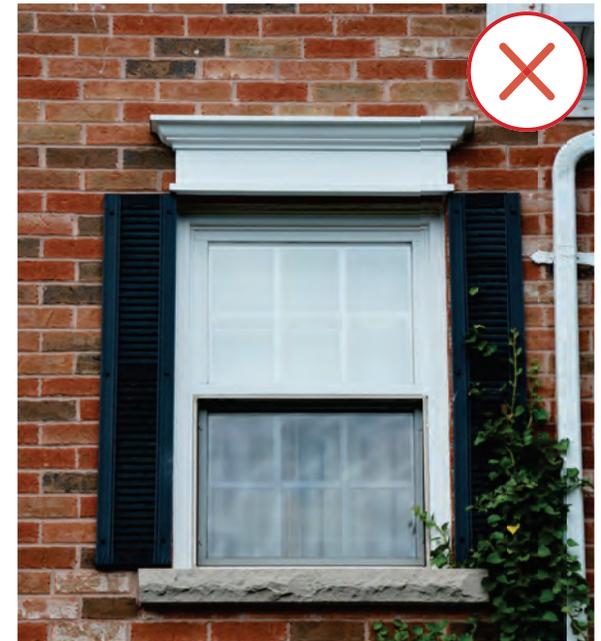


Figure 2. This photo shows storm shutters that are not appropriately sized for the window.
(Source: City of Brampton)

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.

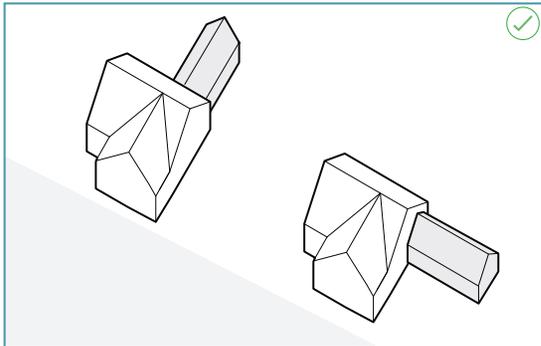


Do NOT: this photo shows storm shutters fixed in place and are not designed with historic proportions in mind.



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

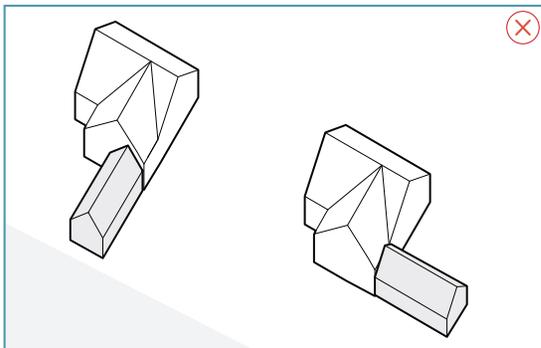
SAMPLE OF DRAFT GUIDELINES: ADDITIONS



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



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



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.

SAMPLE OF DRAFT GUIDELINES: LANDSCAPE

- Use historic fence types, such as decorative metal or wood pickets in front yards with an open appearance and a pedestrian scale.
- Space new trees to maintain the park-like character of the District and visual transparency between tree trunks from the streetscape to houses.
- Conserve historic topographical and grading patterns when undertaking alterations to building and landscapes and with new construction.

