



# Cultural Heritage Impact Assessment

## PREPARED FOR:

**Amico Properties**  
127, 133 & 133A Main Street South  
City of Brampton

File no. 19177D

**January 2025  
(rev. April 2025)**



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

*Your Vision*

*Designed | Planned | Realized*

MHBC - MacNaughton Hermesen Britton Clarkson Planning Limited  
200-540 Bingemans Centre Drive Kitchener, ON N2B 3X9  
T: 519 576 3650  
F: 519 576 0121  
[www.mhbcplan.com](http://www.mhbcplan.com)

# Contents

<b>Project personnel .....</b>	<b>3</b>
<b>Owner.....</b>	<b>3</b>
<b>Acknowledgement of Indigenous Communities .....</b>	<b>3</b>
<b>Executive Summary .....</b>	<b>4</b>
<b>1.0 Introduction .....</b>	<b>5</b>
1.1 Description of subject lands.....	5
1.2 Heritage status.....	6
<b>2.0 Policy context.....</b>	<b>10</b>
2.1 The Planning Act and Provincial Planning Statement .....	10
2.2 Ontario Heritage Act .....	12
2.3 Brampton Plan (2023).....	12
2.4 Brampton Heritage Impact Assessment Terms of Reference.....	14
<b>3.0 Historical context .....</b>	<b>15</b>
3.1 Indigenous Communities and Pre-Contact History.....	15
3.2 Brief history of the City of Brampton .....	15
3.3 Brief history of the subject lands.....	16
<b>4.0 Description of property and context .....</b>	<b>22</b>
4.1 127 Main Street South .....	22
4.2 133 Main Street South .....	25
4.3 133A Main Street South .....	29
4.4 Surrounding neighbourhood .....	32
<b>5.0 Evaluation of cultural heritage resources.....</b>	<b>34</b>
5.1 127 Main Street South .....	34
5.2 133 Main Street South .....	37
5.3 133A Main Street South .....	38
<b>6.0 Description of proposed development.....</b>	<b>41</b>
<b>7.0 Impact analysis .....</b>	<b>43</b>
7.1 Introduction .....	43
7.2 Impact analysis for 127 Main Street South .....	44
7.3 Impact analysis for 133 Main Street South .....	45

7.4 Impact analysis for 133A Main Street South.....	46
<b>8.0 Alternatives, mitigation measures and conservation recommendations.....</b>	<b>48</b>
8.1 Development alternatives.....	48
8.2 Mitigation and conservation recommendations .....	50
<b>9.0 Conclusions and recommendation .....</b>	<b>52</b>
<b>10.0 References .....</b>	<b>53</b>

# Appendices

**Appendix A:** Architectural Drawings

**Appendix B:** Curriculum Vitae

# Project personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Partner, Managing Director of Cultural Heritage</i>	Senior Review
Nicholas Bogaert, BES, MCIP, RPP, CAHP	<i>Associate, Senior Heritage Planner</i>	Project Manager, Co-author
Christy Kirwan, BA, Dipl., CAHP-Intern	<i>Heritage Planner</i>	Co-author

# Owner

2843385 Ontario Ltd and 2795224 Ontario Ltd

Represented by: Amico Properties

5900 Explorer Drive, Mississauga ON

## Acknowledgement of Indigenous Communities

This report acknowledges that the subject lands located at 127, 133, and 133A Main Street South, Brampton, Ontario, are situated on the traditional territory of the Attiwonderonk (Neutral), Mississaugas of the Credit First Nation, Anishinabewaki ᐱᓂᓴᓇᑲᓄᐩ, Ho-de-no-sau-nee-ga (Haudenosaunee), Wendake-Nionwentsio, and Mississauga peoples. This land is covered by Treaty 14 (Head of the Lake Purchase), 1806.

This document takes into consideration the cultural heritage of Indigenous communities, including their oral traditions and history when available and related to the scope of work.



---

# Executive Summary

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) was retained by Amico Properties to prepare a Heritage Impact Assessment (HIA) for the properties located at 127, 133, and 133A Main Street South, Brampton (the "subject lands"). The subject lands form part of the proposed Main Street South Heritage Conservation District. Additionally, 127 Main Street South is included on the *Municipal Register of Cultural Heritage Resources 'Listed' Heritage Properties* as a "listed" (non-designated) property, 133 Main Street South is designated under Part IV of the *Ontario Heritage Act*, and 133A Main Street is neither listed nor designated under the *Ontario Heritage Act*.

The subject lands are proposed to be redeveloped for a residential complex, consisting of a mix of urban townhouses at the base of a "L-shaped" podium, with a tower at the south-west corner. The existing buildings on the property are proposed for removal to allow for the redevelopment.

This report has identified the potential for major adverse impacts with regard to the destruction of identified heritage attributes as a result of the proposed development. In order to reduce the magnitude of negative impacts associated with the removal of the existing buildings, a proposed design has been developed which pays homage to the history of the site through incorporation of historic-inspired elements, as well as proposed commemoration of the sites' history.

Additionally, the following mitigation measures are recommended:

- That the existing dwellings at 127 and 133 Main Street South be documented with photographs and detailed architectural drawings to supplement the historic record prior to demolition;
- That a Salvage Plan be prepared for the dwellings located at 127 and 133 Main Street South in order to retain historic fabric for potential reuse, as opposed to being deposited in a landfill; and
- That a Commemoration Plan be developed for the dwellings at 127 and 133 Main Street South, so that the history of the site is documented and celebrated as part of the new development.

With the incorporation of the proposed design elements and mitigation measures, the adverse effects associated with the proposed development are reduced.

Council for the City of Brampton has initiated the process to repeal the designation of 133 Main Street South under Part IV of the *Ontario Heritage Act*. Should the designation be removed, the property would no longer be a 'protected heritage property' under the Provincial Planning Statement.

# 1.0 Introduction

## 1.1 Description of subject lands

The subject lands are bound by Harold Street to the southeast and Main Street to the southwest. 127 Main Street South contains a 2.5 storey red brick dwelling in the Edwardian style. 133 Main Street South contains a 2-storey red brick Gothic revival dwelling constructed c. 1876. 133A contains a 2-storey red brick mid-20<sup>th</sup> century dwelling.

The legal descriptions for the subject lands are as follows:

Municipal Address	Legal Description
127 Main Street South	PT LT 4, PL BR27, PT 9, 43R4493, EXCEPT PT 1, 43R15226 ; BRAMPTON
133 Main Street South	PT LT 5, PL BR27, PTS 3 & 4, 43R4354; S/T & T/W RO428374 ; CITY OF BRAMPTON
133A Main Street South	PT LT 5, PL BR27, PTS 1 & 2, 43R4354; S/T & T/W RO1091844; S/T INTEREST IN RO596835; CITY OF BRAMPTON

The property is generally located within a low-rise residential neighbourhood with urban commercial uses to the southeast. Parklands and the Etobicoke Creek are located to the south. Multi-storey apartment buildings are located adjacent to the south.

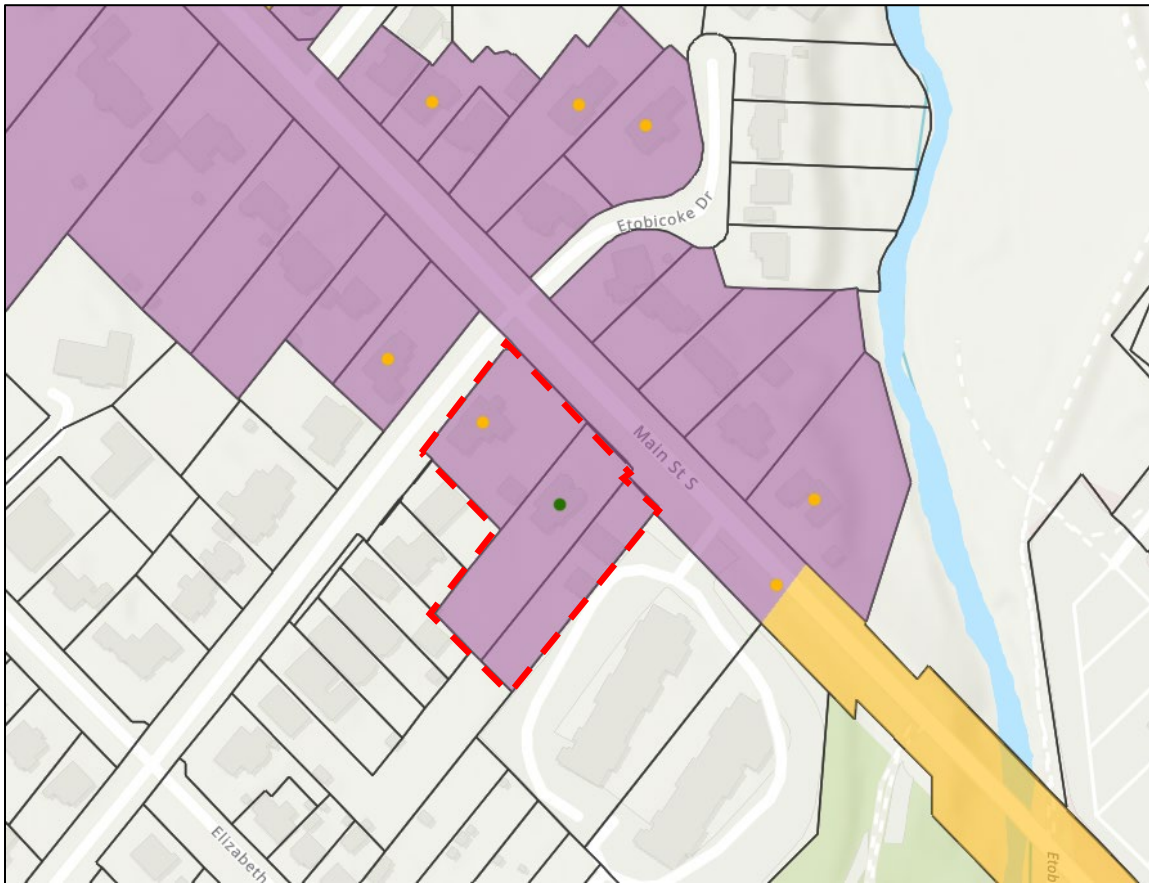
The following figure depicts the existing configuration and context of the subject lands:



**Figure 1:** Aerial image with the approximate boundaries of the subject property outlined in a red dashed line. (Source: Google Maps, 2024)

## 1.2 Heritage status

**Figure 2** indicates the heritage status of the subject lands as part of the proposed Main Street South Heritage Conservation District, noted in purple. 127 Main Street South is indicated with a yellow dot as “listed” on the City’s municipal heritage register. 133 Main Street South is indicated with a green dot as designated under Part IV of the *Ontario Heritage Act*.



