

FINAL REPORT:

Heritage Impact Assessment

30-46 and 54-60 Main Street North, City of
Brampton, Ontario



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24 June 2024

Project # LHC0437

LHC

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A Qualifications.

All comments regarding the condition of any buildings in the Study Area are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the property for cultural heritage value or interest and assess impacts from proposed demolition. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

At the time of writing, a proposed development had been prepared for the Study Area. This limited the ability of defining specific, preferred alternative options for the buildings in the Study Area. A revised HIA or addendum to this HIA may be required once a proposed development has been prepared.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 8 April 2024 by the Public Works and Engineering Department at the City of Brampton (the 'Owner') to prepare a Heritage Impact Assessment (HIA) for the properties owned by the City of Brampton located at 30-46 Main Street North and 54-60 Main Street North. Collectively, along with the privately owned properties at 48 Main Street North and 52 Main Street North, these properties comprise the cultural heritage study area (the 'Study Area'). The Study Area is located northwest of the intersection of Main Street and Queen Street in the City of Brampton, Ontario (the 'City').

The Study Area contains four properties listed on the City's *Municipal Register of Cultural Heritage Resources* under Section 27, Part IV of the *OHA* including the City-owned properties at 42 Main Street North and 46 Main Street North and the privately owned properties at 48 Main Street North and 52 Main Street North. A visual structural assessment prepared by WSP for the buildings in the Study Area determined that the above-ground superstructures are in poor condition and that most do not comply with the *Building Code Act, 1992, c. 23*. City council approved recommendations from the City's Committee of Council for the demolition of the vacant, City owned properties at 30-46 Main Street North and 54-60 Main Street North. The planning process regarding redevelopment of the City-owned properties is underway and in its early stages.

The properties listed under Section 27; Part IV of the *OHA* in the Study Area were evaluated against *Ontario Regulation 9/06* for the purposes of articulating their heritage attributes. All four listed properties were determined to meet criteria 4, 7, and 9 of *O. Reg 9/06* for their historical or associative value and contextual value. The heritage attributes of each property include the building's orientation and position on Main Street North; scale and massing; commercial storefront; two bay second storey defined by window openings with voussoirs and lug sills; decorative bracketed wooden frieze; shallow corbel composed of two brick rows; and decorative wooden bracket on the buildings' rooflines. The demolition of these buildings will result in the destruction of all their heritage attributes.

Four proposed alternatives were explored for the Study Area, with first storey design mitigation and second storey façade retention and demolition and construction of new buildings that are sympathetic to the past and surrounding buildings being preferable in the context of the City's objectives for the Study Area.

Regardless of which option is selected, a documentary record of the buildings on the properties listed under Section 27, Part IV of the *OHA* in the Study Area should be prepared. Should Option 2, Option 3, or Option 4 be selected, it is recommended that a Conservation Plan be prepared. If demolition is the selected alternative, salvage that considers the properties' heritage attributes and other salvageable materials should be conducted and commemoration – through the City's plaque program – should be prepared.

It is recommended that an addendum to this HIA be prepared once the design of the proposed development is finalized.

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1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 8 April 2024 by the Public Works and Engineering Department at the City of Brampton (the '**Owner**') to prepare a Heritage Impact Assessment (**HIA**) for the properties owned by the City of Brampton located at 30-46 Main Street North and 54-60 Main Street North. Collectively, along with the privately owned properties at 48 Main Street North and 52 Main Street North, these properties comprise the cultural heritage study area (the '**Study Area**'). The Study Area is located northwest of the intersection of Main Street and Queen Street in the City of Brampton, Ontario (the '**City**').

The Study Area contains four properties listed on the City's *Municipal Register of Cultural Heritage Resources* under Section 27, Part IV of the *OHA* including the City-owned properties at 42 Main Street North and 46 Main Street North and the privately owned properties at 48 Main Street North and 52 Main Street North. A visual structural assessment prepared by WSP for the buildings in the Study Area determined that the above-ground superstructures are in poor condition and that most do not comply with the *Building Code Act, 1992, c. 23*. City council approved recommendations from the City's Committee of Council for the demolition of the vacant, City owned properties at 30-46 Main Street North and 54-60 Main Street North. The planning process regarding redevelopment of the City-owned properties is underway and in its early stages.

This HIA has been prepared in accordance with the City's *Heritage Impact Assessment Terms of Reference* and the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism's *Ontario Heritage Tool Kit*.

1.1 Location of the Study Area

The Study Area includes the City-owned Properties municipally known as 30 Main Street North, 36-38 Main Street North, 42 Main Street North, 46 Main Street North, 54 Main Street North, and 60 Main Street North. The Study Area is contained on the lots legally described as Plan BR-10 Lot 1, 3, 5, 7, 9, and 11. The Study Area is interrupted by the properties at 48 Main Street North and 52 Main Street North, which are privately owned.

The Study Area is bounded by Main Street North to the southwest, Vivian Lane/Chess Park to the northwest, Garden Square to the northeast, and the property at 28 Main Street North to the southeast. The Study Area is approximately 65 metres south of the Canadian National Railway track (measured from the northeast corner of 60 Main Street North) and approximately 140 metres north of Brampton City Hall (measured from the southwest corner of 30 Main Street North). The Study Area is in downtown Brampton and are located to the north of Main Street's intersection with Queen Street (Figure 1 and Figure 2).

1.2 Description of the Properties in the Study Area

1.2.1 30 Main Street North (City Owned)

The property at 30 Main Street North is a rectangular lot with an approximate area of 155 square metres on the northeast side of the street. A vernacular, two-storey wood- and stucco-clad commercial building occupies the property.

1.2.2 36-38 Main Street North (City Owned)

The property at 36-38 Main Street North is a rectangular lot with an approximate area of 275 square metres on the northeast side of the street. A vernacular, two-storey brick clad commercial building occupies the property.

1.2.3 42 Main Street North (*Listed*, City Owned)

The property at 42 Main Street North is a rectangular lot with an approximate area of 120 square metres on the northeast side of the street. A vernacular, two-storey brick commercial building occupies the property.

1.2.4 46 Main Street North (*Listed*, City Owned)

The property at 46 Main Street North is a rectangular lot with an approximate area of 120 square metres on the northeast side of the street. A vernacular, two-storey brick commercial building occupies the property.

1.2.5 48 Main Street North (*Adjacent, Listed, Non-City Owned*)

The property at 48 Main Street North is a rectangular lot with an approximate area of 120 square metres on the northeast side of the street. A vernacular, two-storey brick commercial building occupies the property.

1.2.6 52 Main Street North (*Adjacent, Listed, Non-City Owned*)

The property at 52 Main Street North is an irregularly shaped lot with an approximate area of 165 square metres on the northeast side of the street. A vernacular, two-storey brick commercial building occupies the property.

1.2.7 54 Main Street North (City Owned)

The property at 54 Main Street is an irregularly shaped lot with an approximate area of 85 square metres on the northeast side of the street. A vernacular, two-storey brick commercial building occupies the property.

1.2.8 60 Main Street North (City Owned)

The property at 60 Main Street is a rectangular lot with an approximate area of 470 square metres on the northeast side of the street. A vernacular, one- to two-storey brick commercial building occupies the property.

1.3 Heritage Status of the Properties in the Study Area

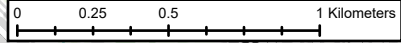
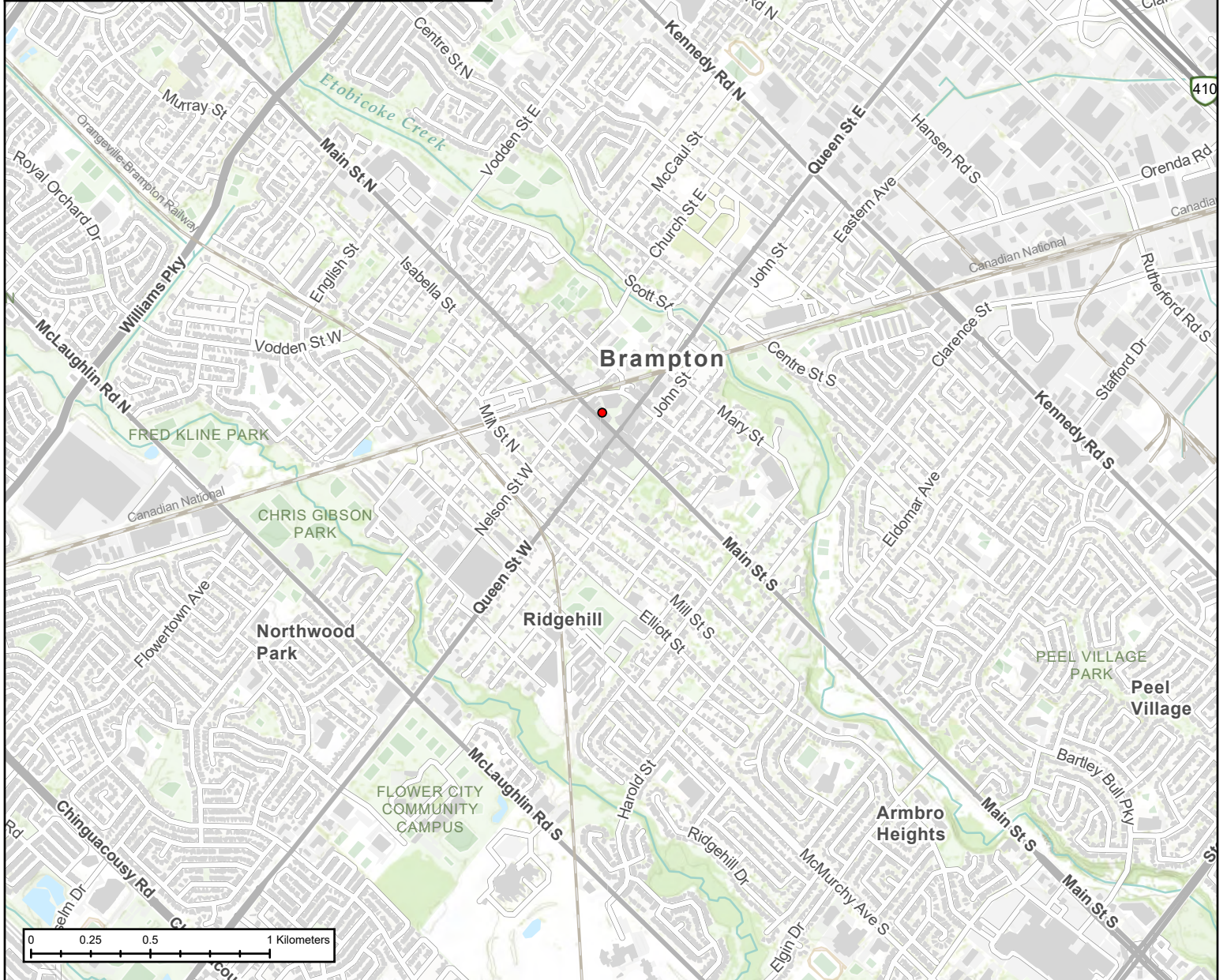
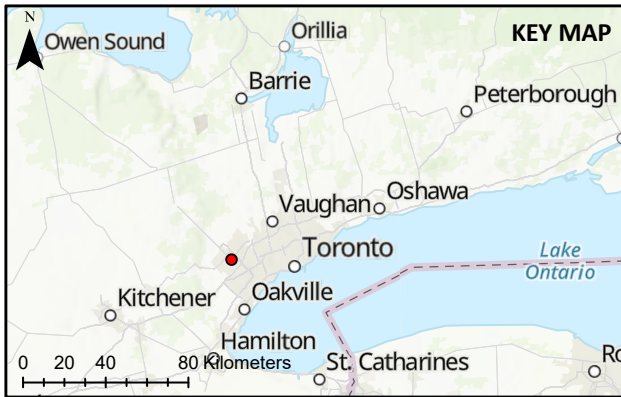
The properties at 42 Main Street North and 46 Main Street North are *listed* on the City's *Municipal Register of Cultural Heritage Resources* under Section 27, Part IV of the *OHA*. The adjacent properties at 48 Main Street North and 52 Main Street North are also listed under Section 27, Part IV of the *OHA*.



1.4 Context of the Properties

The surrounding area is mostly composed of attached rows of commercial buildings. Commercial buildings in the vicinity typically range from two to three storeys. Most buildings share a setback distance of approximately 3.8 metres, with a concrete sidewalk and cobbled boulevard separating their primary façades from the street. A range of materials are present on nearby commercial buildings including brick, stucco, concrete, clapboard siding, brick veneer, stone veneer, and wood. The first storey of most buildings is extensively covered in glass. There is not a dominant architectural style present; most buildings are vernacular commercial buildings.

1.5 Physical Condition, Security, Physical Maintenance Concerns, and Integrity

WSP was engaged by the City to conduct a visual structural assessment of the above-ground superstructures of the buildings in the Study Area. It was determined that most of the buildings were deemed not in compliance with *Ontario Building Code* requirements and were not suitable for occupancy without required remediation work.



Legend  Study Area	TITLE Location of the Study Area		
	CLIENT City of Brampton		
NOTE(S) 1. All locations are approximate. REFERENCE(S) 1. Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, NRCAN, Parks Canada, Esri, USGS Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	PROJECT Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario	PROJECT NO. LHC0437	
		YYYY-MM-DD	5/22/2024
	FIGURE #	1	



Legend

- Study Area
- Parcels, City-Owned
- Parcels, Privately-Owned

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar, Microsoft
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TITLE
Current Conditions of the Study Area

CLIENT
 City of Brampton

PROJECT
 Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

PROJECT NO. LHC0437



YYYY-MM-DD

5/22/2024

FIGURE #

2

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit, and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the *Ontario Heritage Tool Kit*, *Heritage Resources in the Land Use Planning Process*, *Information Sheet #5*, *Heritage Impact Assessments and Conservation Plans* and the City of Brampton’s *Heritage Impact Assessment Terms of Reference*. A description of the proposed development or site alteration, measurement of development or site impact, and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.

2.1 City of Brampton Heritage Impact Assessment Terms of Reference

The City has developed guidelines for HIAs produced for properties within the City. The HIA Guidelines require a HIA when:

- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;
- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition; or
- Any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act*.²

This HIA was triggered by Council’s direction to City staff to begin the demolition process for the City owned properties in the Study Area.

¹ Parks Canada. 2010. “Standards and Guidelines for the Conservation of Historic Places in Canada.” *Canada’s Historic Places*. Accessed 12 April 2024. <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>. 3.; Ministry of Citizenship and Multiculturalism [MCM]. 2006. “Heritage Property Evaluation.” in the *Ontario Heritage Toolkit*. Toronto: Queen’s Printer for Ontario. Accessed 12 April 2024. 18.

² City of Brampton. n.d. “Heritage Impact Assessment Terms of Reference.” Accessed 12 April 2024. https://www1.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents/HIA_ToR.pdf. 2.

2.2 Legislation and Policy Review

This HIA includes a review of provincial legislation, plans, and cultural heritage guidance. It also includes a review of relevant regional and local municipal policy and plans and a review of Council's decision to proceed with the demolition of City-owned properties in the Study Area. This review outlines the cultural heritage legislative and policy framework that applies to the Study Area. The impact assessment considers the proposed project – to the extent possible – against this framework.

2.3 Historical Research

Historical research was completed to outline the history and development of each property in the Study Area and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Archives of Ontario;
- Canadian County Atlas Digital Project;
- Library and Archives Canada;
- National Air Photo Library;
- Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- Region of Peel Archives; and,
- University of Toronto.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's References list.

2.4 Site Visit

A site visit was conducted on 15 April 2024 by Intermediate Cultural Heritage Specialist Colin Yu and Heritage Planner Ben Daub. The primary objective of the site visit was to document and gain an understanding of the properties in the Study Area and their surrounding context. The site visit included documentation of the surrounding area and exterior views of the building on the properties in the Study Area.

Photographs from the site visit were used to inform the description of existing conditions (Section 5). The description of buildings is generally based on the Canadian Inventory of Historic Buildings (1980) format.

2.5 Evaluation

Ontario Regulation 9/06 (O. Reg. 9/06) identifies the criteria for determining cultural heritage value or interest under Section 29 Part IV of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an

individual property has CHVI. The Properties and the nearby property listed under Section 27 Part IV of the *OHA* at 228 Queen Street West are assessed against *O. Reg. 9/06* using research and analysis presented throughout this HIA.

O. Reg. 9/06 has nine criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.³

2.6 Impact Assessment

This HIA assesses direct and indirect adverse impacts on each of the properties and on 228 Queen Street West. The impact assessment is based on *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*⁴ and the City's HIA guidelines which outline seven

³ Province of Ontario. Last updated 1 January 2023. "Ontario Regulation 9/06: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST." Accessed 12 April 2024. <https://www.ontario.ca/laws/regulation/060009>. Section 1(2).

⁴ MCM. 2006. "*Info Sheet #5: Heritage Impact Assessments and Conservation Plans*." In *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. Toronto: Queen's Printer for Ontario. 12 April 2024. 1-4.

potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- 1) **Destruction** of any part of any significant heritage attribute or features;
- 2) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- 3) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- 4) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- 5) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- 6) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- 7) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

In addition to the potential impacts listed in Info Sheet #5, the potential for indirect adverse impacts related to construction activities which may include vibrations or accidental impacts from delivery of materials, staging areas and construction activity was identified with respect to the adjacent properties.

There is potential for negative effects on cultural heritage resources from construction vibrations. A general 'rule of thumb' is to consider the potential for impacts on cultural heritage structures within 40 m of construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider with the ages of heritage buildings (e.g., previous damage or repairs).

This HIA has also reviewed the proposed development against municipal heritage policy.

3 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Context

Provincial legislation and policy provide rules, direction, guidance and authority to the Province and Municipalities to protect and enhance cultural heritage resources. In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement*, and the *OHA*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Other provincial legislation applies to cultural heritage indirectly or in specific cases. The *Environmental Assessment Act and Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. The *Places to Grow Act*, *Greenbelt Act*, *Oak Ridges Moraine Conservation Act* and *Niagara Escarpment Planning and Development Act* enact provincial plans that include intentions and policy to protect and/or conserve cultural heritage. These various acts and the policies and plans under these acts indicate broad support for the protection of cultural heritage by the Province.

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and sets the context for provincial interest in heritage. Those carrying out responsibilities under this *Act* must do so in a manner that considers matters of provincial interest, which includes heritage. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province (*PPS* Part IV and Section 1.2.1).⁵

In the *PPS*, the Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits. The *PPS* promotes cultural heritage as a tool for economic prosperity and requires that cultural heritage will be conserved. A HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property (See Appendix B for a Glossary of these terms).⁶

The *OHA* enables the provincial government and municipalities with powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.⁷ Individual heritage properties are designated by municipalities under Section 29, Part

⁵ Province of Ontario, “Planning Act, R.S.O. 1990, c. P. 13,” last modified 1 April 2024, accessed 29 April 2024, <https://www.ontario.ca/laws/statute/90p13>.

⁶ Province of Ontario, “Provincial Policy Statement,” last modified May 2020, accessed 29 April 2024, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

⁷ Province of Ontario, “Ontario Heritage Act, R.S.O. 199, c. O.18,” last modified 4 December 2023, accessed 29 April 2024, <https://www.ontario.ca/laws/statute/90o18>.

IV of the *OHA*. A designated heritage property is one type of protected heritage property under the *PPS*. Regulations under the *OHA* also provide a legal framework through which minimum standards for heritage evaluation are established. An *OHA* designation applies to real property rather than individual structures. Under Sections 33 and 34, alterations and demolitions that would impact heritage attributes may not be conducted or permitted to be conducted without written notice from the municipality.

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*. Cultural Heritage is a key principle of the *Growth Plan*. It describes cultural heritage resources as:

The *Growth Plan* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁸

Policies under the *Growth Plan* indicate that cultural heritage resources are to be conserved.

This HIA outlines legislation and policy that must inform development plans for the Study Area.

3.2 Local Context

3.2.1 Region of Peel Official Plan

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 28 April 2022 through By-law 20-2022 and was approved with modifications by the Ministry of Municipal Affairs and Housing on 4 November 2022.

The *ROP*'s purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives.”⁹ The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities. Section 3.6 of the *ROP* establishes policies surrounding the identification and management of cultural heritage resources, the lower tier municipalities’ ability to require a HIA when an infrastructure project is proposed, and the requirement of lower tier municipalities to adopt official plan policies requiring sufficient documentation for projects affecting cultural heritage resources.¹⁰

⁸ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe,” 39.

⁹ Region of Peel. Last modified 4 November 2022. “*Region of Peel Official Plan*.” Accessed 12 April 2024. https://www.peelregion.ca/officialplan/download/_media/region-of-peel-official-plan-approved-final.pdf.

¹⁰ Region of Peel, “*Region of Peel Official Plan*.”

3.2.2 Brampton Plan: Your Vision Our Future

The *Brampton Plan: Our Vision Your Future (BP)* was adopted by City Council on 1 November 2023 under By-law 195-2023 and is currently pending approval from the Region of Peel. The *BP* will guide growth and development in the City until 2051. Policies pertaining to cultural heritage are in Section 3.6.3 of the *BP*. Policies relevant to this HIA are identified below:

- 1.6.3.5** Retention, integration, and adaptive reuse of heritage resources will be the overriding objectives in cultural heritage resource planning while insensitive alteration, removal and demolition will be avoided.
- 1.6.3.6** Cultural heritage conservation is a form of environmental sustainability, and the City encourages conservation, adaptive reuse, material salvage, and repurposing as contributing toward climate change mitigation.
- 3.6.3.8** Where development occurs on properties determined to have cultural heritage value or interest, whether listed or designated under the Ontario Heritage Act, intensification targets and minimum density requirements are encouraged to be met through context-sensitive infill that conserves cultural heritage attributes wherever possible.
- 3.6.3.20** Listed properties are subject to restrictions on demolition and will require avoidance and/or mitigation of impacts to their heritage character and/or attributes.
- 3.6.3.25** Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment, the Ontario Heritage Toolkit, applicable City Property Standards By-laws, other recognized heritage protocols and standards, and any recommendations within an approved Heritage Building Protection Plan or Heritage Conservation Plan.
- 3.6.3.46** In addressing impacts and mitigation strategies for heritage properties, the proponent must demonstrate that all mitigation options have been thoroughly considered, in accordance with the policies in this Plan.¹¹

This HIA has been prepared in accordance with these policies. Mitigation measures and options, as well as the identification of salvageable materials, have been prepared to help mitigate the effects of forthcoming development on the cultural heritage value or interest of the properties in the Study Area.

¹¹ City of Brampton. Last Consolidated 2022. "Brampton Plan: Our Vision Your Future." Accessed 12 April 2024. <https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Brampton%20Plan%202023.pdf>. 3-148; 3-151 – 3-152; 3-158.

3.2.3 City of Brampton Official Plan

The *City of Brampton Official Plan (OP)* was adopted on 11 October 2006, partially approved by the Region of Peel on 24 January 2008 and partially approved by the Ontario Municipal Board on 7 October 2008. The City has been developing a new *OP* since 2019 which will plan for 2040. The most recent consolidation dates to September 2020. Policies pertaining to cultural heritage are in Section 4.10 of the *OP*. Policies relevant to this HIA are identified below:

- 4.10.1.9** Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.
- 4.10.1.13** In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.
- 4.10.8.3** City-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.
- 4.10.8.5** When the potential re-use or a change in function of a City-owned heritage resource is being contemplated, the potential adverse impacts to the heritage attributes and significance shall be carefully considered and mitigated.¹²

This HIA has been prepared in accordance with these policies. Mitigation measures and options, as well as the identification of salvageable materials, have been prepared to help mitigate the effects of forthcoming development on the cultural heritage value or interest of the properties in the Study Area.

3.2.4 Downtown Brampton Secondary Plan

The Property is located within Secondary Plan Area 7, known as the *Downtown Brampton Secondary Plan (DBSP)*. The *DBSP* is based on Official Plan Amendment OP93-63 approved by Council on 2 April 1997 and the Region of Peel on 9 November 1998. The *DBSP* was most recently consolidated in February 2019.¹³ Among the main objectives of the *DBSP* is to promote commercial and residential intensification; promote Queen Street as a strong pedestrian and transportation environment; support the identification, preservation, and

¹² City of Brampton. Last consolidated September 2020. "Official Plan." Accessed 12 April 2024. https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf. 4.10-3; 4.10-12.

¹³ City of Brampton. Last Consolidated February 2019. "Downtown Brampton Secondary Plan." Accessed 12 April 2024. <https://www.brampton.ca/EN/Business/planning-development/Plans-and-Policies/secondary%20plans/SPA7%20Downtown%20Brampton.pdf>. 1.

protection of cultural heritage resources; ensure building height and massing compatibility between new development and adjacent properties.¹⁴

The Properties are in the Central Area Mixed-Use section of the *DBSP*, as described in Section 5.1.2. No policies in this section pertain directly to cultural heritage; however, policy 5.1.2.3 states “[s]treet-related retail and commercial uses shall comprise the majority of the at-grade building frontages along Main Street and Queen Street in “The Four Corners.””¹⁵

The Properties are also in the Office Node section of the *DBSP*, as described in Section 5.1.3. Policy 5.1.3.1 states, in part, “[o]ffice development in this area shall be permitted that is compatible with the local historic character of the area.”¹⁶

The Properties are within the area defined as Special Policy Area No. 3, which “has been determined by the Toronto and Region Conservation Authority as being subject to flooding in a major storm event including the Regulatory Flood event.”¹⁷ The Properties are in sub-area 3C, an area located entirely susceptible to floods. Section 5.6.3.3 (c) provides policies relating to land use and density and urban design in sub-area 3C:

- 5.6.3.3 (c) (i)** Notwithstanding the “Central Area Mixed Use” designation of the lands, it is intended that the primary uses within Special Policy Area 3C shall be commercial (including office), certain institutional and cultural uses. Arts and culture related activities and development shall be encouraged to locate within Special Policy Area 3C in support of the development of a distinct “arts and culture” district within the historic downtown core.
- 5.6.3.3 (c) (ii)** A range and distribution of heights shall be established to provide for and support the Provincial, Regional and City objectives of the anchor mobility hub and the continued expansion its key transportation function, while protecting the important historical characteristics and fabric of the “Four Corners” area.
- 5.6.3.3 (c) (iii)** Any new development or redevelopment shall maintain the prevailing 2-4 storey scale of building massing along the street edge, with any further building height set back from the buildings along the street.
- 5.6.3.3 (c) (viii) Built Form:**
- Preserve and enhance the existing heritage in compatible, pedestrian-scale development with strong urban character.

¹⁴ City of Brampton. “Downtown Brampton Secondary Plan.” 3-4.

¹⁵ City of Brampton. “Downtown Brampton Secondary Plan.” 7.

¹⁶ City of Brampton. “Downtown Brampton Secondary Plan.” 9.

¹⁷ City of Brampton. “Downtown Brampton Secondary Plan.” 19.

- Preserve existing significant historical built form in accordance with policies of this Secondary Plan.
- Use appropriate, high-quality building materials that are reflective of the historical significance of the area.¹⁸

Section 8.5 of the *DBSP*, entitled ‘Heritage Resource Management,’ provides direction surrounding the management of cultural heritage resources within the *BDSP* area:

- 8.5.1** Heritage resource management activities within the Downtown Brampton Secondary Plan Area shall be undertaken in accordance with the policies of the Brampton Official Plan and in consultation with the Brampton Heritage Board, which is a Council appointed committee whose mandate is to advise on all matters pertaining to heritage.
- 8.5.2** For the purposes of this Plan, heritage resources shall include structures, sites, environments and artifacts which are of historical, architectural and/or archaeological value, significance or interest.
- 8.5.4** When a development proposal may impact a heritage resource, the City may request the preparation of a cultural heritage resource assessment. This assessment should provide information and present recommendations about how to mitigate the development impacts on identified heritage resources and will be prepared to the satisfaction of the City, the Brampton Heritage Board and other appropriate authorities having jurisdiction.¹⁹

This HIA has been prepared in accordance with these policies. Mitigation measures and options, as well as the identification of salvageable materials, have been prepared to help mitigate the effects of forthcoming development on the cultural heritage value or interest of the properties in the Study Area.

3.2.5 City of Brampton – Decision Regarding the Study Area

City council approved recommendations from the City’s Committee of Council for the demolition of the vacant, City owned properties at 30-46 Main Street North and 54-60 Main Street North. A visual structural assessment was prepared for the buildings on these properties which determined that the above-ground superstructures are in poor condition and that most do not comply with the *Building Code Act, 1992, c. 23*. The buildings are not suitable for occupancy without remediation work.²⁰

¹⁸ City of Brampton. “Downtown Brampton Secondary Plan.” 27-29.

¹⁹ City of Brampton. “Downtown Brampton Secondary Plan.” 49.

²⁰ City of Brampton. 2024. “Budget Amendment and Request to Begin Procurement for the Demolition of Downtown City Properties – Ward 1.” Report Number: Public Works & Engineering-2024-124. <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=105824>.

3.2.6 Local Context Summary

The Region of Peel and the City of Brampton consider cultural heritage resources to be of value to the community and values them in the land use planning process. Through their *OP* policies, the Region and the City have committed to identifying and conserving cultural heritage resources.

The City has approved the demolition of the vacant, City-owned properties in the Study Area.

4 RESEARCH AND ANALYSIS

4.1 Early Indigenous History

4.1.1 Paleo Period (9500 – 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Laurentide Ice Sheet at the end of the Wisconsinan Glacial Period.²¹ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.²² The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.²³

4.1.2 Archaic Period (8000 – 1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.²⁴

4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland archaeological period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁵ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁶ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around the Late Woodland. During this period

²¹ Ellis, C. and Deller, D.B. 1990. "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter). 37.

²² Toronto Region Conservation Authority. 2001. "Chapter 3: First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*. prepared by the Toronto Region Conservation Authority (Toronto, ON).

²³ Toronto Region Conservation Authority. "Chapter 3: First Nations."

²⁴ Toronto Region Conservation Authority. "Chapter 3: First Nations."

²⁵ Toronto Region Conservation Authority. "Chapter 3: First Nations."

²⁶ Toronto Region Conservation Authority. "Chapter 3: First Nations."

people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).²⁷ The Late Woodland period is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.²⁸

4.2 Seventeenth- and Eighteenth-Century History

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century bringing with them diseases for which the Indigenous peoples had no immunity and contributing to the collapse of the three southern Ontario Iroquoian confederacies. The movement of the Haudenosaunee Confederacy from south of Lake Ontario also contributed to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron. Between 1649 and 1655, the Haudenosaunee Confederacy waged war on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.²⁹

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes. However, in the early 1690s, the Ojibway, Odawa, and Patawatomí – allied as the Three Fires – initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.³⁰ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.³¹ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695. Their descendants are the Mississaugas of the Credit.³² Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.³³

²⁷ Toronto Region Conservation Authority. “Chapter 3: First Nations.”

²⁸ Toronto Region Conservation Authority. “Chapter 3: First Nations.”; Haudenosaunee Confederacy. n.d. “Who Are We.” Accessed 15 April 2024. <https://www.haudenosauneeconfederacy.com/who-we-are/>.

²⁹ Mississaugas of the Credit First Nation. n.d. “Community Profile.” Accessed 15 April 2024. <https://mncfn.ca/about-mncfn/community-profile/>.

³⁰ Mississaugas of the Credit First Nation. “Community Profile.”

³¹ Mississaugas of the Credit First Nation. “Community Profile.”

³² Mississaugas of the Credit First Nation. “Community Profile.”

³³ Toronto Region Conservation Authority. Last modified 21 June 2018. “Archaeology Opens a Window on the History of Indigenous Peoples in the GTA.” Accessed 15 April 2024. <https://trca.ca/news/archaeology-indigenous-peoples-gta/>.

4.3 Early Euro-Canadian Settlement

The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater British settlement in Canada, leading to treaties.³⁴ The Properties are located within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance, Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario (Figure 3). As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.³⁵

The Study Area is also within the traditional territory of the Haudenosaunee and Huron Wendat.

³⁴ Peel Art Gallery, Museum, and Archives. n.d. "About Peel." Peeling the Past. Accessed 15 April 2024. <https://peelarchivesblog.com/about-peel/>.

³⁵ Duric, D. Last modified 4 November 2020. "Ajetance Treaty, No. 19 (1818)." Mississaugas of the Credit First Nations. Accessed 15 April 2024. <https://mncfn.ca/ajetance-treaty-no-19-1818/>.