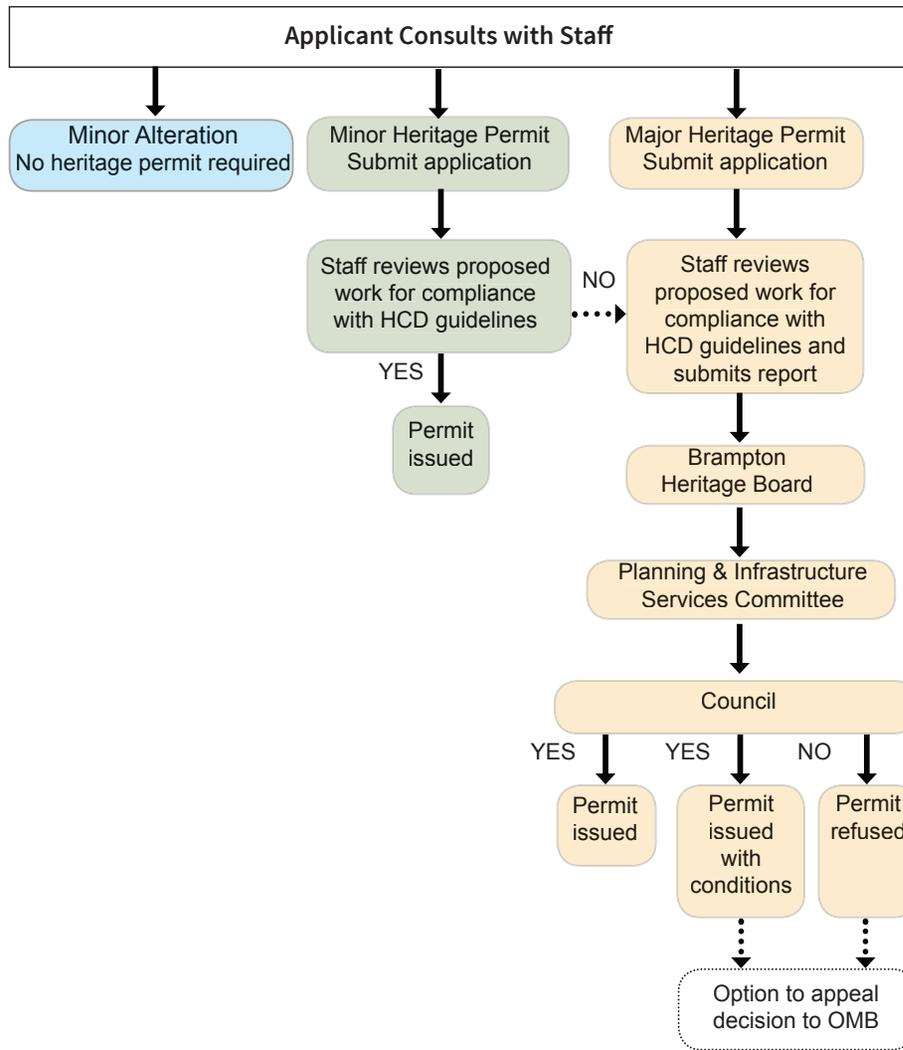


Examples of hedge rows and decorative metal fences between properties within the District.
(Source: ERA)



Topography and large setbacks reflect the evolution of Etobicoke Creek and its impact on the District.
(Source: ERA)

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.

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

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 make changes to my property?

- Yes. The District Plan contains policies and guidelines that property owners should follow when pursuing alterations. A Heritage Permit may also be required for certain changes.

Can I demolish my building?

- Demolition of contributing properties is discouraged.

Will I have to restore my property?

- No. Designation does not require you to restore your property.

Will I have to pay for a Heritage Permit?

- No. A Heritage Permit application is free of charge.



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, and planning amendments (December 2016)



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



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

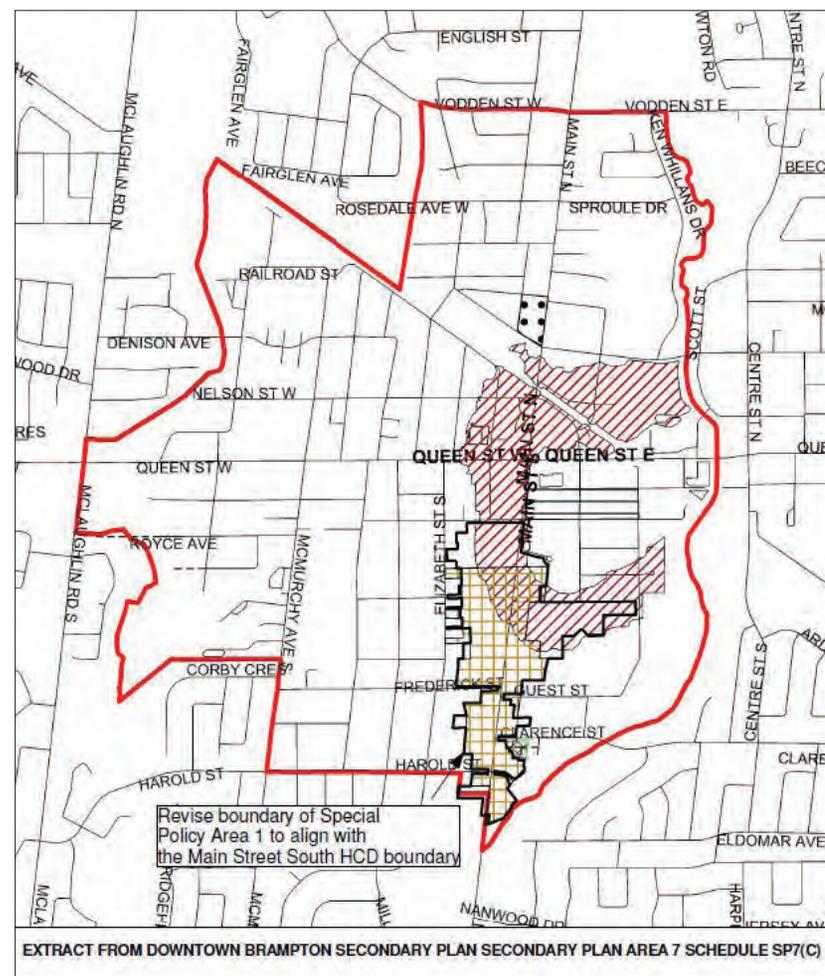
PLANNING AMENDMENTS

Downtown Brampton Secondary Plan (SPA 7)

