

MAIN STREET SOUTH STUDY AREA

Neighbourhood Character

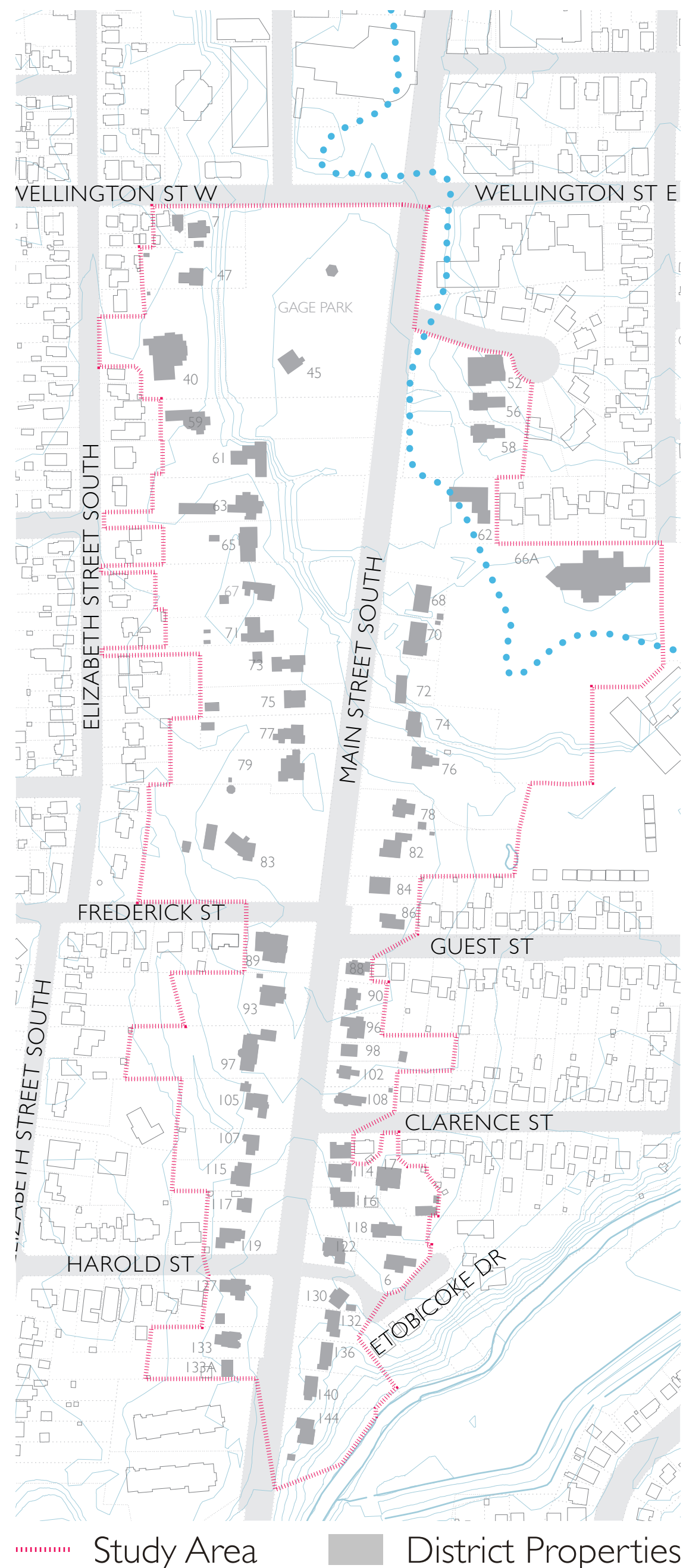
Main Street South is a residential tree-lined street with well kept turn-of-the-20th century houses and functions as the southern gateway to the historic downtown of Brampton.

The streetscape features mature groupings of trees, whose canopy frames the entrance and view of Main Street South from City Hall and Wellington Street. Similarly, the mature trees, shrubs and bushes found on the properties themselves frame, and in some cases, partially obscure houses within the district.

The district includes a concentration of late 19th and early 20th century residences that reflect the evolution of Brampton from village to town and finally city.

District Boundary

This Heritage Conservation District Plan proposes a district boundary that includes all properties that currently or historically front onto Main Street South, between Wellington Street and the intersection of the Etobicoke Creek and Main Street.