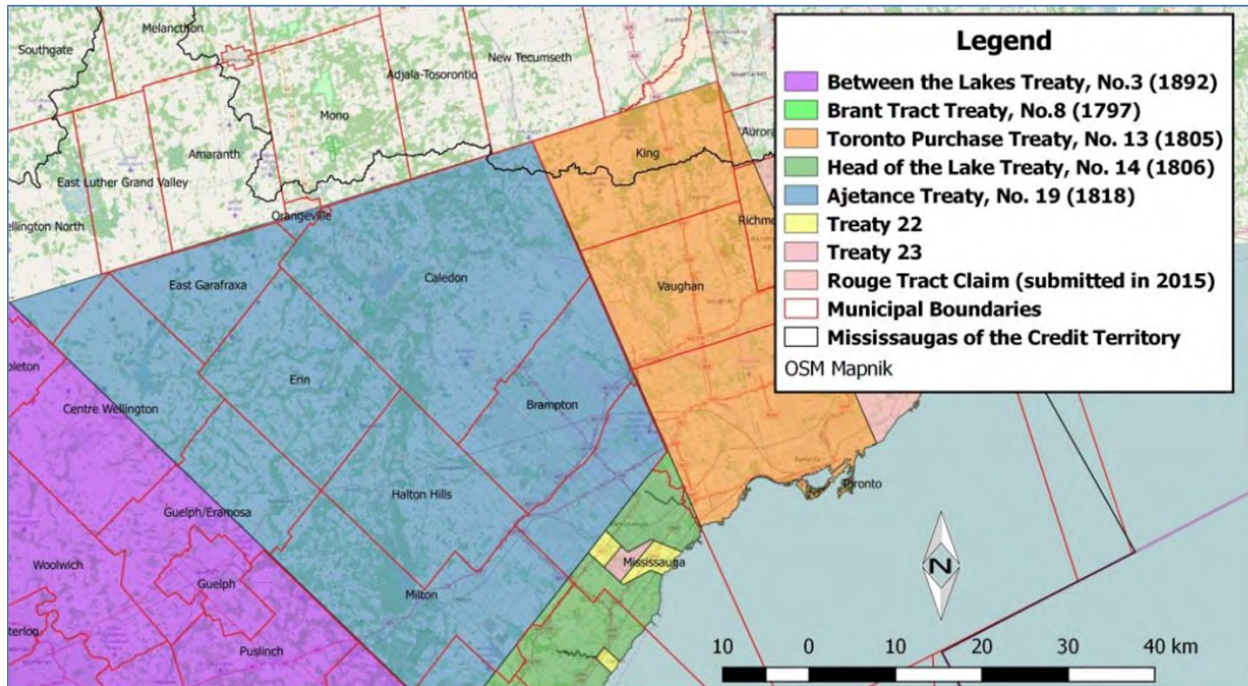


Figure 3: Map Showing Several Treaties

4.4 Chinguacousy Township and Peel County

In 1788, the Province of Quebec's government created districts and counties to serve as administrative bodies from the local level.³⁶ The first Districts were Hesse, Nassau, Mecklenburg, and Lunenburg. These four Districts would be renamed Western, Home, Midland, and Eastern, respectively, in 1792.³⁷ The Properties are located in the former Nassau or Home district.

Until the signing of the Ajetance Treaty, the land that would become Chinguacousy Township and Peel County was owned and occupied by Indigenous groups. The Ajetance Treaty was signed in 1818. In 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.³⁸ They described the land as "low, swampy and covered with dense hardwood".³⁹ Chinguacousy Township was named by Lieutenant Governor Sir Peregrine Maitland for the Mississauga

³⁶ Archives of Ontario. n.d. "The Changing Shape of Ontario: Early Districts and Counties 1788-1899." Government of Ontario. Accessed 15 April 2024. <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

³⁷ Archives of Ontario. "The Changing Shape of Ontario."

³⁸ Town of Caledon. n.d. "Arts, Culture, and Heritage." Accessed 15 April 2024. <https://www.caledon.ca/en/living-here/arts-culture-and-heritage.aspx#:~:text=Originally%20surveyed%20in%201818%20and,rivers%20and%20at%20various%20crossroads>.

³⁹ Tourism Brampton. n.d. "Brampton History." Accessed 15 April 2024. <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>.

designation for the Credit River which means “young pine”. The name also resembles the name of Ottawa chief Shingacouse, but this is believed to be a coincidence.⁴⁰

A “New Survey” method was used in the creation of smaller Townships within the County of Peel. Traditionally, 200 acre lots were the preferred method of surveying a town. However, these townships granted 100-acre square lots in order to provide everyone with access to a transportation route and ease of farming.⁴¹ They also used the ‘double-front’ system and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street/Main Street). Lot numbers were assigned running south to north. The first township in Peel was Toronto Township.⁴² The name Peel was given in honour of Sir Robert Peel, who held many senior British government posts.⁴³

Many early settlers to Chinguacousy Township came from New Brunswick, parts of Upper Canada including the Niagara region, and the United States as descendants of United Empire Loyalists.⁴⁴ Chinguacousy and Toronto Gore Township operated together until the latter separated in 1831.⁴⁵ At the time, Chinguacousy had 1,930 inhabitants.⁴⁶

The Townships were initially run by the elected Home District Council. Canada West’s (Ontario) Districts were dissolved in 1850 and the County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion Townships.⁴⁷ In 1854, Ontario County separated from the United Counties. In 1866, Peel became an independent county, with the village of Brampton chosen as the County seat in 1867.⁴⁸ Peel quickly grew and by the late 19th century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By 1873, the construction of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley railways throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.⁴⁹

⁴⁰ Rayburn, A. 1997. “Place Names of Ontario.” (Toronto, ON: University of Toronto Press). <https://archive.org/details/placenamesofonta0000rayb>. 68.

⁴¹ Peel Art Gallery, Museum, and Archives. Last modified 25 April 2017. “The Creation of the County of Peel, 1851-1867.” Accessed 15 April 2024. <https://peelarchivesblog.com/2017/04/25/the-creation-of-the-county-of-peel-1851-1867/>.

⁴² Peel Art Gallery, Museum, and Archives. “The Creation of the County of Peel, 1851-1867.”

⁴³ Rayburn, A. “Place Names of Ontario.” 266.

⁴⁴ Pope, J.H. 1877. “Illustrated Historical Atlas of the County of Peel.” (Toronto, ON: Walker and Miles). 64.

⁴⁵ Corporation of the County of Peel. 1967. “A History of Peel County to Mark its Centenary.” (Peel, ON: Charters Publishing Company).

⁴⁶ Corporation of the County of Peel. “A History of Peel County to Mark its Centenary.” 249.

⁴⁷ Peel Art Gallery, Museum, and Archives. “The Creation of the County of Peel, 1851-1867.”

⁴⁸ Corporation of the Town of Brampton. 1953. “Brampton Centennial Souvenir 1853-1953.” (Toronto, ON: Charters Publishing Company Limited). <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>. 29.

⁴⁹ Town of Caledon. “Arts, Culture and Heritage.”

Growth following World War II led to the creation of the Regional Municipality of Peel in 1974.⁵⁰ Peel was divided into three lower tier municipalities, including the City of Brampton, City of Mississauga, and Town of Caledon. Responsibility of Peel included many overarching services, such as: public health, utility services, and policing.⁵¹ The lower tier municipalities were responsible for local matters, including property assessment, tax collection, public transit, and libraries. In 1974, Peel Region had a total population of 334,750.⁵² and by 2021, it had a total population of 1,451,022.⁵³

4.5 City of Brampton

Between 1827 and 1832, the only building in the area was a small tavern at on Concession 1, Lot 8, E.H.S. Martin Salisbury operated a tavern and inn which contained most of the business in the area. The 1827 assessment roll indicates Salisbury only had one horse and one cow but assessed him as having £211.⁵⁴ Soon after, William Buffy constructed a tavern at the Four Corners (now the intersection of Main Street and Queen Street). John Scott, a magistrate, built a small store, a potashery, a distillery, and a mill.⁵⁵ By 1834, the first lots in the settlement were surveyed by John Elliott, who also gave the settlement the name of Brampton, in homage to his hometown of Brampton, Cumberland, England. He and another settler named William Lawson were staunch members of the Primitive Methodist movement and they established a strong Methodist presence in the area.⁵⁶ According to the 1837 *Toronto and Home District Directory*, there were 18 inhabitants.⁵⁷

The village began to grow from the intersection of Hurontario and Queen Streets, on a floodplain of the Etobicoke Creek. By 1846, the village had two stores, a tavern, tannery, cabinetmaker, two blacksmiths and two tailors and the population had reached 150 people. In 1853, Brampton was officially incorporated as a village with a population of over 500 inhabitants. Several churches were built, along with a grammar school, distilleries, several stores, and John Haggert's agricultural implements factory. The local economy was growing, and the village supported the surrounding farms and rural hamlets in the township.⁵⁸

⁵⁰ Peel Art Gallery, Museum, and Archives. "About Peel."

⁵¹ Peel Art Gallery, Museum, and Archives. "About Peel."

⁵² Peel Art Gallery, Museum, and Archives. "About Peel."

⁵³ Statistics Canada. Last modified 1 February 2023. "Census Profile, 2021 Census of Population, Profile Table." Accessed 16 April 2024. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Peel&DGUIDlist=2021A00033521&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>.

⁵⁴ Corporation of the Town of Brampton. "Brampton Centennial Souvenir 1853-1953." 13.

⁵⁵ Brampton Historical Society. 2001. "A Tavern in the Town." *Buffy's Corner 3, No. 1*. Accessed 16 April 2024, <http://nebula.wsimg.com/ab724bf29292825400659426003351b8?AccessKeyId=B6A04BC97236A848A092&disposition=0&alloworigin=1>. 6.

⁵⁶ Corporation of the Town of Brampton. "Brampton Centennial Souvenir 1853-1953." 13.

⁵⁷ Walton, G. 1837. "The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837." (Toronto: T. Dalton & W.J. Coates).

⁵⁸ Tourism Brampton. "Brampton History."

The village of Brampton was chosen as the seat of Peel County in 1867.⁵⁹ In 1873, Brampton was incorporated as a town with John Haggert elected as the first mayor. By 1877, there were 2,551 inhabitants and the town had two bank branches, two telegraph offices, five hotels, a curling and skating rink, several mills, and carriage factories.⁶⁰

During the mid-Victoria era, flower nurseries, emerged as one of Brampton's primary industries.⁶¹ Within a few short years, Brampton became known as the "Flowertown" of Canada and soon a local nursery – Dale's Nursery – was Brampton's largest employer. By the turn of the century, hundreds of acres of land were filled with greenhouses growing prize orchids, hybrid roses, and other flower species. Most of these flowers were grown for export around the world.⁶²

The twentieth century brought new industries to the town, mostly along the railway line, including the Williams Shoe factory, the Copeland-Chatterson Loose-Leaf Binder company and the Hewetson Shoe factory. Major banks also established branches on the Four Corners.⁶³ In 1907, American industrialist Andrew Carnegie's 'Andrew Carnegie Foundation' donated \$12,500 to construct a library in Brampton.⁶⁴ and the population reached 4,000 people by 1910.⁶⁵ The world wars and the Great Depression during the first half of the twentieth century took their toll on the local economy. Some factories closed and the flower industry began a slow but steady decline.

Brampton slowly transformed after the Second World War. In the late 1940s and 1950s, the automobile began to change the landscape, as did rapid urban growth in Toronto as new subdivisions began to develop. In 1959, Bramalea was created and touted as "Canada's first satellite city". Bramalea was a planned community built to accommodate 50,000 people by integrating houses, shopping centres, parks, commercial business and industry.⁶⁶

The Province of Ontario began reviewing various municipalities in the mid-1960s. Peel County was facing increasing growth and urbanization. The abilities of its ten municipal governments varied greatly. By combining them into three municipalities, each could better react to and plan for the complex needs of residents at a regional level. In 1974, the provincial government created the City of Brampton, City of Mississauga, and the Town of Caledon. The City of Brampton was created from the combination of the Town of Brampton, Toronto Gore Township, the southern half of Chinguacousy Township, and a portion of the Town of

⁵⁹ Corporation of the Town of Brampton. "Brampton Centennial Souvenir 1853-1953."

⁶⁰ Pope, J.H. "The Illustrated Atlas of the County of Peel, Ont." 87-88.

⁶¹ Symons, T.H.B. n.d. "Brampton's Dale Estate." *Ontario Heritage Trust*. Accessed 16 September 2024. <https://www.heritagetrust.on.ca/en/pages/programs/education-and-outreach/presentations/brampton-dale-estate>.

⁶² Tourism Brampton. "Brampton History."

⁶³ Tourism Brampton. "Brampton History."

⁶⁴ Corporation of the Town of Brampton. "Brampton Centennial Souvenir 1853-1953." 57.

⁶⁵ Tourism Brampton. "Brampton History."

⁶⁶ Moreau, N. Last modified 28 November 2022. "Brampton." *The Canadian Encyclopedia*. Accessed 16 April 2024. <https://www.thecanadianencyclopedia.ca/en/article/brampton>.

Mississauga.⁶⁷ Brampton is now Canada's ninth-largest municipality with a population of 656,480 according to the 2021 Census.⁶⁸

4.6 History of the Properties in the Study Area

The Properties are located in the southwest corner of Concession 1 East Hurontario Street (EHS) Lot 6. An 1819 map showing the property identifies two occupants, one on both its east and west halves (Figure 4). Although occupancy is depicted as early as 1819, the Crown Patent for Concession 1 EHS Lot 6 was not granted until 3 January 1827. On this date, the property was patented to King's College.⁶⁹ King's College was established in 1827 by Royal Charter and was affiliated with the Church of England. Student enrollment began in 1842. The College was secularized in 1849 and was renamed the University of Toronto in 1850. The College's main campus was in York (Toronto).⁷⁰

Kings College owned the Concession 1 EHS Lot 6 until 8 July 1847 when all 200 acres were sold to John Scott.⁷¹ Scott began subdividing the property on 24 July 1847, almost immediately after he acquired it. The subdivided lots were small, ranging from one quarter acre to two acres. Among the lots sold by Scott was a one-acre parcel in the west half of the property which he sold to John Vodden on 24 July 1847 (registered on 4 August 1847).⁷² Vodden was born in England c. 1814, worked as a wagon maker, and was married to Hannah Snell.⁷³

In July 1850, George Wright had Concession 1 EHS Lot 5 and Concession 1 EHS Lot 6 subdivided through Plan 2 (BR-2). Vodden's one acre parcel of the newly created BR-2 comprised Lot 42 to Lot 45.⁷⁴ No land instruments (e.g., bargain and sale agreements, grants, etc.) were registered against Vodden's properties. A map from 1851 identifies that Concession 1 EHS Lot 6 was owned, at least in part, by King's College and was being leased at the time (Figure 4). On 18 April 1856, Vodden had his property subdivided into twelve lots of equal size by John Stoughton Dennis, P.L.S. The plan was called 'Vodden's Block' and it was registered as Plan 10 (BR-10).⁷⁵ Lots 1, 3, 5, 7, 9, and 11 of BR-10 fronted onto Main Street and Lots 2, 4, 6, 8, 10, and 12 fronted onto Hannah Street, a short street than ran parallel with Main Street North to the rear of Lots 1, 3, 5, 7, 9, and 11.

⁶⁷ Moreau, "Brampton."

⁶⁸ Moreau, "Brampton."

⁶⁹ Land Registry Office 43. n.d. "Abstract/Parcel Register Book, Peel County (43), Chinguacousy, Book A." Unknown/Illegible Instrument No. <https://www.onland.ca/ui/43/books/501865/viewer/405287066?page=14>.

⁷⁰ Macara, J. 1844. "The Origin, History, and Management of the University of King's College, Toronto." Courtesy of Local Histories Collection, Libraries and Cultural Resources Digital Collections, University of Calgary.

⁷¹ LRO 43. Book A. Unknown/Illegible Instrument Number.

⁷² LRO 43. Book A. Unknown/Illegible Instrument Number.

⁷³ Library and Archives Canada. n.d. "Census of 1851." Item ID Number: 23639039. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&idNumber=23639039&ecopy=e002365624>.

⁷⁴ Land Registry Office 43. n.d. "Abstract/Parcel Register Book, Peel County (43), Brampton, Plan 2." <https://www.onland.ca/ui/43/books/41399/viewer/992547771?page=181>. Page 181

⁷⁵ Land Registry Office 43 [LRO 43]. n.d. "Abstract/Parcel Register Book, Peel County (43), Brampton, Plan 10." <https://www.onland.ca/ui/43/books/41418/viewer/990458265?page=1>.

Shortly after BR-10's registration, Vodden died. A will instrument between Vodden and an unidentified grantee dated 11 June 1857 and registered 25 March 1858 is in the land registry documentation.⁷⁶ Following this instrument, Vodden no longer appears on any other land registry instruments for Concession 1 EHS Lot 6, BR-2, or BR-10. Vodden is also no longer listed on the 1861 census, and Hannah Snell is identified as a widow.⁷⁷ Because Vodden is no longer present on land registry documents and no grantee of his will is identified, a window of unclarity exists for each property between the creation of BR-10 and the first instrument to appear for each property in BR-10.

⁷⁶ LRO 43. Book A. Unknown/Illegible Instrument Number.

⁷⁷ Library and Archives Canada. n.d. "Census of 1861." Item ID Number: 44066839. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=44066839&ecopy=4108162_00257.



TITLE
1819, 1851, 1877 (Chinguacousy), and 1877 (Brampton) Historic Maps Showing the Study Area

CLIENT
 City of Brampton

PROJECT
 Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

PROJECT NO. LHC0437

Legend

Study Area

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Bristol, R., "A.30 Map of the Northern Part of the Township of Toronto", scale unknown, n.p.: The Crown, 1819.
2. Archives of Ontario, "Chinguacousy Township, Map #51", I0044609, 1851.
3. Pope, J.H., "Southern Part of Chinguacousy", in: "Illustrated Historical Atlas of the County Peel Ont", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>; accessed 28 July, 2023), Toronto: Walker & Miles, 1877.
4. Pope, J.H., "Consolidated Plan of Brampton", in: "Illustrated Historical Atlas of the County Peel Ont", (<https://www.alamy.com/a-map-of-brampton-in-the-illustrated-historical-atlas-of-the-county-of-peel-ontario-1877-image470177752.html>; accessed 28 July, 2023), Toronto: Walker & Miles, 1877.

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4.6.1 30 Main Street North (BR-10, Lot 11 Southeast) (City Owned)

The first instrument registered against BR-10 Lot 11 was an assignment of mortgage from Henry Carter to William Broddy. This instrument is dated 25 January 1873 and was worth \$700.00.⁷⁸ Despite this mortgage, it appears as though the property was owned by William Mahaffy *et ux*. This is evidenced in Mahaffy's sale of the land in December 1877.⁷⁹ Mahaffy was born in Ireland around 1830 and immigrated to Canada West (Ontario) in 1856. He was a prominent carriagemaker in Brampton.⁸⁰ On 5 December 1877, he sold the south half to John E. Wood for \$500.00 and on 19 December 1877 he sold the north half to Joseph Tomalin for \$450.00.⁸¹ It is likely that the property had been developed by this time, possibly circa 1870. This is primarily evidenced in the sale price of the two halves of the property. A map of the Town of Brampton from 1877 shows the property and a map of Chinguacousy Township identifies that the area bounded by the Grand Trunk Railway, Queen Street, and Main Street had been developed (Figure 4).

John E. Wood, who worked as a barber, was listed as the 'party to' (grantee) on numerous land registry instruments following his acquisition of the property.⁸² On 13 August 1892, William H. Law granted Wood a miscellaneous lease worth \$531.47; on 19 December 1892, William H. Stephens granted Wood a miscellaneous lease worth \$652.00; on 23 January 1893, John A. Trimble granted Wood a miscellaneous lease worth \$412.00; on 9 February 1893, Frederick W. Hill granted Wood a miscellaneous lease worth \$50.00; and on 15 February 1893, William A. McCulla granted Wood a miscellaneous lease worth \$13.25.⁸³ Although it was owned by Wood, the property was occupied by Thomas Wilson, a tailor born in Scotland, who operated a tailoring business on the premises.⁸⁴ The property was transferred from Wood to William H. Law on 31 July 1893 through a 'V.O.' instrument.⁸⁵ Law owned the property until 29 April 1898, when he sold it to Minnie Charlott Law for \$1.00.⁸⁶ Minnie Law owned the property until 11 December 1905, when she sold it to William Hall, a doctor, for \$3,000.00.⁸⁷

A photograph and postcard from the early 1900s are the first clear depictions of the property (Figure 5 and Figure 6). At the time, the buildings on 30 Main Street North and 36-38 Main Street North shared an identical architectural configuration. A topographic map from 1909

⁷⁸ LRO 43. Plan 10. Instrument Number: 927.

⁷⁹ LRO 43. Plan 10. Instrument Number: 2117; 2130.

⁸⁰ Loverseed, H.V. 1987. "Brampton: An illustrated History." Courtesy of Local Histories Collection, Libraries and Cultural Resources Digital Collections, University of Calgary.

⁸¹ LRO 43. Plan 10. Instrument Number: 2117; LRO 43. Plan 10. Instrument Number: 2130.

⁸² Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19747082. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19747082&ecopy=e008186740>.

⁸³ LRO 43. Plan 10. Instrument Number: 5266; 5302; 5320; 5333; 5336.

⁸⁴ City Records provided to LHC; Library and Archives Canada. n.d. "Census of Canada, 1921." Item ID Number: 64731461. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=64731461&ecopy=e003027084>.

⁸⁵ LRO 43. Plan 10. Instrument Number: 5385.

⁸⁶ LRO 43. Plan 10. Instrument Number: 5981.

⁸⁷ LRO 43. Plan 10. Instrument Number: 7233.

shows a stone or brick building in the approximate location of the property, suggesting that it had been developed (Figure 7). The development status of the property is confirmed on a 1911 fire insurance plan showing the property, which identifies a two-storey brick building occupied by a tailor – Thomas Wilson – at the time (Figure 8). The condition of the building and its use remained through 1917 (Figure 8). By 1923, the property was under the ownership of Annie Hall, William Hall’s wife, who sold it to Thomas Wilson on 11 July for \$8,850.00.⁸⁸ A two-storey building occupied by a tailor remained (Figure 8). No discernable changes to the property are depicted on topographic maps from 1933 and 1938 (Figure 7).

The property was transferred to James H. Wilson, Thomas Wilson’s son who also worked as a tailor, at some point. On 24 September 1938, the executors of James Wilson’s will granted the property to Herbert A. Wilson, his younger brother who was also a tailor, for \$1.00.⁸⁹ A fire insurance plan from 1940 continues to show the property being used by a tailor (Figure 8). Herbert Wilson owned the property until 20 March 1946, when he granted it to John R. McArtur for \$1.00.⁹⁰ A 1946 air photo shows the property in generally the same configuration as it appears on the 1924 fire insurance plan (Figure 8 and Figure 9). By 1961, a one storey addition was added to the northeast (rear) elevation of the building (Figure 9). The addition is also shown on a 1971 fire insurance plan showing the property (Figure 8).

McArtur owned the property until 15 August 1986, when he granted it to Juergen W. Schulz and Ute M. Schulz.⁹¹ That same day, Juergen and Ute Schulz acquired a \$145,000.00 mortgage from the Toronto Dominion Bank.⁹² On 27 February 1997, Juergen and Ute Schulz appeared to have leased the property to Mary Campbell for \$70,000.00.⁹³ Photographs from the late 20th century identify that the building’s primary façade had been altered since its initial development. The second storey had been clad in stucco and half timbering was added. The property remained under occupancy of a clothing store/tailor.

By 2000, a gabled roof and mechanical equipment had been added to the roof (Figure 10). The general configuration of the building has remained largely unchanged since (Figure 10). By 2019, the store was occupied by a collectibles storey and by 2022 it was vacant.

⁸⁸ LRO 43. Plan 10. Instrument Number: 14822.

⁸⁹ Library and Archives Canada. n.d. “Census of Canada, 1891.” Item ID Number: 26279656. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26279656&ecopy=30953_148163-00443; Library and Archives Canada. n.d. “Census of Canada, 1921.” Item ID Number: 64712915.

<https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=64712915&ecopy=e003027092>;

LRO 43. Plan 10. Instrument Number: 19513.

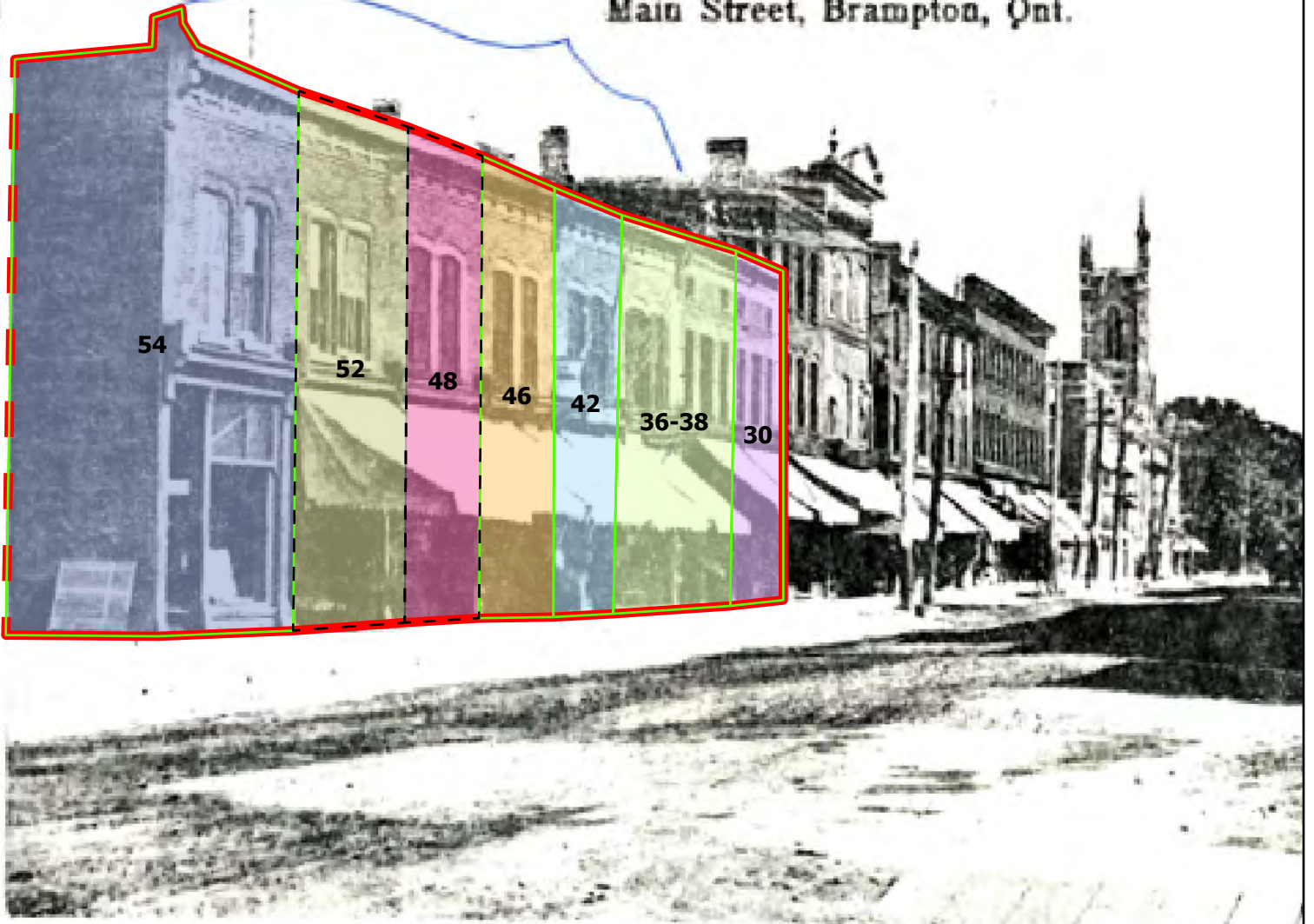
⁹⁰ LRO 43. Plan 10. Instrument Number: 21733.

⁹¹ LRO 43. Plan 10. Instrument Number: 765025.

⁹² LRO 43. Plan 10. Instrument Number: 21734.

⁹³ LRO 43. Plan 10. Instrument Number: RO1136162.

Main Street, Brampton, Ont.



Main Street, Brampton

Legend

- Study Area
- - - Study Area Boundary, 60 Main Street not included in photo
- Parcels, City-Owned
- Parcels, Privately-Owned

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 City of Brampton
 n.d. "Preliminary Visual Research: 30-38 Main Street North." Provided by the Owner. [photo]
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TITLE
Early 20th Century Photo Showing the Study Area

CLIENT
 City of Brampton

PROJECT
 Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

PROJECT NO. LHC0437



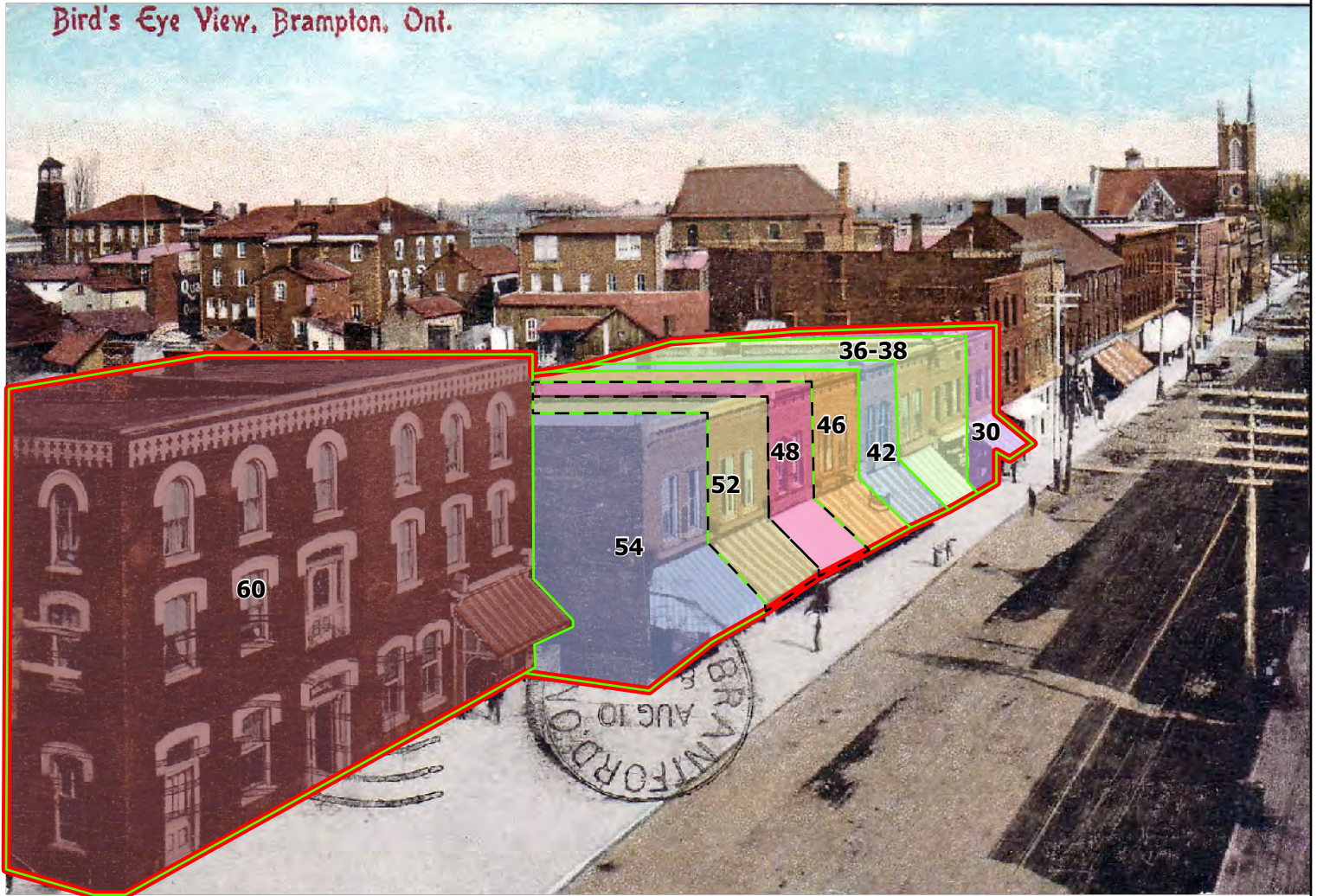
YYYY-MM-DD

5/27/2024

FIGURE #

5

Bird's Eye View, Brampton, Ont.



