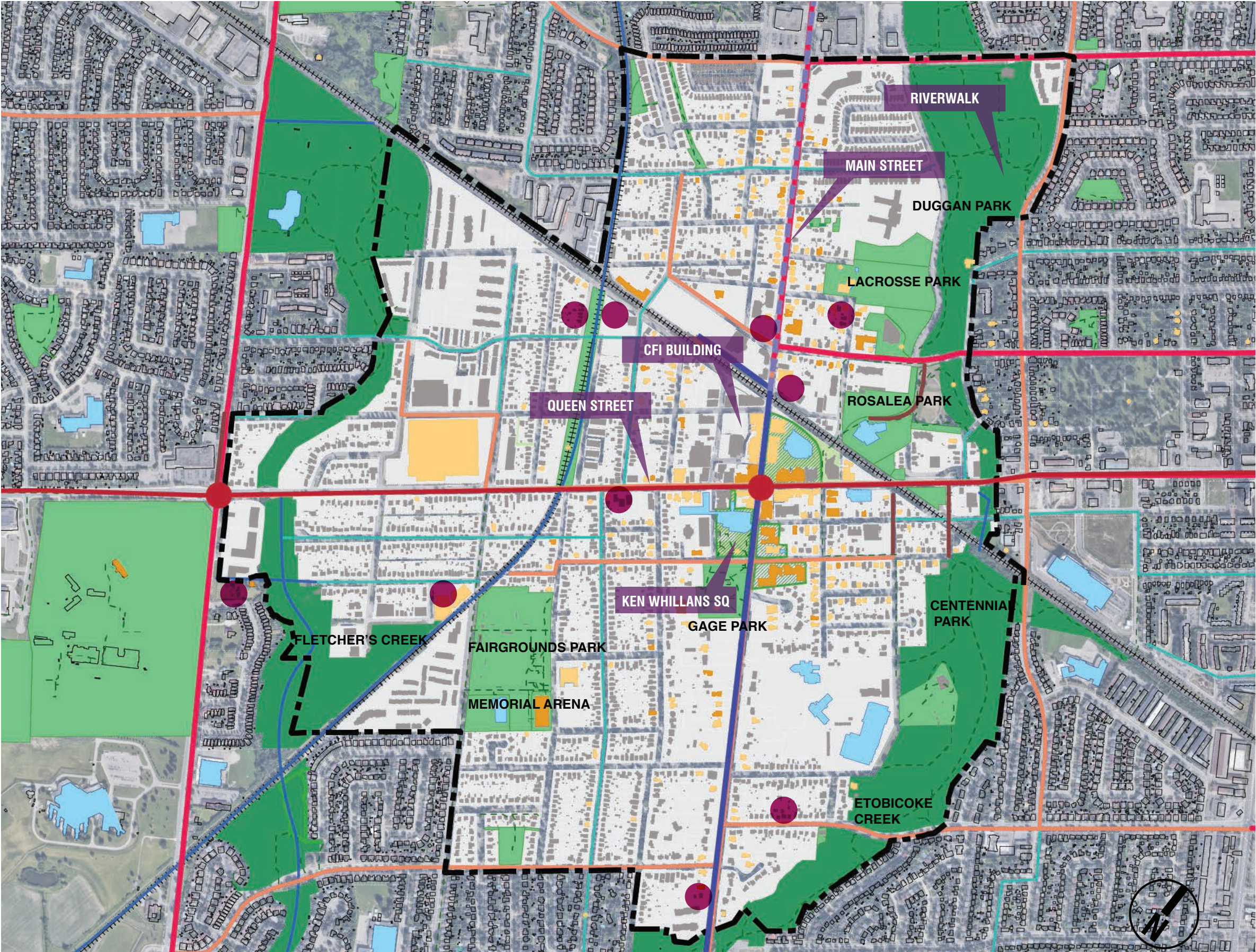


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GAGE PARK

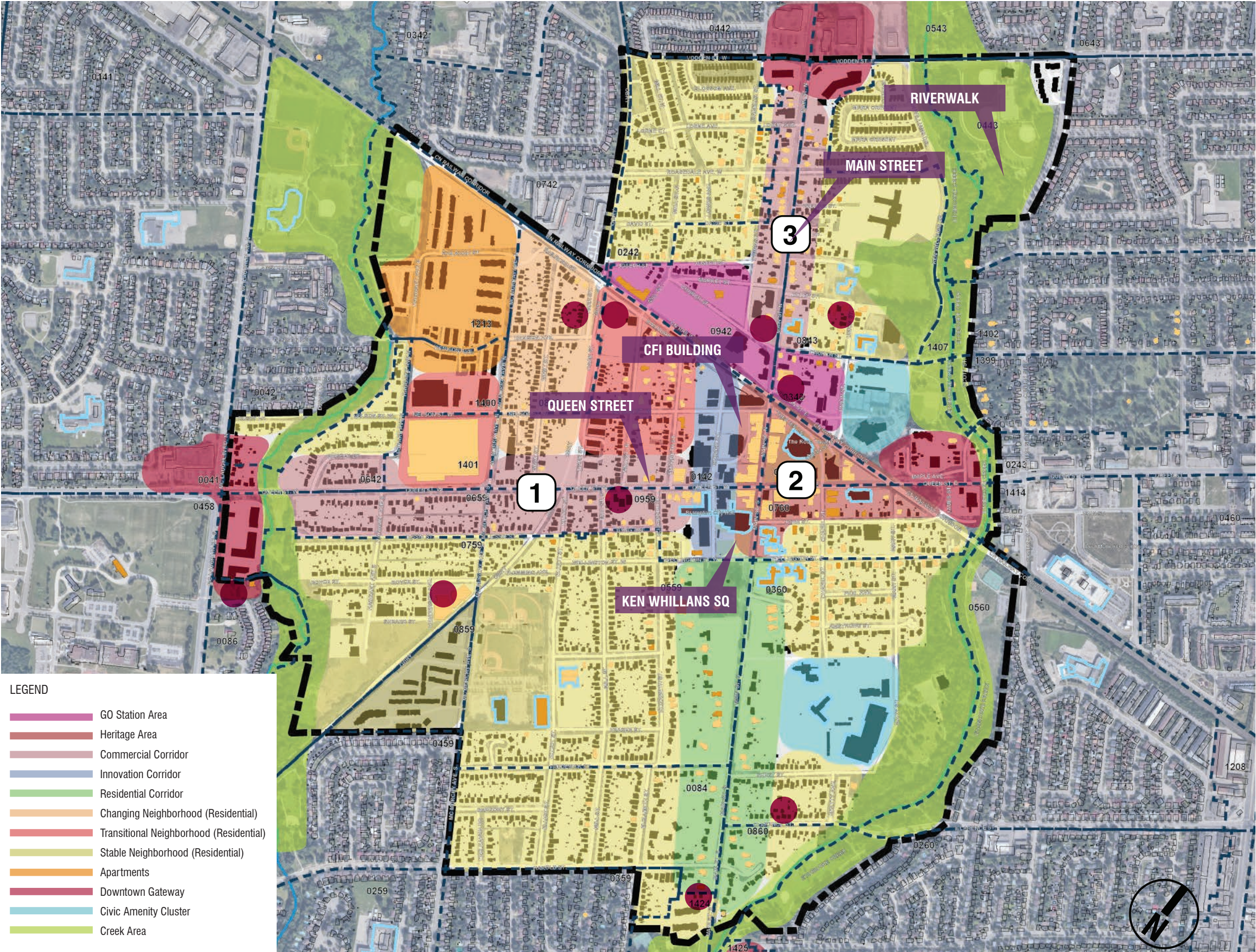
LEGEND

- Creek Area
- Public Parks
- Public plazas/ Open Spaces
- Heritage Buildings DESIGNATED
- Heritage Buildings LISTED
- Civic Buildings
- Secondary Plan Area
- Multi-Use Path / Boulevard Path
- Protected Bike Lane or Cycle Track (Separated)
- Bike Lane or Buffered Bike Lane (Designated)
- Shared Roadway
- Recreational Trail
- Regional Capital Plan Project
- Queen Street BRT
- Hurontario LRT Extension
- Main Street North Zum line