**Figure 2:** Excerpt from the City of Brampton's planning map indicating the heritage status of the subject lands, outlined with a red dashed line. (Source: City of Brampton, 2024)

### 1.2.1 Main Street South Heritage Conservation District

All three of the properties are located within the proposed Main Street South Heritage Conservation District. The neighbourhood was first identified as one of several neighbourhoods which were considered a high priority for the creation of heritage conservation districts in a Heritage Conservation District Feasibility Study conducted in 2009. Subsequently, a Main Street South Heritage Conservation District Study was drafted in 2010. It was endorsed by the Brampton Heritage Board in June 2014 and approved by Council in September 2014.

The Main Street South Heritage Conservation District Plan was previously initiated and remains in progress. Public consultation was conducted on the HCD Plan and the draft was revised in 2018. However, the revised Plan has not yet been presented to Council for consideration and adoption and is therefore not in place.

As part of the HCD Plan, the properties at 127 and 133 Main Street South are identified as "Character-Defining Buildings" while the property at 133A is noted as a "Non-Character-Defining Building." The character-defining attributes of the Character Defining Buildings within the HCD Plan are divided into two categories: Landscape Heritage Attributes on Site and Built Heritage Attributes on Site.

127 Main Street South includes the following heritage attributes:

Landscape Heritage Attributes:

- The existing amount of softscaping (i.e. green lawn, plantings) visible from Main Street South.
- Mature trees within the property's front and side yards.
- The primary building's siting, which responds to an urban town lot subdivision plan.

Built Heritage Attributes:

- 2.5-storey height.
- Red brick cladding with stone detailing.
- Pitched roof.
- Original architectural features that contribute to the building's Edwardian-style design.

133 Main Street South includes the following heritage attributes:

Landscape Heritage Attributes:

- The existing amount of softscaping (i.e. green lawn, plantings) visible from Main Street South.
- Mature trees within the property's front and side yards.
- The primary building's siting, which responds to an urban town lot subdivision plan.

Built Heritage Attributes:

- 2-storey height.
- Red brick cladding with buff brick detailing.
- Pitched roof.
- Original architectural features that contribute to the building's Gothic Revival-style design.
- Former residence of David Kirkwood and family.

133A Main Street South is identified as a Non-Character-Defining Building and therefore does not include any Built Heritage Attributes. However, it has been identified in the HCD Plan as including the following Landscape Heritage Attributes:

- The existing amount of softscaping (i.e. green lawn, plantings) visible from Main Street South.
- Mature trees within the property's front yard.
- The primary building's siting, which responds to an urban town lot subdivision plan.

---

### 1.2.2 127 Main Street South

The property located at 127 Main Street South is currently listed on the *Municipal Register of Cultural Heritage Resources 'Listed' Heritage Properties*. The register does not provide additional details about the property or the reason for listing.



---

### 1.2.3 133 Main Street South

The property located at 133 Main Street South is currently designated under Part IV of the *Ontario Heritage Act*. It was designated in 2006 under By-law: #33-2006. The *Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act* notes that the property is considered “one of Brampton’s best examples of a 19th century Gothic Revival home.” Its steeply-pitched triple-gables at the primary elevation are noted as being particularly rare. The property is also described as having associative value as the home of the Kirkwood family, who are described as one of the “most significant and long-standing families in Brampton.” The house is noted as being built for David Kirkwood c. 1876 and for serving as home to three generations of the Kirkwood family.

The designation By-law defines the following heritage attributes/character defining elements as being associated with the property:

#### **2.1 Exterior Architectural Heritage Attributes:**

*Rare triple-gabled form with steeply pitched gables; polygonal bay windows on front facade, symmetrical massing with centre hall plan; un-painted red brick masonry laid in stretcher bond; dichromatic brick patterning with buff yellow brick utilized to produce quoining, voussoirs and water table; predominating window shapes are segmented arched and round-headed windows; round-headed double Tuscan window over the two bay windows (front facade); central balcony over the main entrance decorated with an iron crest rail; Gothic headed opening over the central balcony; main entrance with single leaf painted paneled door, rectangular sidelights and panels, an arched three light transom spanning the top of the door, recessed paneled door jamb; attached brick stable at rear; buff brick voussoirs decorated with projecting brick details in saw tooth or diamond pattern distinguish arches and drop finials decorations are created at ends of certain voussoirs using shaped buff brick; all stone window sills and hand carved motifs in the sills.*

#### **2.2 Contextual Heritage Attributes:**

*Main house standing on a graded rise; large open lot; intact lot that has changed little since 1870s; unobstructed views to the house from Main Street South; deep setback from street to front facade of house; several mature deciduous trees (including a rare black walnut tree in the backyard) that surround the house; open rear yard; L-shape path from driveway to front of house; steps set into the sloping grade leading to front entrance.*

#### **2.3 Historical /Cultural Heritage Attributes:**

*The property is associated with several members of the Kirkwood family who were prominent in the Brampton area, particularly Peel County Clerk David Kirkwood; property linked to the establishment of the Town of Brampton; associated with commercial development of the City, European settlement patterns, history of carpentry trade and Victorian life in Ontario.*

Brampton City Council initiated the process to repeal the designation of 133 Main Street South in April 2025. At a Special Council meeting on April 17, 2025 a motion was put forward to proceed with the Notice of Intent to Repeal the designation for 133 Main Street South. We understand this report will form part of the staff presentation to the Heritage Board on May 20, 2025. The conclusion of the process and decision by Council is anticipated follow in the summer of 2025.

---

# 2.0 Policy context

---

## 2.1 The Planning Act and Provincial Planning Statement

The *Planning Act*, R.S.O. 1990, c.P.13 provides a number of provisions respecting cultural heritage and land development, either directly in Section 2 of the *Act* or through Section 3 respecting policy statements and provincial plans. The *Planning Act* outlines 18 spheres of provincial interest that relevant authorities in the planning process must consider. Regarding cultural heritage, Section 2 of the *Planning Act* provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.*

The *Planning Act* provides the overall broad consideration for cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Planning Statement, 2024* (PPS). The PPS “provides policy direction on matters of provincial interest related to land use planning and development.” When addressing cultural heritage planning, the PPS provides for the following:

***4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.***

***4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.***

The PPS defines the following terms

***Protected Heritage Property:*** *Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property*

*identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.*

**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.*

**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.*

**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 should be included in these plans and assessments.*

**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:*

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or*
- b) works subject to the Drainage Act; or*
- c) for the purposes of policy 4.1.4.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 4.1.5.a).*

**Site alteration:** *means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.*

**Heritage attributes:** *means, as defined under the Ontario Heritage Act, 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.*

**Adjacent lands:** *means d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*



---

## 2.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario.

Evaluation of a potential heritage resource should include a description of the character-defining elements or features that make the resource historically significant. If a resource has CHVI in two or more of the three categories below, it is eligible to be designated by a municipality under the *Ontario Heritage Act*, which is the primary tool available to municipalities to recognize heritage resources. These criteria are as follows:

- 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.*

---

## 2.3 Brampton Plan (2023)

The Brampton Plan is a policy document providing direction for general land use in the City. Section 3.6.3 discusses policies related to Cultural Heritage and Policies 3.6.3.32-3.6.3.37 give specific guidance on Heritage Impact Assessments, as noted below.

***3.6.3.32** A Heritage Impact Assessment is a formal evaluation of heritage value and includes clear articulation of that value associated with the property. It identifies any proposed alterations that will take place and highlights potential impacts to the heritage values and attributes. The assessment also identifies and considers mitigation options for any impacts.*

**3.6.3.33** *The requirements for a Heritage Impact Assessment are described in the City's Heritage Impact Assessment Terms of Reference. A Heritage Impact Assessment must be prepared by qualified heritage conservation professional who is a professional member in good standing with the Canadian Association of Heritage Professionals (CAHP) and is required for the following circumstances:*

- a. 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; Adjacent means those lands adjoining a property of the heritage register or lands that are directly across from and near to a property on the heritage register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted through a by-law.*
- b. 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; and, Any property that is subject to land use planning applications and is adjacent to a property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) of the Ontario Heritage Act.*

**3.6.3.34** *A Heritage Impact Assessment is comprised of two phases:*

- a. Cultural Heritage Evaluation is an evaluation process that identifies whether a property has cultural heritage value or interest, and what attributes of the property express those values; and,*
- b. Impact Assessment identifies the proposed alterations to the property, the impacts of the alterations to the heritage values and attributes and identifies proposed and recommended mitigation options.*

**3.6.3.35** *As the first phase of a Heritage Impact Assessment, a Cultural Heritage Evaluation is completed to obtain a proactive understanding of the heritage value and attributes of a property. It is intended to provide a baseline of understanding of the property to inform property owners and guide future decision making regarding alterations to the property.*

**3.6.3.36** *Within a Heritage Impact Assessment, in consideration of alternative interventions, options for on-site retention of properties of cultural heritage significance will be exhausted before resorting to relocation. The following alternatives will be given due consideration in order of priority:*

- a. Retention in-situ of existing resource with no major modifications undertaken;*
- b. Restoration in-situ of missing or deteriorated elements where physical or documentary evidence (e.g., photographs or drawings) exists for their design;*
- c. Retention in-situ of existing resource with sympathetic modification;*

*d. Retention in-situ of existing resource with sympathetically designed new structure in proximity;*

*e. Retention in-situ of existing resource no longer in use for its original purposes but adapted for a new use;*

*f. Relocation of the resource within the site or to an appropriate new site for continued use or adaptive re-use;*

*g. Retention of all or some of the resource as a heritage monument for viewing or public art purposes; and,*

*h. Resource removal and replacement with a sympathetically designed structure and appropriate commemorative features;*

*.i Where possible, salvage elements/members of the resource for incorporation into the new structure or for future conservation and/or commemoration work and/or displays; and,*

*.ii Undertake full recording and documentation of existing structure.*

**3.6.3.37** *The above alternatives are arranged according to level or degree of intervention from minimum to maximum. They will be applied in rank order such that Option 1 must be shown to be non-viable, before Option 2 can be considered.*

---

## 2.4 Brampton Heritage Impact Assessment

### Terms of Reference

The City of Brampton has specific Terms of Reference for the preparation of HIAs. This HIA is based on the guidelines provided by the City, which directs the preparation of an HIA to include the following:

- Background;
- Introduction to Subject Property;
- Evaluation of Cultural Heritage Value or Interest;
- Description and Examination of Proposed Development/Site Alterations;
- Mitigation Options, Conservation Methods, and Proposed Alternatives;
- Recommendations; and
- Executive Summary.