Legend

- Study Area
- Parcels, City-Owned
- Parcels, Privately-Owned

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 City of Brampton. n.d. "Bird's Eye View, Brampton, Ont." Provided by the Owner. [postcard]
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TITLE
Early 20th Century Postcard Showing the Study Area

CLIENT
 City of Brampton

PROJECT
 Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

PROJECT NO. LHC0437

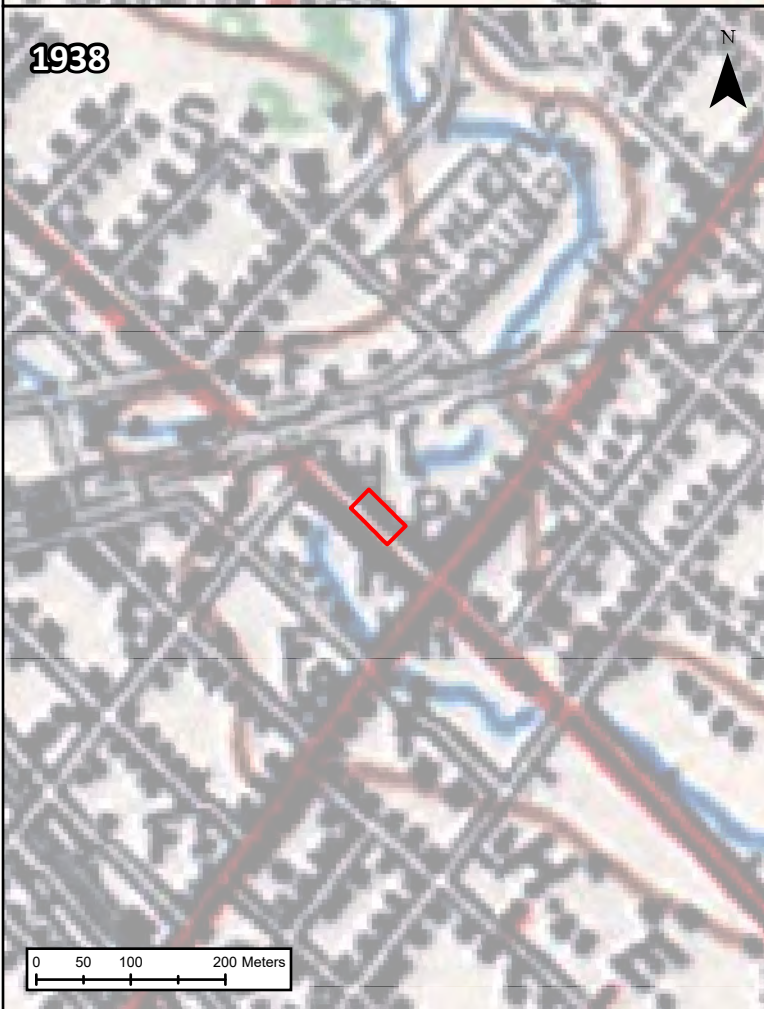
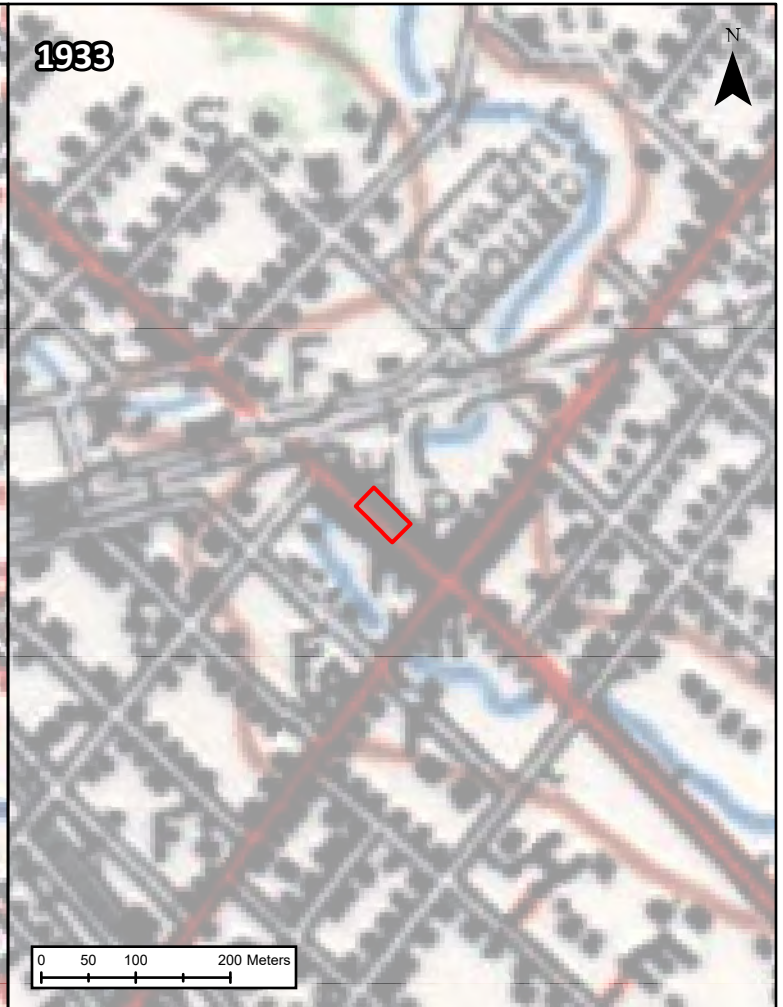
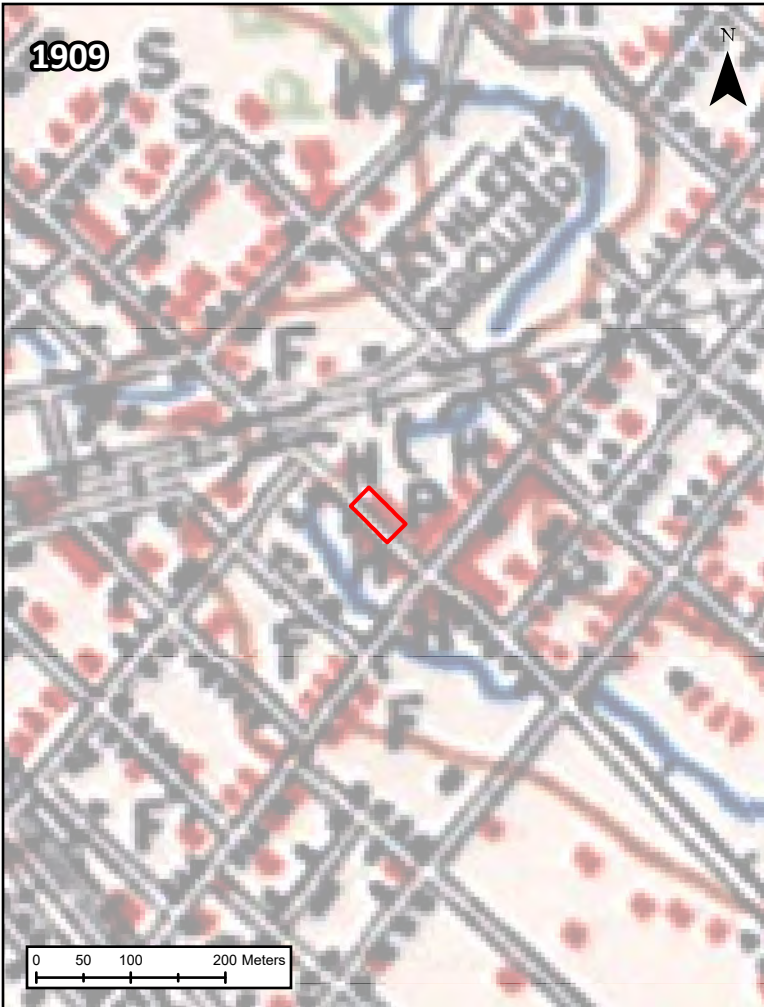


YYYY-MM-DD

5/27/2024

FIGURE #

6



Legend

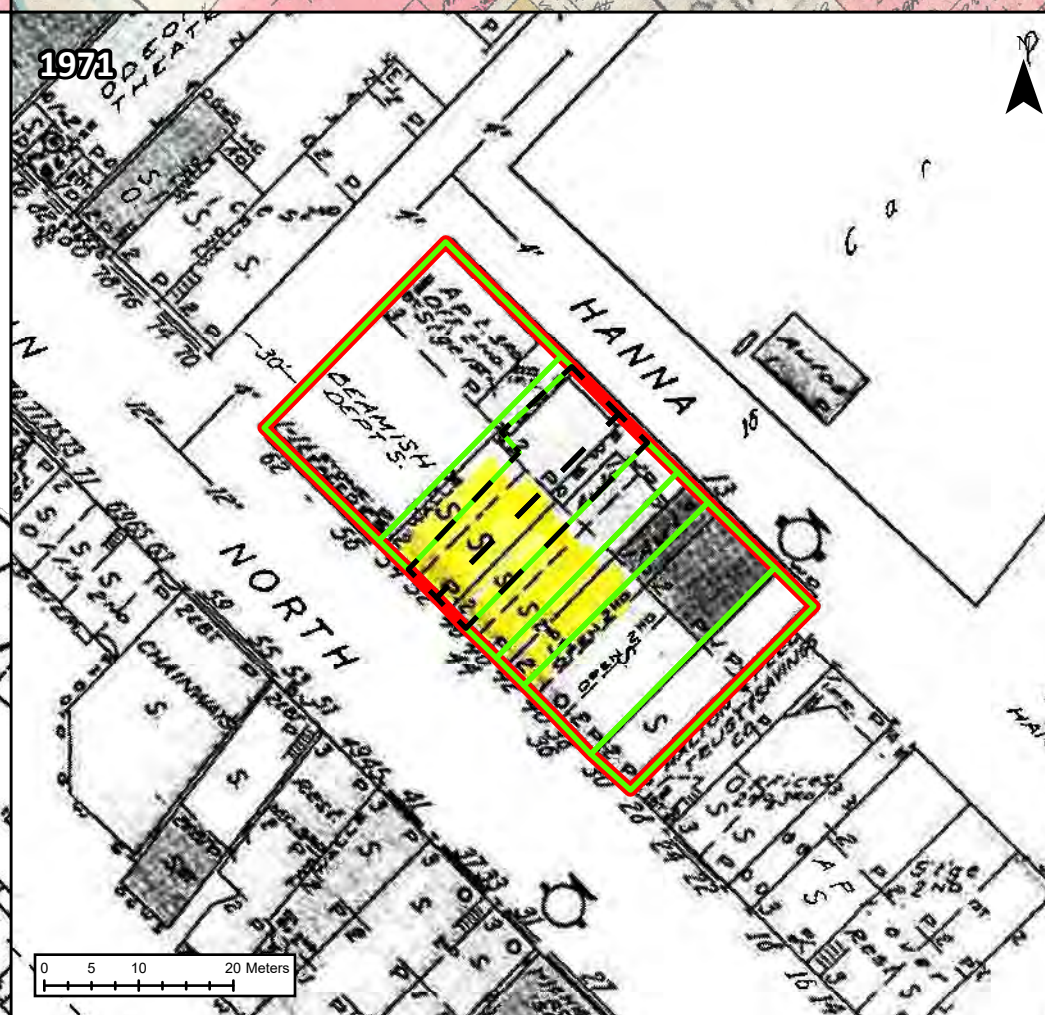
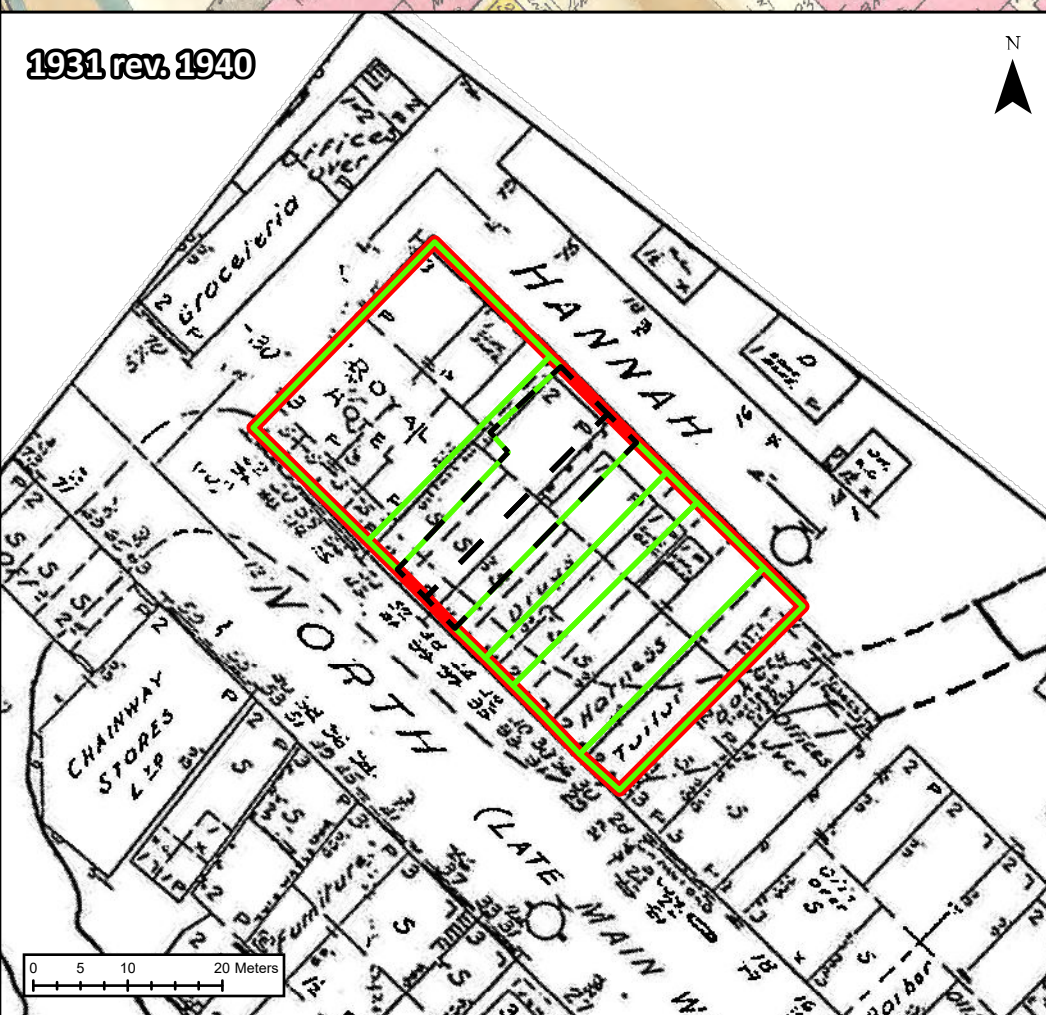
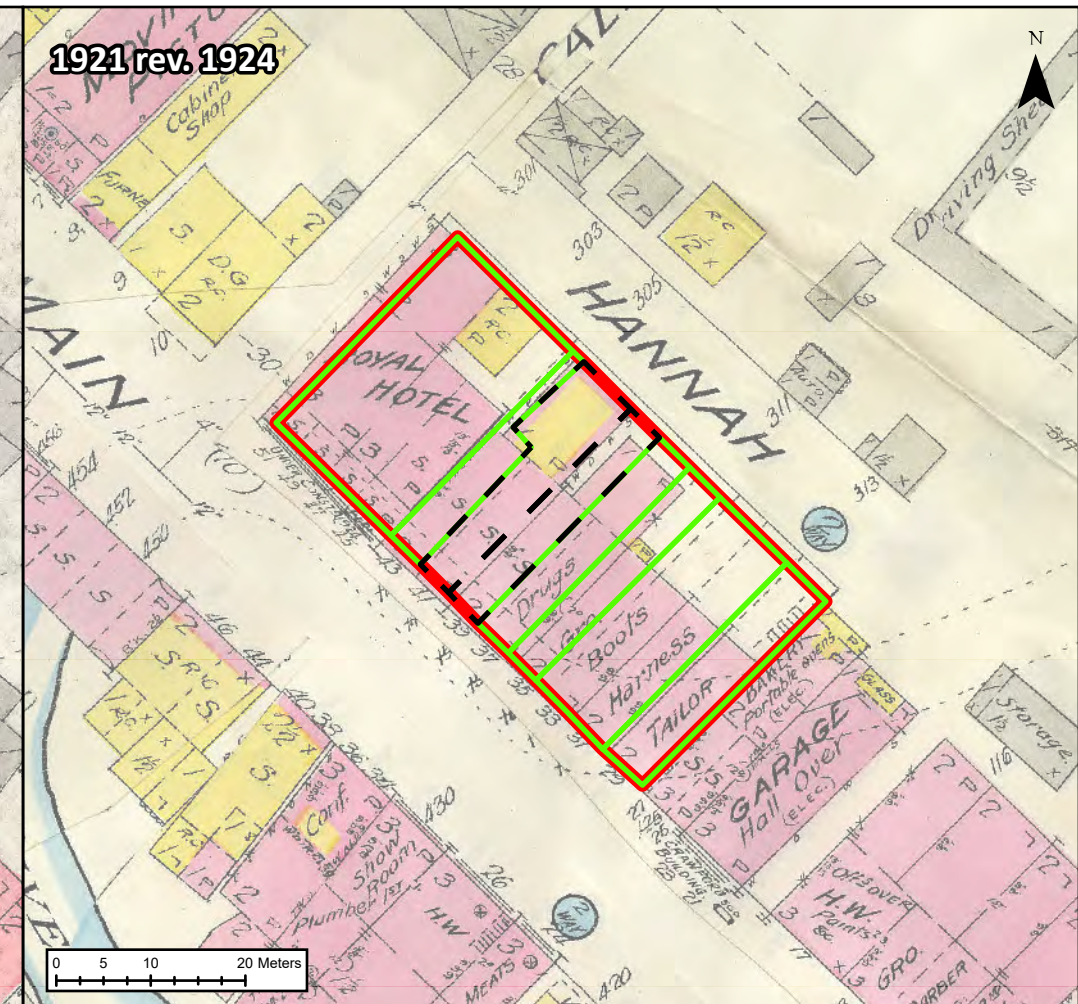
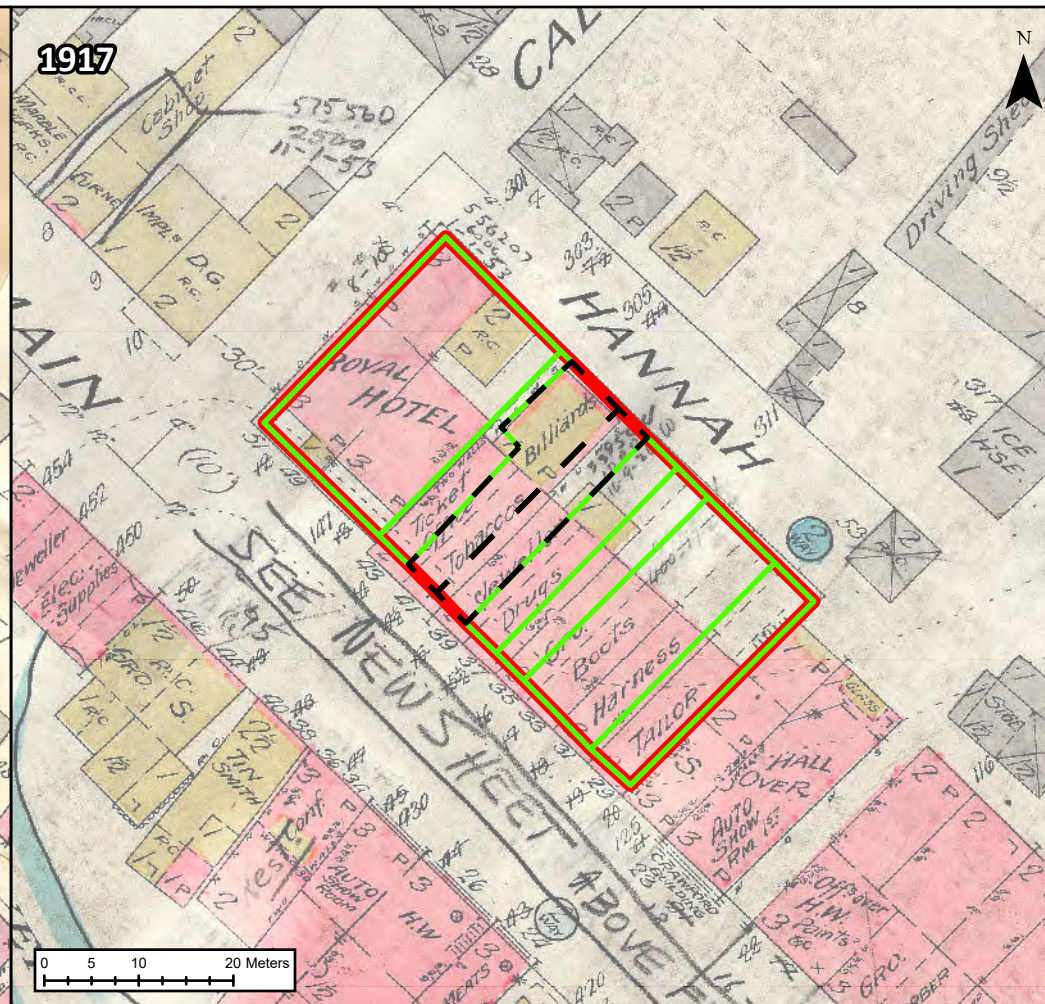
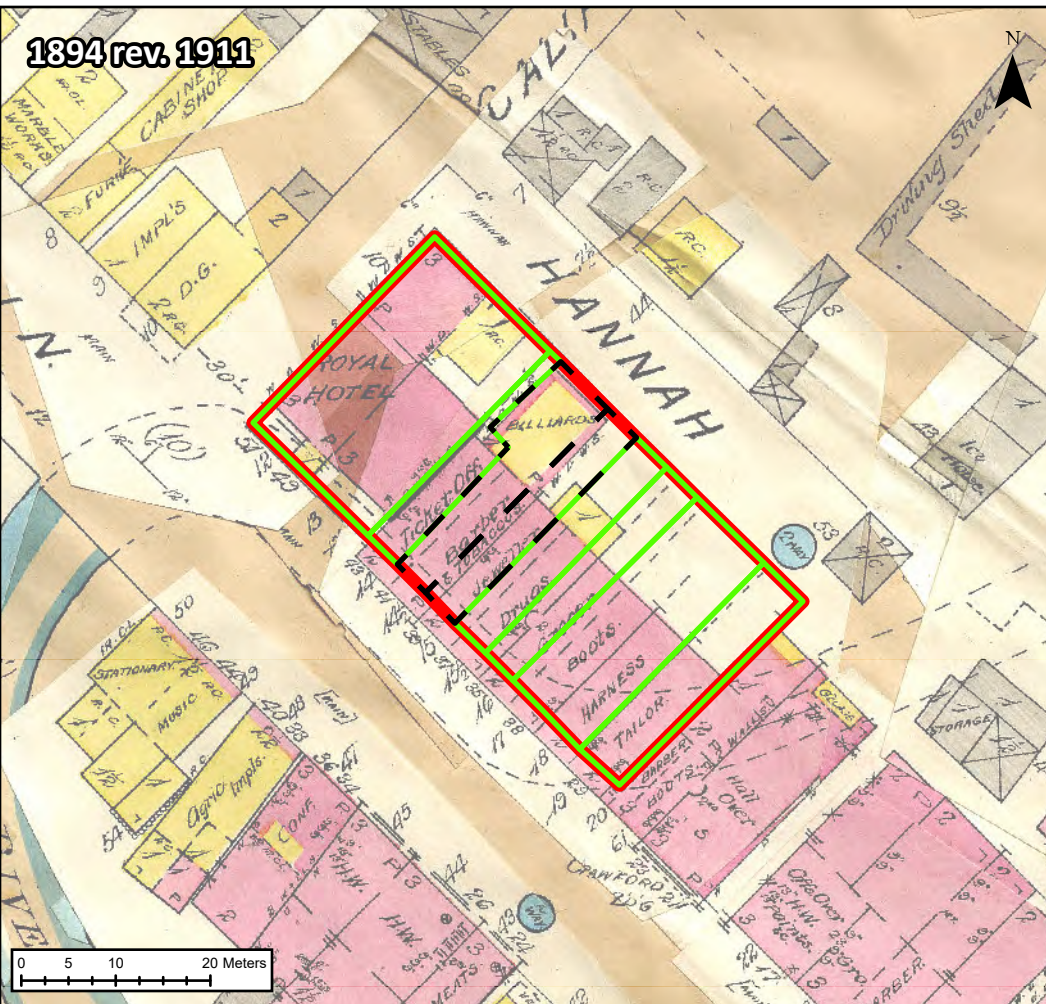
Study Area

TITLE
 1909, 1933, and 1938 Topographic Maps Showing the Study Area

CLIENT
 City of Brampton

PROJECT Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario **PROJECT NO.** LHC0437

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
 1. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1909TIFF&_add:true&_add:true_nozoom:true), sheet 30 M/12, Ottawa: Department of Militia and Defence, 1909.
 2. Department of National Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1933TIFF&_add:true&_add:true_nozoom:true), sheet 30 M/12, Ottawa: Department of National Defence, 1933.
 3. Department of National Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1938TIFF&_add:true&_add:true_nozoom:true), sheet 30 M/12, Ottawa: Department of National Defence, 1938.
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Legend

- Study Area
- Parcels, City-Owned
- Parcels, Privately-Owned

TITLE
1894 rev. 1911, 1917, 1921 rev. 1924, 1931 rev. 1940, and 1971 Fire Insurance Plans Showing the Study Area

CLIENT
City of Brampton

PROJECT
Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

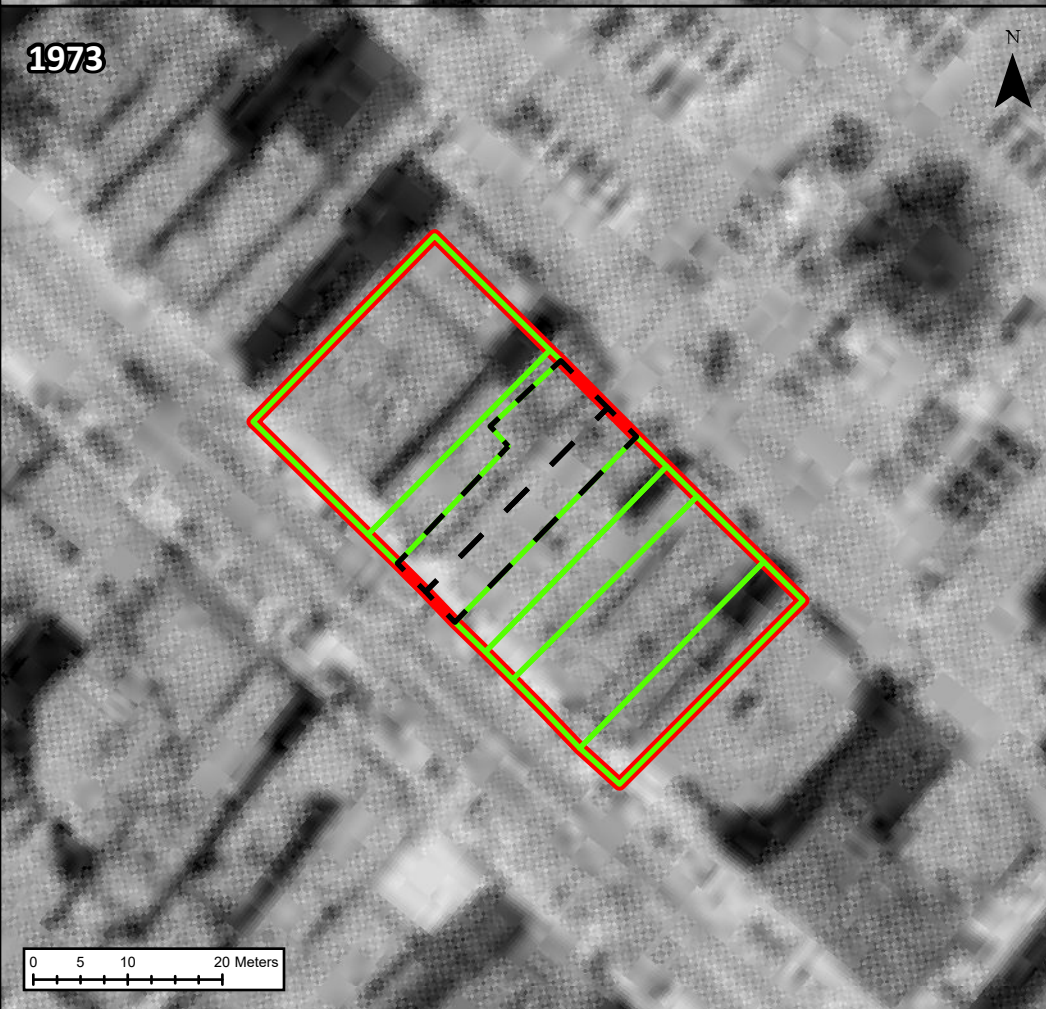
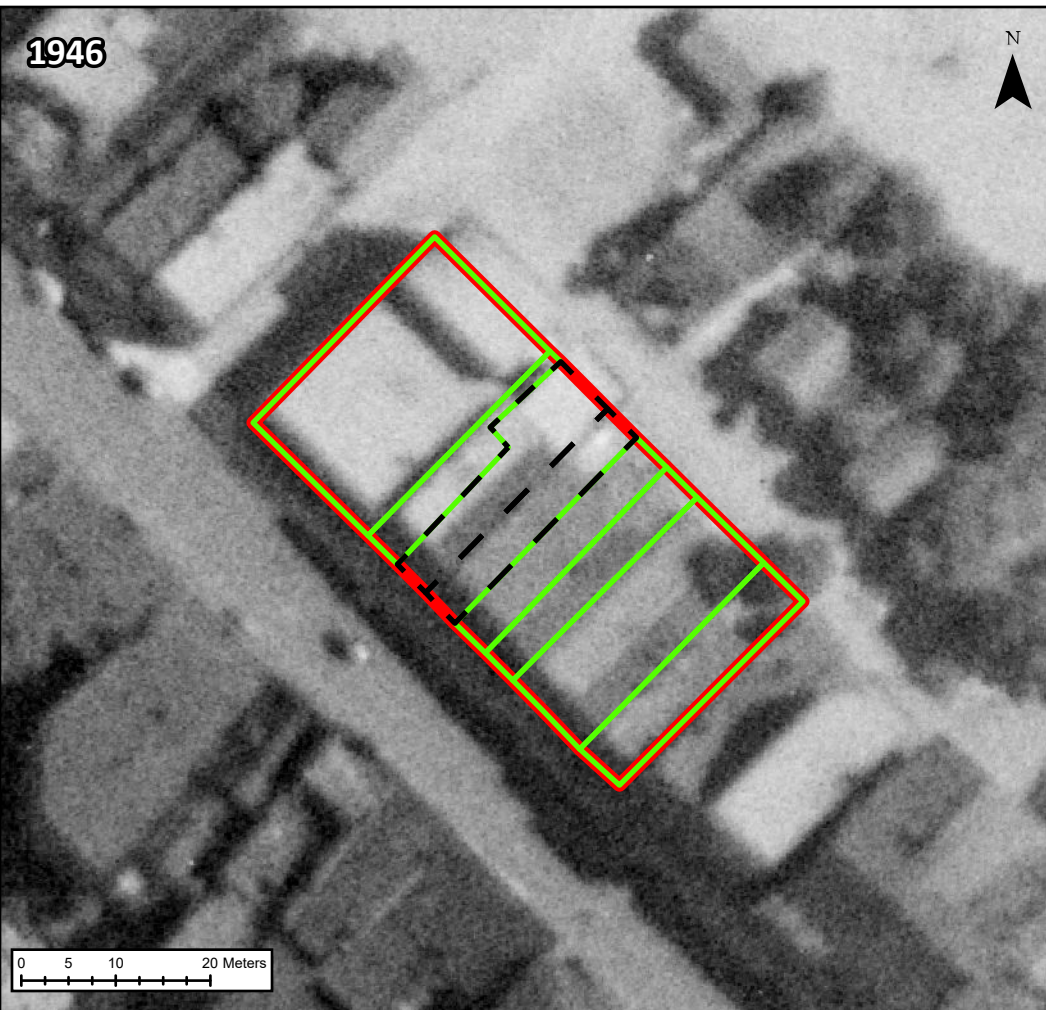
PROJECT NO. LHC0437

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
1. Chas E. Goad, "Brampton, Ont.", (<https://www.archeion.ca/panel-2>, accessed 13 September, 2023), scale 1:600, plate 2, Toronto & Montreal, Canada: Chas E. Goad, 1894 rev. 1911.
2. Chas E. Goad, "Brampton, Ont., Peel County", (<https://www.archeion.ca/fire-insurance-plan-brampton-1917>, accessed 13 September, 2023), scale 1:600, plate 10, Toronto & Montreal, Canada: Chas E. Goad, 1917.
3. Underwriters Survey Bureau Ltd., "Brampton, Ont.", (<https://www.archeion.ca/fire-insurance-plan-brampton-1922>, accessed 13 September, 2023), scale 1:1,200, plate 9, Toronto & Montreal, Canada: Underwriters Survey Bureau Ltd., 1921 rev. 1924.
4. City of Brampton, "City of Brampton - Heritage Resource Inventory, Field Survey: Built Heritage Features, 42, 46, 48 Main St North and Theatre Lane", 2004. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.