● ACTIVE DEVELOPMENT APPLICATION

ANALYSIS CHARACTER AREAS

EXTERNAL ENGAGEMENT PACKAGE
Draft for discussion 16-11-2021



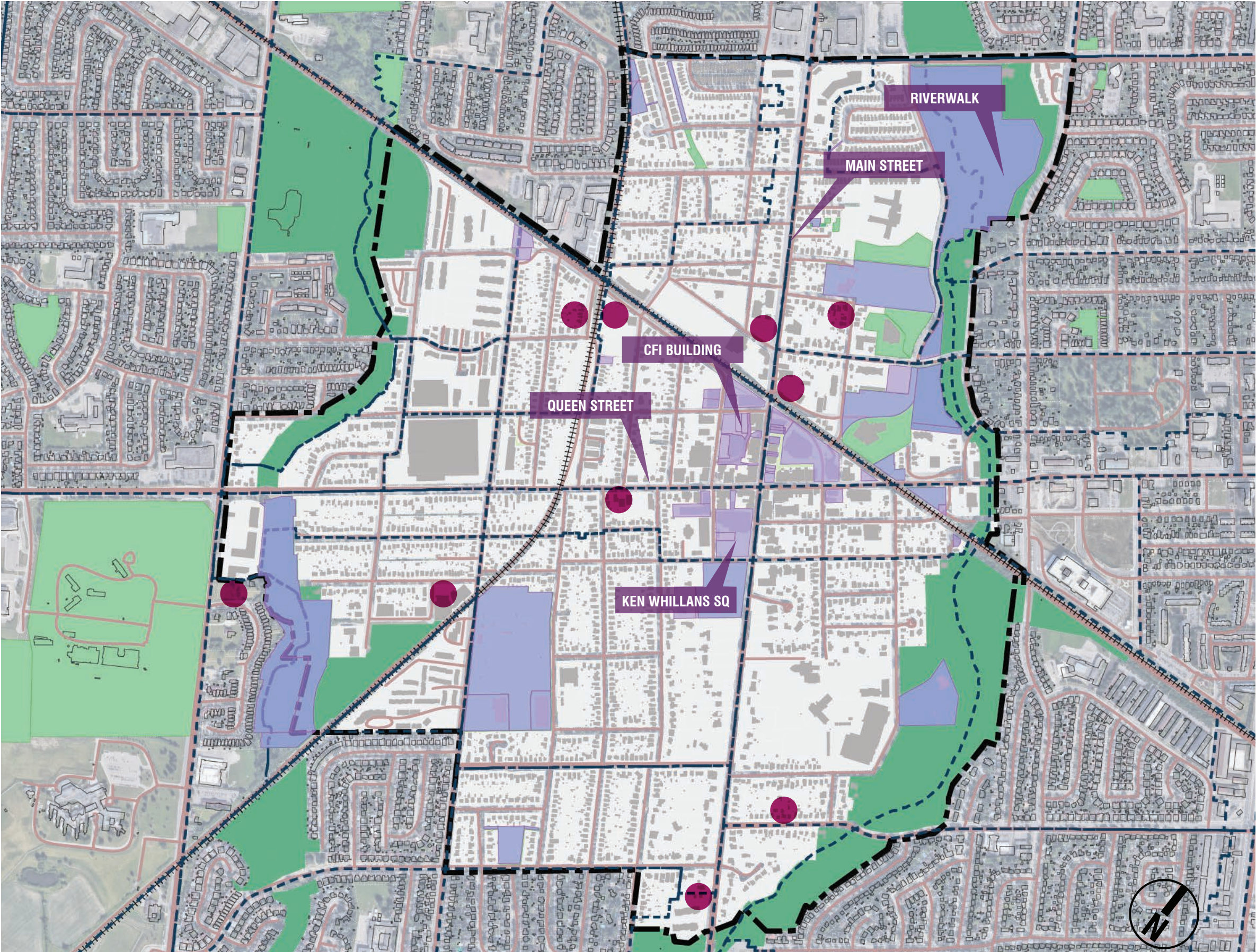
1 - QUEEN ST WEST CORRIDOR



2 - MAIN & QUEEN (4 CORNERS)



3 - MAIN ST NORTH HERITAGE CORRIDOR



HERITAGE THEATRE

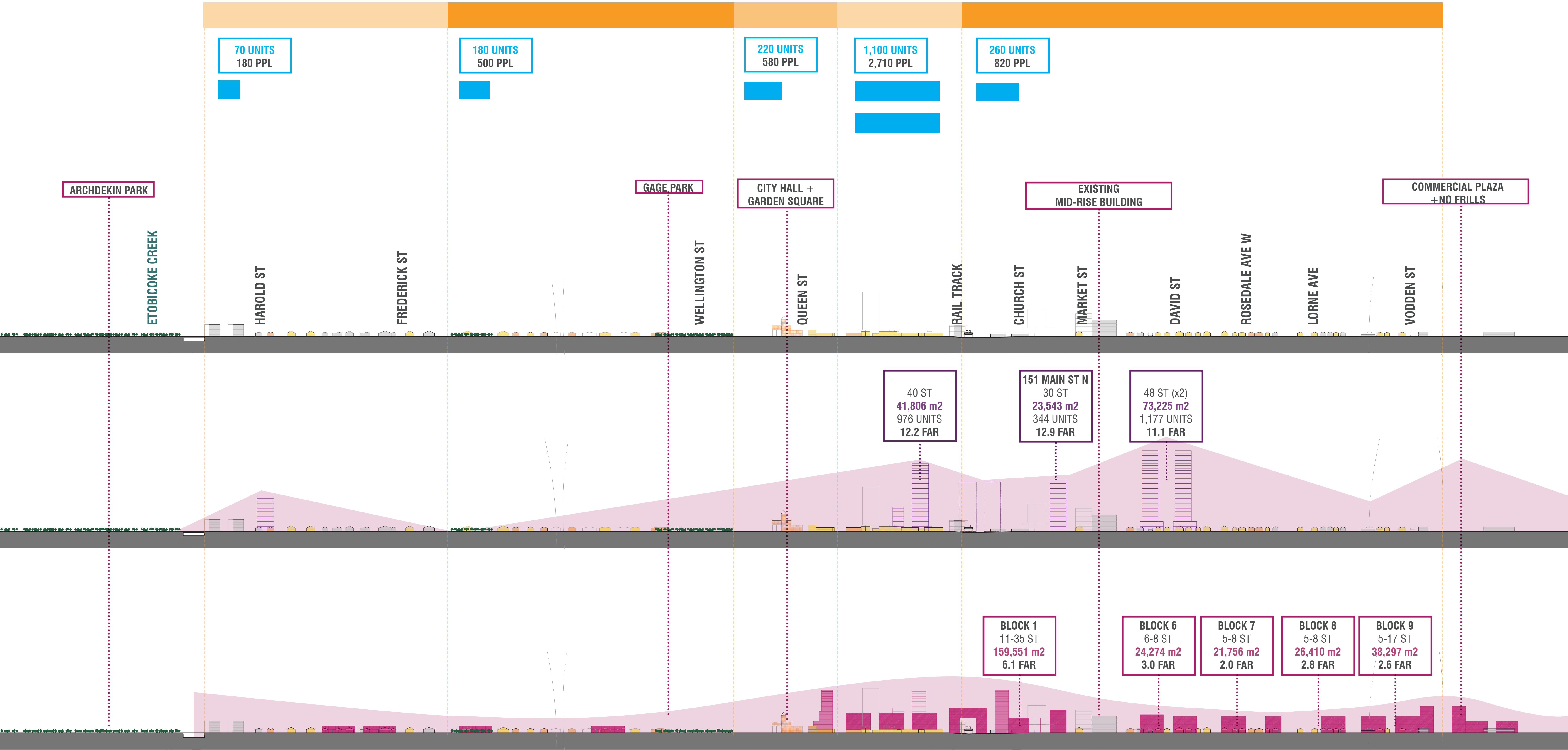


KEN WHILLANS SQUARE (CITY HALL)