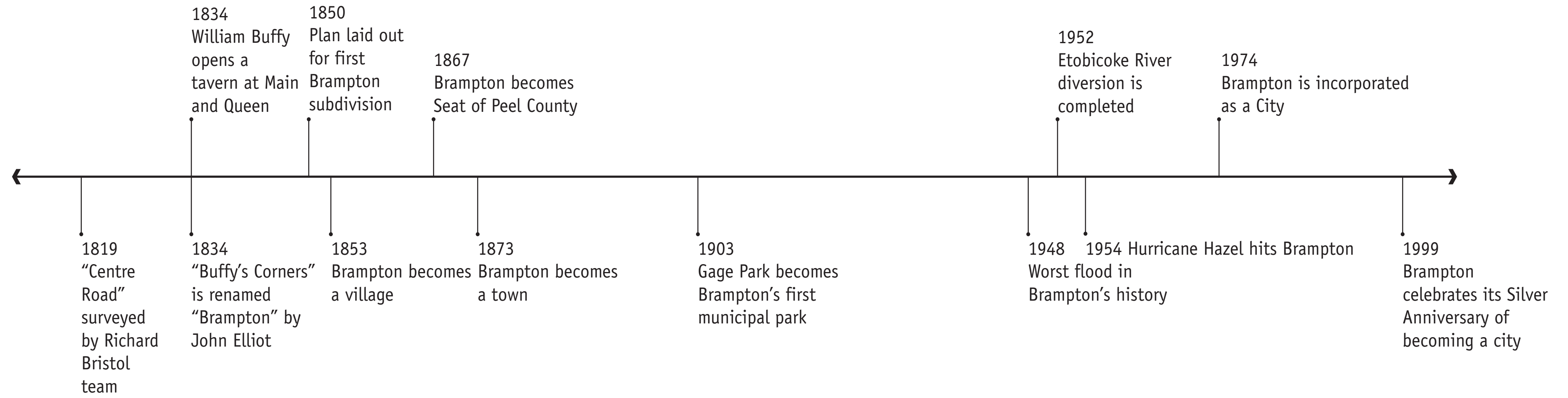
View south into the district circa 1945 from intersection of Wellington Street and Main Street South (Source: Peel Archives)



1919 aerial photo shows Gage Park's lush tree canopy (Source: Ontario Archives)

DISTRICT EVOLUTION: EARLY DAYS

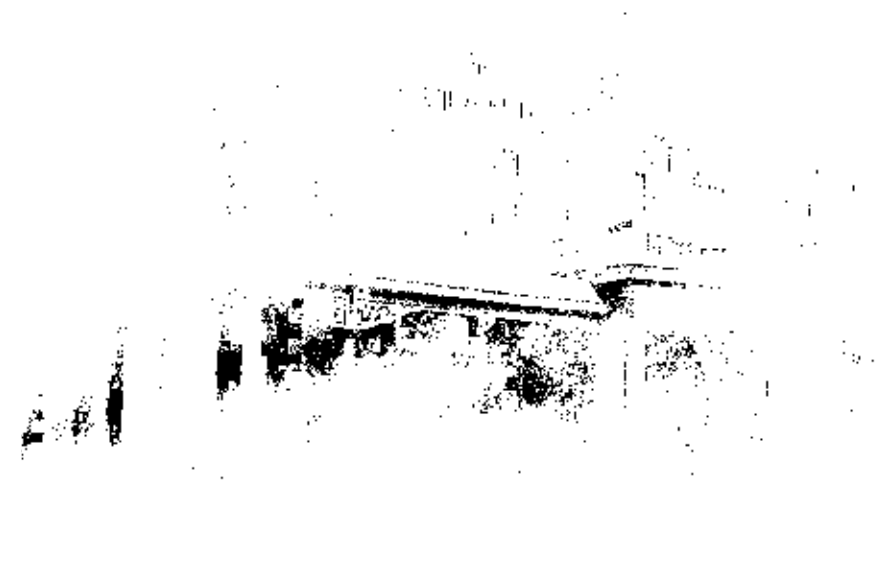
Before British settlement, the district area formed part of the Mississauga Indian Hunting Grounds