YYYY-MM-DD
FIGURE #

5/27/2024



Legend

-  Study Area
-  Parcels, City-Owned
-  Parcels, Privately-Owned

TITLE
1946, 1961, 1968, 1973, and 1975 Historic Aerial Photographs Showing the Study Area

CLIENT
 City of Brampton

PROJECT
 Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

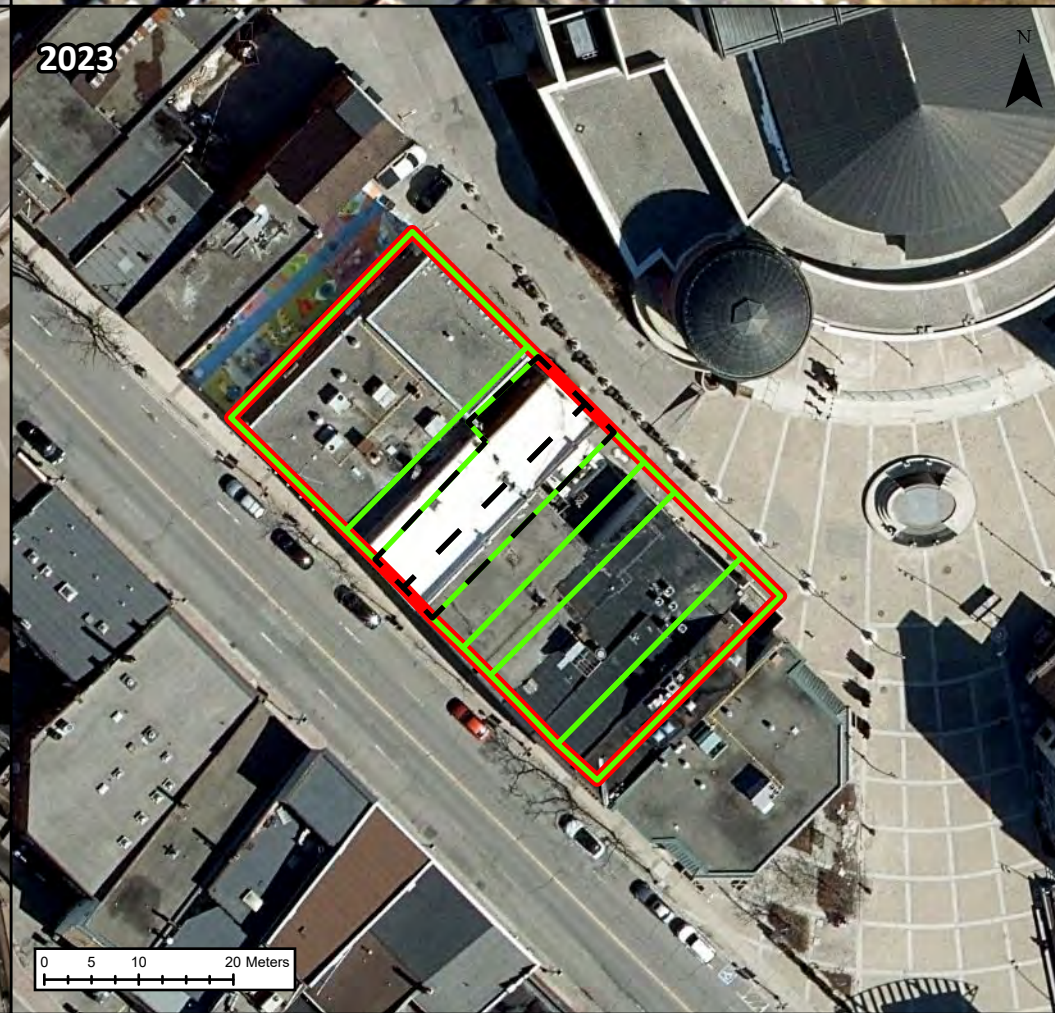
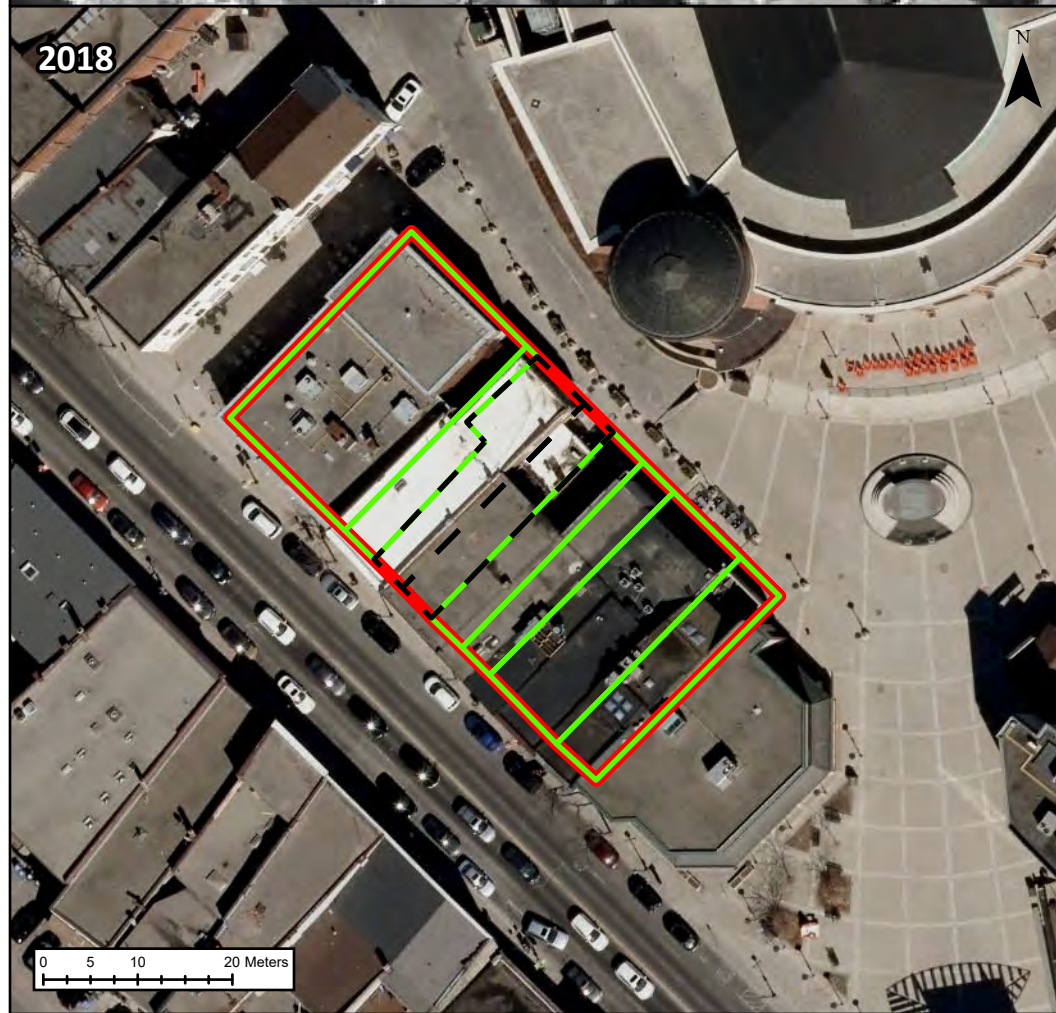
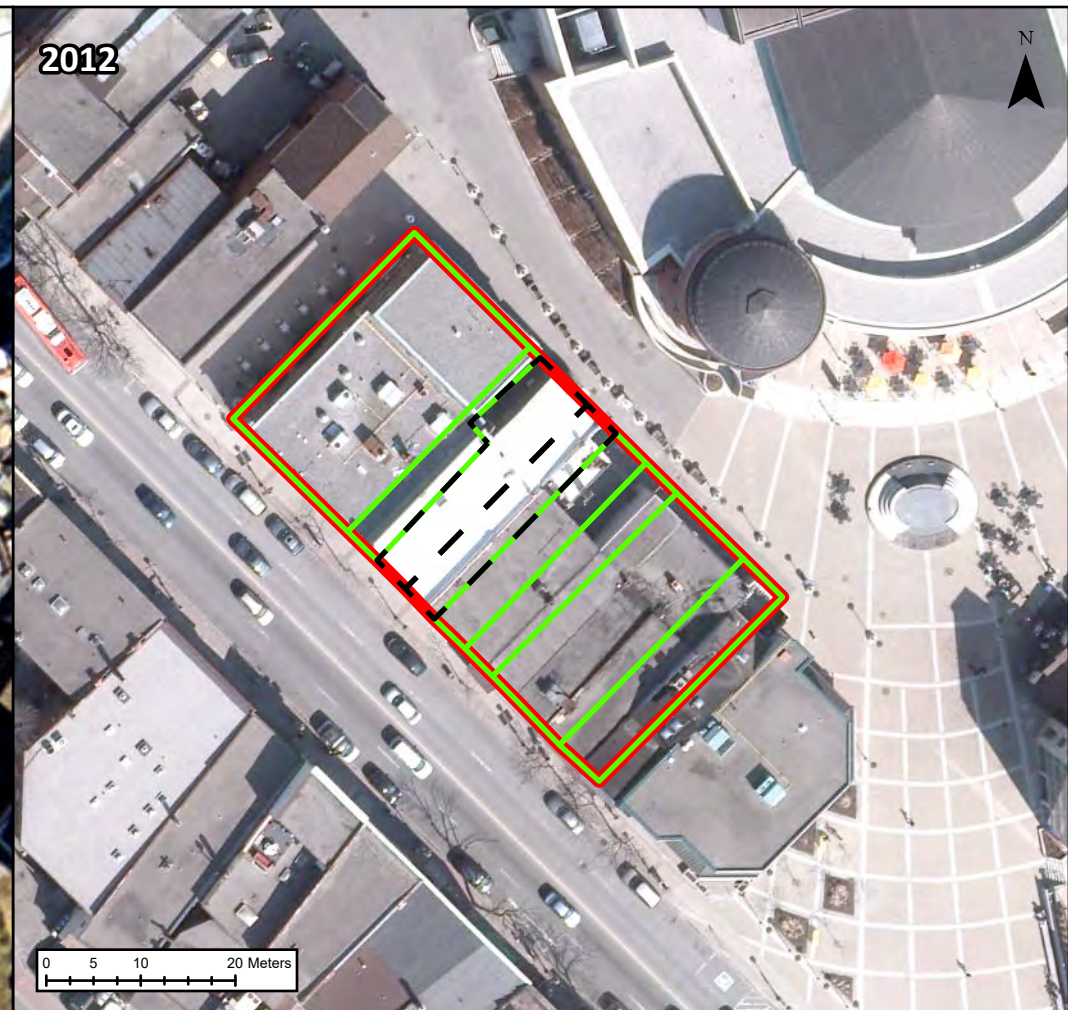
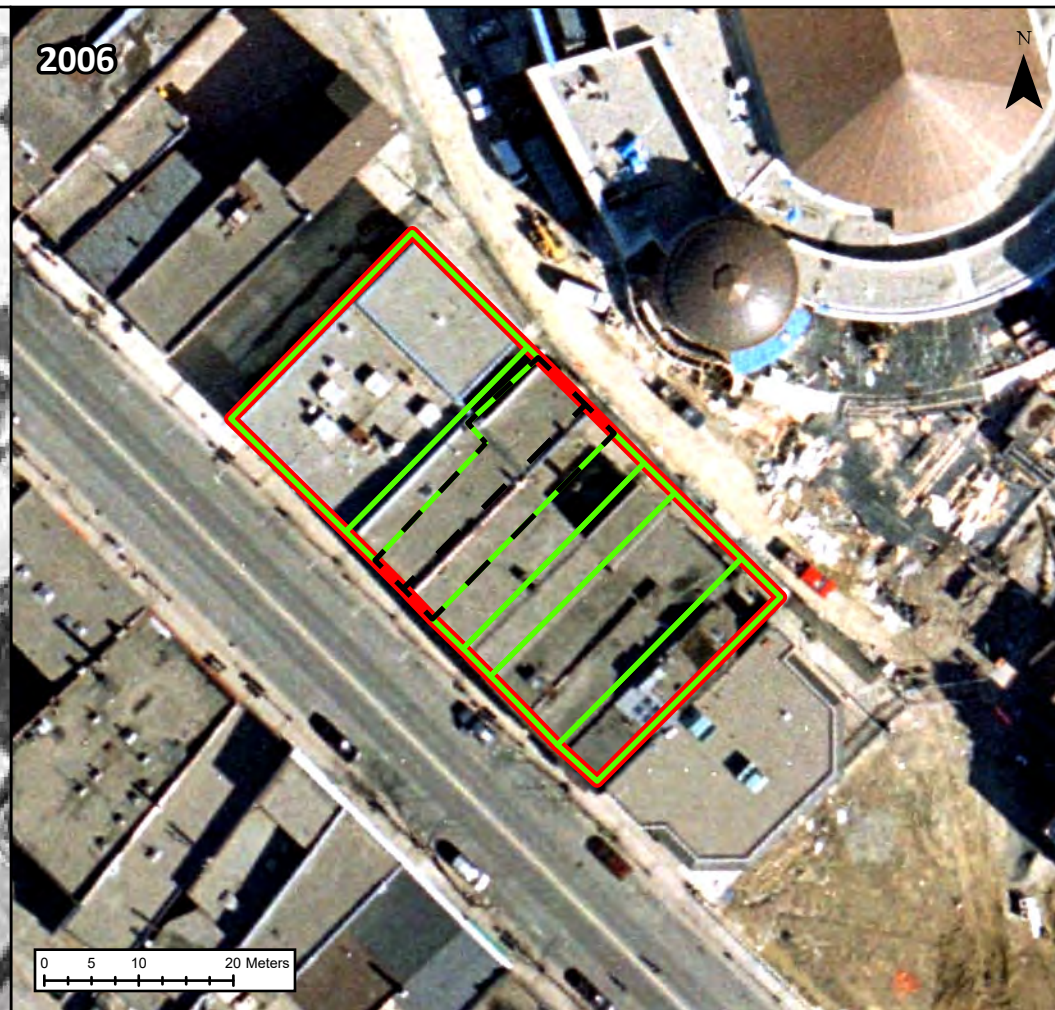
PROJECT NO. LHC0437

NOTE(S) 1. All locations are approximate.
 REFERENCE(S)
 1. National Air Photo Library, "A10071_040", roll A10071 line 9E photo 40, 1946.
 2. City of Toronto, "Aerial Photographs 1961, photo 261", (https://www.toronto.ca/ext/archives/s0012/fl1961/s0012_fl1961_it0261.jpg; accessed 13 September, 2023), 1961.
 3. City of Toronto, "Aerial Photographs 1968, photo 289", (https://www.toronto.ca/ext/archives/s0012/fl1968/s0012_fl1968_it0289.jpg; accessed 13 September, 2023), 1968.
 4. City of Toronto, "Aerial Photographs 1973, photo 287", (https://www.toronto.ca/ext/archives/s0012/fl1973/s0012_fl1973_it0287.jpg; accessed 13 September, 2023), 1973.
 5. City of Toronto, "Aerial Photographs 1975, photo 323", (https://www.toronto.ca/ext/archives/s0012/fl1975/s0012_fl1975_it0323.jpg; accessed 13 September, 2023), 1975.
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YYYY-MM-DD

FIGURE #



Legend

- Study Area
- Parcels, City-Owned
- Parcels, Privately-Owned

TITLE
2000, 2006, 2012, 2018, and 2023 Historic Aerial Photographs Showing the Study Area

CLIENT
City of Brampton

PROJECT
Heritage Impact Assessment, 30-46 and 54-60 Main Street North, City of Brampton, Ontario

PROJECT NO. LHC0437

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
 1. City of Brampton, "2000 Spring Orthophoto", (<https://geohub.brampton.ca/datasets/594a6b6fc0714fd8a2c16678af2ced4d/explore?location=43.724680%2C-79.758950%2C11.50>, accessed 26 April, 2024), imagery dataset, 2000.
 2. City of Brampton, "2006 Spring Orthophoto", 2006.
 3. City of Brampton, "2012 Spring Orthophoto", 2012.
 4. City of Brampton, "2018 Spring Orthophoto", 2018.
 5. City of Brampton, "2023 Spring Orthophoto", 2023.
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4.6.2 36-38 Main Street North (BR-10, Lot 11 Northwest and Lot 9 Southeast) (City Owned)

Lot 11 Northwest

The early history of the northwest section of BR-10 Lot 11 is the same as the southeast section of BR-10 Lot 11 until William Mahaffy's sale of the land in December 1877 (see Section 4.6.1). This section of BR-10 Lot 11 was sold to Joseph Tomalin for \$450.00. A map of the Town of Brampton from 1877 shows the property and a map of Chinguacousy Township identifies that the area bound by the Grand Trunk Railway, Queen Street, and Main Street had been developed (Figure 4).

Tomalin, a merchant born in England, owned the property until 4 April 1883 when he sold it to James McCandless, a harness maker, for \$700.00.⁹⁶ On 21 March 1890, McCandless sold the property to Peter Fleming for \$1,000.00.⁹⁷ On 21 February 1891, an agreement from Agnes F. Hutton to Fleming was registered.⁹⁸ The nature of this agreement is unclear. Fleming owned the property until 3 July 1900, when he sold it to William W. Woods, a watchmaker, for \$2,900.00.⁹⁹

A photograph and postcard from the early 1900s are the first clear depictions of the property (Figure 11 and Figure 12). At the time, the buildings on 36-38 Main Street North and 30 Main Street North shared an identical architectural configuration.

On 6 December 1905, Woods sold the property back to Fleming for \$3,300.00.¹⁰⁰ A topographic map from 1909 shows a stone or brick building in the approximate location of the property, suggesting that it had been developed (Figure 7). The development status of the property is confirmed on a 1911 fire insurance plan showing the property, which identifies a two-storey brick building occupied by a harness maker at the time (Figure 8). The condition of the building and its use remained through 1917 (Figure 8). Fleming owned the property until 27 February 1922, when he sold it to William H. Brydon, a medical doctor, for \$8000.00.¹⁰¹

⁹⁶ Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19746523. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19746523&ecopy=e008186729>; Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19745600. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19745600&ecopy=e008186710>; LRO 43. Plan 10. Instrument Number: 3223.

⁹⁷ LRO 43. Plan 10. Instrument Number: 4845.

⁹⁸ LRO 43. Plan 10. Instrument Number: 5013.

⁹⁹ Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26279128. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26279128&ecopy=30953_148163-00431; LRO 43. Plan 10. Instrument Number: 6238.

¹⁰⁰ LRO 43. Plan 10. Instrument Number: 7230.

¹⁰¹ Library and Archives Canada. n.d. "Census of Canada, 1931." Item ID Number: 81209739. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=81209739&ecopy=e011669946>; LRO 43. Plan 10. Instrument Number: 14230.

In 1924, a two-storey building occupied by a harness maker remained (Figure 8). No discernable changes to the property are depicted on topographic maps from 1933 and 1938 or on a fire insurance plan from 1940 (Figure 7 and Figure 8). A 1946 air photo shows the property in generally the same configuration as it appears on the 1940 fire insurance plan (Figure 8 and Figure 9). By 1961, a two-storey addition was added to the northeast (rear) elevation of the building (Figure 9).

On 12 February 1964, Douglas M. Dickson, the executor of Brydon's estate, granted the property to Margaret E. Dickson, Kate D. Brown, Ethel D. Sivell, and William H. Brydon.¹⁰² On 26 June 1964, a \$40,000.00 mortgage from William H. Brydon to Kate D. Brown was issued.¹⁰³ On 3 July 1964, a quit claim deed was issued from Amelia E. Brydon to William H. Brydon.¹⁰⁴ On 1 February 1968 and F.O.F. was registered from Kate D. Brown (plaintiff) to William H. Brydon (defendant).¹⁰⁵ Shortly thereafter, on 3 July 1968, an order to vacate from Kate D. Brown to William H. Brydon was certified and registered.¹⁰⁶ A 1971 fire insurance plan shows the property in same condition as they 1961 air photo (Figure 8).

On 14 March 1975, Dickson, Brown, Sivell, and Brydon granted the property to Juergen Schulz for \$2.00.¹⁰⁷ That same day, Schulz – and Alexander Cymbal – acquired a \$98,963.00 mortgage from the Victoria and Grey Trust Company.¹⁰⁸ On 21 February 1992, Schulz and Cymbal acquired a \$400,000.00 mortgage from Louis Kallinikos.¹⁰⁹ Photographs from the late 20th century show that the façade of the building had been altered. The second storey had been clad in stucco and the three windows were replaced with one new window (Figure 11). The property then no longer matched its sister building on the southeast half of half of BR-10 Lot 11 (30 main Street North). The façade would once again change at a later point, when paint was applied to give the appearance of half timbering. The property was occupied by a clothing store/tailor until 2016. By 2017, the property was used as a restaurant. When acquired by the restaurant, the building's façade was refinished with a fully glazed first storey and brick veneered second storey (see Section 5.3.2).

¹⁰² LRO 43. Plan 10. Instrument Number: 50448.

¹⁰³ LRO 43. Plan 10. Instrument Number: 52109.

¹⁰⁴ LRO 43. Plan 10. Instrument Number: 52233.

¹⁰⁵ LRO 43. Plan 10. Instrument Number: 64510VS.

¹⁰⁶ LRO 43. Plan 10. Instrument Number: 77467VS.

¹⁰⁷ LRO 43. Plan 10. Instrument Number: 345301VS.

¹⁰⁸ LRO 43. Plan 10. Instrument Number: 345302VS.

¹⁰⁹ LRO 43. Plan 10. Instrument Number: RO998279.

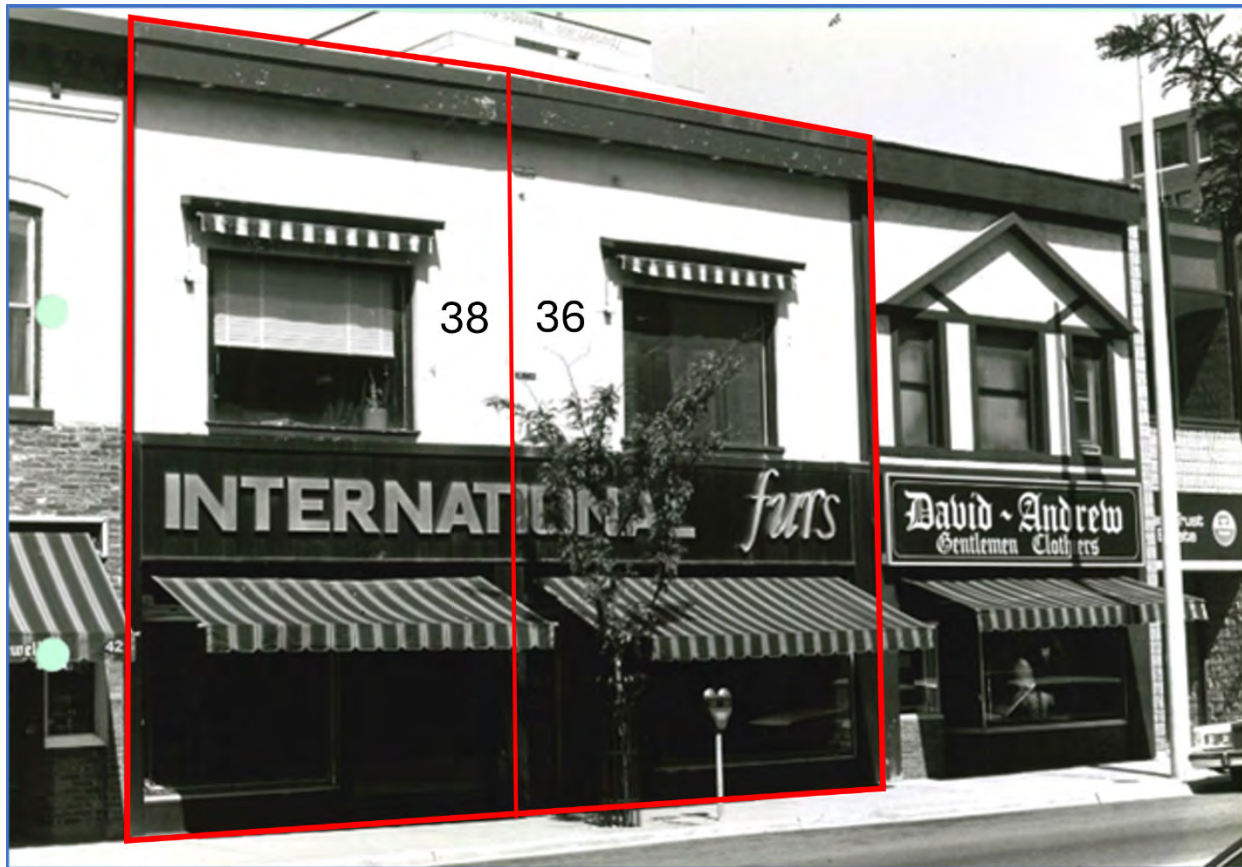


Figure 11: Late 20th Century Photo Showing 36-38 Main Street North.¹¹⁰

Lot 9 Southeast

The first instruments registered against BR-10 Lot 9 were two mortgages both dated 9 August 1867. The grantee of both mortgages was William McClland *et ux*. One of the mortgages was worth \$973.34 and was granted to John L. Blaikie and one was worth \$900.00 and was granted to Hon. William P. Howland.¹¹¹ It is likely that the building on the property was developed using this/these mortgages, circa 1870. Despite two parties being identified individually, both mortgages are attributed to ‘all’ of the land within Lot 9, suggesting that the property was occupied by a single owner/tenant at the time – likely Blaikie based on subsequent land registry instruments. Blaikie was a land agent and president of the Canada Landed Credit Company. Blaikie lived in York (Toronto).¹¹²

¹¹⁰ City of Brampton. n.d. “Heritage Resource Inventory: 32, 36 Main Street.” Provided by the Owner.

¹¹¹ LRO 43. Plan 10. Instrument Number: 15725; 15726.

¹¹² Might & Co. Publishers. 1881. “Toronto Directory for 1881.” https://www.ancestry.ca/discoveryui-content/view/1809416:3789?tid=&pid=&queryId=fd5f98c3-686c-4833-9e68-83ca08541488&_phsrc=hwK507&_phstart=successSource.

On 9 June 1871, Blaikie sold 'all' of the property to Howland for \$1,174.50.¹¹³ Howland was the lieutenant-governor of Ontario between 1868-1873 and was also a prominent businessman.¹¹⁴ Howland owned the property until 7 January 1874, when he sold it to John Tilt for \$1,600.00.¹¹⁵ Tilt ran a grocery and liquor store, ashery, and law office as well as stores in Westervelt's Corners and York.¹¹⁶ Tilt's ownership lasted until 7 August 1876, when he sold it to John Haggert for \$1,020.00.¹¹⁷ Haggert was the first Mayor of the Town of Brampton and was part owner of 'Haggert Brothers Manufacturing Company'.¹¹⁸ A map of the Town of Brampton from 1877 shows the property and a map of Chinguacousy Township identifies that the area bounded by the Grand Trunk Railway, Queen Street, and Main Street had been developed (Figure 4).

Three mortgages were assigned against the property following Haggert's purchase. The first was worth \$459.00 and was registered on 27 May 1879 between William Tilt and John McClure, the second was worth \$765.00 and was registered on 20 April 1881 between James Tilt et al. and William Tilt, and the third was worth \$1.00 and was registered on 20 April 1881 between John McClure and William Tilt.¹¹⁹

Although unclear how or when from land registry documentation, the property was transferred to Robert Haggert, John Haggert's son who likely also worked at Haggert Brothers Manufacturing Company.¹²⁰ Haggert owned the property until 30 November 1888 when he sold it to Agnes F. Hutton, wife of James O. Hutton – a land agent – for \$1,000.00.¹²¹ On 21 February 1891, an agreement was made between Hutton and Peter Fleming, a Scottish born saddler.¹²² The matter of the agreement is unknown.

On 29 June 1899, a *lis pendens* (suit pending) instrument was registered between Hutton (plaintiff) and B.F. Justin, John R. Barber, and John McMurchy (defendants).¹²³ The nature of this legal action is unknown. The suit was resolved on 27 February 1902 and apparently resulted in John McMurchy's ownership of the property. McMurchy operated a knitting and

¹¹³ LRO 43. Plan 10. Instrument Number: 542.

¹¹⁴ Block, N. 2015. "Sir William Pearce Howland." <https://www.thecanadianencyclopedia.ca/en/article/sir-william-pearce-howland>.

¹¹⁵ LRO 43. Plan 10. Instrument Number: 1472.

¹¹⁶ City of Brampton. 2017. "By-law number 199-2017." <https://www1.brampton.ca/EN/City-Hall/Bylaws/Archive/199-2017.pdf>.

¹¹⁷ LRO 43. Plan 10. Instrument Number: 1770.

¹¹⁸ Loverseed, H.V. 1987. "Brampton: An illustrated History."

¹¹⁹ LRO 43. Plan 10. Instrument Number: 2457; 2830; 3831.

¹²⁰ Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19748014. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19748014&ecopy=e008186760>.

¹²¹ Library and Archives Canada. n.d. "Census of Canada, 1901." Item ID Number: 35919345. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=35919345&ecopy=z000093765>; LRO 43. Plan 10. Instrument Number: 4541.

¹²² Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26281119. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26281119&ecopy=30953_148163-00473; LRO 43. Plan 10. Instrument Number: 5013.

¹²³ LRO 43. Plan 10. Instrument Number: 6123.

spinning mill and powerhouse.¹²⁴ Also on 27 February 1902, McMurchy sold the property to William E. Milner, a grocer, for \$6,000.00.¹²⁵

A photograph and postcard from the early 1900s are the first clear depictions of the property (Figure 5 and Figure 6). At the time, the building on the southeast half of BR-10 Lot 9 shared an identical architectural configuration to the building on the northwest half of BR-10 Lot 9 (42 Main Street North) and the buildings on both halves of BR-10 Lot 7 (46 Main Street North and 48 Main Street North).

On 10 September 1909, Milner sold the property to John Hodgson, a druggist, for \$8,000.00.¹²⁶ A topographic map from 1909 shows a stone or brick building in the approximate location of the property, suggesting that it had been developed (Figure 7). The development status of the property is confirmed on a 1911 fire insurance plan showing the property, which identifies a two-storey brick building occupied by a bootmaker at the time (Figure 8). The condition of the building and its use remained through 1917 (Figure 8).

Hodgson owned the property until 1 October 1919, when he sold it as three individual parcels to Wilmot E. Cotes (Coates), Charles R. Magee, and Sarah J. Bartlett. All three parcels were sold for \$3,750.00.¹²⁷ The southeast part of Lot 9 was sold to Sarah J. Bartlett, wife of William Bartlett who worked at a shoe factory.¹²⁸ In 1924, a two-storey building occupied by a bootmaker remained (Figure 8). On 25 April 1933, Bartlett leased the property to William Georges.¹²⁹ No discernable changes to the property are depicted on topographic maps from 1933 and 1938 (Figure 7). A 1940 fire insurance plan and 1946 air photo show the property in generally the same configuration as it appears on the 1924 fire insurance plan (Figure 8 and Figure 9). At some point in the 1940s, the building was used as a restaurant before being occupied by a clothing store/tailor called 'Cotton Brothers'. It was during 'Cotton Brothers' occupancy that the southeast half of BR-10 Lot 9, and the northwest half of BR-10 Lot 11 were merged.

Bartlett subsequently granted the property to Hellen G. Goerges on 1 February 1947 for \$10,000.00.¹³⁰ Georges owned the property until 30 April 1956 when she sold it to Bruce D. Freed for \$27,350.00.¹³¹ By 1961, a two-storey addition was added to the northeast (rear)

¹²⁴ Loverseed, H.V. 1987. "Brampton: An illustrated History."

¹²⁵ Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26279185. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26279185&ecopy=30953_148163-00432; LRO 43. Plan 10. Instrument Number: 6506.

¹²⁶ Library and Archives Canada. n.d. "Census of Canada, 1911." Item ID Number: 13904658. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=13904658&ecopy=e002012476>; LRO 43. Plan 10. Instrument Number: 8113.

¹²⁷ LRO 43. Plan 10. Instrument Number: 13251; 13255; 13258.

¹²⁸ Library and Archives Canada. n.d. "Census of Canada, 1931." Item ID Number: 81212275. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=81212275&ecopy=e011669999>.

¹²⁹ LRO 43. Plan 10. Instrument Number: 17647.

¹³⁰ LRO 43. Plan 10. Instrument Number: 22260.

¹³¹ LRO 43. Plan 10. Instrument Number: 50448.

elevation of the building (Figure 9). A fire insurance plan from 1971 shows that the buildings at 36, 38, and 40 Main Street North had been merged (Figure 8). On 14 March 1975, Freed *et ux* granted the property to Alexander Cymbal for \$2.00.¹³² That same day, Cymbal – as well as Juergen Schulz – acquired a \$98,963.00 mortgage from Victoria and Grey Trust Company.¹³³ Photographs from the late 20th century show that the façade of the building had been altered. The second storey had been clad in stucco, the frieze and post had been removed, and the two windows were replaced with one new window (Figure 11). The property then no longer matched its sister buildings on the northwest half of BR-10 Lot 9 (42 Main Street North) and on both halves of BR-10 Lot 7 (46 Main Street North and 48 Main Street North). The façade would once again change at a later point, when paint was applied to give the appearance of half timbering. The property was occupied by a clothing store/tailor until 2016. By 2017, the property was used as a restaurant. When acquired by the restaurant, the building's façade was refinished with a fully glazed first storey and brick veneered second storey (see Section 5.3.2).

4.6.3 42 Main Street North (BR-10, Lot 9 Northwest Half) (Listed, City Owned)

The early history of the northwest section of BR-10 Lot 9 is the same as the southeast section of BR-10 Lot 9 until John Hodgson's sale of the land on 1 October 1919 (see Section 4.6.2). This section of BR-10 Lot 9 was sold to Wilmot E. Coates (Coates) for \$3,750.00.¹³⁴ In 1924, a two-storey building occupied by a grocer remained. A one-storey wood framed addition was built on the west side of the building's northeast elevation (Figure 8). By 1940, the wood framed addition had been demolished and a one-storey concrete block addition had been built on the building's northeast elevation (Figure 8).

At some point in the 1940s, the property was occupied by drug store operated by Fred Elston.¹³⁵ Wilmot E. Coates owned the property until his death in 1948, when it was granted to Daniel E. Coates on 20 September.¹³⁶ Coates' ownership lasted just under six months, when he sold the property to Christopher and Elsie Grimwood for \$1.00.¹³⁷ The 'C. Grimwood Jewelry Store' operated on the then occupied the property. A 1946 air photo shows the property in generally the same configuration as it appears on the 1940 fire insurance plan (Figure 8 and Figure 9). By 1961, the building had not changed (Figure 9).

On 12 September 1963, Christopher and Elsie Grimwood granted the property to Elsie Grimwood for \$1.00.¹³⁸ On 10 February 1965, Grimwood leased the property to 'Cotton Brothers Limited'.¹³⁹ The lease was for five years and cost \$1,200.00 a year. The configuration of the building on the property remained until 1971 (Figure 8). On 30 May 1980, a Notice of

¹³² LRO 43. Plan 10. Instrument Number: 345300VS.

¹³³ LRO 43. Plan 10. Instrument Number: 345302VS.

¹³⁴ LRO 43. Plan 10. Instrument Number: 13251.

¹³⁵ City Records provided to LHC.

¹³⁶ LRO 43. Plan 10. Instrument Number: 23156.

¹³⁷ LRO 43. Plan 10. Instrument Number: 23431.

¹³⁸ LRO 43. Plan 10. Instrument Number: 48639.

¹³⁹ LRO 43. Plan 10. Instrument Number: 54478.

Option to Purchase was made between Grimwood and 'Grimwood Jewellers Limited'.¹⁴⁰ The instrument states 'option to purchase to be exercised until 30 April 1983. On 29 April 1983, Elsie Grimwood granted the property to 468663 Ontario Limited for \$2.00.¹⁴¹ A charge instrument between 468663 Ontario Limited and Mary Campbell worth \$125,000.00 was registered on 28 April 1995.¹⁴² The general configuration of the building has remained largely unchanged since the 1961 addition (Figure 9 and Figure 10). A report prepared in 2004 identifies several changes to the property since its development, including painting of the brick on the façade and a configuration change to the façade's first storey. The property was most recently occupied by a clothing store.