- LEGEND
- City Owned Properties
 - Secondary Plan Area

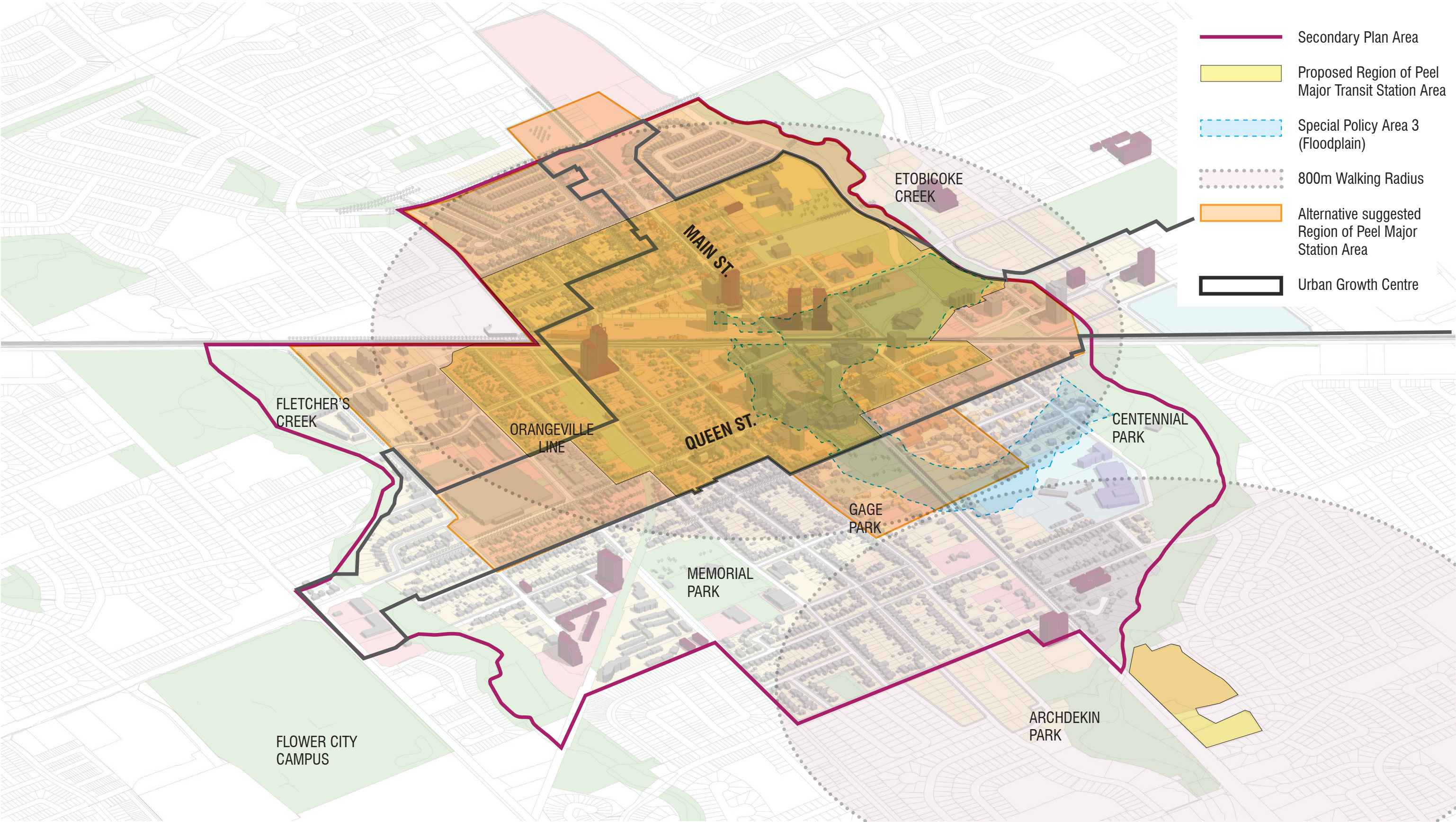
ACTIVE DEVELOPMENT APPLICATION

ANALYSIS CONCEPTUAL HEIGHT DISTRIBUTION (MAIN ST)