Other requirements include the appropriate citation of all sources and their inclusion in a bibliography. Accordingly, this Scoped HIA has been prepared in keeping with the City's Terms of Reference.

---

## 3.0 Historical context

---

### 3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The Pre-Contact settlement of the province can be divided into 4 main time periods including Paleolithic, Archaic, Woodland, and Historic. As the environment of Southern Ontario warmed, the ability to harvest, form transport networks and develop tools increased. As mobility increased via land and water, the intermingling of peoples improved, giving way to larger communal sites and villages (Williamson, p. 317). Between the 1400s and the 1600s, groups began migrating northwards into what is now the Region of Peel.

By the 1600s, the Iroquoia nations controlled the region (Region of Peel Archives Staff). The Iroquoian peoples are comprised of several descendants of the Proto-Iroquoian people and language, however, some of the Iroquoian nations were competitors (Daeg de Mott). During the 18th Century, the Iroquois Confederacy or Five Nations, weakened by disease and warfare brought by the French, were pushed out by the Anishinabeg, including the Mississauga, who migrated southwards to settle on the north shores of Lake Ontario (Region of Peel Archives Staff).

Today, the City of Brampton is home to members of the Anishinabek, Huron-Wendat, Haudenosaunee, and Ojibway/Chippewa peoples, Métis, and territory of the Mississaugas of the Credit First Nation, and their descendants who continue to care for the land (Peel Region Indigenous Land Acknowledgement).

### 3.2 Brief history of the City of Brampton

Brampton was first surveyed in 1818 in preparation for settlement, and its earliest Euro-Canadian settlers began to arrive in the 1820s. John Elliott and William Lawson were among its first residents, and they named the village after their hometown of Brampton, Cumberland, England (Brampton History). This name was kept when Brampton officially incorporated as a village in 1853 (Moreau).

The intersection of Queen Street and Main Street served as the historic urban core of the village as it remains today, even serving as the site of the village's first pub (Why is Brampton Called the Flower City?). By 1846 it had a population of 150 and also included a tannery, a cabinet maker, two blacksmiths, and two tailors (Brampton History).

Without a waterway that could support a mill, Brampton grew slowly until it received a Grand Trunk Railway line and station which spurred an economic boom and population expansion (Brampton

History). By 1867 it was selected as the seat of Peel County's government, and by 1873 it incorporated as a town (Moreau).

The City received its "Flower City" soubriquet as a result of a thriving floriculture business begun in the 1860s by English immigrants Edward and Sarah Dale (Mullen). Edward and Sarah ran a local garden produce delivery business, and oral histories describe how the Dale's teenage son, Harry, grew roses in the family's greenhouse and presented a rose to the matron of each house while making his vegetable deliveries (Mullen). Demand for fresh flowers gradually overtook the farm produce business, and by 1900, the Dale family's greenhouses covered hundreds of acres. The Dale estate was the largest employer in Brampton at the time, and one of the largest cut flower businesses in the world. The Dale family sold the business in 1961 and it was ultimately scaled back and then dissolved in 1980 (Brampton's Dale Estate).

Brampton underwent another growth spurt in the postwar period during the 1940s and 50s when planned subdivisions began to develop as a result of Toronto's rapid urban growth, earning it a reputation as "Canada's first satellite city" (Brampton History).

It amalgamated along with Chinguacousy Township, Toronto Gore Township, and part of the Town of Mississauga into the City of Brampton in 1974 (Brampton History Timeline). Today the City is home to over 650,000 residents (Statistics Canada).

---

### 3.3 Brief history of the subject lands

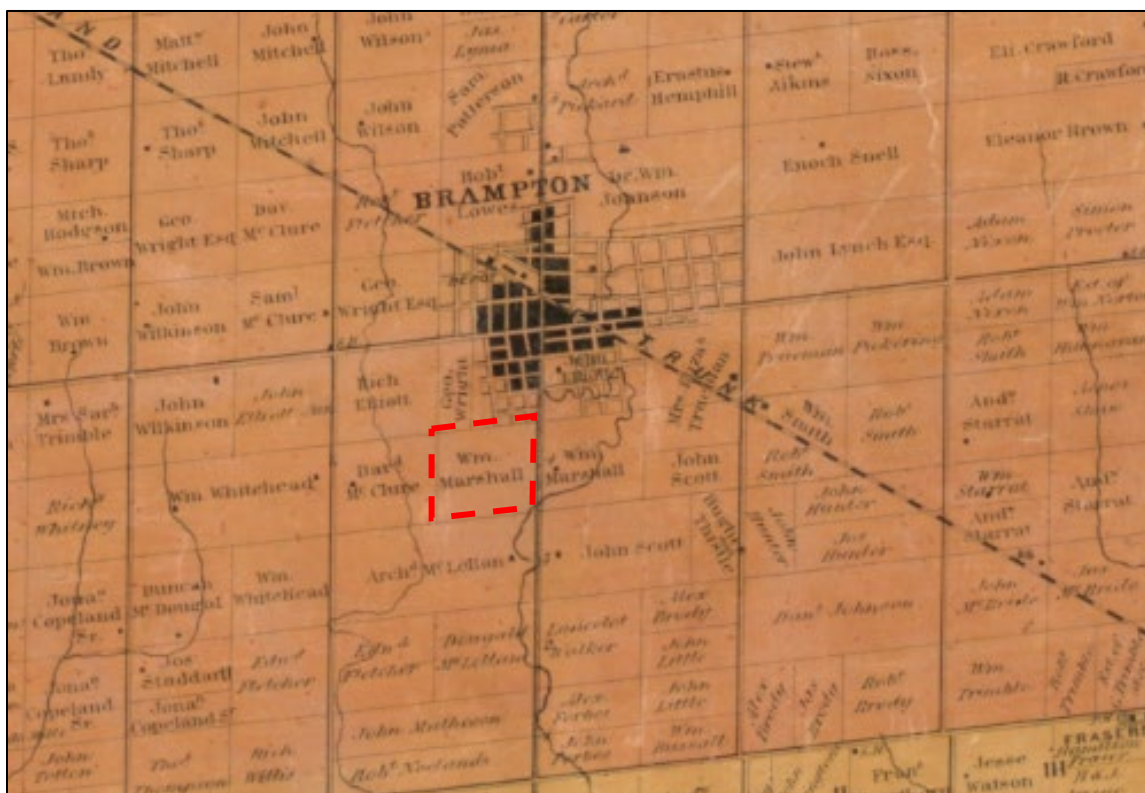
The subject lands originally formed part of the eastern part of Lot 4, Concession 1 West of Centre Road of the historic Chinguacousy Township (see **Figure 3**).



**Figure 3:** Excerpt from Tremain's Map of the County of Peel, Canada West, 1859, showing the Township of Chinguacousy with the eastern half of Lot 4, Concession 1 noted in red. (Source: Courtesy of University of Toronto Map and Data Library)



According to the 1859 Tremaine's Map of the County of Peel, the property owner of the east half of Lot 4 was William Marshall (see **Figure 4**).



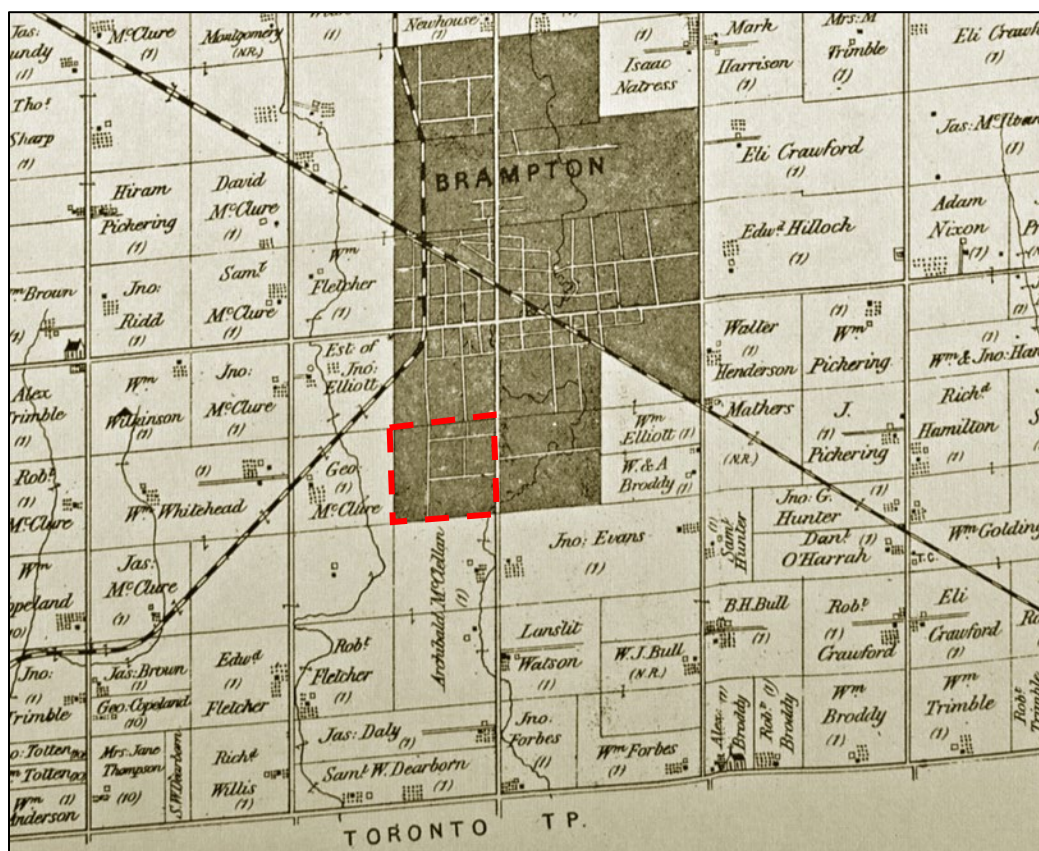
**Figure 4:** Excerpt from Tremaine's Map of the County of Peel, Canada West, 1859, with the east half of Lot 4 noted in red. (Source: Courtesy of the University of Toronto Map and Data Library)

At the time, the subject lands were located just outside of the surveyed city lots (see **Figure 5** on next page). The map notes William Marshall's profession as "farmer." No structures are located in the vicinity of the subject lands.