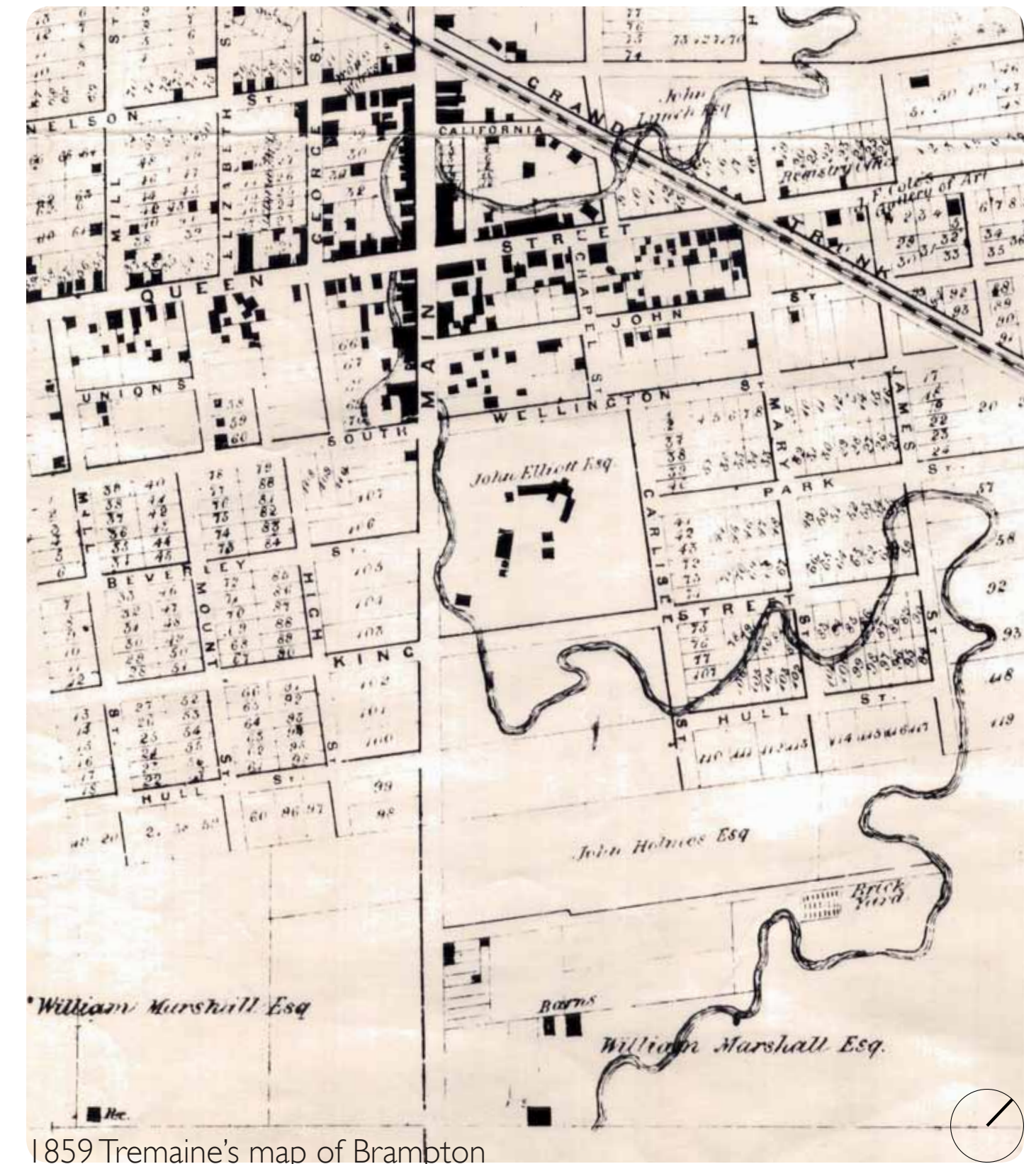
Main Street c1870 (Source: Peel Heritage).