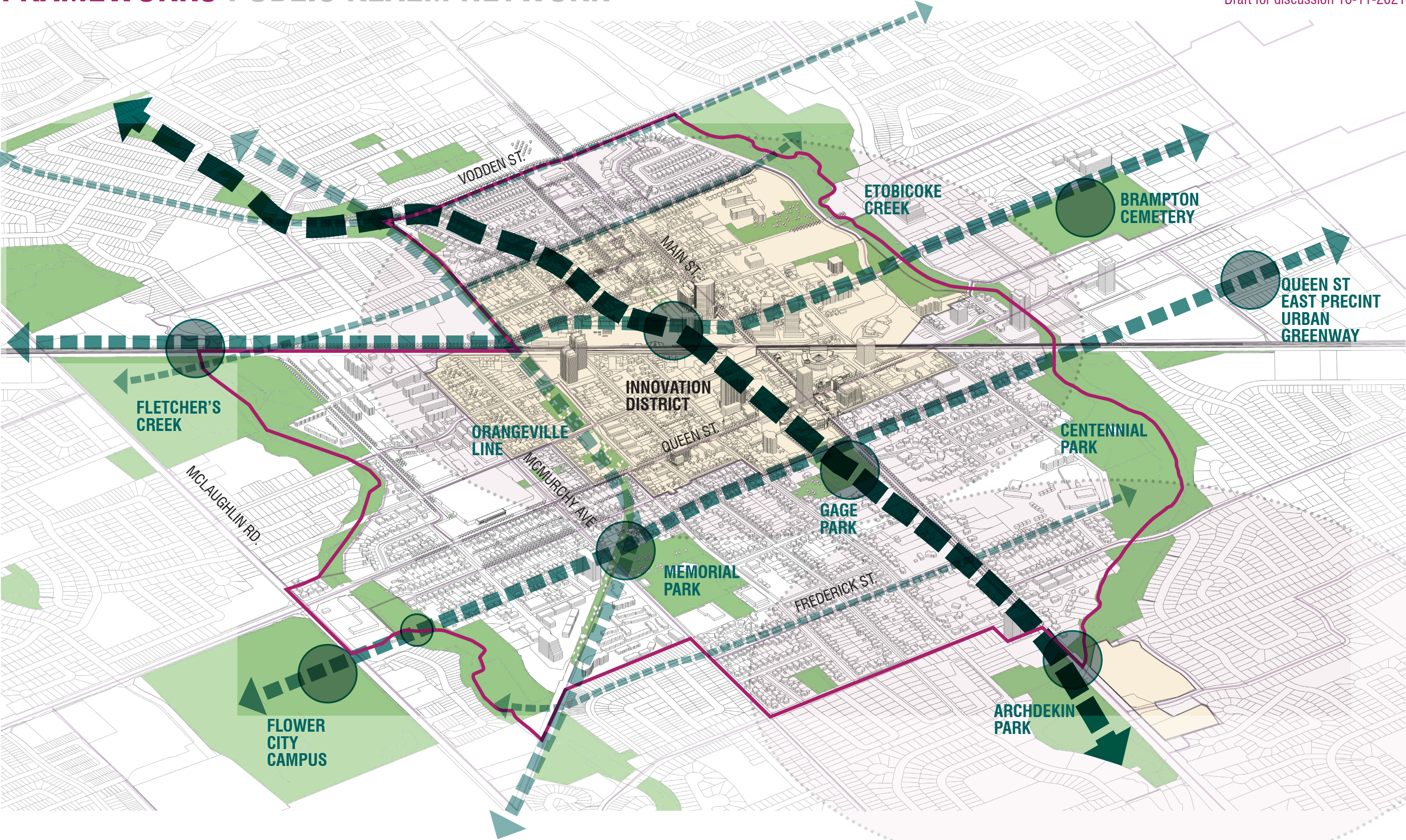
FRAMEWORKS BOUNDARIES

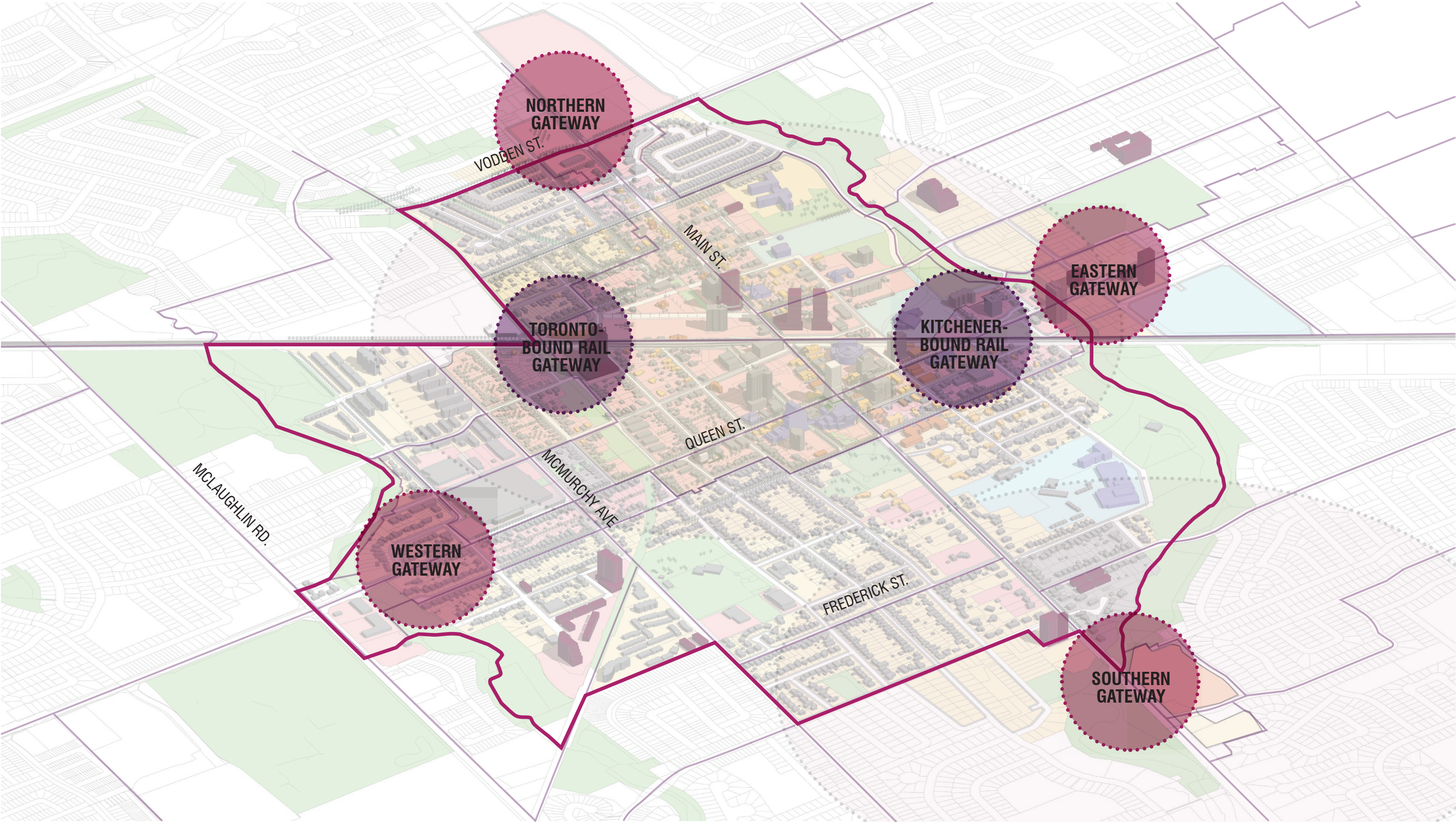
EXTERNAL ENGAGEMENT PACKAGE
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FRAMEWORKS PUBLIC REALM NETWORK

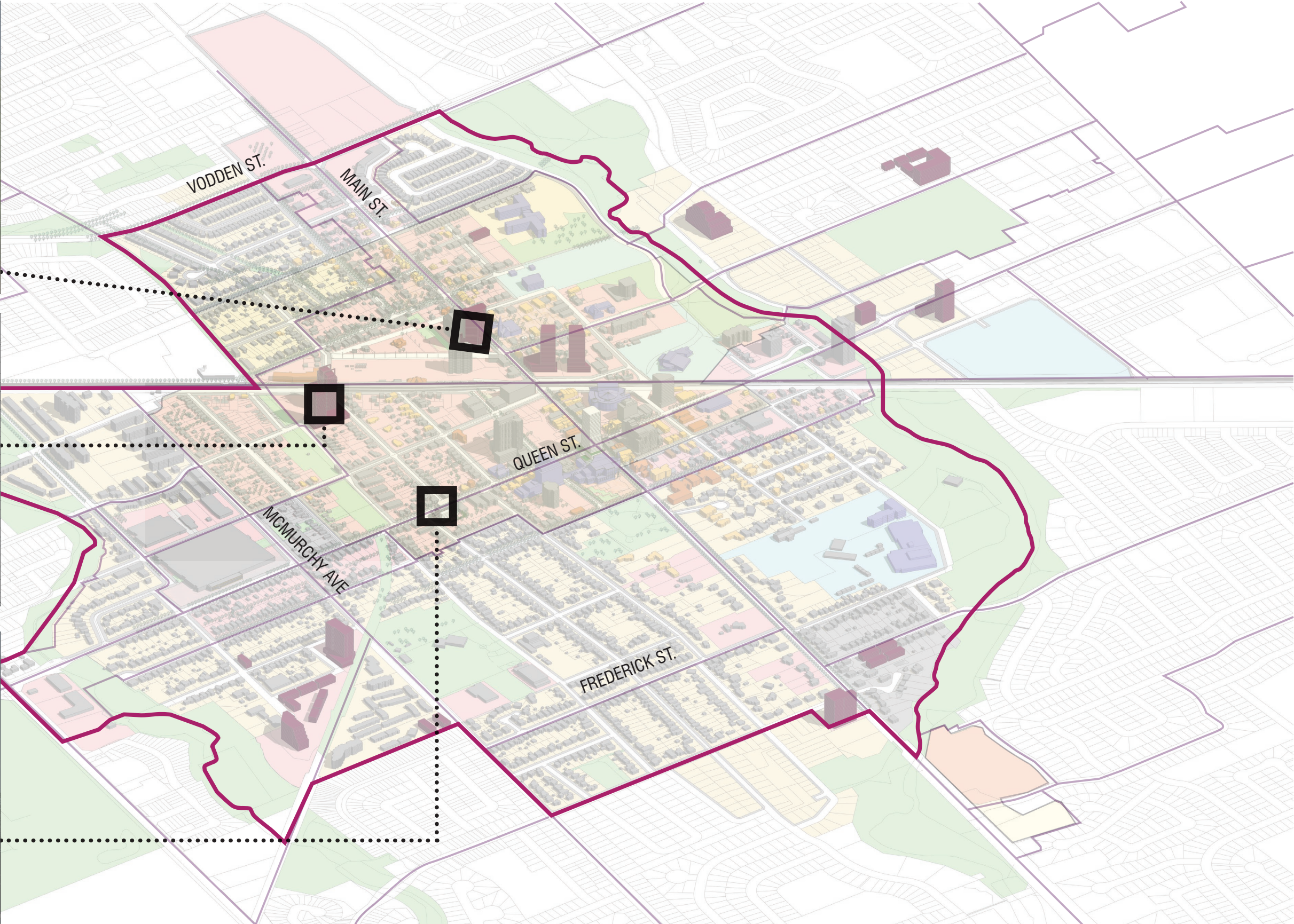
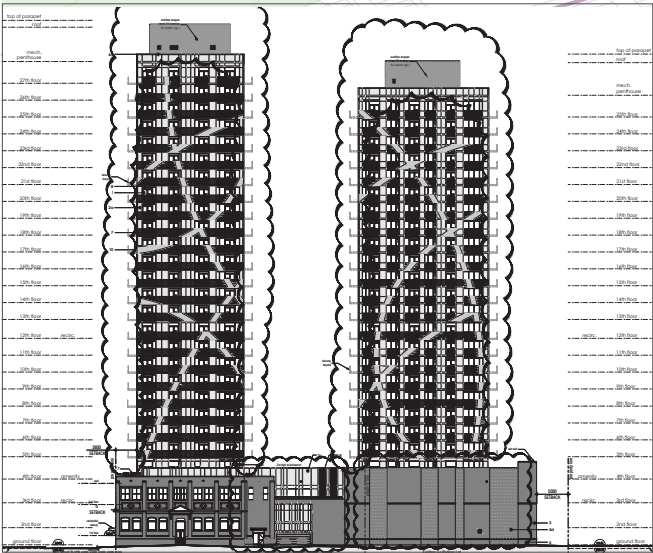
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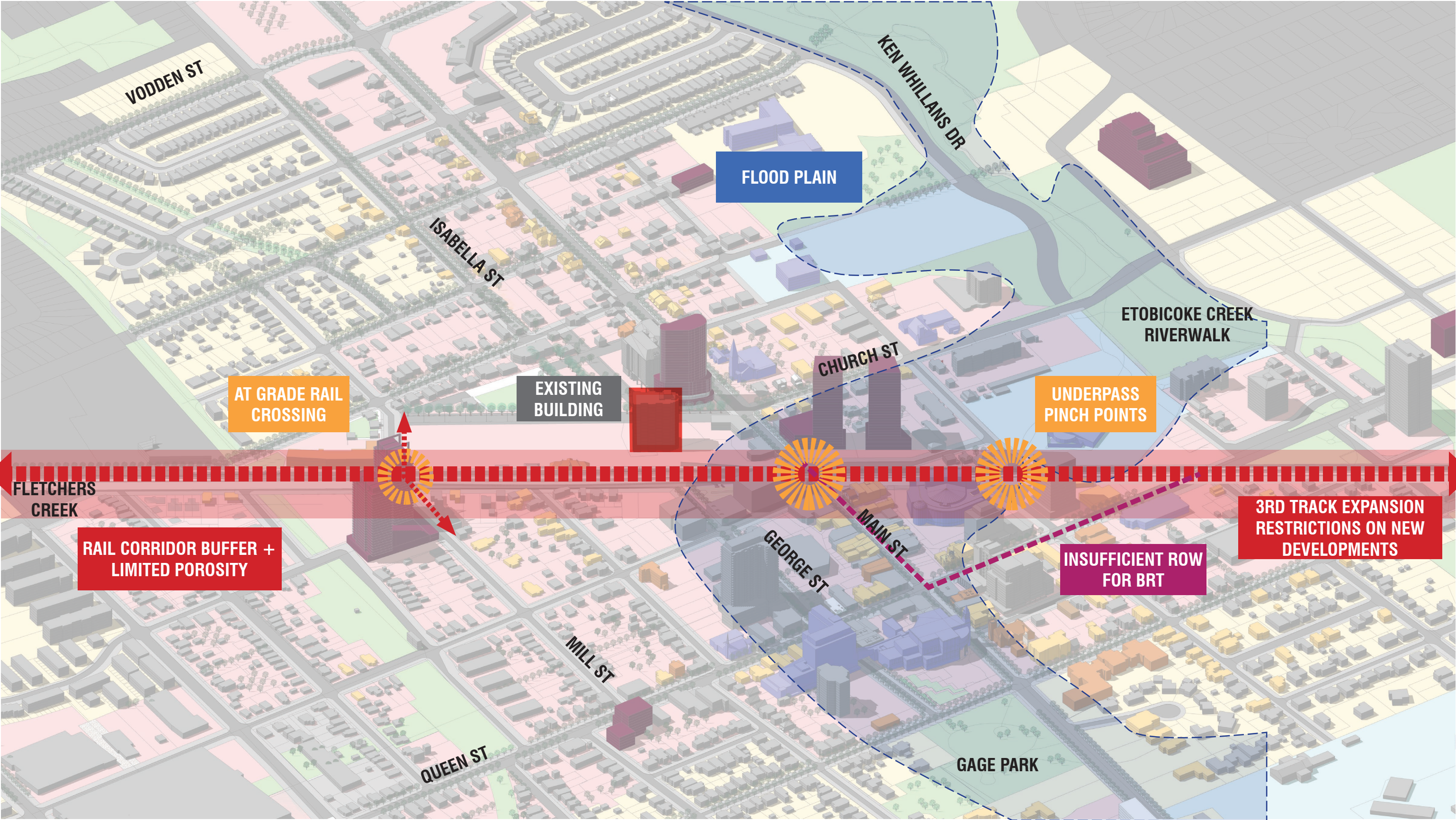
FRAMEWORKS DEVELOPMENT APPLICATIONS