**Figure 5:** Excerpt from the Plan of Brampton from Tremaine's Map of the County of Peel, Canada West, 1859, with the approximate location of the subject lands noted with a red circle. (Source: Courtesy of the University of Toronto Map and Data Library)

In 1873, 82 acres of the east ½ of Lot 4, including the subject lands, were purchased by J. M. Jones who subdivided the property into lots that same year under the BR27 Plan. According to the 1877 Illustrated historical Atlas of the County of Peel, Ont, the subdivided lots were included in the plan of Brampton by this time (see **Figure 6**).



**Figure 6:** Excerpt from the Miles & Co. 1877 Illustrated historical Atlas of the County of Peel, Ont, with the east half of Lot 4, noted with a red dashed line, now comprising part of the Town of Brampton. (Source: Courtesy of McGill University)

The property located at 127 Main Street South consisted of Lot 4 of the BR27 Plan. The properties located at 133 and 133A Main Street South were located at Lot 5 of the BR27 Plan.

### 3.3.1 History of 127 Main Street South

George M. Scott purchased Lot 4 of the BR27 Plan from J. M. Jones in 1873. The 1871 Census of Canada lists George M. Scott as a merchant living with his wife Maria and infant son, William J. F. Scott (see **Figure 7**).

Burns James	M 29	—	Ireland	C of England	Irish & Labourer	M
Scott George M	M 27	—	0	W. Meth	Scotch & Merchant	M
" Maria	F 21	—	0	" "	English	M
" William J. F.	M 1	—	0	" "	Canadian	M

**Figure 7:** Excerpt from the 1871 Census of Canada listing George M. Scott and his family. (Source: Courtesy of Library and Archives Canada)



George Scott sold the property in 1874 to Joseph A. Dawson for \$145. Joseph Dawson's profession is listed in the 1871 Census of Canada as "builder" (see **Figure 8**).

Dawson Joseph	M	59	-	England	"	"	English	Builder	M
" Marice	F	42	-	"	"	"	"	-	M
" Adeline	F	23	-	"	"	"	"	-	-
" Emma	F	17	-	"	"	"	"	-	-
" Joseph	M	20	-	"	"	"	"	Druggist	-
" John	M	43	-	Ireland	"	"	"	"	"

**Figure 8:** Excerpt from the 1871 Census of Canada noting Joseph Dawson as a builder. (Source: Courtesy of Library and Archives Canada)

Joseph Dawson sold the property in 1878 to James Nicholl Jr. for \$350. In 1882, R. J. Nicholls (likely an alternative spelling for James Nicholl Jr. or a relative) sold the property to David Kirkwood. The 1881 Census of Canada lists David Kirkwood as a "County Clerk" and the By-law 33-2006 notes that the Kirkwood family is "among the most industrious and historically significant 19th century families in Peel."

Kirkwood David	M	52	-	Scotland	County Clerk	Scottish	County Clerk
" Mary	F	41	-	"	"	"	"
" Catherine	F	11	-	"	"	"	"
" William	M	8	-	"	"	"	"
" Maggie May	F	6	-	"	"	"	"
" Elizabeth	F	3	-	"	"	"	"
" Mary Barbara	F	1	-	"	"	"	"
" Donald's Willie B	F	16	-	"	"	"	"
" Laurence Blumina	F	19	-	"	"	"	"

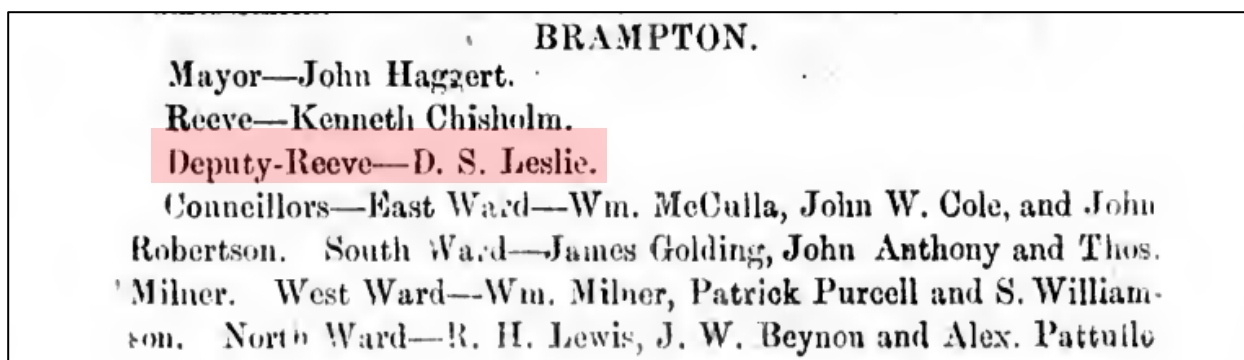
**Figure 9:** Excerpt from the 1881 Census of Canada listing David Kirkwood and his family. (Source: Courtesy of Library and Archives Canada)

David Kirkwood owned the property until 1922 and the City's records list the existing dwelling as being built in 1920, so it is likely he had the dwelling built on part of his family estate in order to sell it.

The property was purchased by Susan H. Reinholt in 1922 for \$1,450. The property changed hands a number of times, but there is no evidence subsequent owners were of particular significance to the local community.

### 3.3.2 History of 133 Main Street South

D. S. Leslie purchased Lot 5 of the BR27 Plan from J. M. Jones in 1873. The *Directory of the County of Peel, for 1873-4* lists D. S. Leslie as Deputy-Reeve of Brampton (see **Figure 10**).



**Figure 10:** Excerpt from the *Directory of the County of Peel, for 1873-4* listing D. S. Leslie as Deputy-Reeve of Brampton. (Source: Courtesy of Internet Archive)

In 1875, William Clark assumed the mortgage for the property and conveyed it to J. P. Clark that same year. J. P. Clark sold the property to David Kirkwood in 1876. As noted above, David Kirkwood was a County Clerk and significant figure in the local community during the 19<sup>th</sup> century.

David's son, William Alexander Kirkwood, received the property from his father's estate in 1936 and in 1950, ownership of the property was divided between William, his sisters Elizabeth Maude Kirkwood and Margaret May Kirkwood, and their nephew, John M. Kirkwood. The property would remain in the Kirkwood family for 98 years until 1974.

The property then changed hands a number of times, but there is no evidence that subsequent owners were of particular significance to the local community.

---

### 3.3.3 History of 133A Main Street South

The property at 133A was divided from 133 Main Street South in 1976 and granted to Endel Construction Co Limited until 1979 when it was granted to John and Loretta Thompson. It is likely the existing dwelling located on the property was constructed during this time between 1976 and 1979. The Thompsons sold to Clayton Diebel and Reta M. Diebel in 1981 and the Diebel family owned it into the early 2000s.

---

# 4.0 Description of property and context

---

## 4.1 127 Main Street South

The dwelling located at 127 Main Street South is constructed c. 1920 and is representative of the Edwardian architectural. The dwelling has a 2.5 storey red brick form, a hip roof with a centered symmetrical rectangular dormer on each side, a small front (east) portico supported by doric short columns on masonry bases (see **Figures 11 & 12**). It includes a symmetrical entrance flanked by two symmetrical windows openings at the 1<sup>st</sup> storey and two smaller rectangular openings at the 2<sup>nd</sup> storey of the principal elevation. Windowsills and lintels are stone with pitched facing and the foundation is constructed of cut stone. There is a rear one-storey red brick attached garage addition with a decorative cement block foundation which appears to have been constructed in the 20<sup>th</sup> century (see **Figure 13**). There is also a window-enclosed porch addition to the south elevation which appears to have possibly been constructed in the 21<sup>st</sup> century (see **Figure 15**). The property contains landscaping around the dwelling, including open space and mature trees. There is a pool in the rear (west) yard and a large wood frame storage shed which appears to have been constructed in the mid- to late-20<sup>th</sup> century (see **Figure 14**).





**Figure 11:** View of the principal (east) elevation. (MHBC, 2024)



**Figure 12:** View of the north elevation. (MHBC, 2024)





**Figure 13:** View of the brick rear addition. (MHBC, 2024)



**Figure 14:** View of the pool and wood frame shed. (MHBC, 2024)





*Figure 15: View of the grounds and enclosed porch addition at the south elevation. (MHBC, 2024)*

## 4.2 133 Main Street South

The property at 133 Main Street South contains a two-storey red brick dwelling with buff brick accents. It is constructed in the Gothic revival architectural style c. 1876. It includes a multi-gable roof with two front (east) facing gables and a central gable dormer (see **Figure 16**). The principal elevation includes a symmetrical entrance with a wood portico and balcony, supported by simple wood brackets, flanked by two symmetrical 1<sup>st</sup> storey bay windows. The central dormer includes a gothic arched stained glass window. The entrance includes a shallow arched transom and steeply arched sidelights. Many windows appear original and include wood exterior storm windows. All original openings include decorative buff brick voussoirs and the building exhibits buff brick quoins as well. The building has a fieldstone foundation with four courses of protruding buff bricks above it. Window openings include stone sills. There is a chimney at the north elevation (see **Figure 20**) and the rear of the building includes an attached carriage house and rear entrance with yellow glass transom above (see **Figure 17**). There is also a one-storey rear addition which appears to be of late-20<sup>th</sup> century construction (see **Figure 20**). The property also includes open space, two parking areas, and several mature trees (see **Figure 21**).