Prior to becoming Brampton's first municipal park in 1903, Gage Park formed the front gardens to the Alderlea Estate. (Source: Historical Atlas of Pell County)

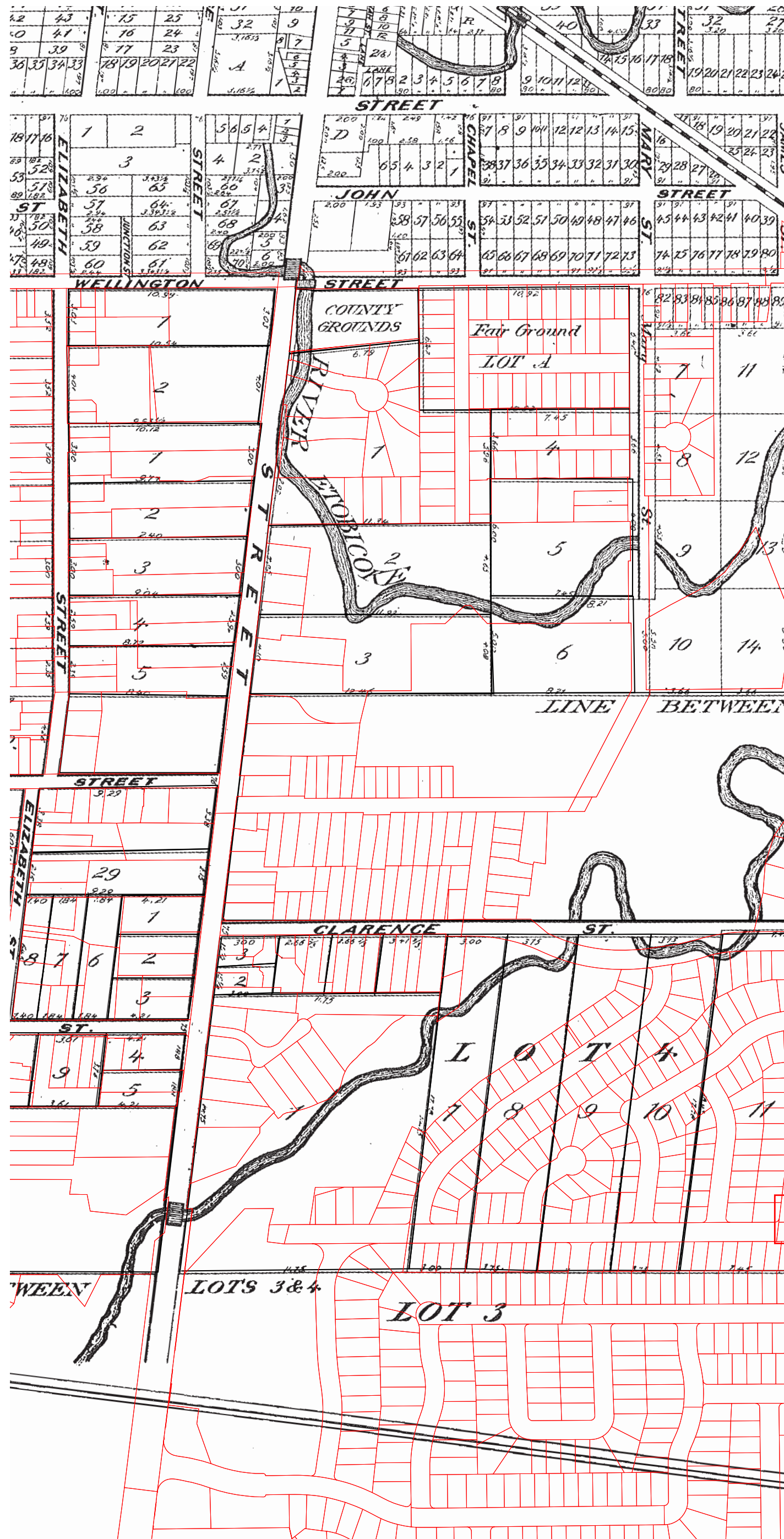


52 Main Street S, Stork House, was part of John Elliot Lands. Currently is the Ward Funeral Home.



1859 Tremaine's map of Brampton

DISTRICT EVOLUTION



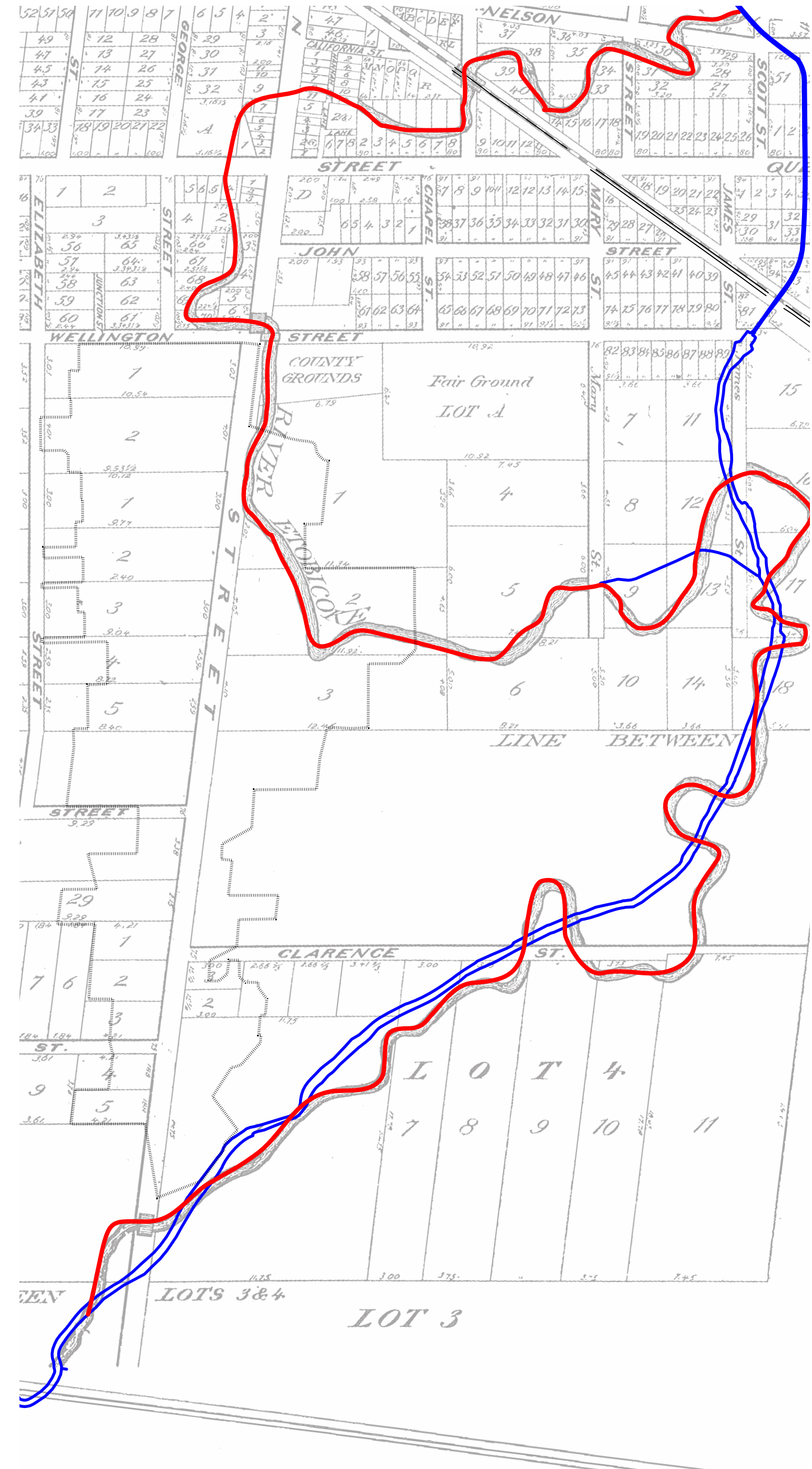
◀ Contemporary property lines (red) overlaid on a portion of the Walker & Miles 1877 Consolidated Plan.

- Lot divisions in the Main Street South District were larger than the town lots around the Four Corners.
- The first houses were the estates of British gentlemen, including John Elliot, one of Brampton's founding fathers.
- As the settlement in Brampton evolved from village to town, properties were gradually subdivided from estate-lands to town-lot scale.