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DOWNTOWN MTSA

SWOT ANALYSIS CONSTRAINTS



SWOT ANALYSIS OPPORTUNITIES

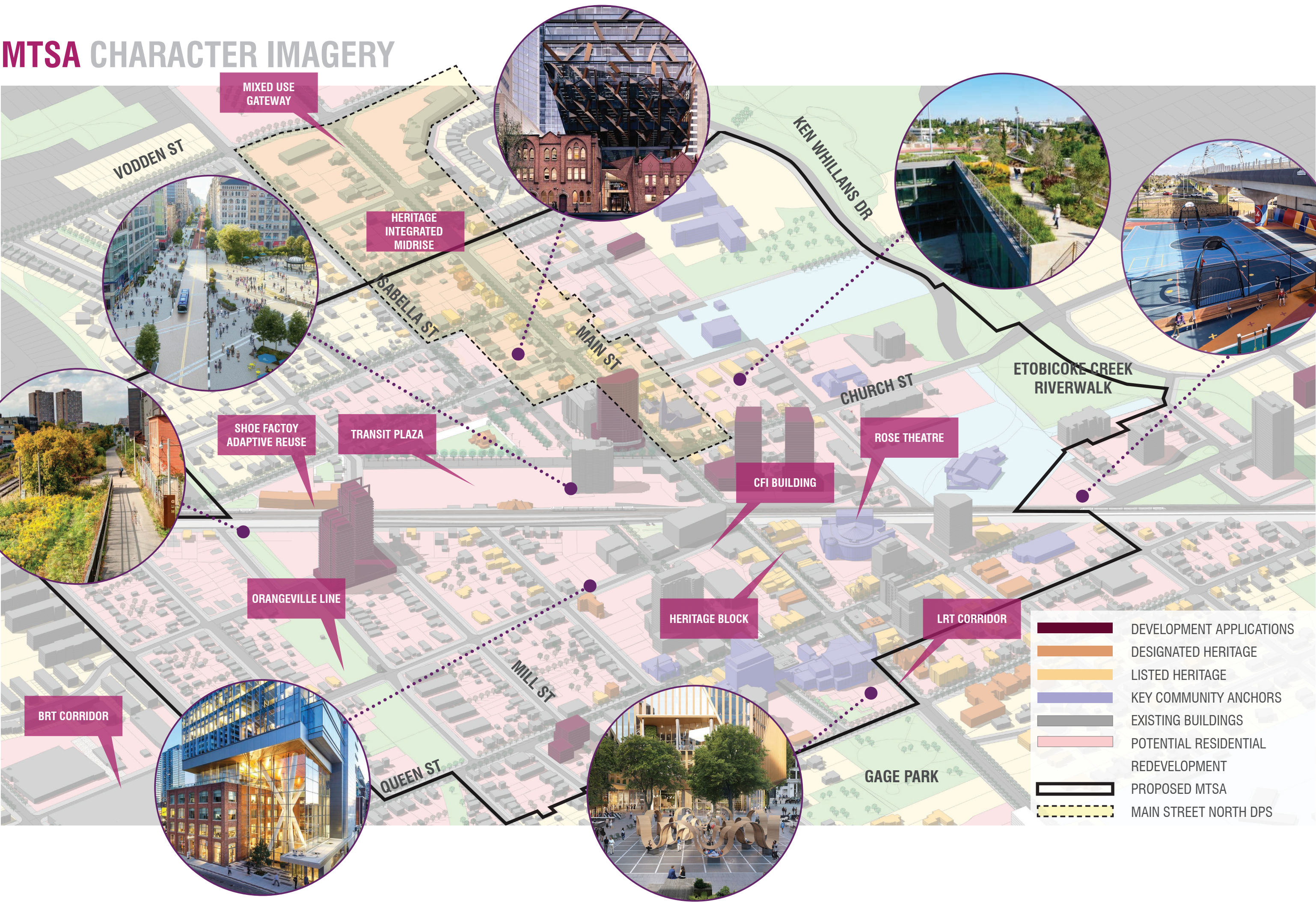
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MTSA EXISTING CONDITION




MTSA CHARACTER IMAGERY



STUDY AREA

development permit system | MAIN STREET NORTH



Main Street North


Development Permit System By-law

Chapter 2

planning & infrastructure services, city of brampton

December 2015

MAIN STREET NORTH | development permit system



3.1.3. Streetscape

Historically, the streetscape was distinguished by a tree canopy established around the turn of the last century with plantings along the inside edges of the sidewalks. Despite some losses, mature shade trees remain an important component of the streetscape character. This important character-defining element must be maintained and enhanced. Backyard tree plantings are also important, as are hedges along many side yards.

Originally all houses had front lawns. In recent years this all important feature has been diminished with the introduction of front yard parking pads and wide, hard paved driveways. Many of these historical streetscape qualities remain, with obvious areas where the streetscape rhythm has been broken.

3.1.4. History

Main Street North was originally a residential neighbourhood, similar to many others that evolved across Ontario throughout the mid-19th century. In more recent times, the street has begun to transform into a retail/commercial district.

Key historical events that helped establish the Main Street North neighbourhood were the arrival of the railway in the mid 1850s, and the establishment of Brampton as the County seat in 1867. The street developed as Brampton began to grow and industrialize. A relatively affluent mix of working and middle class families began to emerge and houses were built to suit their needs. A mix of large, grand homes and more modest dwellings were built along the street over a 60-year period.