4.6.4 46 Main Street North (BR-10, Lot 7 Southeast Half) (*Listed, City Owned*)

The first instrument registered against BR-10 Lot 7 was a bargain and sale agreement that transferred the entire lot from Alexander Broddy to Thomas Wilson, a marble cutter born in England.¹⁴³ This instrument is dated 22 November 1871 and was worth \$900.00. It is likely that the building on the property was developed by the time this sale took place (circa 1870). Broddy is identified in several additional land registry instruments, including an assignment of mortgage between him and Catherine Guest worth \$599.50 dated 22 January 1872 and a V.O. instrument between him and Maria L. Galbraith dated 27 June 1872.¹⁴⁴ Wilson's ownership ended on 29 April 1873, when he sold the property to Robert Hunter, a hotel keeper, for \$1,000.00.¹⁴⁵ Hunter's ownership lasted until 19 October 1877, when he sold it to George Hunter, a farmer born in Ireland, for an unidentified amount.¹⁴⁶ A map of the Town of Brampton from 1877 shows the property and a map of Chinguacousy Township identifies that the area bounded by the Grand Trunk Railway, Queen Street, and Main Street had been developed (Figure 4).

Although unclear how or when from land registry documentation, the property was transferred to William S. Williamson, a cattle salesman.¹⁴⁷ Williamson owned the property until 23 June 1884, when he sold it to George Armstrong, who also worked as a cattle salesman, for

¹⁴⁰ LRO 43. Plan 10. Instrument Number: 549126.

¹⁴¹ LRO 43. Plan 10. Instrument Number: 640573.

¹⁴² LRO 43. Plan 10. Instrument Number: RO1089275.

¹⁴³ Library and Archives Canada. n.d. "Census of Canada, 1871." Item ID Number: 40976840. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=40976840&ecopy=4396752_00297; LRO 43. Plan 10. Instrument Number: 645.

¹⁴⁴ LRO 43. Plan 10. Instrument Number: 696; 781.

¹⁴⁵ Library and Archives Canada. n.d. "Census of Canada, 1871." Item ID Number: 41505538. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=41505538&ecopy=4396752_00368; LRO 43. Plan 10. Instrument Number: 1010.

¹⁴⁶ Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19750216. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19750216&ecopy=e008186808>; LRO 43. Plan 10. Instrument Number: 2069.

¹⁴⁷ Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26279233. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26279233&ecopy=30953_148163-00433.

\$2,500.00.¹⁴⁸ The land included in this transfer is described as ‘undivided half’. Armstrong owned the property until 18 October 1886, when he sold it to Alfred I. Bell, a fruiterer, for \$1,200.00.¹⁴⁹ Bell then sold the property to Agnes F. Hutton on 30 November for \$1,465.78.¹⁵⁰

On 29 June 1899, a *lis pendens* (suit pending) instrument was registered between Hutton (plaintiff) and B.F. Justin, John R. Barber, and John McMurchy (defendants).¹⁵¹ The nature of this legal action is unknown. The suit was resolved on 27 February 1902 and apparently resulted in John McMurchy’s ownership of the property. Also on 27 February 1902, McMurchy sold the property to William E. Milner for \$6,000.00.¹⁵²

A photograph and postcard from the early 1900s are the first clear depictions of the property (Figure 5 and Figure 6). At the time, the building on the southeast half of BR-10 Lot 7 shared an identical architectural configuration to the building on the northeast half of BR-10 Lot 7 (48 Main Street North), the building on the northwest half or BR-10 Lot 9 (42 Main Street North), and the building on the southeast half of BR-10 Lot 9 (northeast half of 36-38 Main Street North).

On 10 September 1909, Milner sold the property to John Hodgson for \$8,000.00.¹⁵³ A topographic map from 1909 shows a stone or brick building in the approximate location of the property, suggesting that it had been developed (Figure 7). The development status of the property is confirmed on a 1911 fire insurance plan showing the property, which identifies a two-storey brick building with a one-story wood framed addition on its northeast (rear) elevation. At the time, the building was occupied by a druggist (Figure 8). The condition of the building and its use remained through 1917 (Figure 8).

Hodgson owned the property until 1 October 1919, when he sold both halves of the property separately. The northwest half was sold to John S. Beck and the southeast half was sold to Charles R. Magee. Both halves sold for \$3,750.00.¹⁵⁴ Charles R. Magee, a druggist, owned the property until 14 December 1921 when he sold it to Cora E. Magee, his wife, for \$1.00.¹⁵⁵ In 1924, a two-storey building occupied by a druggist remained (Figure 8). By this time, however, a larger, concrete block addition had been built on the northeast elevation of the building. On 18 August 1943, Magee leased the property to Cecil O. Carscadden. The length and cost of the

¹⁴⁸ Library and Archives Canada. n.d. “Census of Canada, 1891.” Item ID Number: 26278947. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26278947&ecopy=30953_148163-00427; LRO 43. Plan 10. Instrument Number: 3539.

¹⁴⁹ Library and Archives Canada. n.d. “Census of Canada, 1891.” Item ID Number: 26279401. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26279401&ecopy=30953_148163-00437; LRO 43. Plan 10. Instrument Number: 4077.

¹⁵⁰ LRO 43. Plan 10. Instrument Number: 4543.

¹⁵¹ LRO 43. Plan 10. Instrument Number: 6123.

¹⁵² LRO 43. Plan 10. Instrument Number: 6506.

¹⁵³ LRO 43. Plan 10. Instrument Number: 8113.

¹⁵⁴ LRO 43. Plan 10. Instrument Number: 13253; LRO 43. Plan 10. Instrument Number: 13255.

¹⁵⁵ Library and Archives Canada. n.d. “Census of Canada, 1931.” Item ID Number: 81211171. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=81211171&ecopy=e011669976>; LRO 43. Plan 10. Instrument Number: 14185.

lease is not identified. No changes to the property are depicted on a 1940 fire insurance plan, 1946 air photo, or 1961 air photo (Figure 8 and Figure 9).

On 16 May 1967, Magee leased the property to 'Cotton Brothers Limited'. This lease was set to end on 31 December 1973.¹⁵⁶ On 17 April 1972, Russell K. Magee, the executor of Cora E. Magee's estate, granted the property to Standrue Investments Limited for \$2.00.¹⁵⁷ Standrue Investments Limited owned the property until 16 August 1982, when it was granted to Juergen Schulz and Alexander Cymbal for \$40,000.00.¹⁵⁸ Schulz and Cymbal acquired three mortgages during their ownership, including \$60,000.00 from Sing Jung on 12 April 1985; \$300,000.00 from the Toronto Dominion Bank on 29 March 1989; and \$80,000.00 from James Acri Jr., Devina Bartello, and Anne Louise Acri on 27 March 1991.¹⁵⁹ The general configuration of the building has remained largely unchanged since the 1924 addition (Figure 10). A report prepared in 2004 identifies several changes to the property since its development, including painting of the brick on the façade and a configuration change to the façade's first storey. The property was most recently occupied by a coffee shop.

4.6.5 48 Main Street North (BR-10, Lot 7 Northwest Half) (Adjacent, Listed, Non-City Owned)

The early history of the northwest section of BR-10 Lot 7 is the same as the southeast section of BR-10 Lot 7 until John Hodgson's sale of the land on 1 October 1919 (see Section 4.6.4). This section of BR-10 Lot 7 was sold to John S. Beck, a jeweller, for \$3,750.00.¹⁶⁰

In 1924, a two-storey building occupied by a jeweller remained (Figure 8). By this time, however, a larger, concrete block addition had been built on the northeast elevation of the building. No changes to the property are depicted on a 1940 fire insurance plan and 1946 air photo (Figure 8 and Figure 9). Beck owned the property until 3 June 1952, when he sold it to Leonard A. Keuleman for \$12,000.00.¹⁶¹ No changes to the property are depicted on air photo from the mid- to late-20th century or a fire insurance plan from 1971 (Figure 8 and Figure 9). On 29 February 1996, the estate of Leonard Anothony Keuleman transferred the property to Stephen Kiss, Andrew Kiss, Paul Kiss, and Vytas Kiss for \$160,000.00.

The general configuration of the building has remained largely unchanged since the 1924 addition (Figure 10). A report prepared in 2004 identifies several changes to the property since its development, including painting of the brick on the façade and a configuration change to the façade's first storey. The property is currently occupied by a personal service clinic.

¹⁵⁶ LRO 43. Plan 10. Instrument Number: 39433VS.

¹⁵⁷ LRO 43. Plan 10. Instrument Number: 206933VS.

¹⁵⁸ LRO 43. Plan 10. Instrument Number: 616595.

¹⁵⁹ LRO 43. Plan 10. Instrument Number: 736523; 887629; 965863.

¹⁶⁰ Library and Archives Canada. n.d. "Census of Canada, 1931." Item ID Number: 81209934. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=81209934&ecopy=e011669950>; LRO 43. Plan 10. Instrument Number: 13253.

¹⁶¹ LRO 43. Plan 10. Instrument Number: 26217.

4.6.6 52 Main Street North (BR-10, Lot 5 Southeast Section) (Adjacent, Listed, Non-City Owned)

The first instrument registered against BR-10 Lot 5 was a bargain and sale (by way of mortgage) that transferred the entire lot from William Mahaffy et ux to John Greydon, a bricklayer/builder born in Ireland.¹⁶² This instrument is dated 14 February 1870 and was worth \$400.00.¹⁶³ Two land registry instruments, a quit claim deed and a bargain and sale, were registered on 4 April 1870. The quit claim deed was from Sarah Rofsten to William Mahaffy and was worth 5 shillings and the bargain and sale was from Robert Rofsten *et ux* to William Mahaffy for 5 shillings.¹⁶⁴ It is likely that the building on the property was developed by the time this sale took place (circa 1870). A map of the Town of Brampton from 1877 shows the property and a map of Chinguacousy Township identifies that the area bounded by the Grand Trunk Railway, Queen Street, and Main Street had been developed (Figure 4).

Mahaffy owned the property until 16 January 1878, when he sold it to John Haggert for \$1,470.00.¹⁶⁵ On 6 October 1888, Haggert sold the property to Jeremiah Ryan, a teamster born in Ireland, for \$910.00 and provided him with a \$610.00 mortgage.¹⁶⁶ That same day, Jeremiah Ryan assigned his mortgage to Darius McClure.¹⁶⁷ Shortly thereafter, on 3 November 1888, a mortgage from Ryan to Mary McClure was registered and was valued at \$600.00.¹⁶⁸ Ryan owned the property until 8 April 1891, when he sold it to Martin Sitzer, a farmer, for \$4,000.00 and provided Sitzer with a \$1,200.00 mortgage.¹⁶⁹

Three mortgages were assigned to George Sheard, including one from Jeremiah Ryan worth \$1,372.00 on 13 April 1891, one from Darius McClure worth \$656.39 on 9 November 1891, and one from Mary McClure worth \$636.73 also on 9 November 1891.¹⁷⁰ Sitzer sold the property

¹⁶² Library and Archives Canada. n.d. "Census of Canada, 1871." Item ID Number: 40386936. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=40386936&ecopy=4396299_00501.

¹⁶³ LRO 43. Plan 10. Instrument Number: 275.

¹⁶⁴ LRO 43. Plan 10. Instrument Number: 301; 302.

¹⁶⁵ LRO 43. Plan 10. Instrument Number: 2153.

¹⁶⁶ Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19746492. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19746492&ecopy=e008186728>; LRO 43. Plan 10. Instrument Number: 4504; 4505.

¹⁶⁷ LRO 43. Plan 10. Instrument Number: 4506.

¹⁶⁸ LRO 43. Plan 10. Instrument Number: 4523.

¹⁶⁹ Library and Archives Canada. n.d. "Census of 1851." Item ID Number: 23710787. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=23710787&ecopy=e002365783>; LRO 43. Plan 10. Instrument Number: LRO 43. Plan 10. Instrument Number: 5034.

¹⁷⁰ LRO 43. Plan 10. Instrument Number: 5040; 5133; 5134.

to Sheard, a farmer, on 2 December 1893 for \$3,000.00. 171 Sheard owned the property until 24 November 1903 when he sold it to Robert Patterson, an expressman, for \$2,675.00. 172

A photograph and postcard from the early 1900s are the first clear depictions of the property (Figure 5 and Figure 6). At the time, the buildings on 54 Main Street North and 52 Main Street North shared an identical architectural configuration.

A topographic map from 1909 shows a stone or brick building in the approximate location of the property, suggesting that it had been developed (Figure 7). The development status of the property is confirmed on a 1911 fire insurance plan showing the property, which identifies a two-storey brick building with a one-story wood framed addition with a brick veneer on its northeast (rear) elevation. At the time, the main building was occupied by a barber and tobacco store and the addition was occupied by a billiards hall (Figure 8). The condition of the building remained through 1917; however, it was just a tobacco store at the time (Figure 8).

On 1 October 1919, Patterson sold the property to Wilbur (Wilbert) C. Bartlett, a laster and boot merchant, for \$8,200.00. 173 Bartlett's ownership lasted until 5 December 1919, when he sold the property to Norman J. Altman (Alteman), a jeweller, for 1.00. 174 The property was divided into two sections by Altman. On 26 March 1920, he sold the southwest section to Samuel Caruso, a fruit merchant born in Italy, for \$6,500.00 and on 21 November, he granted the northwest section to Margaret Worthy and Norman J. Altman. 175

In 1924, a two-storey building occupied by a tobacco store remained (Figure 8). A 1940 fire insurance plans identifies that either a second storey had been built on the first addition or a new, two-storey addition had been constructed on the building's northeast (rear) elevation (Figure 8). An air photo from 1946 corroborates this configuration (Figure 9).

On 13 September 1973, Enrico Caruso, the executor of Salvatore (Sam) Caruso's estate, granted the property to Leonardo Caruso, Enrico Caruso, Salvatora Caruso, and Salvatore A. Caruso for

¹⁷¹ Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26293830. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26293830&ecopy=30953_148164-00013; LRO 43. Plan 10. Instrument Number: 5432.

¹⁷² Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19747440. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19747440&ecopy=e008186748>; LRO 43. Plan 10. Instrument Number: 6794.

¹⁷³ Library and Archives Canada. n.d. "Census of Canada, 1921." Item ID Number: 64713505. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=64713505&ecopy=e003027133>; LRO 43. Plan 10. Instrument Number: 13260.

¹⁷⁴ Library and Archives Canada. n.d. "Census of Canada, 1921." Item ID Number: 64731388. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=64731388&ecopy=e003027082>; LRO 43. Plan 10. Instrument Number: 13370.

¹⁷⁵ Library and Archives Canada. n.d. "Census of Canada, 1931." Item ID Number: 81214387. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=81214387&ecopy=e011670044>; LRO 43. Plan 10. Instrument Number: 13507; 26767.

\$1.00.¹⁷⁶ No changes to the property are depicted on air photo from the mid- to late-20th century or a fire insurance plan from 1971 (Figure 8 and Figure 9).

On 4 December 1986, Sammy P. Caruso, Diane M. Caruso, and Lynda C. Caruso, the executors of Salvatore Caruso's estate, granted part of the property to Girolima F. Pio for \$2.00. On 1 December 1987, Leonard Caruso et al granted the property to Bramnor Holdings Ltd. Bramnor Holdings Ltd. owned the property until 30 July 1996, when it was transferred to Stephen Kiss, Abdreu Kiss, and Paul Kiss for \$240,000.00.

4.6.7 54 Main Street North (BR-10, Lot 5 Northwest Section) (City Owned)

The early history of the northwest section of BR-10 Lot 5 is the same as the southeast section of BR-10 Lot 5 until Norman J. Altman's sale of land in 1920 (see Section 4.6.6). This section of BR-10 Lot 5 was granted to Margaret Worthy and Norman J. Altman for \$1.00.¹⁷⁷

In 1924, a two-storey building occupied by a druggist remained (Figure 8). A 1940 fire insurance plans identifies that either a second storey had been built on the first addition or a new, two-storey addition had been constructed on the building's northeast (rear) elevation. An air photo from 1946 corroborates this configuration (Figure 9).

Following Altman's death, his stake in the property was granted to Helen T. Altman.¹⁷⁸ On 2 June 1971, Margaret Worthy and Helen T. Altman granted the property to William R. Carroll, Robert D. McIntyre, and William C. Swift as Ladore Investments.¹⁷⁹ The general configuration of the building on the property had not changed by this time. On 2 June 1976, McIntyre issued a quit claim deed to Carrol and Smith (likely supposed to be Swift), leaving them as the sole owners.¹⁸⁰ On 16 April 1980, Carrol and Swift leased the property to Ahamim Khan and Alia Khan. The lease term was 31 months.¹⁸¹

On 15 January 1981, Carrol and Swift granted the property to Juergen Schulz and Alexander Cymbal for \$2.00.¹⁸² On 11 October 1989, Schulz and Cymbal acquired a \$100,000.00 mortgage from Francis Maylon Raymond Newns and Grace Ann Sharon Mitchell.¹⁸³ On 1 November 1991, Schulz and Cymbal acquired a \$110,000.00 mortgage from Carole Ann Kerrigan and Sylvester Acri.¹⁸⁴ On 28 April 1995 a \$105,000.00 charge from Schulz and Cymbal to Maylon Omus Simpson was registered against the property.¹⁸⁵ The general configuration of the building has remained largely unchanged since the 1940 addition (Figure 10). The property was most recently occupied by a personal service business.

¹⁷⁶ LRO 43. Plan 10. Instrument Number: 281004VS.

¹⁷⁷ LRO 43. Plan 10. Instrument Number: 26767.

¹⁷⁸ LRO 43. Plan 10. Instrument Number: 11794GR.

¹⁷⁹ LRO 43. Plan 10. Instrument Number: 171880VS.

¹⁸⁰ LRO 43. Plan 10. Instrument Number: VS393648.

¹⁸¹ LRO 43. Plan 10. Instrument Number: 545795.

¹⁸² LRO 43. Plan 10. Instrument Number: 568874.

¹⁸³ LRO 43. Plan 10. Instrument Number: 913305.

¹⁸⁴ LRO 43. Plan 10. Instrument Number: RO988227.

¹⁸⁵ LRO 43. Plan 10. Instrument Number: RO1089276.

4.6.8 60 Main Street North (BR-10, Lot 3 and Lot 1) (City Owned)

BR-10 Lot 3

The first instrument registered against BR-10 Lot 3 was a will that transferred the property from John Tilt to James Tilt et al. This instrument is dated 7 July 1876.¹⁸⁶ On 1 August 1881, a mortgage was assigned from John Anthony to William Newhouse for \$343.00.¹⁸⁷ On 20 September 1893, a mortgage was assigned from Peter H. McCollum to Mary Robson for \$1.00.¹⁸⁸ The relationship between these parties and Tilt is not clear from land registry documentation.

A map of the Town of Brampton from 1877 shows the property and a map of Chinguacousy Township identifies that the area bounded by the Grand Trunk Railway, Queen Street, and Main Street had been developed (Figure 4). A postcard from the early 1900s is the first clear depiction of the property (Figure 6). At the time, the property was occupied by a three-storey building.

On 23 July 1895, Tilt sold the property to Robert Robson, a hotel keeper, for \$2,000.00.¹⁸⁹ A topographic map from 1909 shows a stone or brick hotel in the approximate location of the property, suggesting that it had been developed (Figure 7). The development status of the property is confirmed on a 1911 fire insurance plan showing the property, which identifies a three-storey brick building – identified as the ‘Royal Hotel’ – with a one-storey wood framed vestibule on its southwest elevation and two-storey wood framed addition on its northeast elevation. The condition of the building and its use remained through 1924 (Figure 8). On 18 July 1927, Bertha Holwell et al, executors of Robert Robson, deeded the property to Mary Robson, Robert’s wife, for \$1.00.¹⁹⁰ The Royal Hotel remained on the property. Around this time, the Royal Hotel was destroyed by fire.

Robson owned the property until 15 January 1944, when she granted it to Fairway Realty Company Inc. for \$11,700.00.¹⁹¹ It is possible that Robson sold the property following the fire. By 1946, a new building had been constructed on the property (Figure 9). Fairway Realty Company owned the property until 9 January 1964, when it was granted to the R.A. Beamish Foundation for \$2.00.¹⁹² On 9 June 1964, the R.A. Beamish Foundation leased the property to

¹⁸⁶ LRO 43. Plan 10. Instrument Number: 1743.

¹⁸⁷ LRO 43. Plan 10. Instrument Number: 2875.

¹⁸⁸ LRO 43. Plan 10. Instrument Number: 5407.

¹⁸⁹ Library and Archives Canada. n.d. “Census of Canada, 1891.” Item ID Number: 26280051. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&idNumber=26280051&ecopy=30953_148163-00451; LRO 43. Plan 10. Instrument Number: 5679.

¹⁹⁰ Library and Archives Canada. n.d. “Census of Canada, 1891.” Item ID Number: 26280051. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&idNumber=26280051&ecopy=30953_148163-00451; LRO 43. Plan 10. Instrument Number: 16274.

¹⁹¹ LRO 43. Plan 10. Instrument Number: 20806.

¹⁹² LRO 43. Plan 10. Instrument Number: 50038.

R.A. Beamish Stores Co. Ltd. for \$6,750.00 a year for 25 years.¹⁹³ Figure 12 shows the 'Beamish Stores' building on the property. A fire insurance plan from 1971 identifies that the property was occupied by the 'Beamish Dept S.' and by residential apartments (Figure 8).

The lease was terminated early through a quit claim deed on 15 June 1978.¹⁹⁴ That same day, the R.A. Beamish Foundation granted the property to Keg 'N Cleaver Restaurants of Ontario Ltd. for \$175,000.00.¹⁹⁵ Shortly thereafter, on 7 December 1978, Keg 'N Cleaver Restaurants of Ontario Ltd. granted the property to Eilat Investments Limited for \$2.00.¹⁹⁶ On 4 October 1982, Eilat Investments Limited leased the property to Keg 'N Cleaver Restaurants of Ontario Ltd. for a term of 20 years.¹⁹⁷ That same day, the lease was assigned to Keg Restaurants Ltd. and a sublease given to Brampton Restaurants Inc. was registered.¹⁹⁸

On 29 November 1983, the lease was assigned from Capital Funds (I.A.C Ontario) Limited to the Continental Bank of Canada.¹⁹⁹ The relationship between these parties and those that owned/leased the property is not made clear. On 24 October 1985, Keg Restaurants Ltd. assigned their rent to the Bank of British Columbia.²⁰⁰ On 1 March 1989, Eilat Investments Ltd. acquired a \$350,000.00 mortgage from the CIBC Mortgage corporation.²⁰¹ The general configuration of the building has remained largely unchanged since its construction (Figure 10). The property was most recently occupied by a bicycle store. In 2004, the bicycle store altered the building's façade.

Following Robson's purchase, the history of the property is the same as BR-10 Lot 1, as described in Section 4.6.7 above.

¹⁹³ LRO 43. Plan 10. Instrument Number: 50039.

¹⁹⁴ LRO 43. Plan 10. Instrument Number: 477517.

¹⁹⁵ LRO 43. Plan 10. Instrument Number: 477518.

¹⁹⁶ LRO 43. Plan 10. Instrument Number: 499577.

¹⁹⁷ LRO 43. Plan 10. Instrument Number: 620886.

¹⁹⁸ LRO 43. Plan 10. Instrument Number: 620887.

¹⁹⁹ LRO 43. Plan 10. Instrument Number: 665432.

²⁰⁰ LRO 43. Plan 10. Instrument Number: 731352.

²⁰¹ LRO 43. Plan 10. Instrument Number: 884791.



Figure 12: 20th Century Photograph Showing ‘Beamish Stores’ at 60 Main Street North.²⁰²

BR-10 Lot 1

The first instrument registered against BR-10 Lot 1 was an indenture that transferred the entire lot from Thomas Wilson to Mary Ann Nesbitt, of whom little is known. This instrument is dated 19 March 1867 and was worth \$1,400.00.²⁰³ On 2 November 1867, Nesbitt acquired a mortgage worth \$128.00 from William Newhouse.²⁰⁴ On 11 January 1869, two mortgages were assigned from William Newhouse et al to John Tilt. The mortgages were worth \$313.00 and \$161.00.²⁰⁵ On 4 November 1873, Tilt took ownership of the property after Nesbitt issued him a quit claim deed for \$25.00.²⁰⁶

Tilt owned the property until 7 August 1876, when he sold it to C.E. Slack for \$900.00.²⁰⁷ That same day, Tilt provided Slack a mortgage worth \$800.00.²⁰⁸ Slack owned the property until 12 January 1877, when he sold it to David McKeown, a blacksmith born in Ireland, for \$200.00.²⁰⁹

²⁰² City of Brampton. n.d. “Beamish Stores, Main St N.” Provided by the Owner.

²⁰³ LRO 43. Plan 10. Instrument Number: 15339.

²⁰⁴ LRO 43. Plan 10. Instrument Number: 15901.

²⁰⁵ LRO 43. Plan 10. Instrument Number: 120; 121.

²⁰⁶ LRO 43. Plan 10. Instrument Number: 1176.

²⁰⁷ LRO 43. Plan 10. Instrument Number: 1768.

²⁰⁸ LRO 43. Plan 10. Instrument Number: 1769.

²⁰⁹ Library and Archives Canada. n.d. “Census of Canada, 1871.” Year: 1871; Census Place: Albion, Cardwell, Ontario; Roll: C-9959; Page: 10; Family No: 35. <https://www.ancestry.ca/discoveryui-content/view/1160877>; LRO 43. Plan 10. Instrument Number: 1879.

On 26 October 1885, the property was transferred from A.F. Scott, a county judge, to Ann Jane Lucas, wife of Henry Lucas, a clerk, through a Judge's Order instrument.²¹⁰ The nature of this order, and any association with McKeown, is not made clear in land registry documentation. The same day she took ownership, Lucas sold the property to Robert Robson for \$3,500.00.²¹¹

Robson subsequently acquired two mortgages from William Smith for the property. The first was acquired on 9 March 1889 and was worth \$600.00 and the second was acquired 19 April 1892 and was worth \$642.00.²¹² On 18 July 1927, Bertha Holwell et al, executors of Robert Robson, deeded the property to Mary Robson, Robert's wife, for \$1.00.²¹³ Following this transfer, the property's ownership, occupancy, and physical conditions match those of BR-10 Lot 3.

²¹⁰ Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26280440. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26280440&ecopy=30953_148163-00458; Library and Archives Canada. n.d. "Census of Canada, 1881." Item ID Number: 19559261. <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=19559261&ecopy=e008182490>; LRO 43. Plan 10. Instrument Number: 3794.

²¹¹ LRO 43. Plan 10. Instrument Number: 3795.

²¹² LRO 43. Plan 10. Instrument Number: 4611; 5223.

²¹³ Library and Archives Canada. n.d. "Census of Canada, 1891." Item ID Number: 26280051. https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26280051&ecopy=30953_148163-00451; LRO 43. Plan 10. Instrument Number: 16274.

5 EXISTING CONDITIONS

5.1 Surrounding Context

The Study Area is located in the City of Brampton, in Peel County, in the Greater Toronto Region. It is in downtown approximately 140 metres north of City Hall and approximately 65 metres south of the Canadian National Railway. The surrounding area is generally composed of attached rows of two- to three-storey commercial and institutional blocks. A range of materials are present on nearby commercial buildings including brick, stucco, concrete, clapboard siding, brick veneer, stone veneer, and wood. The first storey of most buildings is extensively covered in glass. There is not a dominant architectural style present; most buildings are vernacular commercial buildings (Photo 1 and Photo 2). Most buildings that front onto Main Street North are setback approximately 4.5 metres from the edge of the street. A concrete curb, cobble boulevard, and concrete sidewalk separate the buildings from the road.

Main Street North and Garden Square are to the southwest and northeast of the Study Area, respectively. Main Street North is a major arterial street that extends between the City's northern border with the Town of Caledon and southern border with the City of Mississauga. Near the Study Area, Main Street North has two northwest-bound and two south-east bound lanes. The outermost lanes allow on-street parking. The street has an asphalt driving surface and both sides of the street have a concrete curb, cobble boulevard, and concrete sidewalk. Trees, streetlights, benches, signs, and parking metres are each intermittently situated within the boulevard (Photo 3). Garden Square is classified as open space in the City's zoning by-law, and it is typically composed of an open, cobble pathway permitting access between the building on the block bounded by Main Street North, Queen Street East, and Theatre Lane (Photo 4). Garden Square has a large concrete fountain, concrete planters with perennial flowers, and streetlights (Photo 5).

The properties in the Study Area at 30-46 Main Street North are also bound by 48 Main Street North to the northwest and 28 Main Street North to the southeast. The property at 48 Main Street North is a rectangular lot with an approximate area of approximately 125 square metres occupied by a two-storey stucco-clad brick commercial building (Photo 6). The property at 28 Main Street North is a rectangular lot with an approximate area of 390 square metres occupied by a two-storey stone commercial building (Photo 7).

The properties at 54-60 Main Street North are also bounded by Vivian Lane/Chess Park (formerly California Street) to the northwest and 52 Main Street North to the southeast. Vivian Lane/Chess Park extends between 60 Main Street North and 70-74 Main Street North, connecting Main Street with Garden Square. It has a painted concrete walking surface and concrete chess tables and stools (Photo 8). The property at 52 Main Street North is an irregularly shaped lot with an approximate area of approximately 150 square metres occupied by a two-storey brick commercial building (Photo 6).



Photo 1: View northwest showing properties on the southwest side of Main Street North



Photo 2: View north showing properties on the northeast side of Main Street North



Photo 3: View south showing a section of Main Street North near the Study Area



Photo 4: View northwest showing Garden Square as it extends to the rear of the Study Area



Photo 5: View north showing Garden Square



Photo 6: View northeast showing the adjacent properties at 48 Main Street North (right, blue building) and 52 Main Street North (left, beige building)



Photo 7: View north showing the adjacent property at 28 Main Street North



Photo 8: View northeast showing Vivian Lane/Chess Park

5.2 Adjacent Heritage Properties

The City's *Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act*, *Municipal Register of Cultural Heritage Resources*, and Brampton Planning Viewer were reviewed for adjacent heritage properties.

There are two adjacent heritage properties (See Appendix B Glossary for definitions of adjacent) to the City owned buildings in the Study Area. located at 48 Main Street North (adjacent to 46 Main Street North) and 52 Main Street North (adjacent to 54 Main Street North) (Table 1). Several additional properties *listed* under Section 27, Part IV of the *OHA* and *designated* under Section 29, Part IV of the *OHA* are on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street (Table 2).

Table 1: Adjacent Heritage Properties










Address	Recognition	Photo
<p>48 Main Street North</p>	<p><i>Listed; Section 27, Part IV of the OHA</i></p>	
<p>52 Main Street North</p>	<p><i>Listed; Section 27, Part IV of the OHA</i></p>	

Table 2: Nearby Heritage Properties


Address	Recognition	Photo
<p>15 Main Street North</p>	<p><i>Designated; Section 29, Part IV of the OHA</i></p> <p>By-law 62-2009</p>	
<p>19 and 25 Main Street North</p>	<p><i>Designated; Section 29, Part IV of the OHA</i></p> <p>By-law 63-2009</p>	

Address	Recognition	Photo
31 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	 A photograph showing the facade of a three-story building at 31 Main Street North. The building features a mix of yellow and grey brickwork. The ground floor has several storefronts, including a green sign for 'Prescription Vitamins' and a black sign for 'TADKA KING'. A dark car is parked on the street in front of the building.
33 and 35 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	 A photograph showing the facade of a three-story building at 33 and 35 Main Street North. The building features a mix of yellow and grey brickwork. The ground floor has several storefronts, including a green sign for 'Prescription Vitamins' and a black sign for 'TADKA KING'. A dark car is parked on the street in front of the building.

Address	Recognition	Photo
41 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	 A photograph of a three-story, light-colored building with arched windows. The ground floor features a storefront for 'THE ACADEMY OF MARTIAL ARTS' with 'AMA' branding. A dark car is parked in front of the building.
45 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	 A photograph of a three-story, light-colored building with arched windows. The ground floor features a storefront for 'AMA' and 'Flavor'. A red car is parked in front of the building.

Address	Recognition	Photo
63-71 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	
73 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	

Address	Recognition	Photo
75-77 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	 A photograph of a two-story brick building on a city street. The ground floor features a storefront for 'bodiologie STUDIO' with large glass windows and a dark facade. To the left, a sign for 'KINGS INC.' is visible, with a window display that says 'BUY GOLD TRADE'. To the right, a sign for 'LASHES LASER HAIRCLINIC' is partially visible. A modern high-rise apartment building is in the background under a blue sky with some clouds.
70-74 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	 A photograph of a two-story white building with a prominent red base on the ground floor. The building has several windows and is decorated with colorful murals and posters. The street in front is lined with orange traffic cones, and a red car is partially visible in the foreground. The sky is overcast and grey.

Address	Recognition	Photo
82-86 Main Street North	<i>Listed; Section 27, Part IV of the OHA</i>	

5.3 Properties in the Study Area

The Study Area is composed of an attached row of commercial buildings spread across eight properties. It includes City-owned Properties municipally known as 30 Main Street North, 36-38 Main Street North, 42 Main Street North, 46 Main Street North, 54 Main Street North, and 60 Main Street North and is interrupted by the properties at 48 Main Street North and 52 Main Street North, which are privately owned. The properties at 30-54 Main Street North are generally uniform in scale and massing.

5.3.1 30 Main Street North (City Owned)

The property at 30 Main Street North is a rectangular lot with an approximate area of 155 square metres on the northeast side of the street. A vernacular, two-storey wood- and stucco-clad commercial building occupies the property. The building is primarily accessed directly from the sidewalk along the northeast side of Main Street North.

The building has a rectangular plan, is two storeys, and has a rear addition. The façade has three bays. On the first storey, the façade is composed of a door offset towards the northwest with large storefront windows on either side. The remainder of the first storey is clad in painted wood boards. The building's three bay configuration is most clearly displayed by the second storey, which has three windows. The second storey is typically clad in stucco, but also has painted wooden boards arranged to appear like half timbering. The building has a flat roof with a plain parapet. Along the primary façade, the parapet is clad in a painted wood board. Part of the building's stretcher coursed brick structure is visible below the parapet. All windows are flatheaded and have a simple wood trim on all sides. The second storey windows on the main façade have a yellow tint and have a single- or double-hung mechanism. The primary entrance

is shallowly stepped back from the sidewalk. It is a flatheaded metal door with central glazing and narrow transom (Photo 9).