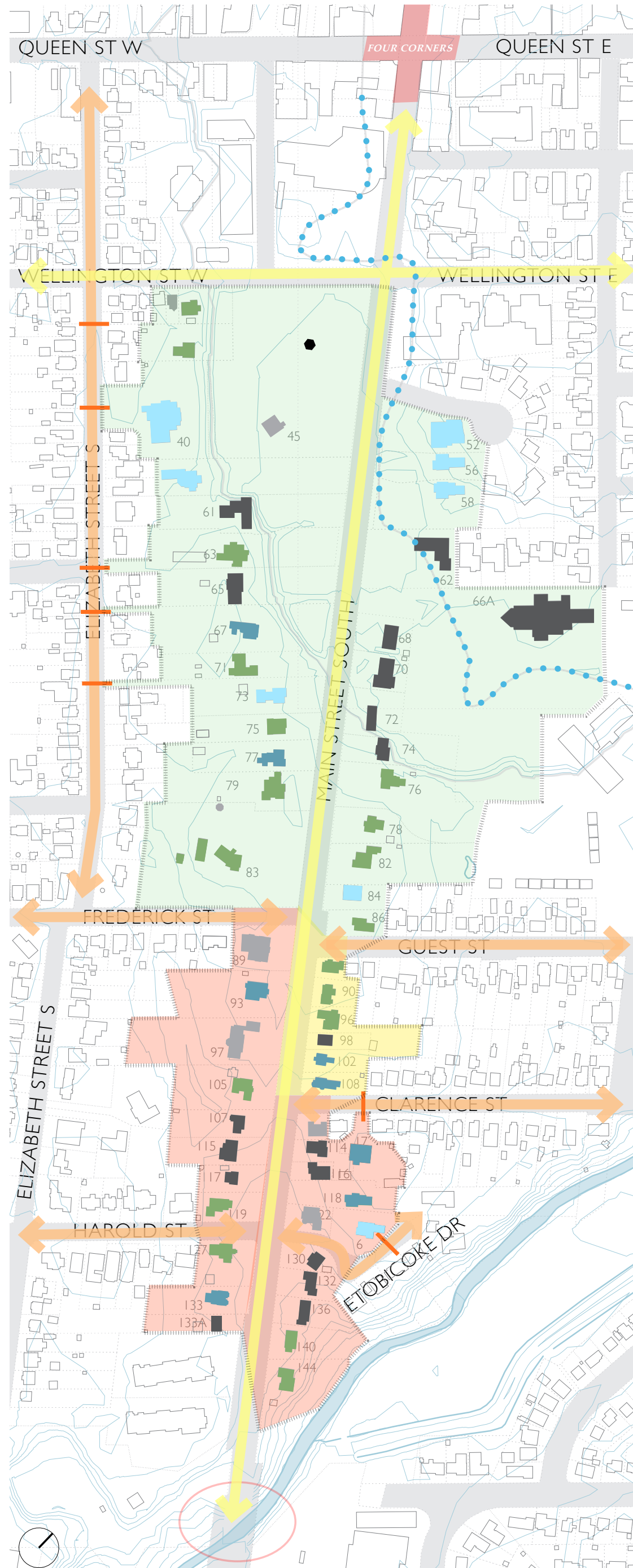
- The topography and land form of the district is influenced by the Etobicoke Creek, which once flowed through the district.

— Historic course of Etobicoke Creek (1877)

== Current course of Etobicoke Creek (post 1952 channel diversion construction)



ORGANIZING PRINCIPLES & SUBDISTRICTS



SUBDISTRICT A: Etobicoke Ravine

- Shaped by the landscape of the historic Etobicoke floodplain.
- Contains the oldest and grandest houses with the most dramatic setbacks in the heritage district.



SUBDISTRICT B Guest Plan 1854

- In 1854, it was the first area in the district to be subdivided.
- Houses are oriented towards Main Street with short setbacks.