The close proximity of the Dale flower nurseries also had an influence on the development of Main Street North as a residential district. The Dale Estate was located at the corner of Main and Vodden Streets. A




Figure 3-2: Characteristics of Current Main Street North Streetscape Where Many Historical Streetscape Qualities Remain


3-2

December 2015

planning & infrastructure services, city of brampton

The Main Street North Development Permit System aims to stimulate development and redevelopment at the northern gateway to Downtown Brampton and streamline the planning approvals process while maintaining and enhancing the existing historic built character of Main Street North.

development permit system | MAIN STREET NORTH



LEGEND

- Main Street North DPS Area
- Historic Residential Character Sub-areas
- Historic Mixed Use Character Sub-areas
- Medium Density Transition Character Sub-areas
- Gateway Character Sub-areas
- Designated Heritage Buildings
- Listed Heritage Buildings

Figure 3-8: Main Street North Character Sub-Areas, N.T.S.

planning & infrastructure services, city of brampton

December 2015

3-7

development permit system | MAIN STREET NORTH

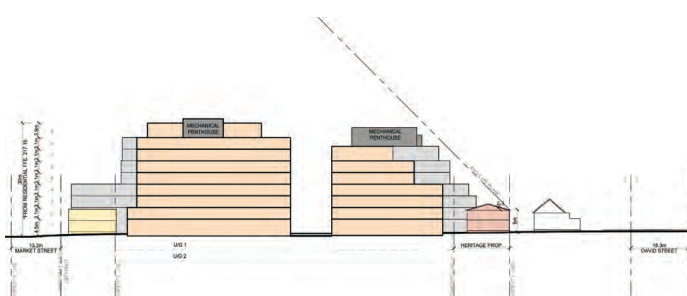


Figure 5-4: Building Stepping and Heights, Main Street North Building Wall

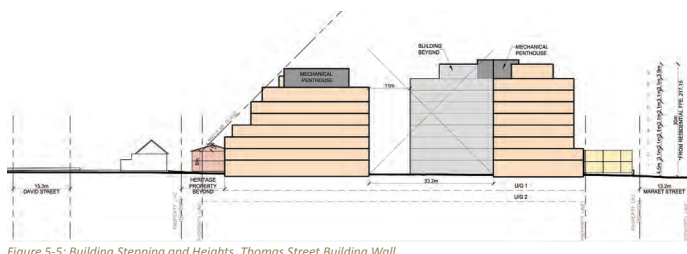


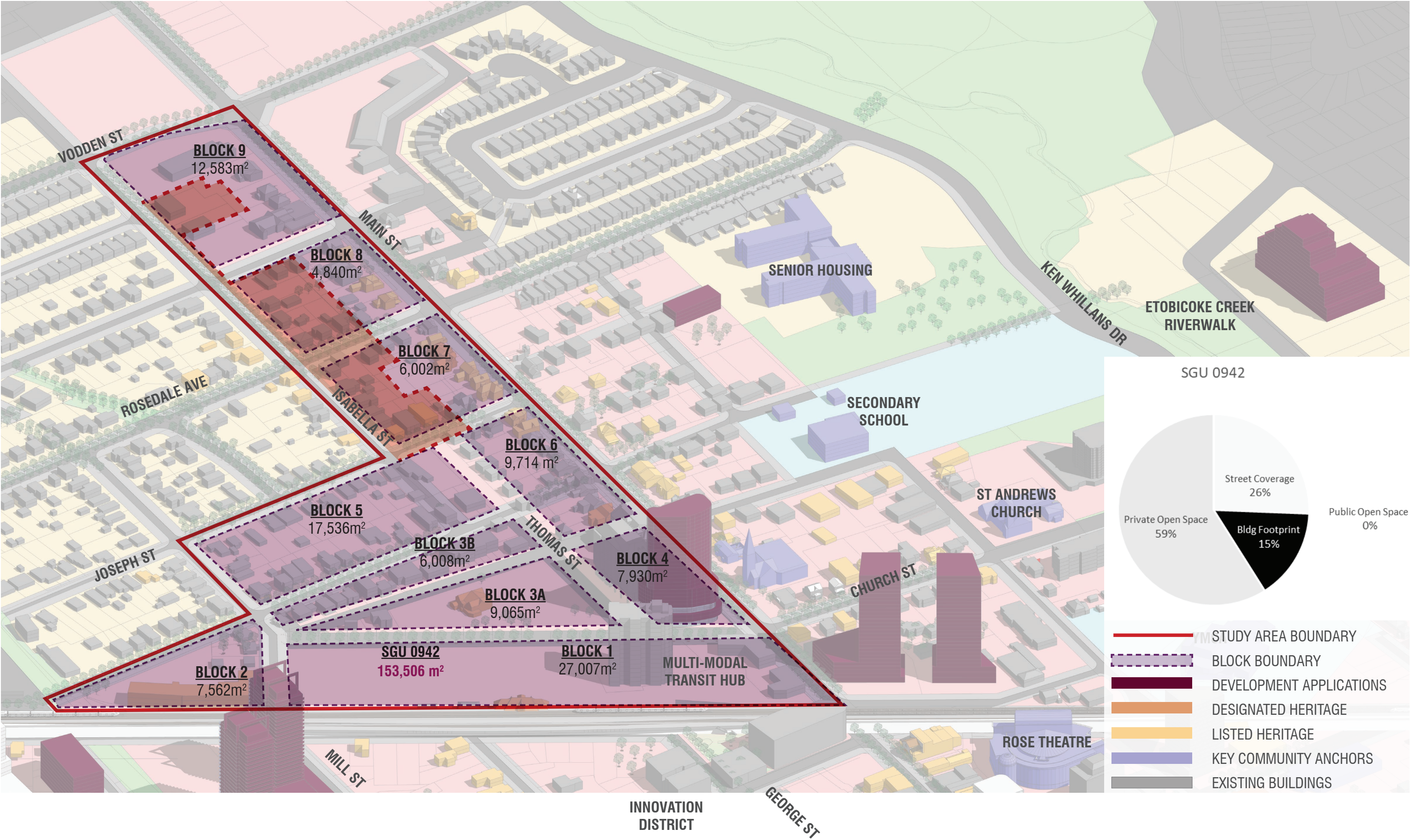
Figure 5-5: Building Stepping and Heights, Thomas Street Building Wall