The rear addition is two-storeys and is typically clad in vertical siding. A front gable roof clad in asphalt shingles with two skylights covers the southwest section of the addition. The northeast section of the addition is an enclosed balcony only accessible from inside the building. The addition has one window and two doors, which are each set into a flatheaded opening with plain trim. The window is between the doors and is composed of a single, fixed pane. The westmost door has a metal frame and central glazing and the eastmost door has a metal frame, metal leaf, and sidelight (Photo 10).

The interior of the building's first storey is generally open but with several small rooms, including an office, storage room, and washroom. The southwest section of the main, open area has a wood grained vinyl floor placed on top of a mosaic tile (Photo 11). The northeast section of the main floor – the building's addition – also has a wood grained vinyl floor; however, it is situated atop a smooth concrete subfloor. The northeast section also has a raised floor section (Photo 12). The main open area has painted, drywall clad walls with vertical timbering. Large bulkheads extend along the northwest and southeast walls of the open area. The bulkheads have a painted drywall underside and plaster and half-timbered sides. The bulkheads are supported by square wood posts. The ceiling is divided into sections by horizontal wood beams. Light fixtures and drywall with half-timbering are intermittently located between the wood beams.

The office area is located near the middle of the southeast wall. It has a carpeted floor, painted drywall walls, and a dropped acoustic ceiling. The storage area is located immediately to the northeast of the office. It is located beneath the stairs and has a smooth concrete floor and painted drywall walls and ceiling (Photo 13). The washroom is located near the middle of the northwest wall. It has a linoleum floor, exposed brick walls with wood framing members, and white fixtures (Photo 14).

The interior of the building's second storey and basement were not accessed during the site visit.



Photo 9: View northeast showing the building at 30 Main Street North's primary façade



Photo 10: View southwest showing the building at 30 Main Street North's northeast (rear) elevation



Photo 11: View northeast showing the southwest section of the main, open area



Photo 12: View northeast showing the northeast section of the main, open area



Photo 13: View southeast showing the office (right) and storage room (left)



Photo 14: View northwest showing the washroom

5.3.2 36-38 Main Street North (City Owned)

The property at 36-38 Main Street North is a rectangular lot with an approximate area of 275 square metres. A vernacular, two-storey brick clad commercial building occupies the property. The building is primarily accessed directly from the sidewalk along the northeast side of Main Street North.

The building has a rectangular floor plan, is two storeys, and has a rear addition. On the first storey, the façade is composed of a central door with large storefront windows on either side. Black metal mullions surround all doors and windows on the first storey. The first and second storey are separated by a metal panel that extends the entire width of the building. The second storey is divided into two bays that are defined by large windows. The second storey is clad in a brick veneer. The building has a flat roof with a plain parapet. Along the primary façade, the parapet is clad in metal flashing. Decorative wood brackets are situated at the building's edges. All windows are flatheaded. On the first storey, they are surrounded by metal mullions and on the second storey they are surrounded by a plain metal trim. The primary entrance is shallowly stepped back from the sidewalk. It is a flatheaded metal door with central glazing and transom (Photo 15).

The rear addition is two-storeys and is composed of brick and metal siding clad concrete block. It has a flat roof that matches the height of the main building. One, flatheaded five leaf French door is located on the first storey of the addition. Each leaf is metal and has central glazing. The

second storey has one picture window divided into six individual panes with narrow metal mullions. The window is flatheaded and has no trim (Photo 16).

The interior of the building's first storey is composed of a distinct northwest and southeast side. The southeast side is largely open space but is further subdivided into a distinct southwest and northeast section by the building northeast addition. The foremost, southwest section of the building's southeast side typically has a wood or wood laminate floor that extends perpendicular to the building's walls, with one tiled section behind a former bar. The southeast wall is clad in red brick set in common bond (three stretchers separated by one header), the southwest wall is clad in metal, and the northwest wall is clad in a combination of red brick veneer and wood clad drywall. The ceiling is clad in drywall (Photo 17). The rearmost, northeast section of the building's southeast side has a wood or wood laminate floor that extends diagonally to the building's walls. The northeast wall is composed of grey brick set in stretcher bond, the southeast wall is composed of drywall, and the northwest wall is composed of drywall clad in red brick veneer and wood. The ceiling is clad in drywall (Photo 18).

The northwest section of the first storey is divided into seven rooms, including a vestibule, kitchen, and washrooms. The vestibule has a wood or wood laminate floor and painted drywall walls and ceiling. A stairway located on the north side of the vestibule's northeast wall provides access to the building's second storey and a door on the vestibule's southeast wall provides access to the open, southeast side of the building. Each of the other rooms is accessed from a "U" shaped hallway. The kitchen is the southmost room and is accessed from the hallway's southwest wall. The kitchen has a tiled floor. Its southeast, southwest, and northwest walls are each clad in drywall and aluminum siding. The northeast wall is composed of an unfinished, wood framed partition wall. An aluminum hood vent extends the width of the kitchen's northwest wall. A refrigerated room is located in the southwest corner of the kitchen. The kitchen's ceiling is unfinished with exposed mechanical and electrical equipment (Photo 19).

The hallway's southmost corner is contained within an enclosed area. This area has a tiled floor, and walls generally clad in painted drywall. The southmost section of the northwest wall has aluminum siding. This area has an unfinished ceiling with exposed mechanical and electrical equipment (Photo 20). Two doors are located on this room's northeast wall. The westmost door provides access to the basement stairway and the eastmost door provides access to the main hallway. The main hallway has a tiled floor, painted drywall walls, and a painted drywall ceiling with exposed ductwork (Photo 21). Three washrooms are accessed from the main hallway. They each have a tiled floor and walls, drywall ceiling, and white fixtures (Photo 22).

The interior of the building's second storey is accessible from a staircase connected to the vestibule or a staircase located at the northmost corner of the "U" shaped hallway. This storey is also divided into a distinct northwest and southeast side by structural posts that extend along the centre of the building. The southeast side has a wood or wood laminate floor that runs diagonally to the walls and a tiled section in its centre. Walls are typically clad in painted wallboard, but brick sections are present on the northeast and southeast walls. The ceiling is clad in painted wallboard (Photo 23). The southmost section of the northwest side of the

building shares the same general characteristics; however, its floor runs perpendicular to the walls (Photo 24). An “L” shaped hallway in the northwest corner provides access to three washrooms. The hallway has a wood or wood laminate floor, painted drywall walls, and a drywall ceiling (Photo 25). The washrooms each have tiled floor and walls, drywall ceiling, and white fixtures (Photo 26).

The building’s basement is accessed from a stairway in the enclosed area in the southmost corner of the first storey’s hallway. The basement has two offices, a freezer, and two washrooms connected by a hallway. The offices are located along the southwest wall. They have wood or wood laminate floors and painted drywall walls and ceiling (Photo 27). The hallway and washrooms all have tiled floors and painted drywall walls and ceiling (Photo 28). The washrooms have white fixtures. The freezer was not accessed during the site visit (Photo 29).



Photo 15: View northeast showing the building at 36-38 Main Street North's primary façade



Photo 16: View southwest showing the building at 36-38 Main Street North's northeast (rear) elevation

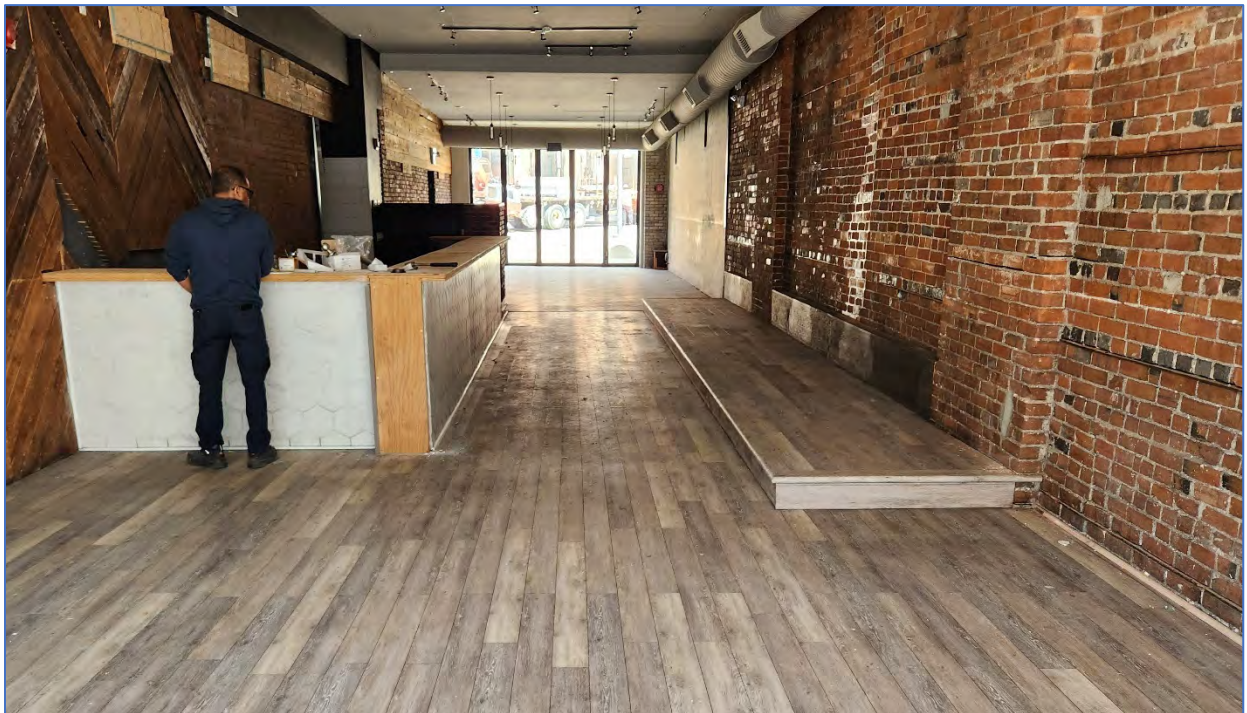


Photo 17: View northeast showing the foremost, southwest section of the building's southeast side

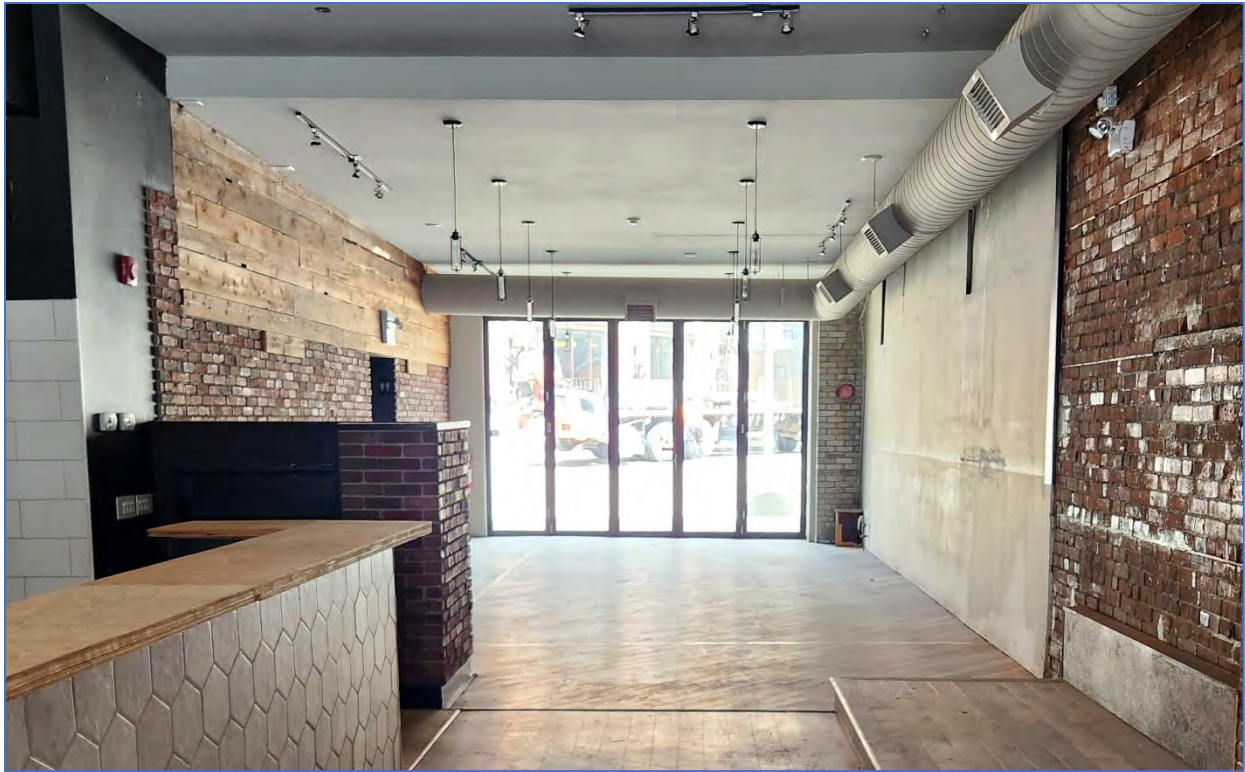


Photo 18: View northeast rearmost, northeast section of the building's southeast side



Photo 19: View southwest showing the kitchen



Photo 20: View northwest showing the room in hallway's southmost corner



Photo 21: View northeast showing part of the "U" shaped hallway

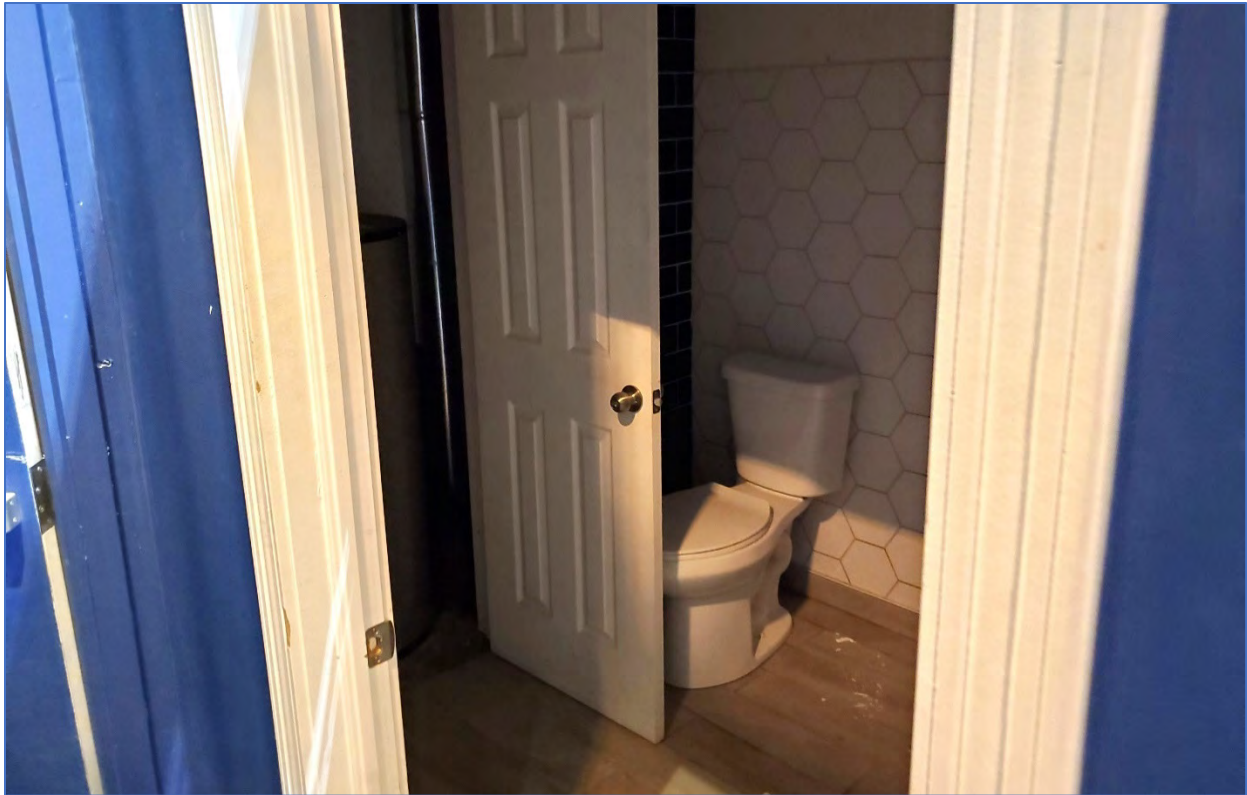


Photo 22: View showing a typical first storey washroom

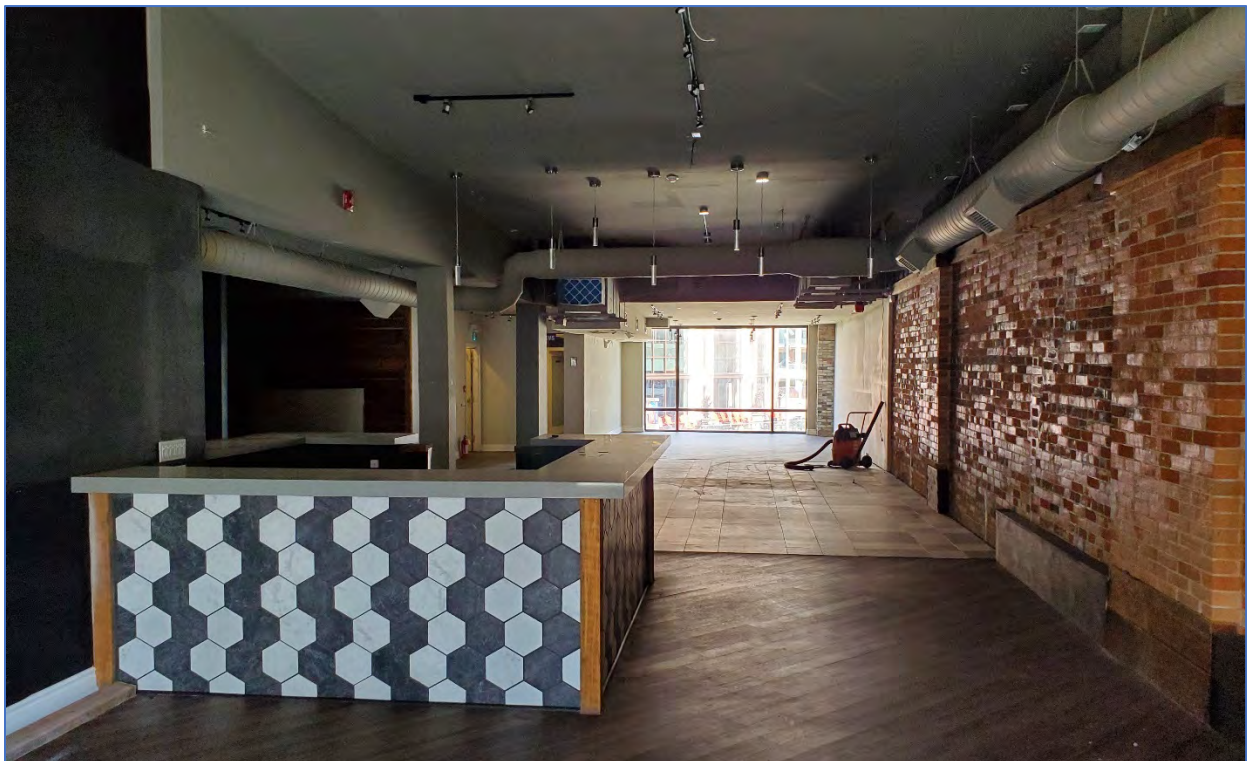


Photo 23: View northwest showing the southeast side of the second storey

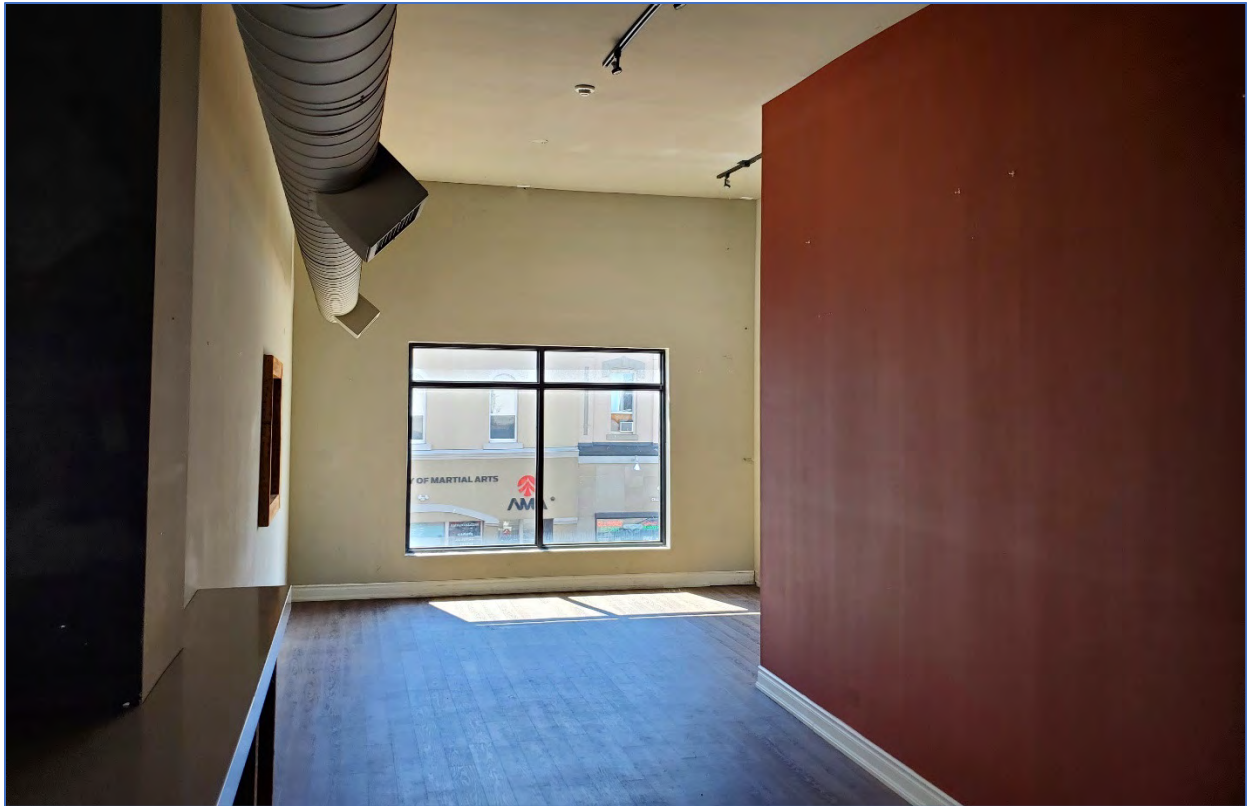


Photo 24: View southwest showing part of the northwest side of the second storey

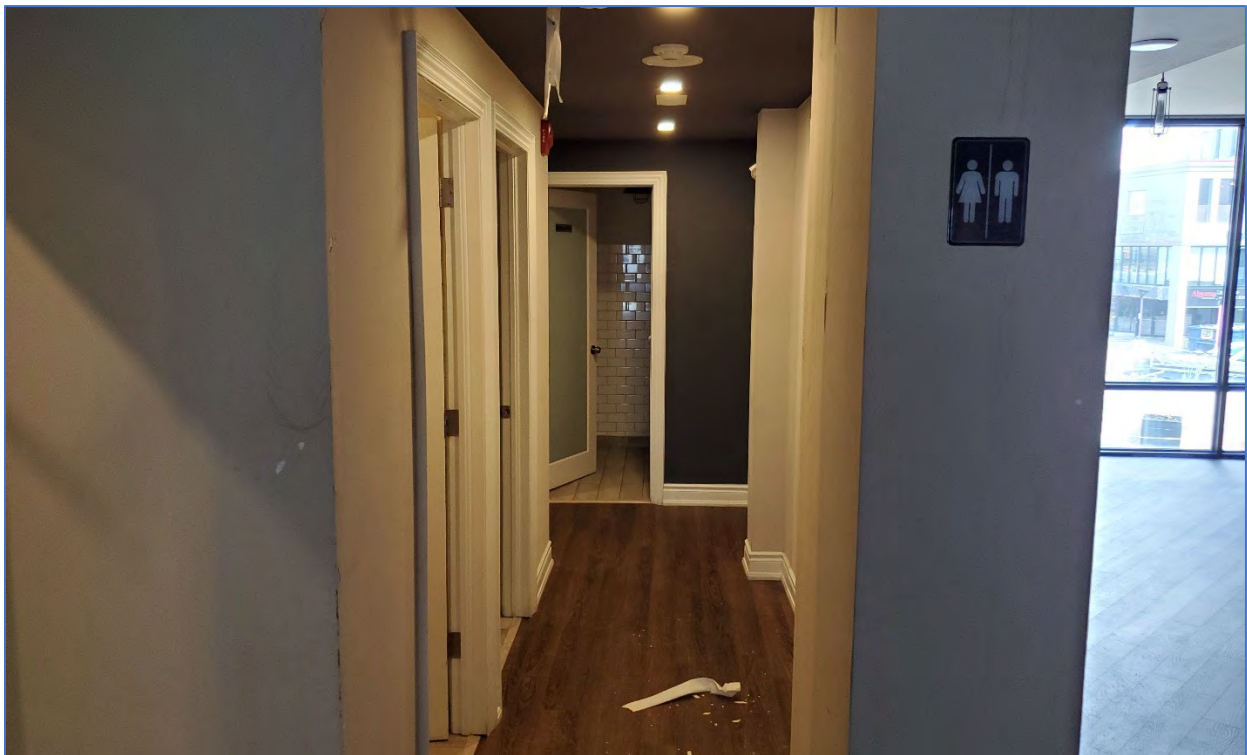


Photo 25: View northwest showing the "L" shaped hallway on the second storey



Photo 26: View showing a typical second storey washroom



Photo 27: View southwest showing the offices



Photo 28: View southwest showing the basement hallway

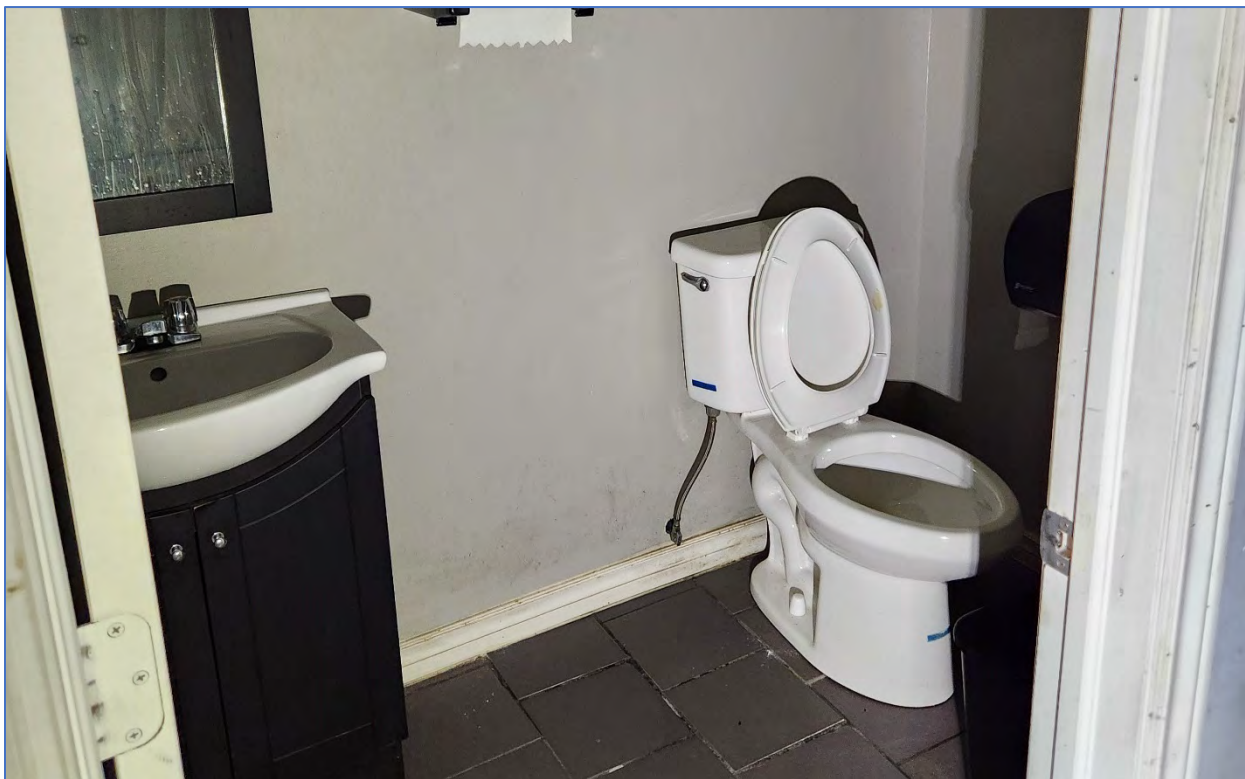


Photo 29: View showing a typical basement washroom

5.3.3 42 Main Street North (*Listed, City Owned*)

The property at 42 Main Street North is a rectangular lot with an approximate area of 120 square metres. A vernacular, two-storey brick commercial building occupies the property. The building is primarily accessed directly from the sidewalk along the northeast side of Main Street North.

The building has a rectangular floor plan, is two storeys, and has a rear addition. On the first storey, the façade is composed of a door offset towards the east with large storefront windows on either side. The remainder of the first storey is clad in grey stone veneer. The second storey is divided into two bays that are defined by windows. The second storey is composed of painted stretcher bond brick. The building has a flat roof with plain parapet clad in metal flashing. A decorative bracketed wooden frieze is below the parapet and a shallow corbel composed of two brick rows is below the frieze. The frieze terminates at a large, decorative wooden bracket at the building's west terminus. Windows on the first storey are flatheaded and have a plain trim. Windows on the second storey are two-sash, single- or double-hung windows set into a segmentally arched opening. A voussoir composed of one row of soldier course and one row of header course and wood lug sill surround the windows. The eastmost window's sill has been capped with metal flashing. The primary entrance is shallowly stepped back from the sidewalk. It is a flatheaded metal door with central glazing (Photo 30). The rear addition is two-storeys and is composed of concrete block. It has a flat roof that matches the height of the main building. It has no openings (Photo 31).

The interior of the building's first storey is divided into four rooms, including an open storefront, two storage rooms, and washroom. The storefront has a laminate floor, wooden baseboards, walls clad in either painted drywall or red brick veneer, and a painted dropped acoustic ceiling (Photo 32). The westmost storage room is accessed from a doorway towards the north edge of the storefront's northeast wall. It has laminate floor, painted drywall walls and ceiling, and wooden and glass shelving units on its northwest and southeast walls (Photo 33). The washroom is accessed from a doorway towards the south edge of the storefront's northeast wall. It has laminate floor, painted drywall walls and ceiling, and white fixture (Photo 34). The eastmost storage room is contained within the building's northeast addition. It has a painted concrete floor and walls typically composed of concrete block. The northwest and southwest walls have generally been painted white aside from one area on the southeast wall. It is possible that this was a doorway or opening that has been infilled. The northeast wall and ceiling are clad in painted drywall (Photo 35).

The interior of the building's second storey is accessed from a wooden stairway accessed from the westmost storage room. The second storey has a workroom, two storage rooms, and an office. The workroom is accessed from the top of the stairway. It has a vinyl and tile floor, walls clad in wallpaper and wood panelling, and a dropped ceiling (Photo 36). The westmost storage room is accessed from an open door on the workroom's southwest wall. It has a vinyl floor, wallpapered walls, and a dropped ceiling. Cupboards occupy the entire southwest wall (Photo 37). The office is accessed from a doorway on the westmost storage room's southwest wall. The

office has a carpeted floor, painted wood panelled walls, and a dropped ceiling (Photo 38). The eastmost storage room is accessed from a doorway on the northeast wall of the workroom. It has a concrete floor, northeast and northwest walls clad in drywall, southeast wall clad in concrete block, and ceiling clad in drywall (Photo 39).