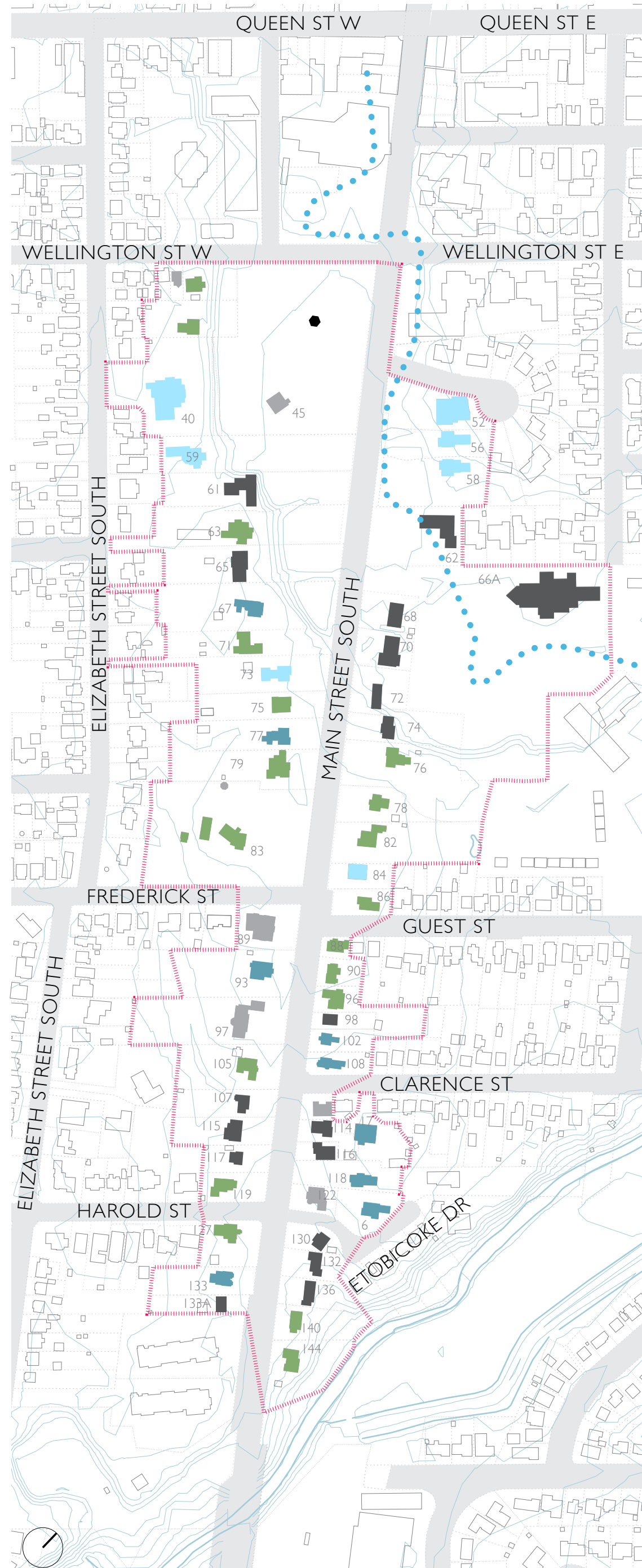


SUBDISTRICT C: Jones Plan 1873

- Houses oriented towards Main Street and siting does not appear to be influenced by the Etobicoke floodplain.
- Subdivided in 1873, the year that Brampton was incorporated as a town - this corresponds with the shift to a "town-like" pattern of development that emphasizes organization by street-grids.

- Subdistrict A - Etobicoke Ravine
- Subdistrict B - Guest Plan 1854
- Subdistrict C - Jones Plan 1873
- Etobicoke Creek Flood Plain area
- Historic Course of Etobicoke Creek
- Existing Course of Etobicoke Creek
- Primary Street
- Secondary Street
- Secondary Access

PERIODS OF CONSTRUCTION



1853 - 1873



1874 - 1899



1900 - 1940



1941 - 1980



Contemporary



- Residential development on Main Street South dates from the 1850s.
- Development evolved over time as estate lands were subdivided. Thus, there is no single period of significance or continuity of architectural styles.
- The district comprises an eclectic mix of architectural styles including variations on Gothic Revival, Italianate, Queen Anne, Arts & Crafts, Craftsman Bungalow and Cape Cod Cottage designs. Modernist and Contemporary structures also contribute to the district's architectural character.
- Houses within the district display architectural influences of their own time. However, each responds to the unique landscape and streetscape character of the district

COMMON ISSUES AND QUESTIONS

What is a Heritage Conservation District (HCD)?

A Heritage Conservation District has a special character or association that distinguishes it from its surroundings. Heritage Conservation District Plans serve to guide change and development in a manner which meets the needs of property owners while protecting and enhancing the unique heritage character of the district.

What financial impact will designation have on my property?

Available studies show that designation either stabilizes or increases property value.

What incentives are in place for heritage districts?

The City is working to continue the Heritage Property Incentive Grant Program that would be eligible to buildings within a designated district.

Will a district designation cost homeowners more to keep up their houses?

Maintenance is not mandated because of the district designation.

Can a heritage district designation allow a City official to inspect my property?

Similar to a building inspector, a City official may inspect the exterior of a property for conformity to the application for heritage work.

Example Heritage Permit Application: Churchville Heritage Conservation District