Some condition issues were noted at the time of the site visit, including powdered and damaged bricks, incompatible Portland cement foundation repointing, rotted and water damaged wood at the portico, and interior water-damaged plaster (**Figures 22-25**).





*Figure 16: View of the principal elevation of the dwelling. (MHBC, 2024)*



*Figure 17: View of the rear carriage house. (MHBC, 2024)*





*Figures 18 & 19: Views of the south elevation of the dwelling. (MHBC, 2024)*



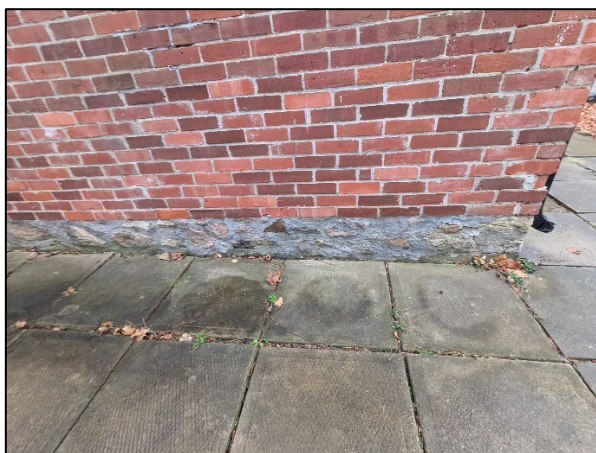


**Figure 20:** View of the north elevation including chimney and one-storey rear addition. (MHBC, 2024)



**Figure 21:** View of open space and mature trees to the rear of the property. (MHBC, 2024)





**Figures 22-25:** Views of incompatible cement repointing (top left), powdered bricks (top right), damaged and rotted portico wood (bottom left) and interior damaged plaster (bottom right). (MHBC, 2024)

## 4.3 133A Main Street South

The property at 133A Main Street South contains a two-storey red brick dwelling constructed c. the late-1970s. The building includes a hip roof and the principal elevation features a symmetrical entrance flanked by two bay windows at the 1<sup>st</sup> storey (see **Figure 26**). The 2<sup>nd</sup> storey includes three rectangular windows with exterior shutters. The 2<sup>nd</sup> storey is clad in contemporary siding. The property also includes open space, a rear 1-storey brick and cement block detached garage, and two storage sheds (see **Figures 29 & 30**).



*Figure 26: View of the principal elevation. (MHBC, 2024)*



*Figure 27: View of the north elevation.*





**Figure 28:** View of the rear elevation. (MHBC, 2024)



**Figure 29:** View of the detached garage and rear yard.



**Figure 30:** View of the sheds and rear yard. (MHBC, 2024)

## 4.4 Surrounding neighbourhood

The proposed Draft Main Street South Heritage Conservation District Plan describes the character of the neighbourhood as follows:

*"The District is a predominantly residential neighbourhood directly south of Brampton's historic downtown. It consists of properties along Main Street South from Wellington Street and Glen Eagle Crescent (to the north) to the intersection of Main Street South and the Etobicoke Creek (to the south).*

*The District is visibly distinct from its surrounding areas. It is a historic residential neighbourhood, set within a park-like landscape that acts as a green corridor leading into Brampton's downtown core. The District exhibits evidence of its evolution over time, as seen in its shifting lot patterns and diverse architectural styles."*

The immediate area surrounding the subject site contains mature street trees, open lawn areas and varied building setbacks and types. See **Figures 31-33** for details of the streetscape adjacent to the subject lands.





**Figures 31-33:** Views of the streetscape along Main Street South adjacent to the subject lands. (MHBC, 2024)

# 5.0 Evaluation of cultural heritage resources

## 5.1 127 Main Street South

The table below provides an overview of the evaluation conducted under Ontario Regulation 9/06.

Table 1: Evaluation of CHVI	
Ontario Regulation 9/06 Criteria	127 Main Street South
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.	Yes. The property is a representative example of a 1920s Edwardian dwelling.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No. The dwelling was constructed with materials and techniques which were considered commonplace at the time.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No. The dwelling was constructed with materials and techniques which were considered commonplace at the time.
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.	No. The existing dwelling was likely built by David Kirkwood. However, it was sold shortly after and was likely built in order to sell; David Kirkwood and his family were known to live next door at 133 Main Street South and there is no evidence they ever inhabited the dwelling at 127 Main Street South.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes	No. The property is not likely to yield information that contributes to the understanding of the community beyond what is already known.

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.	No. The property was likely built for David Kirkwood in order to sell, but the architect and builder could not be confirmed.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes. The dwelling and property contribute to the historic character of the Main Street South neighbourhood with features like the scale, massing, materials, and setback of the dwelling and the large lot size and landscaping of the property.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes. The property is contextually and historically linked to the property at 133 Main Street South because both properties were owned by the Kirkwood family and the dwelling at 127 Main Street South was likely built for David Kirkwood.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.	No. The house was constructed in a similar scale and with similar materials to the surrounding dwellings, and therefore it contributes to the overall context, rather than standing out as a landmark.

Based on the above evaluation under Ontario Regulation 9/06, the building located at 127 Main Street South exhibits Cultural Heritage Value or Interest (CHVI) as it meets three of the nine evaluation criteria.

### **Statement of Significance:**

The property at 127 Main Street West has design value because it is representative of the Edwardian architectural style. It has contextual value in that it supports and maintains the historic character of the Main Street South neighbourhood. It has contextual value in that the property was owned by David Kirkwood, whose family home is located next door. The existing dwelling was likely built for him, most likely with the intention to sell the property afterwards.

#### Physical/Design Value

The dwelling on the subject property was likely constructed c. 1920 and is representative of the Edwardian architectural style. The dwelling has a 2.5 storey red brick form, a hip roof with a centered symmetrical rectangular dormer on each side, a small front (east) portico supported by doric short



columns on masonry bases. It includes a symmetrical entrance flanked by two symmetrical windows openings at the 1st storey and two smaller rectangular openings at the 2nd storey of the principal elevation. Windowsills and lintels are stone with pitched facing and the foundation is constructed of cut stone.

#### Historical/Associative Value

The archival research completed does not indicate that the property has historical or associative value.

#### Contextual Value

The subject property has contextual value because it is important in defining, maintaining or supporting the character of an area. The dwelling and property contribute to the historic character of the Main Street South neighbourhood with features like the Edwardian style of the dwelling as well as its scale, massing, materials, and setback. The large lot size and landscaping of the property also contribute to the historic character of the neighbourhood.

The dwelling is also contextually and historically linked to the property at 133 Main Street South because both properties were owned by the Kirkwood family and the dwelling at 127 Main Street South was likely built for David Kirkwood.

#### Heritage Attributes

The heritage attributes are limited to the original 1920s portion of the existing dwelling. The later brick one-storey rear garage addition and enclosed porch addition, as well as the in-ground swimming pool, existing fences, and wood frame storage shed have not been found to exhibit Cultural Heritage Value or Interest. The heritage attributes of the property are as follows:

- Location and setback of the dwelling;
- Stone foundation;
- Original 2.5 storey red brick exterior of the dwelling at the north, east, and south elevations;
- Shape and pitch of the hip roof with four symmetrical rectangular dormers;
- Original openings including stone sills and lintels;
- Triangular pedimented portico at the principal elevation including round short columns on masonry bases; and
- Mature trees.

---

## 5.2 133 Main Street South

The property at 133 Main Street South is designated under Part IV of the *Ontario Heritage Act*. Its full Statement of Significance and description of Heritage Attributes are as follows:

*SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 133 MAIN STREET SOUTH (PLAN BR 27, PT LOT 5 RP 43R-4354 PARTS 3, 4)*

*The Kirkwood house is one of the best examples of a 19th century Gothic Revival home in the City of Brampton. Its triple-gable form is quite unusual for Brampton. The house was built for David Kirkwood and his family about 1876.*

*Several exterior architectural heritage attributes are intact and well preserved on this one and a half storey, red brick masonry house. The house is an outstanding example of mid Victorian domestic architecture with exceptional construction methods.*

*The house holds prominent landmark status along a major roadway. It possesses tremendous visual and aesthetic value and distinctiveness.*

*The large, open lot surrounding the house is noted for its groupings of deciduous trees, including a rare black walnut tree in the backyard, and other vegetation. These natural and contextual attributes are of great importance.*

*The Kirkwood house is among the oldest residential properties in the City and symbolizes the contributions of the Kirkwood family - among the most industrious and historically significant 19th century families in Peel. The house was owned by three generations of the Kirkwood family, over a century. It was built for David Kirkwood soon after he accepted the position of Peel County Clerk. The property holds deep and meaningful historical associations to an early period of development in Brampton.*

*The Kirkwood house possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.*

*The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the complete Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The complete Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.*

### *DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):*

*Unless otherwise indicated, the reason for designation, including the following heritage attributes (character defining elements), apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques, along with all contextual and landscaping features as cited.*

*The cultural heritage attributes that contribute to the significance of the subject property include the following:*

#### *2.1 Exterior Architectural Heritage Attributes:*

*Rare triple-gabled form with steeply pitched gables; polygonal bay windows on front facade, symmetrical massing with centre hall plan; un-painted red brick masonry laid in stretcher bond; dichromatic brick patterning with buff yellow brick utilized to produce quoining, voussoirs and water table; predominating window shapes are segmented arched and round-headed windows; round-headed double Tuscan window over the two bay windows (front facade); central balcony over the main entrance decorated with an iron crest rail; Gothic headed opening over the central balcony; main entrance with single leaf painted paneled door, rectangular sidelights and panels, an arched three light transom spanning the top of the door, recessed paneled door jamb; attached brick stable at rear; buff brick voussoirs decorated with projecting brick details in saw tooth or diamond pattern distinguish arches and drop finials decorations are created at ends of certain voussoirs using shaped buff brick; all stone window sills and hand carved motifs in the sills.*

## 2.2 Contextual Heritage Attributes:

*Main house standing on a graded rise; large open lot; intact lot that has changed little since 1870s; unobstructed views to the house from Main Street South; deep setback from street to front facade of house; several mature deciduous trees (including a rare black walnut tree in the backyard) that surround the house; open rear yard; L-shape path from driveway to front of house; steps set into the sloping grade leading to front entrance.*

## 2.3 Historical /Cultural Heritage Attributes:

*The property is associated with several members of the Kirkwood family who were prominent in the Brampton area, particularly Peel County Clerk David Kirkwood; property linked to the establishment of the Town of Brampton; associated with commercial development of the City, European settlement patterns, history of carpentry trade and Victorian life in Ontario.*

# 5.3 133A Main Street South

The table below provides an overview of the evaluation conducted under Ontario Regulation 9/06.