Photo 30: View northeast showing the building at 42 Main Street North's primary façade



Photo 31: View southwest showing the building at 42 Main Street North's northeast (rear) elevation

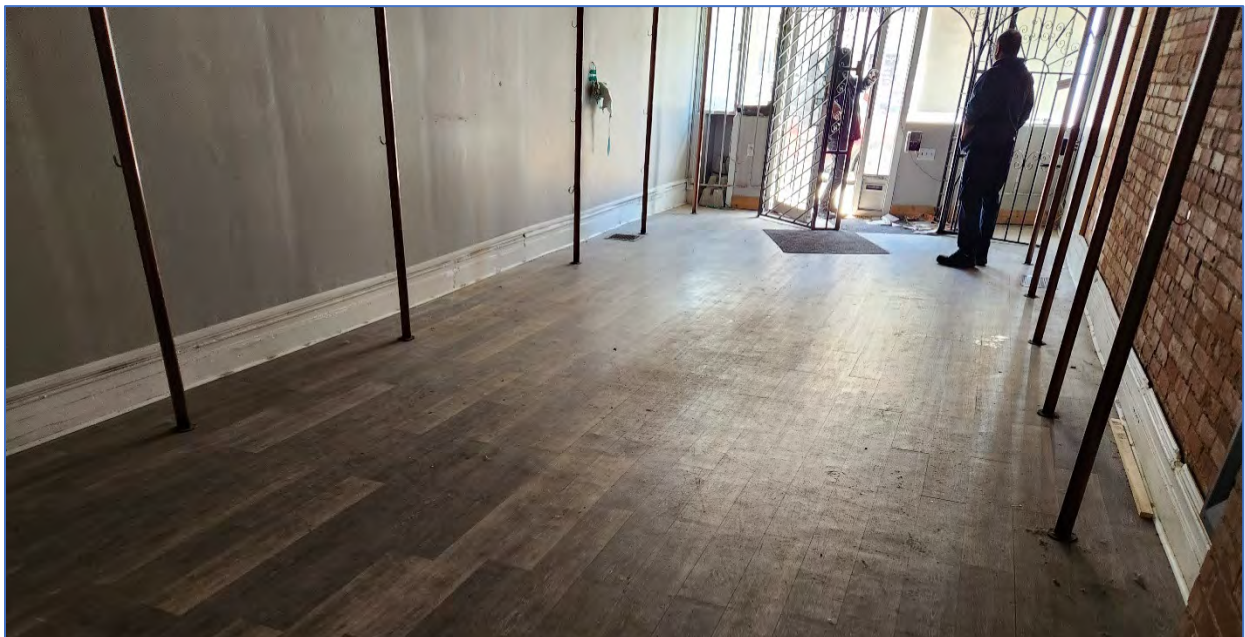


Photo 32: View southwest showing the open storefront



Photo 33: View southwest showing the westmost storage room

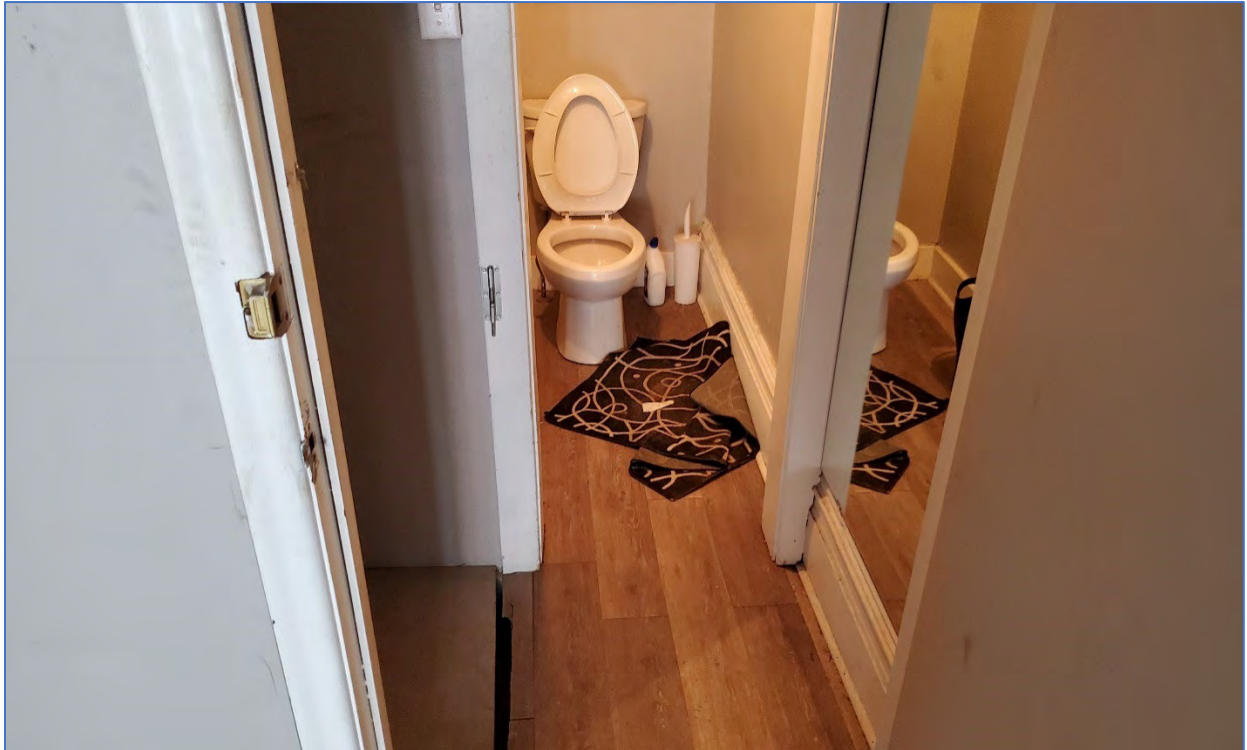


Photo 34: View northwest showing the washroom



Photo 35: View northeast showing the eastmost storage room



Photo 36: View southwest showing the workroom



Photo 37: View southwest showing the westmost storage room



Photo 38: View southeast showing the office



Photo 39: View northeast showing the eastmost storage room

5.3.4 46 Main Street North (*Listed, City Owned*)

The property at 46 Main Street North is a rectangular lot with an approximate area of 120 square metres. A vernacular, two-storey brick commercial building occupies the property. The building is primarily accessed directly from the sidewalk along the northeast side of Main Street North.

The building has a rectangular floor plan, is two storeys, and has a rear addition. On the first storey, the façade is composed of a door offset towards the east with large storefront windows on either side. The remainder of the first storey is clad in stained wooden board above the windows and black-painted stucco below the windows. The second storey is divided into two bays that are defined by windows. The second storey is composed of painted stretcher bond brick. The building has a flat roof with plain parapet clad in metal flashing. A decorative bracketed wooden frieze is below the parapet and a shallow corbel composed of two brick rows is below the frieze. The frieze terminates at a large, decorative wooden bracket at the building's east terminus. Windows on the first storey are flatheaded and have a plain trim. Windows on the second storey are two-sash windows set into a segmentally arched opening. The lower sash of both windows has been replaced with a contemporary slider window. A voussoir composed of one row of soldier course and one row of header course and wood lug sill surround the windows. The eastmost window's sill has been capped with metal flashing. The primary

entrance is shallowly stepped back from the sidewalk. It is a flatheaded metal door with central glazing (Photo 40). A second door set into the main building is present on the second storey of its northeast elevation. This door is set into a segmentally arched opening with a voussoir composed of a single row of soldier course brick. The door is a solid, single leaf (Photo 41).

The rear addition is one storey and is typically clad in vertical siding. The addition has one window and one door, which are both set into a flatheaded opening with plain trim. The window is offset towards the west of the addition and is composed of a single, fixed pane. The door is offset towards the east of the addition and is composed of a metal frame, central glazing, and transom (Photo 41).

The interior of the building's first storey is divided into five rooms, including an open storefront at the southwest side of the building, open storefront at the northeast side of the building, vestibule, storage room, and washroom. Both storefront rooms have a wood laminate floor, moulded wood baseboard, painted drywall walls, and a dropped acoustic ceiling (Photo 42). The northeast storefront is contained within the building's northeast addition. A section on the northwest wall of the northeast storefront area is composed of painted brick (Photo 43). The vestibule is in the northeast corner of the northeast storefront. It has a vinyl tile floor, painted drywall walls, and a dropped acoustic ceiling (Photo 44). The storefront rooms are connected by an open hallway that travels along the northwest wall of the building. The storage room and washroom (Photo 45) are accessed from a small lobby attached to hallway. All rooms in this area have a tile floor, painted drywall walls, and a dropped acoustic ceiling.

The interior of the building's second storey is accessed from a hallway and stairway connected to the vestibule. The hallway and stairway have a wood or wood laminate floor, walls clad in either painted drywall or wood paneling, and a dropped acoustic ceiling (Photo 46). The second storey is divided into two main rooms. The southwest room was a performing room. It has a wood or wood product floor, moulded wood baseboards, painted drywall walls, wood crown moulding, and a painted drywall ceiling (Photo 47). The northeast corner of room has a tile floor that is mostly covered with a wood floor (Photo 48). The northeast room was an office. It has a concrete floor, walls clad in either painted drywall or wood paneling, and a painted drywall ceiling (Photo 49).

The building's basement is accessed from a wood stairway connected to the northeast wall of the lobby attached to the hallway on the first storey. The basement is composed of one open room. The north section of the basement has a concrete floor, and the south section has a carpeted floor. The walls and ceiling are typically clad in drywall (Photo 50). A section of the building's stone and brick foundation is visible in the basement (Photo 51).



Photo 40: View northeast showing the building at 46 Main Street North's primary façade



Photo 41: View southwest showing the building at 46 Main Street North's northeast (rear) elevation



Photo 42: View north showing the open storefront at the southwest side of the building

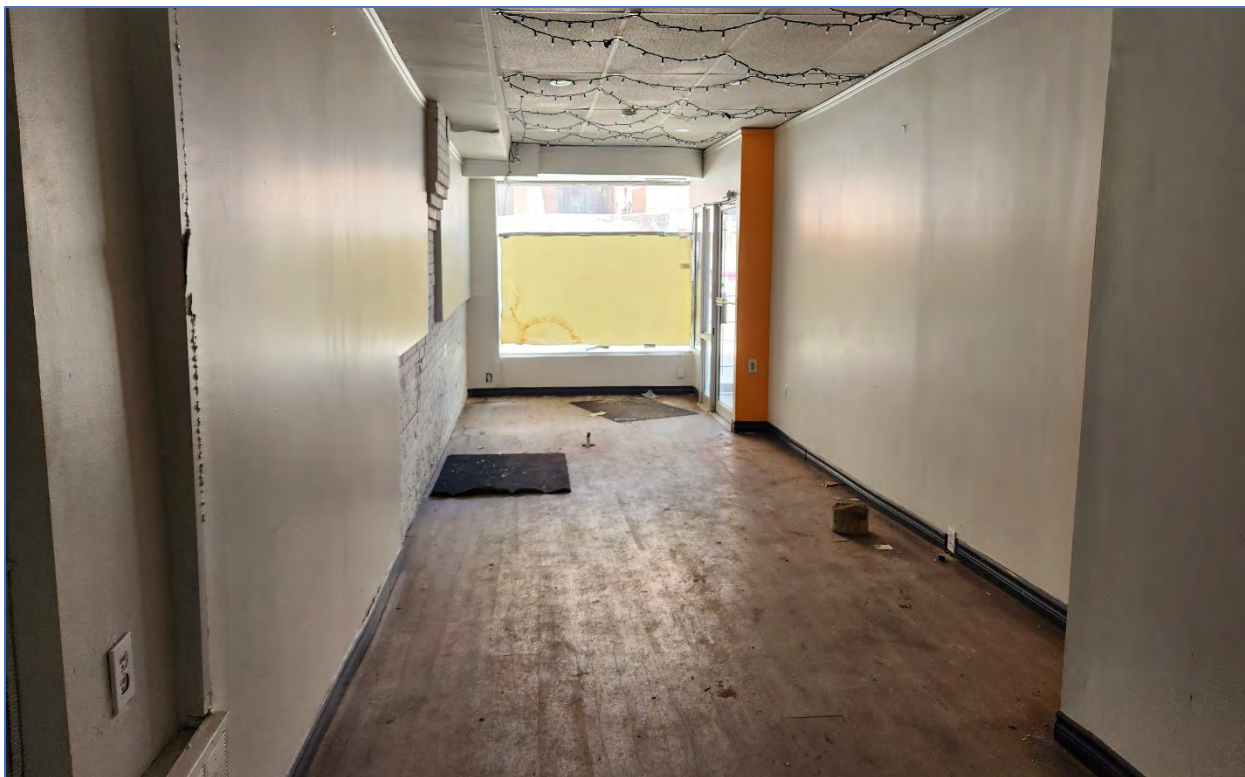


Photo 43: View northeast showing the open storefront at the northeast side of the building



Photo 44: View north showing the vestibule



Photo 45: View southeast showing the washroom

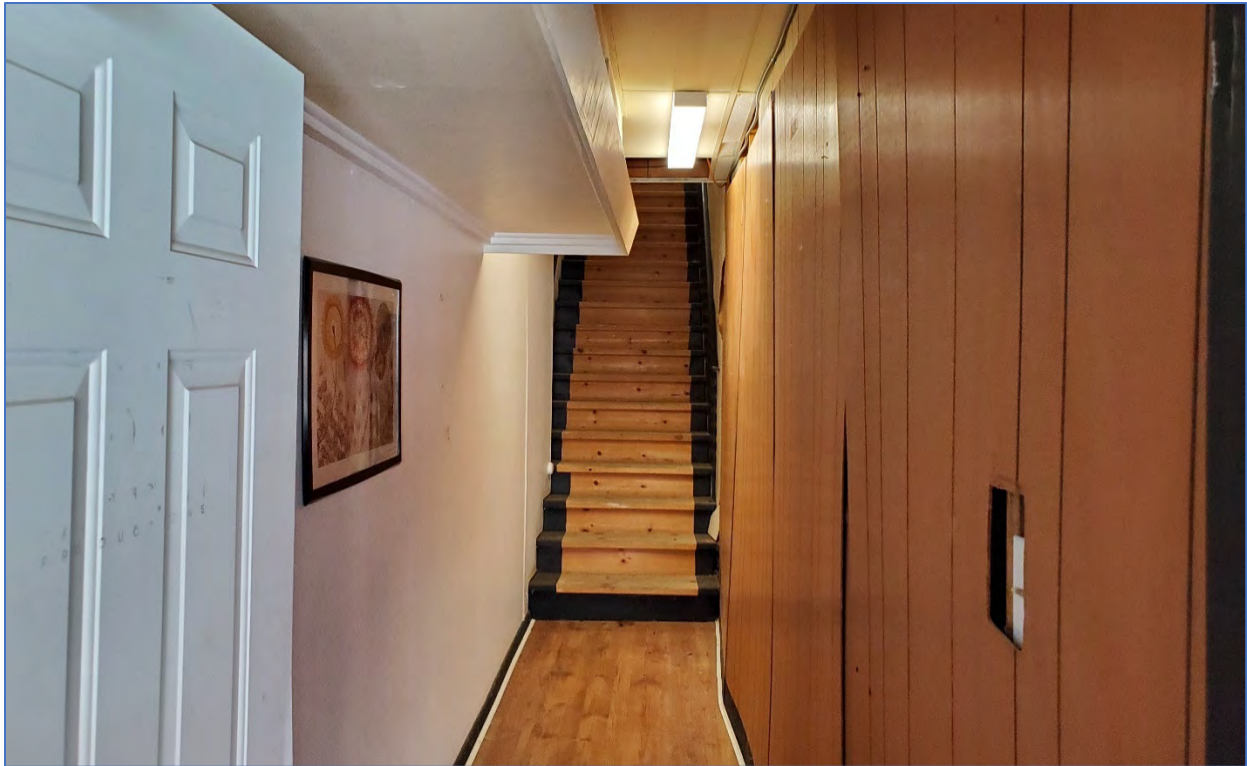


Photo 46: View southwest showing the stairway



Photo 47: View southwest showing the performing room



Photo 48: View northeast showing the performing room



Photo 49: View southwest showing the office



Photo 50: View southwest showing the basement



Photo 51: View showing part of the building's stone and brick foundation

5.3.5 54 Main Street North (City Owned)

The property at 54 Main Street North is an irregularly shaped lot with an approximate area of 85 square metres. A vernacular, two-storey brick commercial building occupies the property. The building is primarily accessed directly from the sidewalk along the northeast side of Main Street North.

The building has a rectangular floor plan, is two storeys, and has a rear addition. On the first storey, the façade is composed of a door offset towards the west with a large storefront window to its east. The remainder of the first storey is clad in horizontal siding. The first and second storey are separated by a shallow skirt roof clad in asphalt shingles that terminated at a decorative wooden bracket on both sides. The second storey is divided into two bays that are defined by windows. The second storey is composed of painted stretcher bond brick. The building has a flat roof with plain parapet clad in metal flashing. A decorative bracketed wooden frieze is below the parapet. The frieze terminates at a large, decorative wooden bracket at the building's west terminus. The first storey window is flatheaded and has plain trim. Windows on the second storey are two-sash windows set into a flat opening with rounded top corners. The lower sash of both windows has been replaced with a contemporary slider window. A voussoir composed of three rows of header course brick surrounds the top of the windows. The uppermost header course row is superimposed from the building's façade. The primary entrance is shallowly stepped back from the sidewalk. It is a flatheaded metal door with central glazing (Photo 52). A second door set into the main building is present on the first storey of its northeast elevation. This door is composed of a solid, single leaf metal door set into a flatheaded opening (Photo 53).

The interior of building's first storey is divided into four rooms, including an open storefront, storage room, and washroom. The open storefront has a tile floor, tile baseboards and painted drywall walls on the northeast, southeast, and northwest walls, wood paneled southwest wall, and dropped acoustic ceiling with wood beams (Photo 54). The other rooms are accessed from an "L" shaped hallway accessed from a doorway towards the north edge of the storefront's northeast wall. The hallway has a tile floor, painted drywall and wood clad walls, and a dropped acoustic ceiling (Photo 55). The storage room is accessed from a doorway on the hallway's southeast wall. The storage room has tiled floor, wallpapered walls, and dropped acoustic ceiling. An opening in the floor provides access to the basement (Photo 56). The washroom is located at the southeast terminus of the hallway. It has a tiled floor and wood panelled walls (Photo 57).

The interior of the building's second storey was not accessed during LHC's site visit. Likewise, the building's addition is not accessible from the first storey of the building and was not accessed.



Photo 52: View northeast showing the building at 54 Main Street North's primary façade



Photo 53: View southwest showing the building at 54 Main Street North's northeast (rear) elevation



Photo 54: View northeast showing the open storefront



Photo 55: View northwest showing the "L" shaped hallway



Photo 56: View northwest showing the storage room



Photo 57: View southeast showing the washroom

5.3.6 60 Main Street North (City Owned)

The property at 60 Main Street is a rectangular lot with an approximate area of 470 square metres. A vernacular, one- to two-storey brick commercial building occupies the property. The building is primarily accessed directly from the sidewalk along the northeast side of Main Street North.

The building has a rectangular floor plan, is one storey, and has a rear addition. The building's façade is symmetrical and has five bays. The central bay comprises the main entrance and two windows are located on both sides of the door. The building has a full below grade basement with stone foundation walls. The building's primary, southwest elevation is clad in bright red brick set in stretcher bond. String courses composed of single rows of soldier course brick distinguish between the building's bays. Decorative, diamond-shaped entablatures are also present (Photo 58). The building's northwest elevation is clad in dark red brick. The brick is generally coursed in stretcher bond, but a Flemish bond row is present every seventh row (Photo 59). The building's northeast elevation is clad in stone veneer and dark red brick set in stretcher bond. The brick used on this elevation, although similar in colour, is different from that present on the northwest elevation (Photo 60). Stucco belt course separate the storeys on this elevation. The building has a flat roof. The southwest elevation has a stepped parapet and moulded cornice, the northeast elevation has a plain parapet with shallow metal flashing, and the northeast elevation has a plain parapet with plain frieze.

Ten windows are on the building's southwest elevation including four on the first storey and six on the second storey. All four windows on the first storey have a flatheaded opening, header composed of a single row of soldier course brick, and thin concrete sill. The innermost windows are composed of single, fixed panes and the outermost windows are composed of two mullied fixed panes. All six windows on the second storey have a flatheaded opening. They are either composed of single fixed panes or a single fixed-pane window over a two-pane slider. Two windows are on the building's northwest elevation. The eastmost window is set into a flatheaded opening and has no trim. The window has a plain metal frame and is composed of a single fixed-pane window over a two-pane slider. The westmost window has a flatheaded opening, header composed of a single row of soldier course brick, and a concrete lug sill. The window is a single sash with nine mullied units. Fourteen windows are on the building's northeast elevation. The four windows on the first storey each have a flathead opening, no trim, and a narrow concrete sill. They are all composed of a single, fixed pane. The five windows on the second storey each have a flatheaded opening, labelled trim, and concrete lug sill. They are all fixed panes. The five windows on the third storey each have a flatheaded opening, labelled trim, and concrete lug sill. They are all fixed panes.

The primary entrance is shallowly stepped back from the sidewalk. It is a flatheaded, two-leaf wooden door with central glazing and transom. A second door set into the main building is present on the first storey of its northeast elevation. This door is composed of a single leaf metal door with central glazing set into a flatheaded opening with plain trim. A second door set into the main building is present on the first storey of its northeast elevation. This door is

composed of a solid, single leaf metal door with central glazing set into a flatheaded opening. A third door is located towards the rear of the building's southeast elevation. This door is composed of a solid, single leaf metal door set into a flatheaded opening.

The interior of the building's first storey is composed of a distinct northeast and southwest side. The southwest side comprises the one-storey section of the building. It has a wood or wood laminate floor, walls clad in slatwall and painted drywall, and painted lath ceiling with exposed mechanical and electrical equipment (Photo 61). The southwest side is composed of three rooms, including a large open space and two change rooms in the northeast corner. The northeast side comprises the first storey of the two-storey section of the building. The floor level of this section is slightly lower than that of the southwest section. The two areas are separated by a three-riser staircase and ramp at their juncture. The southwest section is generally divided into three rooms, including a workshop, office, and washroom that are connected by a hallway. Hallway typically has a wood or wood laminate floor with a tiled section along the northeast wall, slatwall or wood paneled walls, and drywall ceiling (Photo 62). The office is accessed from a door adjacent to the three-riser stairway on the northwest wall of the hallway. It has a wood or wood laminate floor, painted drywall walls, and a dropped acoustic ceiling (Photo 63). The washroom is accessed from a door to the northwest of the office door (Photo 64). It has a tile floor, painted drywall walls, and a dropped acoustic ceiling. The workshop occupies most of the southwest section of the first storey of the building's northeast section. It has a rubber floor, slatwall walls, and a wallboard ceiling (Photo 65).

The building's mezzanine can be accessed from two "U" shaped staircases, one located at the northwest corner of the building, and one located along the southeast wall of the workshop. The northwest stairway has wooden treads, wood handrails, and wood paneled walls. The southeast stairway has vinyl clad treads, wooden handrail, and painted wallboard walls. The mezzanine has three rooms including an open area, a storage room, and a washroom. The open area has a floor that is partially composed of wood and partially carpeted. The walls are clad in a mix of painted drywall, plywood, and wood paneling. The ceiling is clad in painted drywall (Photo 66). The storage room is accessed from a door to the northeast of the stairway on the mezzanine's northwest wall. The storage room has a linoleum floor and walls and ceiling clad in painted drywall (Photo 67). The washroom has a linoleum floor, walls and ceiling clad in painted drywall, and white fixtures.

The interior of the building's second storey can be accessed from two "L" shaped stairways, one located on both the northwest and southeast sides of the mezzanine. Both stairways have vinyl clad treads, wooden handrails, and painted wallboard walls. Each stairway provides access to an individual suite composed of four rooms. At the top of each staircase, a landing is accessed (Photo 68 and Photo 69). The landing room provides access to a hallway, which provides access to two additional rooms (possibly offices or bedrooms), and a washroom. The landing, hallway, and one of the offices/bedrooms in both suites have wood floors, wood baseboards, and painted drywall walls and ceilings (Photo 70). The other office/bedroom and washroom have vinyl floors (Photo 71). The suites are connected by a hallway that extends along the northeast

wall of the building (Photo 72). A small, nondescript room is located at the west terminus of the hall. A doorway leading to an external fire escape is located at the east terminus of the hall.

The building's basement is accessed from a straight run staircase located through a door on the southeast wall of the workshop. The basement has a concrete floor and foundation walls that typically composed of coursed stone. In certain locations, concrete block and wood paneling clad with concrete are also present on the foundation walls (Photo 73). A course stone wall separates the basement into two distinct halves. The ceiling is unfinished. Wood floor joists and floor deck for the first floor, steel beams, and mechanical and electrical equipment are exposed. Concrete and brick columns are also visible throughout the basement. Mechanical equipment, including a disused boiler and contemporary water heater, are located in the basement's northwest corner (Photo 74).



Photo 58: View northeast showing the building at 60 Main Street North's primary façade



Photo 59: View east showing the building at 60 Main Street North's northwest elevation

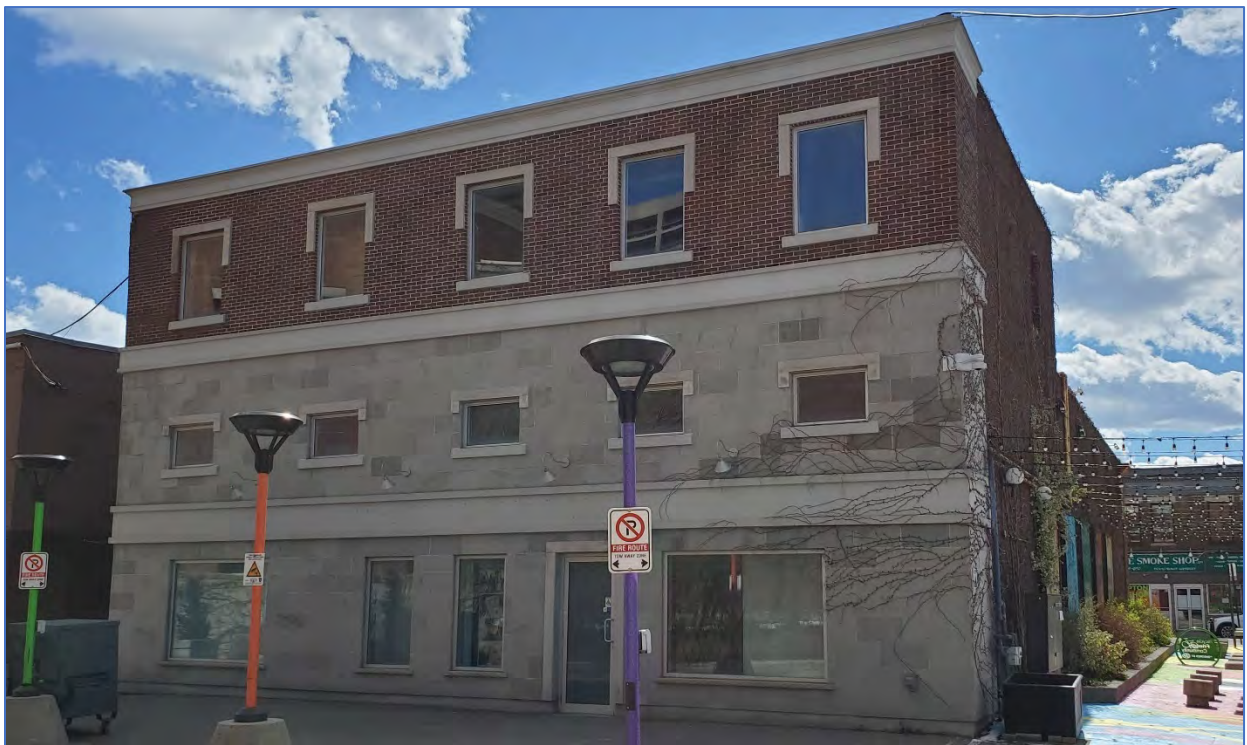


Photo 60: View southwest showing the building at 60 Main Street North's northeast (rear) elevation



Photo 61: View southwest showing the southwest section of the building's first storey



Photo 62: View northeast showing the hallway in the building's northeast section



Photo 63: View northwest showing the office



Photo 64: View southwest showing the office door (left) and washroom door (right)



Photo 65: View northeast showing the workshop



Photo 66: View northwest showing the mezzanine

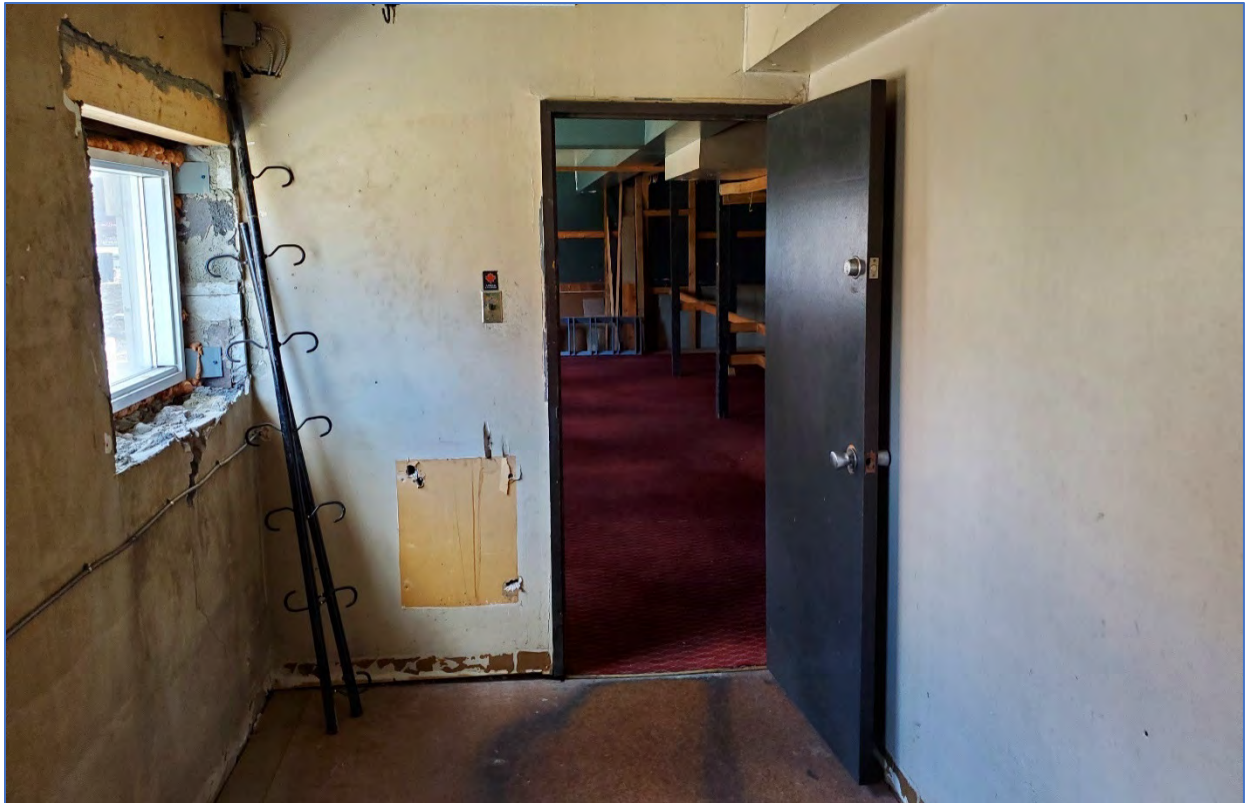


Photo 67: View southeast showing the storage room



Photo 68: View southwest showing the west suite's landing



Photo 69: View southwest showing the east suite's landing



Photo 70: View southwest showing the bedroom/office with a wood floor in the east suite



Photo 71: View northwest showing the bedroom/office with a vinyl floor in the west suite



Photo 72: View northwest showing the second storey hallway



Photo 73: View southwest showing part of the basement



Photo 74: View northeast showing the boiler

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 Ontario Regulation 9/06 Evaluation

The City-owned and privately-owned *Listed* properties in the Study Area are evaluated in Sections 6.1.1 and 6.1.2, 6.1.3, and 6.1.4 against the criteria from *O. Reg. 9/06* in order to understand the potential CHVI each property may have.