- Revise boundary for Special Policy Area 1 to coincide with the proposed Main Street South HCD
- Add policies to align with the Heritage Conservation District Plan to further assist with the conservation of the cultural heritage value and character of the District

Site Plan Control By-law

- Any additions, new construction, or accessory buildings greater than 24m² (258 ft²) currently requires site plan control
- Site Plan Control fee approx. \$3700
- Removal of Site Plan control from Main St South
- Heritage Permit process will sufficiently direct and manage quality and compatibility of additions and new construction
- No fee for Heritage Permit application



HERITAGE CONSERVATION DISTRICT DESIGNATION PROCESS

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



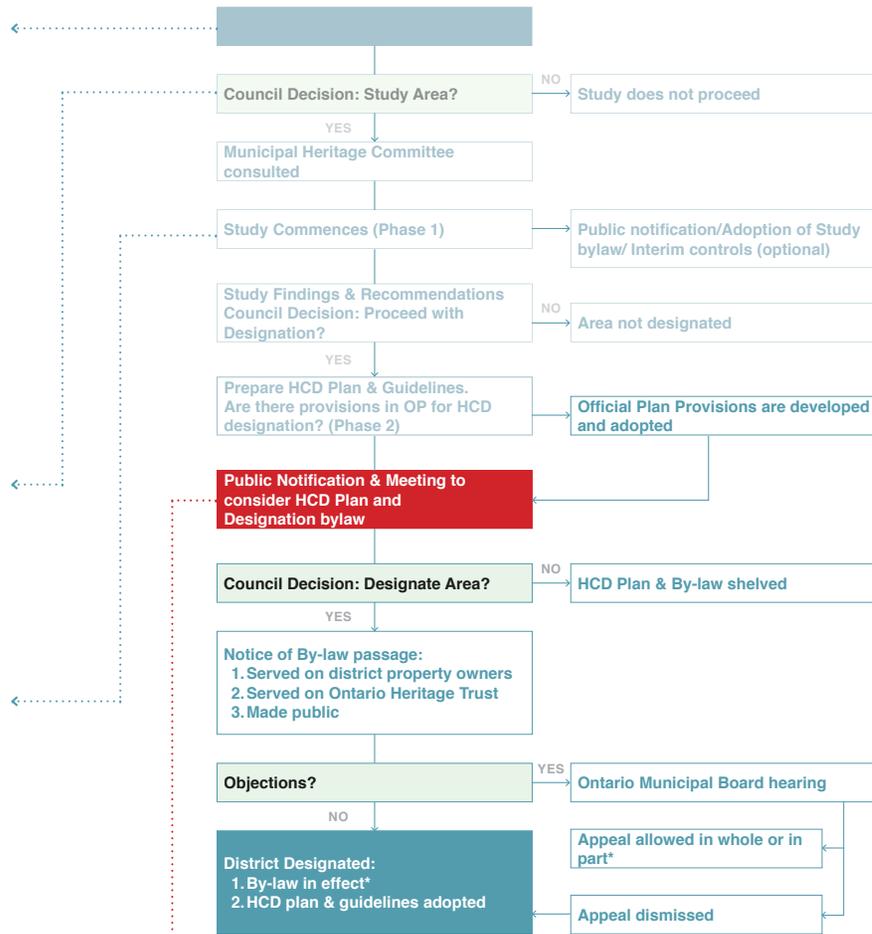
Main Street South area identified as 1 of 8 potential HCDs in downtown Brampton.

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



NEXT STEPS

- Gather feedback on draft District Plan and planning amendments. (Q1 2017)
- Address all comments and finalize the Main St S HCD Plan and planning amendments. (Q1 2017)
- Present the final District Plan, designation by-law, and planning amendments to the Brampton Heritage Board for endorsement. (Q2 2017)
- Present the final District Plan, designation by-law and planning amendments to Council for adoption. (Q2 2017)

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

**The Ontario Heritage Act requires a municipality to hold at least one public meeting regarding a Heritage Conservation District Plan before a by-law adopting the Plan is made.