<b>Table 2: Evaluation of CHVI</b>	
<b>Ontario Regulation 9/06 Criteria</b>	<b>133A Main Street South</b>
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. The property is not constructed in a particular architectural style, nor is it a rare, unique, 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.	No. The dwelling was constructed common materials and techniques of the late 20 <sup>th</sup> century.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No. The dwelling was constructed with commonplace materials and techniques of the late 20 <sup>th</sup> century.
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.	No. The archival research completed for this report does not indicate that the property has historical or associative value.
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. The property is not likely to yield information that contributes to the understanding of the community beyond what is already known.
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. The existing dwelling was likely constructed between 1976 and 1979, likely by Endel Construction Co Limited. No evidence was found to indicate that the builder was of particular significance to the local community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes. Characteristics of the property have been noted as contributing to the character of the proposed Main Street South Heritage Conservation District, including the existing amount of softscaping (i.e. green lawn, plantings) visible from Main Street South, the mature trees within the property's front yard, and the primary building's siting, which responds to an urban town lot subdivision plan. However, it should be noted that any dwelling on the property which incorporated those elements would continue to support the identified character of the neighbourhood, and that the existing dwelling was not determined to contribute to the HCD character.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No. The property is not physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.	No. The existing dwelling is of modest size and construction compared with the surrounding late-19 <sup>th</sup> and early-20 <sup>th</sup> century homes and does not include significant historical

	associations. Therefore, it cannot be considered a landmark.
--	--

Based on the above evaluation under Ontario Regulation 9/06, the building located at 127 Main Street South does not exhibit Cultural Heritage Value or Interest (CHVI) as it meets one of the nine evaluation criteria.

While the existing dwelling does not demonstrate CHVI, it should be noted that the proposed Main Street South Heritage Conservation District Plan identifies the following lot and landscape attributes as significant:

- The existing amount of softscaping (i.e. green lawn, plantings) visible from Main Street South.
- Mature trees within the property’s front yard.
- The primary building’s siting, which responds to an urban town lot subdivision plan.



# 6.0 Description of proposed development

The subject lands are proposed to be redeveloped for residential purposes, consisting of mid-rise, low-rise and townhouse elements. The proposed site entrance is located off Harold Street, with parking provided at-grade (visitor) and underground. Outdoor amenity areas are provided at-grade and integrated into the development, and landscaped areas are provided.

Townhouse units are proposed both along Main Street South (8 units) and Harold Street (2 units), with entrances provided from the streetscape. The townhouse design is proposed to incorporate design elements which are reflective of the existing historic dwellings located onsite, so as to pay homage to the site history. Preliminary site plan, architectural plans and proposed townhouse elevations are included below, and larger versions are available in **Appendix A** of this report.

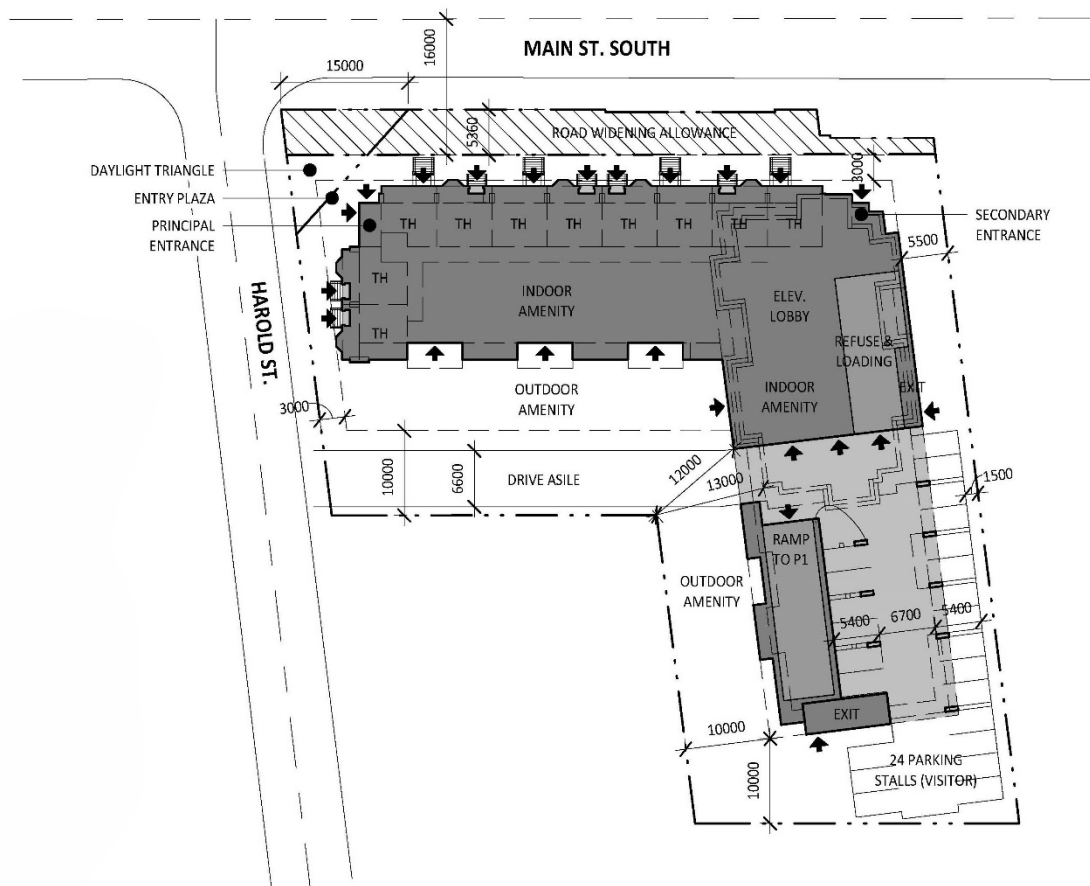
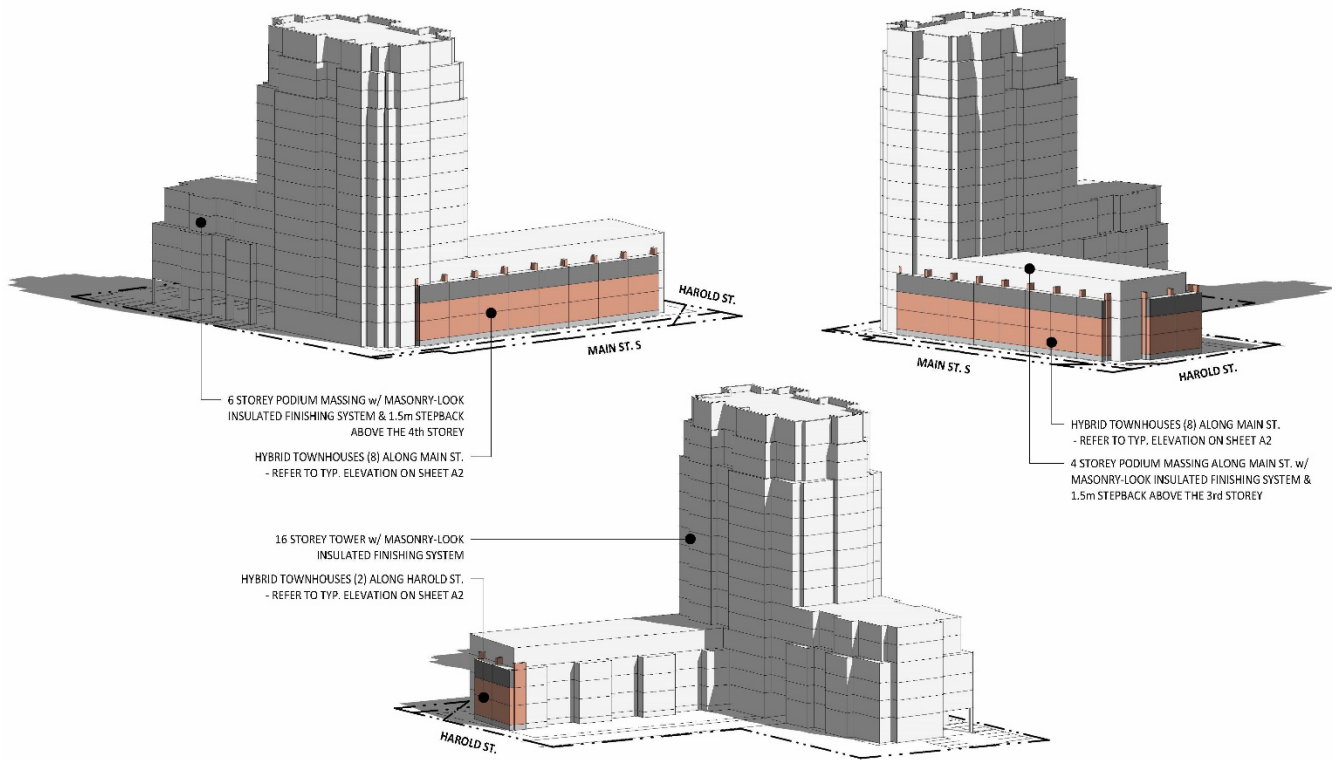


Figure 34: Proposed site plan (source: Amico Properties)



**Figure 35: Proposed building massing** (source: Amico Properties)



**Figure 36: Proposed townhouse elevations** (source: Amico Properties)

---

# 7.0 Impact analysis

---

## 7.1 Introduction

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long period of time and may occur during a pre-construction, construction, or post-construction phase. The impacts to a resource may be site specific or widespread and may have low, moderate, or high levels of impact.