6.1.1 42 Main Street North (*Listed*, City Owned)

Table 3: Ontario Regulation 9/06 Evaluation for 42 Main Street North

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	<p>The property does not have design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The building on the property is part of a late 19th century commercial block. It is a vernacular commercial building, and it is not a rare, unique, representative, or early example.</p> <p>The building on the property is not rare because there are numerous examples of late 19th century commercial blocks at or near the intersection of Main Street and Queen Street.</p> <p>The building on the property is not unique because it is a simple version of a late 19th century commercial block and is not the only one of its kind or a prototype.</p> <p>The building on the property is not representative because it does not serve as a portrayal or symbol of a late 19th century commercial block.</p> <p>The building on the property is not an early example of a 19th century commercial block. It was built c. 1870 during a period of rapid development in Brampton. Numerous other</p>

Criteria	Criteria Met	Justification
		late 19 th century commercial blocks were developed before or around the same time.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	<p>The property does not have design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p> <p>The building on the property does not demonstrate craftsmanship or artistic merit in a greater than normal quality. No evidence was found that indicates the building was built with high quality materials or involved the skill of a craftsman to build.</p>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	<p>The property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p>No evidence was found that indicates special technical expertise or scientific achievement is associated with this property.</p>
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	<p>The property is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	<p>The property does not have historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>The development of Brampton and the 'Four Corners' area is well understood. The property does not offer any new knowledge. There is no evidence to suggest that this criterion is met.</p>

Criteria	Criteria Met	Justification
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	<p>The property does not have historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>An architect, artist, builder, designer, or theorist related to the property was not identified. There is no evidence to suggest that this criterion is met.</p>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	<p>The property is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	<p>The property has a relationship with its context that is important to understand the meaning of the property and its context.</p> <p>The property's most immediate link is a physical link to the buildings at 46 Main Street North and 52 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.</p> <p>The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for</p>

Criteria	Criteria Met	Justification
		<p>commercial purposes since their development and they have retained this function. The building on the property’s first storey storefront continues to exhibit this functional link.</p> <p>The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.</p> <p>The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. The property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>No</p>	<p>The property does not have contextual value because it is a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that this criterion is met.</p>

6.1.2 46 Main Street North (*Listed, City Owned*)

Table 4: *Ontario Regulation 9/06* Evaluation for 46 Main Street North

Criteria	Criteria Met	Justification
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>No</p>	<p>The property does not have design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The building on the property is part of a late 19th century commercial block. It is a vernacular commercial building, and it is not a rare, unique, representative, or early example.</p> <p>The building on the property is not rare because there are numerous examples of late 19th century commercial blocks at or near the intersection of Main Street and Queen Street.</p> <p>The building on the property is not unique because it is a simple version of a late 19th century commercial block and is not the only one of its kind or a prototype.</p> <p>The building on the property is not representative because it does not serve as a portrayal or symbol of a late 19th century commercial block.</p> <p>The building on the property is not an early example of a 19th century commercial block. It was built c. 1870 during a period of rapid development in Brampton. Numerous other late 19th century commercial blocks were developed before or around the same time.</p>

Criteria	Criteria Met	Justification
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	<p>The property does not have design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p> <p>The building on the property does not demonstrate craftsmanship or artistic merit in a greater than normal quality. No evidence was found that indicates the building was built with high quality materials or involved the skill of a craftsman to build.</p>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	<p>The property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p>No evidence was found that indicates special technical expertise or scientific achievement is associated with this property.</p>
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	<p>The property is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	<p>The property does not have historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>The development of Brampton and the 'Four Corners' area is well understood. The property does not offer any new knowledge. There is no evidence to suggest that this criterion is met.</p>

Criteria	Criteria Met	Justification
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	<p>The property does not have historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>An architect, artist, builder, designer, or theorist related to the property was not identified. There is no evidence to suggest that this criterion is met.</p>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	<p>The property is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	<p>The property has a relationship with its context that is important to understand the meaning of the property and its context.</p> <p>The property's most immediate link is a physical link to the buildings at 42 Main Street North and 52 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.</p> <p>The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for</p>

Criteria	Criteria Met	Justification
		<p>commercial purposes since their development and they have retained this function. The building on the property's first storey storefront continues to exhibit this functional link.</p> <p>The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.</p> <p>The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. The Property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>No</p>	<p>The property does not have contextual value because it is a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that this criterion is met.</p>

6.1.3 48 Main Street North (Adjacent, Listed, Non-City Owned)

Table 5: Ontario Regulation 9/06 Evaluation for 48 Main Street North

Criteria	Criteria Met	Justification
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>No</p>	<p>The property does not have design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The building on the property is part of a late 19th century commercial block. It is a vernacular commercial building, and it is not a rare, unique, representative, or early example.</p> <p>The building on the property is not rare because there are numerous examples of late 19th century commercial blocks at or near the intersection of Main Street and Queen Street.</p> <p>The building on the property is not unique because it is a simple version of a late 19th century commercial block and is not the only one of its kind or a prototype.</p> <p>The building on the property is not representative because it does not serve as a portrayal or symbol of a late 19th century commercial block.</p> <p>The building on the property is not an early example of a 19th century commercial block. It was built c. 1870 during a period of rapid development in Brampton. Numerous other late 19th century commercial blocks were developed before or around the same time.</p>

Criteria	Criteria Met	Justification
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	<p>The property does not have design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p> <p>The building on the property does not demonstrate craftsmanship or artistic merit in a greater than normal quality. No evidence was found that indicates the building was built with high quality materials or involved the skill of a craftsman to build.</p>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	<p>The property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p>No evidence was found that indicates special technical expertise or scientific achievement is associated with this property.</p>
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	<p>The property is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	<p>The property does not have historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>The development of Brampton and the 'Four Corners' area is well understood. The property does not offer any new knowledge. There is no evidence to suggest that this criterion is met.</p>

Criteria	Criteria Met	Justification
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	No	<p>The property does not have historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>An architect, artist, builder, designer, or theorist related to the property was not identified. There is no evidence to suggest that this criterion is met.</p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	Yes	<p>The property is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	Yes	<p>The property has a relationship with its context that is important to understand the meaning of the property and its context.</p> <p>The property's most immediate link is a physical link to the buildings at 42 Main Street North and 46 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.</p> <p>The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for</p>

Criteria	Criteria Met	Justification
		<p>commercial purposes since their development and they have retained this function. The building on the property’s first storey storefront continues to exhibit this functional link.</p> <p>The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.</p> <p>The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. The property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>No</p>	<p>The property does not have contextual value because it is a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that this criterion is met.</p>

6.1.4 52 Main Street North (Adjacent, Listed, Non-City Owned)

Table 6: Ontario Regulation 9/06 Evaluation for 52 Main Street North

Criteria	Criteria Met	Justification
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>No</p>	<p>The property does not have design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The building on the property is part of a late 19th century commercial block. It is a vernacular commercial building, and it is not a rare, unique, representative, or early example.</p> <p>The building on the property is not rare because there are numerous examples of late 19th century commercial blocks at or near the intersection of Main Street and Queen Street.</p> <p>The building on the property is not unique because it is a simple version of a late 19th century commercial block and is not the only one of its kind or a prototype.</p> <p>The building on the property is not representative because it does not serve as a portrayal or symbol of a late 19th century commercial block.</p> <p>The building on the property is not an early example of a 19th century commercial block. It was built c. 1870 during a period of rapid development in Brampton. Numerous other late 19th century commercial blocks were developed before or around the same time.</p>

Criteria	Criteria Met	Justification
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	No	<p>The property does not have design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p> <p>The building on the property does not demonstrate craftsmanship or artistic merit in a greater than normal quality. No evidence was found that indicates the building was built with high quality materials or involved the skill of a craftsman to build.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	No	<p>The property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p>No evidence was found that indicates special technical expertise or scientific achievement is associated with this property.</p>
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	Yes	<p>The property is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	No	<p>The property does not have historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>The development of Brampton and the 'Four Corners' area is well understood. The property does not offer any new knowledge. There is no evidence to suggest that this criterion is met.</p>

Criteria	Criteria Met	Justification
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	<p>The property does not have historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>An architect, artist, builder, designer, or theorist related to the property was not identified. There is no evidence to suggest that this criterion is met.</p>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	<p>The property is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	<p>The property has a relationship with its context that is important to understand the meaning of the property and its context.</p> <p>The property's most immediate link is a physical link to the building at 54 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.</p> <p>The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for commercial purposes since their</p>

Criteria	Criteria Met	Justification
		<p>development and they have retained this function. The building on the property's first storey storefront continues to exhibit this functional link.</p> <p>The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.</p> <p>The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. The property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>No</p>	<p>The property does not have contextual value because it is a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that this criterion is met.</p>

6.2 Proposed Statement of Cultural Heritage Value or Interest

6.2.1 42 Main Street North (*Listed, City Owned*)

Property Description

The property at 42 Main Street North comprises a rectangular lot on the northeast side of the street with an approximate area of 120 square metres. A two-storey commercial building constructed c. 1870 occupies the property. The property is legally described as PART LOT 9 VODDEN BLOCK PLAN BR10 PART 2 43R40855 in the City of Brampton, in the Regional Municipality of Peel.

Statement of Cultural Heritage Value or Interest

The property has historical or associative value because it is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).

The property has contextual value because it is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.

The property also has contextual value because it has a relationship with its context that is important to understand the meaning of the Property and its context. The property's most immediate link is a physical link to the buildings at 46 Main Street North and 52 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.

The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for commercial purposes since their development and they have retained this function. The building on the property's first storey storefront continues to exhibit this functional link.

The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.

The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. The Property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.

Heritage Attributes

The heritage attributes that illustrate the cultural heritage value or interest of 42 Main Street North include:

- The orientation and position of the building on Main Street North (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
- The scale and massing of the building (criteria 4, 7, and 8 of *O. Reg. 9/06*).
- Architectural details on the building's primary, southwest façade that reflect its status as a late 19th century commercial block including the:
 - Commercial storefront (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Two bay second storey defined by window openings with voussoirs and lug sills (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Wood frieze with decorative bracket (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Shallow corbel composed of two brick rows (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
 - Decorative wooden bracket at the building's west terminus (criteria 4, 7, and 8 of *O. Reg. 9/06*).

6.2.2 46 Main Street North (*Listed, City Owned*)

Property Description

The property at 46 Main Street North comprises a rectangular lot on the northeast side of the street with an approximate area of 120 square metres. A two-storey commercial building constructed c. 1870 occupies the property. The property is legally described as PT LTS 7 & 9, VODDEN BLK, PL BR10, BEING PART 1 ON 43R40855 in the City of Brampton, in the Regional Municipality of Peel.

Statement of Cultural Heritage Value or Interest

The property has historical or associative value because it is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).

The property has contextual value because it is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.

The property also has contextual value because it has a relationship with its context that is important to understand the meaning of the property and its context. The Property's most immediate link is a physical link to the buildings at 42 Main Street North and 52 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.

The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for commercial purposes since their development and they have retained this function. The building on the property's first storey storefront continues to exhibit this functional link.

The Property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/ Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.

The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. The property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.

Heritage attributes

The heritage attributes that illustrate the cultural heritage value or interest of 46 Main Street North include:

- The orientation and position of the building on Main Street North (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
- The scale and massing of the building (criteria 4, 7, and 8 of *O. Reg. 9/06*).
- Architectural details on the building's primary, southwest façade that reflect its status as a late 19th century commercial block including the:
 - Commercial storefront (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Two bay second storey defined by window openings with voussoirs and lug sills (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Wood frieze with decorative bracket (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Shallow corbel composed of two brick rows (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
 - Decorative wooden bracket at the building's east terminus (criteria 4, 7, and 8 of *O. Reg. 9/06*).

6.2.3 48 Main Street North (Adjacent, *Listed*, Non-City Owned)

Property Description

The property municipally known as 48 Main Street North comprises a rectangular lot on the northeast side of the street with an approximate area of 120 square metres. A two-storey commercial building constructed c. 1870 occupies the property. The property is legally described as PT LT 7, VODDEN BLK, PL BR10 AS IN RO1109559 in the City of Brampton, in the Regional Municipality of Peel.

Statement of Cultural Heritage Value or Interest

The property has historical or associative value because it is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the property is connected with commercial block development in the historic core of Brampton (Four Corners).

The property has contextual value because it is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.

The property also has contextual value because it has a relationship with its context that is important to understand the meaning of the property and its context. The property's most immediate link is a physical link to the buildings at 42 Main Street North and 46 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.

The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for commercial purposes since their development and they have retained this function. The building on the property's first storey storefront continues to exhibit this functional link.

The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.

The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. The property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.

Heritage attributes

The heritage attributes that illustrate the cultural heritage value or interest of 48 Main Street North include:

- The orientation and position of the building on Main Street North (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
- The scale and massing of the building (criteria 4, 7, and 8 of *O. Reg. 9/06*).
- Architectural details on the building's primary, southwest façade that reflect its status as a late 19th century commercial block including the:
 - Commercial storefront (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Two bay second storey defined by window openings with voussoirs and lug sills (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Wood frieze with decorative bracket (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Shallow corbel composed of two brick rows (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
 - Decorative wooden bracket at the building's west terminus (criteria 4, 7, and 8 of *O. Reg. 9/06*).

6.2.4 52 Main Street North (Adjacent, Listed, Non-City Owned)

Property Description

The property municipally known as 52 Main Street North comprises a rectangular lot on the northeast side of the street with an approximate area of 150 square metres. A two-storey commercial building constructed c. 1870 occupies the property. The property is legally described as PT LT 5, VODDEN BLK, PL BR10 AS IN RO1120423 in the City of Brampton, in the Regional Municipality of Peel.

Statement of Cultural Heritage Value or Interest

The property has historical or associative value because it is directly associated with downtown Brampton's building boom that occurred during the 1860s and 1870s because of an economic upturn. Specifically, the Property is connected with commercial block development in the historic core of Brampton (Four Corners).

The property has contextual value because it is in an area that has a definable character, and it helps to support that character. The section of Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West is defined by two- to three-storey, late 19th century commercial buildings/blocks developed during a time of rapid expansion in Brampton. The building on the property is in keeping with the general form of the street and helps to support its character.

The property also has contextual value because it has a relationship with its context that is important to understand the meaning of the property and its context. The property's most immediate link is a physical link to the building at 54 Main Street North. These buildings share similar architectural features and were likely developed at the same time and have a distinct and uniform character.

The property is also functionally linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area have been continuously used for commercial purposes since their development and they have retained this function. The building on the property's first storey storefront continues to exhibit this functional link.

The property is also visually linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. Buildings in this area share many similar architectural attributes that create a distinct visual cohesiveness between properties.

The property is also historically linked to the other late 19th century commercial blocks on Main Street North between Queen Street East/Queen Street West and Theatre Lane/Nelson Street West. The property, collectively with the other late 19th century commercial blocks in the area, contribute to the historical understanding Main Street North, the Four Corners, and Brampton.

Heritage Attributes

The heritage attributes that illustrate the cultural heritage value or interest of 52 Main Street North include:

- The orientation and position of the building on Main Street North (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
- The scale and massing of the building (criteria 4, 7, and 8 of *O. Reg. 9/06*).
- Architectural details on the building's primary, southwest façade that reflect its status as a late 19th century commercial block including the:
 - Commercial storefront (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Two bay second storey defined by window openings with voussoirs and lug sills (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Wood frieze with decorative bracket (criteria 4, 7, and 8 of *O. Reg. 9/06*);
 - Shallow corbel composed of two brick rows (criteria 4, 7, and 8 of *O. Reg. 9/06*); and,
 - Decorative wooden bracket at the building's east terminus (criteria 4, 7, and 8 of *O. Reg. 9/06*).

7 DESCRIPTION OF PROPOSED DEVELOPMENT

The City is planning to redevelop the properties at 30-46 Main Street North, 54-60 Main Street North, and 70-86 Main Street North as part of a downtown revitalization project. A plan for the development has not yet been prepared; however, development objectives, design parameters, and functional program have been defined by the City. The development will be mixed-use, with residential, commercial, retail, office, institutional, arts and culture, and entertainment related uses. Commercial and retail space will be located at-grade. Following architectural design parameters define the general form, scale, and massing of the future development:

- Minimum façade height of two to a maximum of four storeys to maintain historic rhythm of existing narrow storefronts and human-scale.
- Podium height of six storeys with an appropriate step back to the tower above.
- Tower height ranging from six to 20 storeys.
- Zero lot-line setbacks along Main Street and side property lines to encourage a complete street wall and maximum frontage. Rear setbacks on the back lane facing Garden Square shall be a minimum of 1.5 meters for the first four storeys.
- A minimum floor-to-floor height of 4.5 meters.

The City's plan also considers the cultural heritage value of the area in the following clauses:

- Development Objectives
 - The proposed design shall [r]espect the heritage context of the downtown through the preservation and enhancement of existing heritage character that is compatible with a pedestrian scale built-form and transit-oriented development with a strong urban character.
 - The proposed design shall [p]romote a continuous building edge along the street to visually define the public streetscape and maintain a historic rhythmic design along Main Street façade.
 - The proposed design shall [a]chieve permeability and porosity into Garden Square mid-block with a visual linkage between Vivian Lane and McKinney Lane that mimics the historic urban fabric of the downtown, examples of how this may be explored is through a public laneway or internal enclosed public atrium.
 - The proposed design shall [a]ccomplish attractive and well-designed ground floor facades that enhance pedestrian interest and activity by reflecting the historic narrow main-street storefront building fabric.
 - The proposed design shall [m]aintain traditional grade-level relationship between building, storefronts and entrances, and the street/sidewalk along Main Street and Queen Street (including rear entrances) shall be maintained and enhanced.
-

- Design Parameters
 - The language, cadence, and character of the existing narrow-lotted heritage buildings along Main Street are well-established. The proposed design should draw inspiration from elements within the existing context to inform the design character, style, and materials, especially in the first three storeys to maintain historic façade height at ground level.
 - Use appropriate, high-quality building materials that are reflective of the historical significance of the area.
- Functional Program
 - The podium shall complement the overall character of the historic downtown and complement land uses in the area.
- Respond to the Heritage Context
 - The proposal should consider options for preservation and treatment of the Heritage Theatre and Robson Block into an integrated development proposal...[t]he proposal should make a recommendation based on the definition of preservation options, and an assessment of the value of maintaining heritage features through these options, the costs of preservation/enhancement of these options, contrasted to the opportunity cost of preservation.
 - Heritage retention of the Heritage Theatre and Robson Block may vary through low to high forms of retention and preservation, for example high being full restoration versus lower options to recreate façade, maintain façade, maintain internal heritage attributes, etc.
 - Heritage Theatre and Robson Block preservation and treatment can be explored through three variations of levels of preservation (but not limited to), to support the preferred technical concept:
 - High - Full heritage preservation and restoration of the Heritage Theatre and Robson Block re-imagined as a new program.
 - Medium - Preservation and restoration of the façade of the Heritage Theatre and Robson Block and select heritage elements salvaged and revitalized.
 - Low – Demolition considering selective preservation of heritage elements that are salvaged and integrated into the development concept.

The City will give preference to proposals that include concepts with elements of preservation.

8 IMPACT OF PROPOSED DEVELOPMENT

The properties in the Study Area at 42 Main Street North, 46 Main Street North, 48 Main Street North, and 52 Main Street North were evaluated against *O. Reg. 9/06* and were determined to have cultural heritage value or interest. Accordingly, the proposed development was assessed for potential direct or indirect impacts in relation to any of the heritage attributes identified in Section 6.2.

Information Sheet #5: Heritage Impact Assessments and Conservation Plans and the City's HIA guidelines outline seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- 1) **Destruction** of any part of any significant heritage attribute or features;
- 2) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- 3) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- 4) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- 5) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- 6) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- 7) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

8.1 Impact to 42 Main Street North and 46 Main Street North

City council approved the demolition of the properties on 30-46 Main Street North and 54-60 Main Street North on 21 February 2024. The demolition of the properties is corroborated in the *City's Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)* request for proposal, which states "[p]roposals shall assume there are no buildings or building remnants of City-owned properties within the Southern Block as part of their proposal."²¹⁴ The proposed demolition will result in the destruction of all heritage attributes identified for the properties.

²¹⁴ City of Brampton. 2024. Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North).

8.2 Impact to 48 Main Street North and 52 Main Street North

The properties at 48 Main Street North and 52 Main Street North are not owned by the City and are not included in the City's *Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)*. Section 2.3 of the City's RFP states "[p]roponents should not assume the City will acquire privately owned properties (52, 48, 22-28 Main Street North) within the Southern Block. Proponents must account for this factor as part of their development concept, at no cost or obligation to the City."²¹⁵ It is therefore understood that – at the time of writing – the buildings on the properties at 48 Main Street North and 52 Main Street North will be retained.

Demolition of the buildings on the properties at 46 Main Street North and 56 Main Street North may result in direct impacts to the heritage attributes of the buildings on 48 Main Street North and 52 Main Street North from destruction and/or alteration. The buildings on the properties at 46 Main Street North and 48 Main Street North and those on the properties at 52 Main Street North and 56 Main Street North share common interior walls. The demolition of 46 Main Street North and 56 Main Street North may therefore yield direct impacts to the wood frieze, shallow corbel, and decorative wooden brackets near/at the roofline of 48 Main Street North and 52 Main Street North. Direct impacts to the scale and massing of the buildings on 48 Main Street North and 52 Main Street North's resulting from the forthcoming development are also possible. Design parameters for the proposed development include a six-storey podium and tower ranging from six to twenty storeys.

The proposed development may result in shadows being cast over the heritage attributes of 48 Main Street North and 52 Main Street North. Indirect impacts are, however, not anticipated because shadows are unlikely to alter the appearance of any attributes. Likewise, significant views or vistas within or from the properties are unlikely to be directly or indirectly obstructed. The buildings on the properties directly abut the sidewalk, making any obstructive change from the proposed development unlikely. Furthermore, although the buildings on the adjacent properties at 46 Main Street North and 56 Main Street North will be demolished – resulting in the general isolation of the buildings on 48 Main Street North and 52 Main Street North from their immediate context – isolation of each property's heritage attributes is not anticipated. Each property's heritage attributes will not be isolated from their surrounding environment or context. Lastly, indirect impacts from changes in land use and/or land disturbances are unlikely.

The potential for indirect adverse impacts related to construction vibrations was identified. The negative effect of construction vibrations on heritage buildings has been demonstrated for structures within 40 metres of construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs). Construction vibrations are particularly notable in this case because of the shared was

²¹⁵ City of Brampton. 2024. *Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)*.

between the buildings on 46 Main Street East and 48 Main Street East and 52 Main Street East and 54 Main Street East.

In addition to the potential for vibrations, in any redevelopment project, there is a potential for unintended impacts as a result of the delivery of materials, staging areas, and construction activity. Limiting construction staging for the Properties will mitigate the potential for accidental damage.

8.3 Impact to Other Nearby Heritage Properties

The nearby heritage properties identified in Section 5.2 are not anticipated to be directly affected from destruction or alteration or indirectly affected from isolation or direct or indirect obstruction. The proposed development is not anticipated to isolate the heritage attributes of nearby heritage properties from their surrounding environment or context. Likewise, significant views or vistas within or from the properties are unlikely to be directly or indirectly obstructed. Shadows are likely; however, impacts are not anticipated because shadows are unlikely to alter the appearance of any heritage attributes.

As described in Section 8.2, the negative effect of construction vibrations on heritage buildings has been demonstrated for structures within 40 metres of construction or roadworks. The properties identified in Section 5.2 that are on the southwest side of Main Street North each fall within this 40-metre zone of influence for the proposed development. Additional heritage properties including those at 11 Nelson Street West (Section 27, Part IV), 8 Queen Street East (Section 29, Part IV), 12 Queen Street East (Section 27, Part IV), and 14 Queen Street East (Section 27, Part IV) are within 40-metres.

9 MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES

The proposed alternatives and mitigation measures presented in this section are provisional. They are intended to inform the design of the forthcoming development alternatives and should be considered to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be reviewed upon finalization of the design for the proposed development.

9.1 Proposed Alternatives

9.1.1 Option 1: Do Nothing and Retain Current Use

This option would leave the Properties as is and the existing buildings would remain *in situ*.

The 'do nothing' option would have no direct impact on cultural heritage value or interest of the Properties as there would be no changes made to the Properties. The buildings that occupy the Properties are currently used as commercial space. This alternative would see this use continue. Regular upkeep and maintenance would still be required if this option were selected.

In the context of the forthcoming project and the City's decision regarding the future of the Study Area (see Section 3.2.5), this option may not be feasible.

9.1.2 Option 2: First Storey Design Mitigation and Second Storey Façade Retention

This option would employ design mitigation to retain the commercial storefront character of the first storey of the buildings on the properties at 42 Main Street North and 46 Main Street North and would retain their second storey façades. The buildings would be redeveloped.

Design mitigation on the first storey of the buildings on 42 Main Street North and 46 Main Street North would be used to retain the buildings' commercial storefronts – a heritage attribute – through compatible design and material selection. The storefronts would be designed to maintain the scale, massing, rhythm, segmentation, and historical function of the Properties. Although the first storey of the buildings on the Properties have been significantly altered, this option helps support the historical use of the Properties and contributes to the commercial character of Main Street North.

The second storey façade of each building could be retained *in situ* or panelized, removed, and reconstructed on the forthcoming development. This approach would retain the heritage attributes of each property. Conserving the heritage attributes and including them in a redeveloped block would retain the historic streetscape of Main Street North. Removing and reinstating the second storey facades could also mitigate the likelihood for accidental impacts to heritage attributes, as they would be removed from the properties.

9.1.3 Option 3: Demolition and Construction of New Buildings that are Sympathetic to the Past and Surrounding Buildings

This option would see the buildings in the Study Area demolished and replaced with a new building – the podium of the proposed development – that is sympathetic to the past and the surrounding streetscape.

To blend with the surrounding area, the new building would be required to follow design principles consistent with 19th century commercial buildings in the Study Area's vicinity. This does not mean a new building must replicate historic styles, but they must be sympathetic to the historic form.

The replacement building should have the same orientation and position on Main Street North; give the appearance of being 2-3 storeys; have a similar width to the existing buildings; be clad in brick, stone, and/or stucco; and have tall, narrow windows with projecting sill and voussoir or arch. The replacement building may also have a frieze, corbel(s), and bracket(s).

To ensure the new building is sympathetic to the surrounding streetscape but is also compatible with the proposed development, the first 2-3 storeys of the proposed development should share the general façade rhythm that is currently present on the Properties and should be made distinct from the upper storeys of the façade of the proposed development's podium. This can be achieved using a different colour palette, materials, stepback, or a combination of these measures.

This option would result in the loss of all heritage attributes and features of the buildings in the Study Area. However, this option is likely to retain the orientation, position, scale, and massing of the existing buildings in the Study Area. Despite its demolition therefore, new buildings could continue to contribute to the historical construction patterns of Main Street North and Brampton's Four Corners area and continue to support the context of the area. Moreover, this option is in keeping with the City's intention for the Study Area.

This option could include the installation of images of historic building façades on a curtain wall of the forthcoming development (Figure 13). This could also include the façades of the buildings at 30 Main Street North, 36-38 Main Street North, 54 Main Street North, and 60 Main Street North. This approach could help retain the extant historic streetscape of Main Street North.

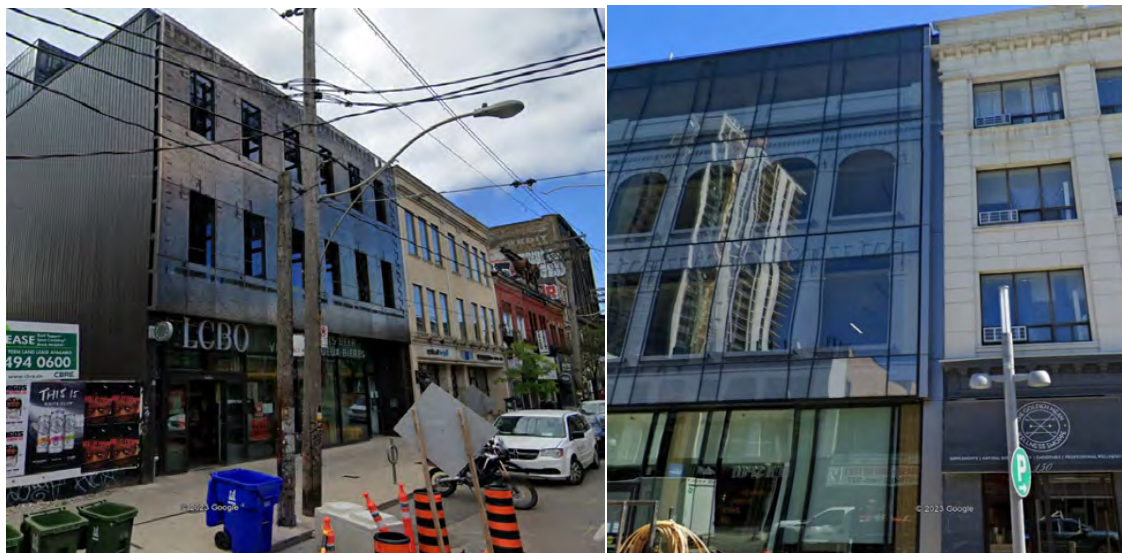


Figure 13: 619 Queen Street West, Toronto (left; metal curtain wall) and 161 King Street East, Kitchener (right; imprinted image) (Google Earth Pro)

9.1.4 Option 4: Demolition and Construction of New Buildings that are Not Sympathetic to the Past and Surrounding Buildings

This option would see the buildings in the Study Area demolished and replaced with new buildings that are not sympathetic to the past and the surrounding streetscape. New buildings would not be required to follow design principles consistent with 19th century commercial buildings in the Study Area's vicinity. This option would result in the loss of all heritage attributes and features of the buildings in the Study Area. This type of demolition is not preferred.

9.2 Mitigation and Next Steps

9.2.1 Documentation

Regardless of which option is selected, a documentary record of the buildings on the properties listed under Section 27, Part IV of the *OHA* in the Study Area should be prepared.

Documentation is required in the event of relocation, dismantling, salvage or demolition per policy 10.4.1.13 of the City's *OP* (see Section 3.2.3). Documentation should include:

- Digital copies of available archival materials and reports, including:
 - Reports and studies produced by the City; and,
 - Other reports and studies prepared for the Properties.
- High-resolution external and internal photographs of the buildings and their heritage attributes;
- A set of high-resolution photographs during the project implementation phase; and,
- Elevations and measured drawings.

The documentary record should be held by the City.

9.2.2 Conservation Plan

Should Option 2, Option 3, or Option 4 be the selected alternative, it is recommended that a Conservation Plan (CP) be prepared by a qualified heritage professional. A CP is a document that details how a heritage resource will be conserved through site alteration. A CP typically includes descriptions of all repairs, stabilization, and preservation activities that are proposed to occur on a known heritage resource as well as long-range conservation, monitoring, and maintenance plan. In order to inform a more detailed CP, a comprehensive condition survey of the existing building should be undertaken. The CP should include guidance for any immediate interventions required prior to removals and construction, guidance for stabilization during removals and construction, and guidance for repairs and long-term maintenance following construction of the new development.

Should Option 3 or Option 4 be selected, the CP should provide guidance for construction management to ensure the adjacent and nearby listed and designated heritage resources are protected and maintained during the construction process.

9.2.3 Salvage

Should demolition be the selected alternative, salvage of the properties' heritage attributes should be completed. Salvage would require that the buildings on 42 Main Street North and 46 Main Street North be deconstructed, and viable heritage attributes and materials be retained for reincorporation into the forthcoming development. Specific attributes of the building on the properties could be retained, including their decorative bracketed wooden friezes and decorative wooden brackets on the buildings' rooflines. This approach to salvage is less comprehensive and should only be employed if it is determined that retaining the entire second storey façade of each building is not possible. Salvage should consider the properties' heritage attributes and other salvageable materials such as brick.

9.2.4 Commemoration

Should demolition be the selected alternative, it is recommended that a plaque prepared through the City's Heritage Plaque Program be prepared for the properties listed under Section 27, Part IV of the *OHA* in the Study Area. Incorporation of any salvaged features from the buildings could be considered in a commemorative element in the new development.

9.2.5 Addendum to HIA

When the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

10 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 8 April 2024 by the Public Works and Engineering Department at the City of Brampton to prepare a HIA for the properties owned by the City of Brampton located at 30-46 Main Street North and 54-60 Main Street North. Collectively, along with the privately owned properties at 48 Main Street North and 52 Main Street North, these properties comprise the cultural heritage Study Area. The Study Area is located northwest of the intersection of Main Street and Queen Street in the City of Brampton, Ontario.

The Study Area contains four properties listed on the City's *Municipal Register of Cultural Heritage Resources* under Section 27, Part IV of the *OHA* including the City-owned properties at 42 Main Street North and 46 Main Street North and the privately owned properties at 48 Main Street North and 52 Main Street North. A visual structural assessment prepared by WSP for the buildings in the Study Area determined that the above-ground superstructures are in poor condition and that most do not comply with the *Building Code Act, 1992, c. 23*. City council approved recommendations from the City's Committee of Council for the demolition of the vacant, City owned properties at 30-46 Main Street North and 54-60 Main Street North. The planning process regarding redevelopment of the City-owned properties is underway and in its early stages.

The properties listed under Section 27; Part IV of the *OHA* in the Study Area were evaluated against *Ontario Regulation 9/06* for the purposes of articulating their heritage attributes. All four listed properties were determined to meet criteria 4, 7, and 9 of *O. Reg 9/06* for their historical or associative value and contextual value. The heritage attributes of each property include the building's orientation and position on Main Street North; scale and massing; commercial storefront; two bay second storey defined by window openings with voussoirs and lug sills; decorative bracketed wooden frieze; shallow corbel composed of two brick rows; and decorative wooden bracket on the buildings' rooflines. The demolition of these buildings will result in the destruction of all their heritage attributes.

Four proposed alternatives were explored for the Study Area, with first storey design mitigation and second storey façade retention and demolition and construction of new buildings that are sympathetic to the past and surrounding buildings being preferable in the context of the City's objectives for the Study Area.

Regardless of which option is selected, a documentary record of the buildings on the properties listed under Section 27, Part IV of the *OHA* in the Study Area should be prepared. Should Option 2, Option 3, or Option 4 be selected, it is recommended that a Conservation Plan be prepared. If demolition is the selected alternative, salvage that considers the properties' heritage attributes and other salvageable materials should be conducted and commemoration – through the City's plaque program – should be prepared.

It is recommended that an addendum to this HIA be prepared once the design of the proposed development is finalized.

SIGNATURES



Ben Daub, MA (Plan), CAHP Intern
Heritage Planner



Christienne Uchiyama, MA, CAHP
Principal, Manager Heritage Consulting
Services

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APPENDIX A Qualifications

Ben Daub, MA (Plan), CAHP Intern – Heritage Planner

Ben Daub is a heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. His master's thesis analyzed the relationship between urban intensification and the ongoing management of built heritage resources using both qualitative and quantitative methods. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning processes. His understanding of the built environment ranges from building specific materials and methods to large scale planning initiatives.

Ben has been the primary or contributing author of over 45 technical cultural heritage reports with LHC. He has worked on Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, Municipal Heritage Register Reviews, and Official Plan Amendments. He has worked with properties with cultural heritage value recognized at the municipal, regional, provincial, and federal levels and has prepared reports for urban, suburban, and rural sites.

In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research to ICOMOS Canada. Ben is an intern member of the Canadian Association of Heritage Professionals and a candidate member with the Ontario Professional Planners Institute.

Christienne Uchiyama, MA CAHP - Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and

archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a specialized interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over 10 years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and Vice-President of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over a hundred cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, B.A. (Hons) – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, the *Region of Peel Official Plan (ROP)*, and the *City of Brampton Official Plan (OP)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent Lands means lands that are:

- a) contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- b) contiguous to a protected heritage property or as otherwise defined in a local municipal official plan (*ROP*).

Adjacent Lands means lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature, or area. The extent of the adjacent lands to specific natural heritage features or areas are provided in Ontario Ministry of Natural Resources' Natural Heritage Reference Manual (*OP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning ("transformer", "transformation") (*OHA*).

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act (PPS)*.

Archaeological Resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. Archaeological resources may include the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place (*ROP*).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*PPS*).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*ROP*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (*PPS*).

Built Heritage Resource means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included in local, provincial, federal and/or international registers (*ROP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*ROP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*ROP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- c) activities that create or maintain infrastructure authorized under an environmental assessment process;
- d) works subject to the Drainage Act; or
- e) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Development means the creation of a new lot, a change in land use or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act (*ROP*).

Development means the subdivision of land, or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act (*OP*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property) (*PPS*).

Heritage Attributes means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (*OHA*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., views or vistas to or from a protected heritage property) (*ROP*).

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS*).

Protected Heritage Property means property listed by council resolution on a heritage register or designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*ROP*).

Significant in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (*PPS*).

Significant in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*OP*).