planning & infrastructure services, city of brampton

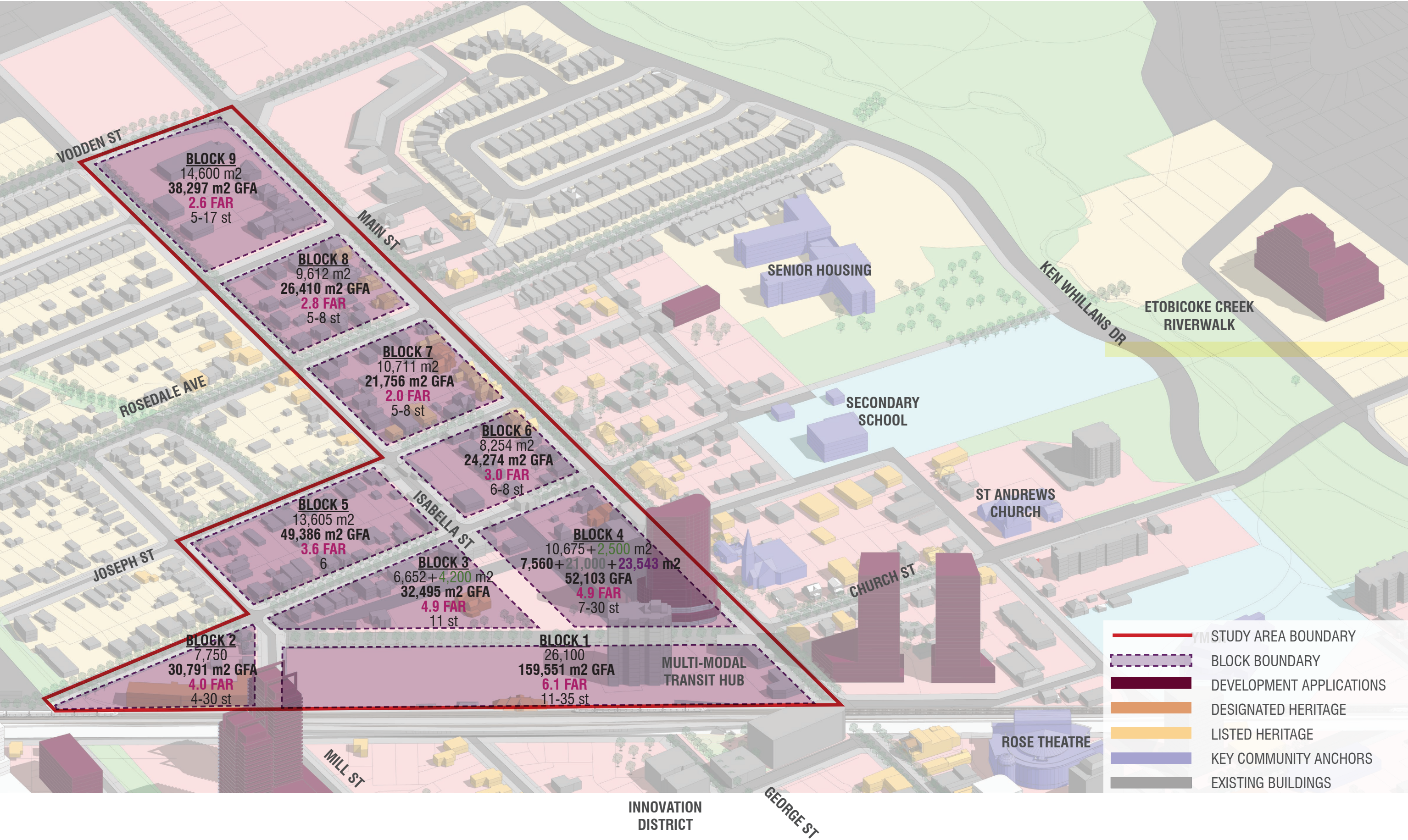
December 2015

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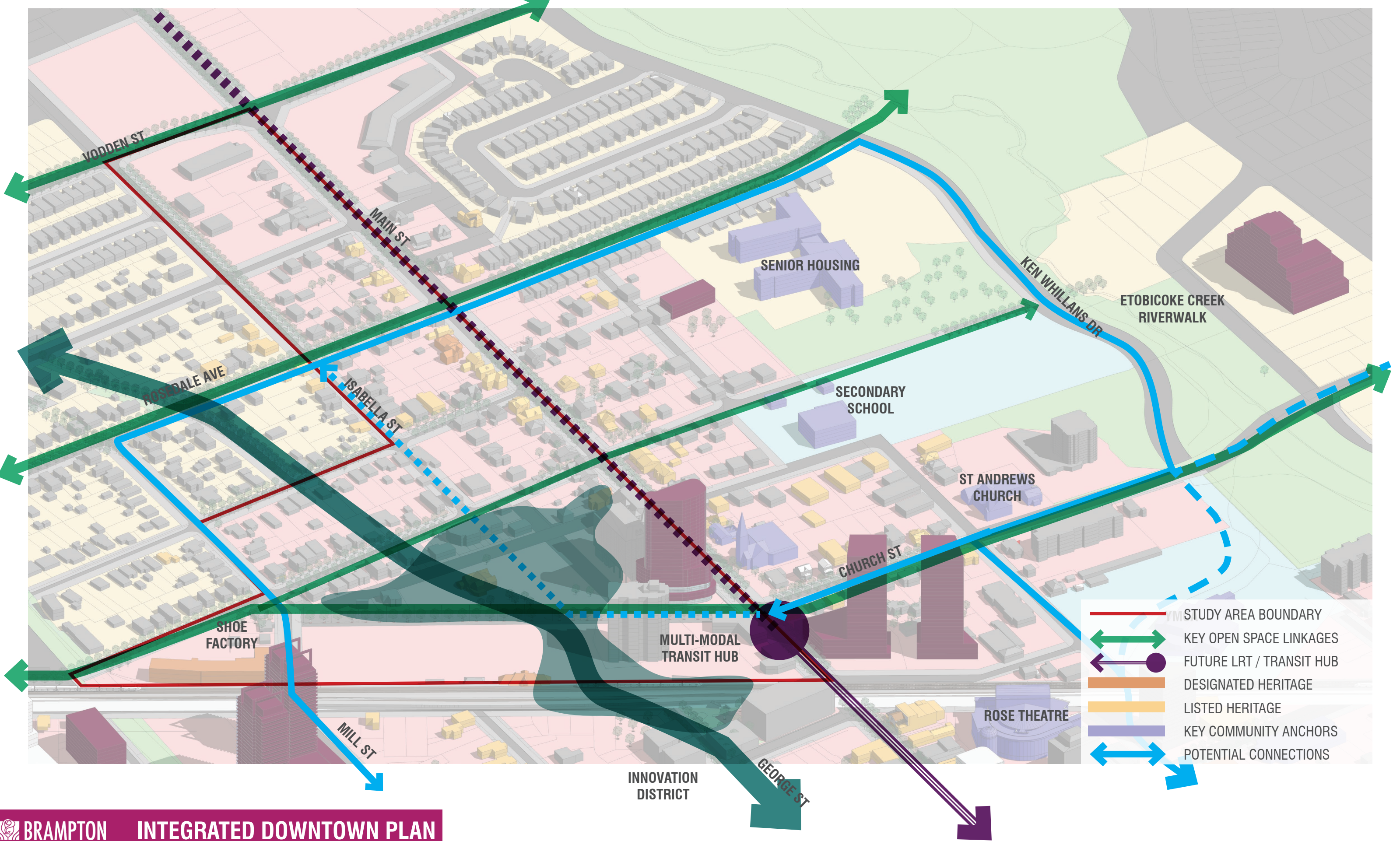
STUDY AREA EXISTING CONDITION



STUDY AREA DEVELOPMENT SCENARIO

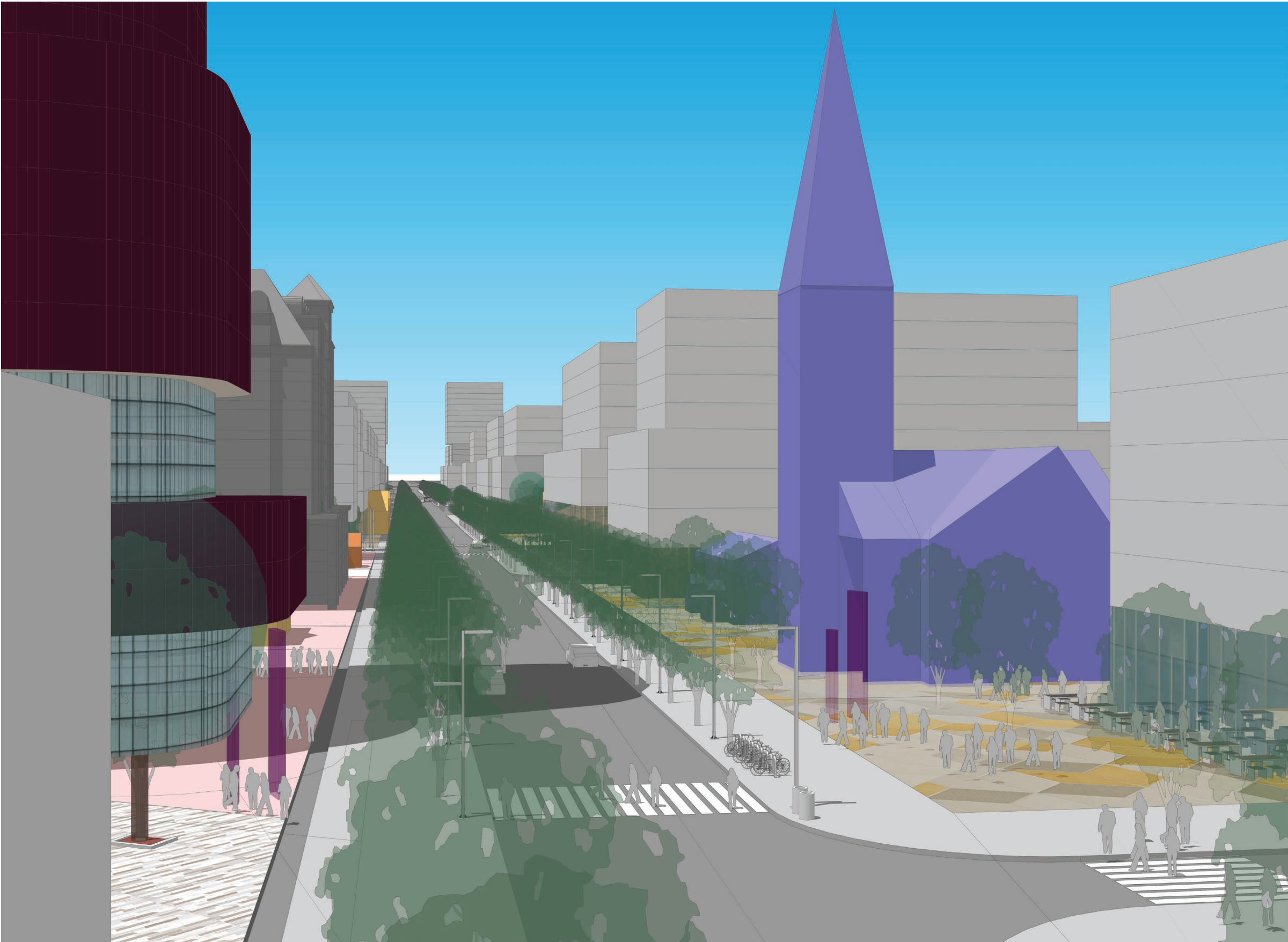


STUDY AREA PEDESTRIAN FRAMEWORKS



STUDY AREA CONCEPTUAL CHARACTER VIEWS

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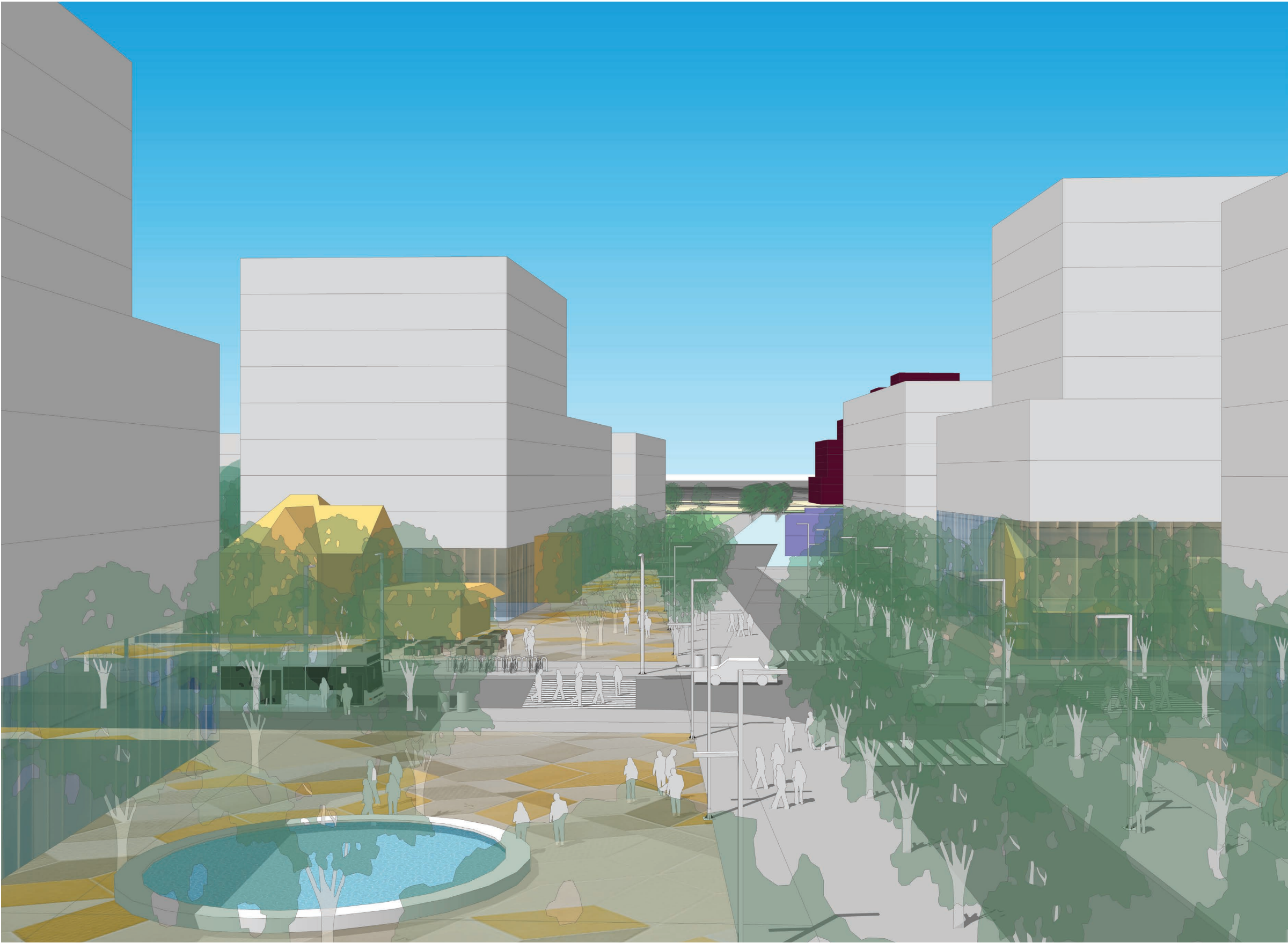
MAIN STREET NORTH LOOKING TO GRACE UNITED CHURCH



KEY MAP

STUDY AREA CONCEPTUAL CHARACTER VIEWS

EXTERNAL ENGAGEMENT PACKAGE
Draft for discussion 16-11-2021



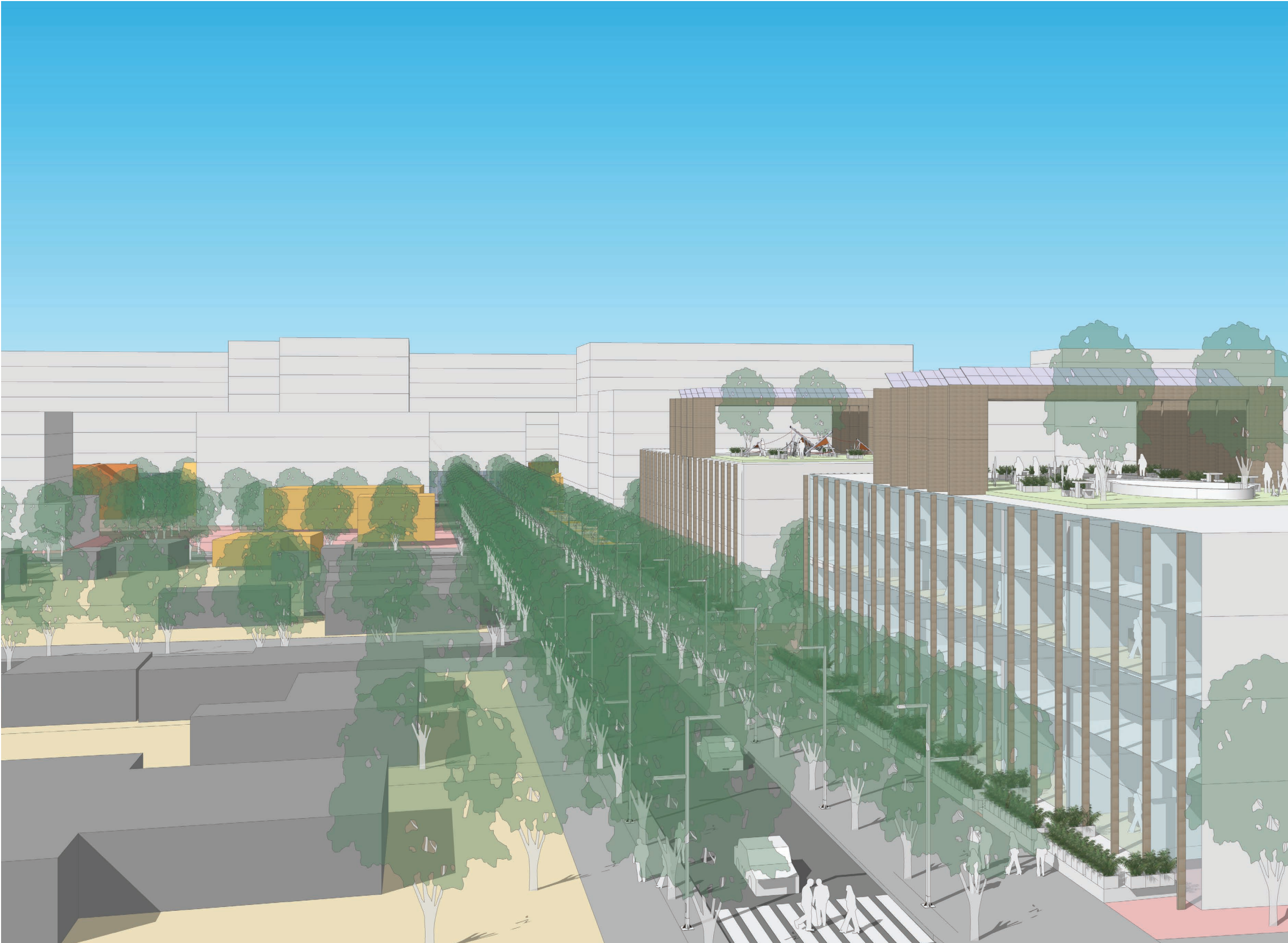
GATEWAY PLAZA. PROPOSED JOSEPH ST EXTENSION AND ELLEN ST REALIGNMENT (SECONDARY SCHOOL AT THE BACKDROP)



KEY MAP

STUDY AREA CONCEPTUAL CHARACTER VIEWS

EXTERNAL ENGAGEMENT PACKAGE
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LOW RESIDENTIAL INTERFACE (TOWNHOUSE DEVELOPMENT)



KEY MAP

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