As per the Ontario Heritage Toolkit, the following constitutes impacts which may be a result of a proposed development:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **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;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The above noted impacts will be considered as it relates to the scope of this HIA.

Furthermore, this report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report:

- **Major:** Change to key historic building elements that contributes to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
- **Moderate:** Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.

- **Minor:** Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
- **Negligible/Potential:** Slight changes to historic building elements or setting that hardly affect it.
- **No Change:** No change to fabric or setting.

## 7.2 Impact analysis for 127 Main Street South

As provided in **Section 5.1** of this report, the CHVI of the property at 127 Main Street South pertains to the design value associated with the dwelling, being the 2.5 storey red brick Edwardian dwelling constructed c. 1920. Additionally, the property includes contextual value as it contributes to the character of the Main Street South neighbourhood, as well as associative value because it was likely built by David Kirkwood while he and his family lived on the neighbouring property.

The following chart evaluates the impacts of potential removal of the structure for redevelopment.

Table 3: Impacts to the Redevelopment of 127 Main Street South	
Potential Impacts	Level of Impact/Analysis
<b>Destruction</b> of any, or part of any, heritage attributes or features;	Major. Removal of the existing structure would result in the loss of all heritage attributes.
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None. No heritage attributes would be altered as they would be removed.
<b>Shadows</b> created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None. There would be no potential for shadows to impact existing heritage attributes as heritage attributes would be removed.
<b>Isolation</b> of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	Potential. There is the potential that the removal of the existing structure on the subject property could result in adverse impacts from isolation of the property from its contextual relationship with the Kirkwood family.
<b>Obstruction of significant identified views or vistas</b>	None. There would be no potential for impacts from obstruction as existing heritage attributes would be removed.

of, within, or from individual cultural heritage resources;	
<b>Change in Land Use</b> where the change affects the property's cultural heritage value; and	None. The property is proposed to remain residential.
<b>Land Disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None. There would be no potential for impacts from land disturbances as existing heritage attributes would be removed.

This report has identified the following adverse impacts as a result of the potential removal of the existing dwelling:

- Potential major adverse impacts related to the destruction of all heritage attributes as a result of the removal of the existing structure;
- Potential adverse impacts as a result of isolation of the property from its contextual relationship with the Kirkwood family.

## 7.3 Impact analysis for 133 Main Street South

As provided in **Section 5.2** of this report, the CHVI of the property at 133 Main Street South pertains to the design value associated with the dwelling, being the 1.5 storey red and buff brick Gothic revival dwelling constructed c. 1876. Additionally, the property includes historical/associative as the home of the Kirkwood family for almost 100 years. It also exhibits contextual value as it contributes to the character of the Main Street South neighbourhood.

The following chart evaluates the impacts of potential removal of the structure for redevelopment.

Table 4: Impacts to the Redevelopment of 133 Main Street South	
Potential Impacts	Level of Impact/Analysis
<b>Destruction</b> of any, or part of any, heritage attributes or features;	Major. Removal of the existing structure would result in the loss of all heritage attributes.
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None. No heritage attributes would be altered as they would be removed.



<b>Shadows</b> created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None. No impacts are anticipated for shadows to impact existing heritage attributes as heritage attributes would be removed.
<b>Isolation</b> of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	Potential. There is the potential that the removal of the existing structure on the subject property could result in adverse impacts from isolation of the property from its contextual relationship with the neighbouring property located at 127 Main Street South (assuming the building is retained).
<b>Obstruction of significant identified views or vistas</b> of, within, or from individual cultural heritage resources;	None. There would be no potential for impacts from obstruction as existing heritage attributes would be removed.
<b>Change in Land Use</b> where the change affects the property's cultural heritage value; and	None. The property is proposed to remain residential.
<b>Land Disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None. There would be no potential for impacts from land disturbances as existing heritage attributes would be removed.

This report has identified the following adverse impacts as a result of the potential removal of the existing dwelling:

- Potential major adverse impacts related to the destruction of all heritage attributes as a result of the removal of the existing structure;
- Potential adverse impacts as a result of isolation of the property from its contextual relationship with the Kirkwood family.

## 7.4 Impact analysis for 133A Main Street South

As provided in **Section 5.3** of this report, the dwelling located at 133A Main Street South has not been found to exhibit CHVI.

However, characteristics of the property have been noted as contributing to the character of the proposed Main Street South Heritage Conservation District, including the existing amount of softscaping (i.e. green lawn, plantings) visible from Main Street South, the mature trees within the property's front yard, and the primary building's siting, which responds to an urban town lot subdivision plan. Impacts to those identified attributes of the potential Main Street South HCD are analyzed in the table below.

**Table 5: Impacts to the Redevelopment of 133A Main Street South**

Potential Impacts	Level of Impact/Analysis
<b>Destruction</b> of any, or part of any, heritage attributes or features;	None. Currently the mature trees and much of the amount of softscaping are proposed for removal. In addition, the setback differs from surrounding properties. However, these are not identified heritage attributes since Main Street South HCD is not in place.
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None. Only a small amount of the softscaping is proposed to remain which, isolated from the other heritage attributes, would no longer retain any CHVI. Therefore no adverse impacts from alterations are anticipated.
<b>Shadows</b> created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None. Only a small amount of the softscaping is proposed to remain which, isolated from the other heritage attributes, would no longer retain any CHVI. Therefore no adverse impacts from shadows are anticipated.
<b>Isolation</b> of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None. Only a small amount of the softscaping is proposed to remain which, isolated from the other heritage attributes, would no longer retain any CHVI. Therefore no adverse impacts from isolation are anticipated.
<b>Obstruction of significant identified views or vistas</b> of, within, or from individual cultural heritage resources;	None. Only a small amount of the softscaping is proposed to remain which, isolated from the other heritage attributes, would no longer retain any CHVI. Therefore no adverse impacts from obstruction are anticipated.
<b>Change in Land Use</b> where the change affects the property's cultural heritage value; and	None. The property will remain residential.
<b>Land Disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None. Only a small amount of the softscaping is proposed to remain which, isolated from the other heritage attributes, would no longer retain any CHVI. Therefore no adverse impacts from land disturbances are anticipated.

This report has identified the following potential impacts as a result of the potential removal of the identified contributing characteristics:

- None.

---

# 8.0 Alternatives, mitigation measures and conservation recommendations

---

## 8.1 Development alternatives

Alternatives to the proposed development are typically explored when the potential for major adverse impacts have been identified. This report has identified major adverse impacts as a result of the proposed development, therefore alternatives are explored below.

The selection of options typically considered involves: do nothing, modify the proposed site development, relocate the resources, and incorporate elements into the site redevelopment. In addition, the City of Brampton Official Plan (Brampton Plan) contains a sequence of considerations with respect to conservation options which are to be explored. These include retention in-situ with various levels of modification, relocating the resource (either onsite or to an appropriate new site), retention of some of the resource as a monument, or removal and replacement with a sympathetically designed structure.

### 8.1.1 Do Nothing

This course of action would result in all the heritage attributes of the subject lands being preserved. However, it would prevent the proposed development from proceeding, thereby not providing additional housing within the core area of Brampton. This course of action is not recommended.

### 8.1.2 Retain in-situ and incorporate into redevelopment

This option was explored by the project team as an option for site redevelopment. However, the location of the existing heritage structures on the property is such that the redevelopment potential is limited and the project is not feasible. The ideal location of the tower portion of the proposed redevelopment puts the elevator core in the location of the existing dwelling at 133 Main Street South (see **Figure 37** below). In addition, the location of 127 Main Street is such that incorporating into the proposed



development is not feasible due to required excavation onsite. This course of action is not recommended.



**Figure 37:** Preliminary building footprint showing existing dwelling locations (*source: Amico Properties*)

### 8.1.3 Relocate existing dwellings onsite or offsite

This would preserve many of the heritage attributes of the subject lands, but it would result in the loss of the contextual value of the properties. This option was explored by the project team, however it would present significant technical and logistical difficulties as well as affect the viability of the project. Therefore, this course of action is not recommended.

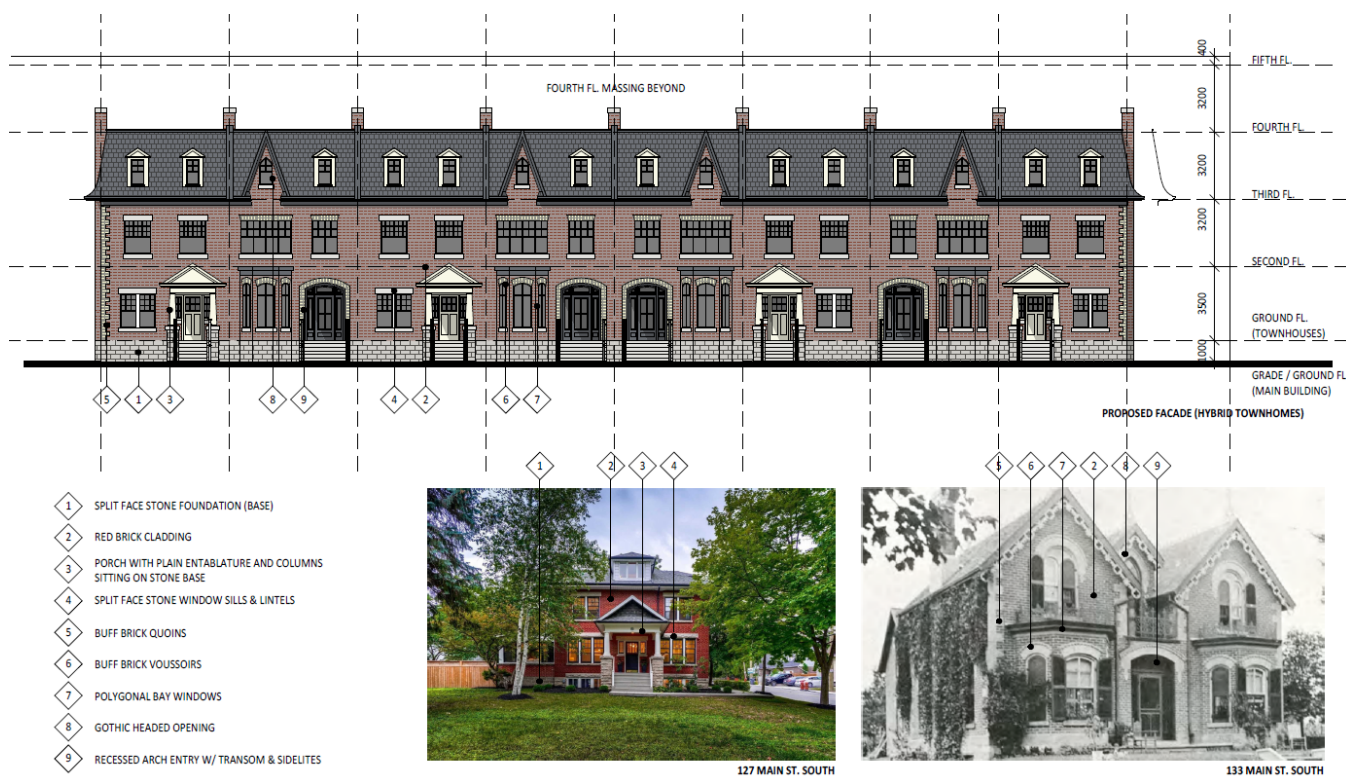
### 8.1.4 Incorporate elements or attributes into site redevelopment

Retention of portions of the existing dwellings located at 127 and 133 Main Street South would preserve some of the heritage value of the subject lands while allowing for the redevelopment of the site. This option was explored by the project team as a way to reflect the history of the subject lands. Depending on the extent of incorporation of elements of the existing dwellings, this would require significant revisions to the proposed concept, resulting in impacts on the proposed density of the site.

It was determined that potential incorporation of elements into a commemorative feature on site should be further explored as site design is finalized. This could result in the installation of a commemorative panel alongside salvaged elements from the existing dwellings onsite. This course of action should be further explored through future preparation of a Commemorative Plan.

### 8.1.5 Design a sympathetic new structure

This course of action would result in removal of the heritage attributes of the subject lands. The new development will incorporate new design elements which are sympathetic to the heritage and history of the site. This option was explored by the project team and determined to be feasible. The project architects have developed a façade for the townhouse portion of the site which integrates design elements that are similar to those found in the existing dwellings on site. The elements to be incorporated include foundation, cladding and brick detailing, entrance details and porch elements (see **Figure 38**, below as well as **Appendix A**). Item 1 illustrates the split face stone foundation red brick cladding (Item 2), split face stone window sills and lintels (Item 4) will also be included in the new development as shown on the rendering below. Identified Item 8 is the gothic headed openings which are carried through on the proposed townhouse development below. Item 9 is recessed arched entry with transom and side lites. This design is being carried forward as illustrated every other entry below. On the intervening entries, the porch with entablature and columns sitting on stone base are being, with inspiration from 127 Main Street South. Buff brick quoins (Item 5) are proposed along the edges of the townhouses, drawing from 133 Main Street South. Item 6, buff brick voussoirs are also proposed throughout the townhouse rendering below. Finally, the polygonal bay windows (Item 7) are also being carried into the proposed design of the townhouse facade.



**Figure 38:** Integration of historic building elements into proposed development (*source: Amico Properties*)

## 8.2 Mitigation and conservation recommendations

This report has identified the potential for major adverse impacts with regard to the destruction of identified heritage attributes as a result of the proposed development. In order to reduce the magnitude of negative impacts associated with the removal of the existing buildings, a proposed design has been developed which pays homage to the history of the site through incorporation of historic-inspired elements, as well as proposed commemoration of the history of the site.

Additionally, the following mitigation measures are recommended:

- That the existing dwellings at 127 and 133 Main Street South be documented with photographs and detailed architectural drawings to supplement the historic record prior to demolition;
- That a Salvage Plan be prepared for the dwellings located at 127 and 133 Main Street South in order to retain historic fabric for potential reuse, as opposed to being deposited in a landfill; and
- That a Commemoration Plan be developed for the dwellings at 127 and 133 Main Street South, so that the history of the site is documented and celebrated as part of the new development.

With the incorporation of the proposed design elements and mitigation measures, the adverse effects associated with the proposed development are reduced.



---

## 9.0 Conclusions and recommendation

The subject lands exhibit CHVI with regard to the dwellings located at 127 and 133 Main Street South, as well as for some of the landscaping and lot features of all 3 properties.

The subject lands are proposed to be redeveloped for a residential complex, consisting of a mix of townhouse elements along a podium with a residential tower. The existing buildings on the property are proposed for removal to allow for the redevelopment.

This report has identified the potential for major adverse impacts with regard to the destruction of identified heritage attributes as a result of the proposed development. In order to reduce the magnitude of negative impacts associated with the removal of the existing buildings, a proposed design has been developed which pays homage to the history of the site through incorporation of historic-inspired elements, as well as proposed commemoration of the sites' history.

Additionally, the following mitigation measures are recommended:

- That the existing dwellings at 127 and 133 Main Street South be documented with photographs and detailed architectural drawings to supplement the historic record prior to demolition;
- That a Salvage Plan be prepared for the dwellings located at 127 and 133 Main Street South in order to retain historic fabric for potential reuse, as opposed to being deposited in a landfill; and
- That a Commemoration Plan be developed for the dwellings at 127 and 133 Main Street South, so that the history of the site is documented and celebrated as part of the new development.

With the incorporation of the proposed design elements and mitigation measures, the adverse effects associated with the proposed development are reduced.

Council for the City of Brampton has initiated the process to repeal the designation of 133 Main Street South under Part IV of the *Ontario Heritage Act*. Should the designation be removed, the property would no longer be a 'protected heritage property' under the Provincial Planning Statement.

---

# 10.0 References

City "Brampton History." City of Brampton. 2024. <https://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

"Brampton History Timeline." City of Brampton. 2024. <https://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/pages/bramptonhistorytimeline.aspx>

"Brampton's Dale Estate." Ontario Heritage Trust. 2024. <https://www.heritagetrust.on.ca/pages/programs/education-and-outreach/presentations/brampton-dale-estate>

"Canada's Historic Places." Parks Canada. <https://www.historicplaces.ca/en/pages/register-repertoire.aspx>

Daeg de Mott, D. K. "Iroquois". In Gall, Timothy L.; Hobby, Jeneen (eds.). *Worldmark Encyclopedia of Cultures and Daily Life, Vol. 2 (2nd ed.)*. Detroit: Gale. pp. 304–310. ISBN 978-1414448909. 2009.

Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.

Government of Canada. *The Canadian Register of Historic Places*. "Parks Canada" The Canadian Register of Historic Places' Role in Canada - History and culture ([pc.gc.ca](http://pc.gc.ca))

International Council on Monuments and Sites (ICOMOS). Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. (PDF). [icomos\\_guidance\\_on\\_heritage\\_impact\\_assessments\\_for\\_cultural\\_world\\_heritage\\_properties.pdf](https://www.icomos.org/sites/default/files/document/guidance/guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf) ([icrom.org](http://www.icomoc.org))

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans*. Queens Printer for Ontario, 2006.

Ministry of Tourism Culture and Sport. *Ontario Heritage Act Ontario Heritage Act 2005, R.S.O. 1990, c. 0.18*. <https://www.ontario.ca/laws/statute/90o18>

Ministry of Affairs and Housing. *Ontario Provincial Planning Statement 2024*. S.3 the Ontario Planning Act R.S.O 1996. <http://www.mah.gov.on.ca/Page215.aspx>

Moreau, Nick. "Brampton." The Canadian Encyclopedia. 2012. <https://www.thecanadianencyclopedia.ca/en/article/brampton>

Mullen, John. "The birth of Flowertown." Rotary Club of Brampton. 2024. <https://portal.clubrunner.ca/140/stories/the-birth-of-flowertown>

"Native Land." Native Land Digital Registered Canadian Nonprofit, 2024. <https://native-land.ca/>

"Ontario Heritage Act Register." Ontario Heritage Trust, 2024.  
<https://www.heritagetrust.on.ca/pages/tools/ontario-heritage-act-register>

"Peel Region Indigenous Land Acknowledgement." Region of Peel, 2024.  
<https://peelregion.ca/council/indigenous.asp>

Region of Peel Archives Staff. "The History of Peel Region, Ontario, Canada." Peeling the Past. 2024.  
<https://peelarchivesblog.com/about-peel/#:~:text=Indigenous%20heritage,Anishinabeg%2C%20a%20group%20migrating%20southward>

Statistics Canada. "Census Profile, 2021 Census of Population: Brampton City (CY), Ontario." Government of Canada, 2021.

"Treaties in Ontario." Ministry of Indigenous Affairs, 2012. <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>

"Why is Brampton Called the Flower City?" Insauga. 2017. <https://www.insauga.com/why-is-brampton-called-the-flower-city>

Williamson, R. F. *The Early Iroquoian Period of Southern Ontario*. In C. J. Ellis and N. Ferris (Editors), *The Archaeology of Southern Ontario to A.D. 1650* (pp. 291–320). Ontario Archaeological Society Inc, 1990.

# A

## Appendix A: Architectural drawings

DRAFT



# B

## Appendix B: Curriculum Vitae

DRAFT

DRAFT



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE