



**HERITAGE COMMEMORATION PLAN -
199, 203, 205, 207-209, 215-217, AND
219-221 MAIN STREET NORTH, 34, 38,
42, AND 44 THOMAS STREET, AND
4 MARKET STREET, CITY OF
BRAMPTON, ONTARIO**

February 15, 2023

Prepared for:
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Project Number:
160940885

Limitations and Sign-off

This document entitled Heritage Commemoration Plan – 199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street, City of Brampton, Ontario was prepared by Stantec Consulting Ltd. (“Stantec”) for the account of Bristol Place Corporation (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Bristol Place Corporation (the Proponent) in July 2022 to prepare a Heritage Commemoration Plan for the properties located at 199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street (Site Location) in the City of Brampton (the City), Ontario. The structures in the Site Location, except for 219-221 Main Street North (removal pending), were removed in October 2022 following City issued demolition permits. The Proponent is proposing to develop the Site Location with two 48-storey mixed-use towers. A Heritage Impact Assessment (HIA) was prepared by Stantec in May 2022. During the preparation of the HIA, City Council passed a motion on May 4, 2022, to de-list 205, 207-209, and 215-217 Main Street North from the City's *Municipal Register of Cultural Heritage Resources* based on Council motion C094-2022 passed on April 6, 2022. On August 26, 2022, City Council adopted Official Plan Amendment Number OP2006-225 to the 2006 Official Plan and passed By-law 230-2012 to amend the Development Permit System By-law, to facilitate the proposed development of these lands for mixed-use residential/retail condominium use.

The HIA recommended the completion of a Heritage Commemoration Plan to recognize the identified cultural heritage value or interest of the Site Location. Alongside the Heritage Commemoration Plan, the HIA also recommended a Documentation and Salvage Report for 205, 207-209, and 215-217 Main Street North. This report has been prepared by Stantec and includes salvage recommendations that be coordinated with the Heritage Commemoration Plan.

This plan was prepared following the City's draft *Brampton Heritage Commemoration Plan Terms of Reference* (City of Brampton 2022a). It includes an introduction, identification of cultural heritage value and HIA recommendations, commemoration themes, commemoration strategies, commemoration locations, and conclusions and recommendations. The Heritage Commemoration Plan was prepared in consultation with Strybos Barron King Landscape Architecture. The following is an overview of the proposed commemoration options in order of most preferred to least preferred:

- 1) Wind Panels – Individual: Five wind panels with graphic adhesives or mounted panels with interpretive information on site history.
- 2) Interpretive Panels: Main Street North Streetscape panel and Thomas Streetscape Development panel, both on Brampton Pedestal Plaques.
- 3) Graphic Wrapping: Graphic film wrapping with either images of plant species or the early 20th century postcards related to the Main Street North streetscape on the trash receptacles.
- 4) Streetscape Etchings: Etching of each former residence removed on Main Street North on the cubic benches or planters.

The recommended options for the Site Location are the **Wind Panels – Individual** and **Interpretive Panels**. The Interpretive Panels provide a standard City format for historical information in connection with other City pedestal plaques in the downtown, while the Wind Panels – Individual provide the



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opportunity to provide a unique commemoration approach with space for more detailed information as it relates to the Site Location including on the themes within the Heritage Commemoration Plan.

Following the presentation of options to the City on January 26, 2023, City comments received on January 30, 2023, and City consultation on February 7, 2023, Graphic Wrapping and Streetscape Etchings were determined not to be feasible options.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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Acronyms / Abbreviations

CHVI	cultural heritage value or interest
DPS	Development Permit System
HIA	Heritage Impact Assessment
POPS	Privately-Owned Publicly Accessible Spaces
SBK	Strybos Barron King Landscape Architecture
WHS	West Hurontario Street



1 Introduction

1.1 Report Scope

Stantec Consulting Ltd. (Stantec) was retained by Bristol Place Corporation (the Proponent) in July 2022 to prepare a Heritage Commemoration Plan for the properties located at 199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street (Site Location, Figure 1) in the City of Brampton (the City), Ontario. The structures in the Site Location, except for 219-221 Main Street North (removal pending), were removed in October 2022 following City issued demolition permits. The Proponent is proposing to develop the Site Location with two 48-storey mixed-use towers. A Heritage Impact Assessment (HIA) was prepared by Stantec in May 2022. During the preparation of the HIA, City Council passed a motion on May 4, 2022, to de-list 205, 207-209, and 215-217 Main Street North from the City's *Municipal Register of Cultural Heritage Resources* based on Council motion C094-2022 passed on April 6, 2022. On August 26, 2022, City Council adopted Official Plan Amendment Number OP2006-225 to the 2006 Official Plan and passed By-law 230-2012 to amend the Development Permit System (DPS) By-law, to facilitate the proposed development of these lands for mixed-use residential/retail condominium use.

The HIA recommended the completion of a Heritage Commemoration Plan to recognize the identified cultural heritage value or interest (CHVI) of the Site Location. Alongside the Heritage Commemoration Plan, the HIA also recommended a Documentation and Salvage Report for 205, 207-209, and 215-217 Main Street North. This report has been prepared by Stantec and includes salvage recommendations that be coordinated with the Heritage Commemoration Plan.

At present, there are no regulatory frameworks in Ontario that guide the preparation of commemoration plans. The City has draft *Brampton Heritage Commemoration Plan Terms of Reference* (City of Brampton 2022a). The purpose identified for Heritage Commemoration Plans is to describe strategies to commemorate potentially significant heritage resources on a site, as determined within the HIA. The Heritage Commemoration Plan was prepared in consultation with Strybos Barron King (SBK) Landscape Architecture. The following are the recommended content requirements for a Heritage Commemoration Plan:

- Introduction
- Cultural Heritage Value & HIA Recommendations
- Commemoration Themes
- Commemoration Strategy
- Commemoration Location
- Conclusion and Recommendation
- Required Appendices:
 - Development Plan



1 Introduction

February 15, 2023

- Design Plans for Commemoration Piece
- Pedestal Plaque Details
- Cost Estimates

At this time, the Design Plans for Commemoration Piece and Cost Estimates are pending input from the City and the Brampton Heritage on the Commemoration Strategy. These will be included in the final version of the Heritage Commemoration Plan.

1.2 Identified Cultural Heritage Value or Interest

The Site Location is situated within the Main Street North DPS Area. The City identified Main Street North as a distinct “Character Area,” as it acts as entry point to the City’s historic downtown core and central area. The DPS is a land use control tool under the *Planning Act* that combines zoning, site plan, and minor variances into one approval with an aim of streamlining the planning approval process and facilitating redevelopment, while also addressing issues related to neighbourhood character and heritage conservation, amongst other concerns (City of Brampton 2022b). A Statement of Cultural Heritage Value for the DPS Area is included in Section 2.1.1.

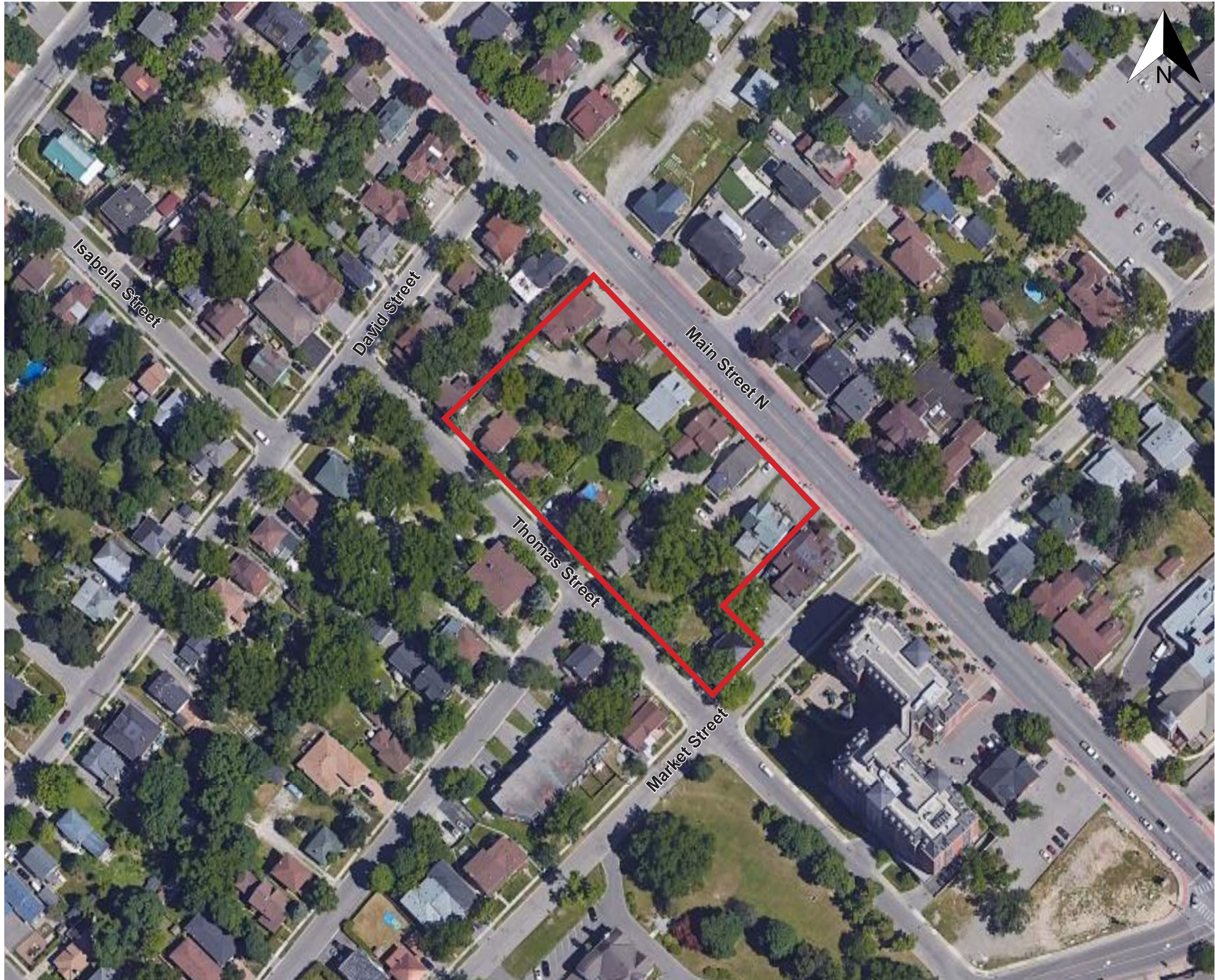
The HIA included an evaluation of CHVI for each property in the Site Location according to *Ontario Regulation 9/06* made under the *Ontario Heritage Act*. Four of the properties were determined to have CHVI, this includes 205, 207-209, 215-217, 219-221 Main Street North. The Statements of Cultural Heritage Value or Interest that were prepared for each property in the HIA are included in Sections 2.1.2 to 2.1.5.

1.3 Commemoration Options

Commemoration Options were developed based on the identified CHVI in the HIA that is contained in Section 2 and the Commemoration Themes in Section 3. An overview of proposed commemoration options ranked in order from most to least preferred is included below. Full details on each option are included in Section 4.

- 1) Wind Panels – Individual
- 2) Interpretive Panels
- 3) Graphic Wrapping
- 4) Streetscape Etchings





Legend

— Site Location

Notes

Google Earth, 2018

Project Location
Brampton, ON

160940885
Prepared by KB on 2022-04-14

Client/Project
Bristol Place Corporation
Heritage Commemoration Plan

Figure No.
1

DRAFT

Title
Site Location

2 Cultural Heritage Value and HIA Recommendations

2.1 Statements of Cultural Heritage Value or Interest

A full contextual history and individual property histories are contained within the HIA (Stantec 2022). The following are the Statements of Cultural Heritage Value or Interest taken verbatim from the HIA based on the evaluations completed by Stantec in May 2022. The structures at 205, 207-209, and 215-217 Main Street North were delisted in May 2022 and following City issued demolition permits were removed in October 2022. The removal of 219-221 Main Street North is pending. The statements were prepared to identify cultural heritage value or interest for the purposes of the HIA against which an assessment of impacts could be completed and mitigation measures prepared.

2.1.1 Main Street North DPS Area

The following material is taken verbatim from the Main Street North DPS (City of Brampton 2015: 6-96 to 6-97). It is presented here for context for the Commemoration Plan.

Design Value and Physical Value

Main Street North is defined by a rich concentration of heritage residential buildings of between one and two-and-a-half storeys in height. The predominate height being two storey. The buildings are situated on square or rectangular lots. They have relatively uniform front and side yard setbacks. The buildings exhibit a variety of architectural styles and influences, suggesting a relatively lengthy pace of development along this corridor. The predominance of later Edwardian masonry buildings suggests a peak of development at the end of the 19th century and into the early 20th century. An important Queen Anne revival landmark house and a rare Octagon style house can be found along this corridor. Representative examples of Georgian, vernacular Gothic Revival, Italianate and Edwardian Classicism are also present. Some buildings appear to have been constructed by the same builder. Many homes had prominent front verandahs or porches and those that remain are important character defining elements on the street. Many homes exhibit considerable landmark status and prominence. Other buildings are more modest in scale and form yet remain significant heritage buildings. Most of the heritage buildings exhibit a considerable degree of craftsmanship with vintage details and finishes intact on many.

Contextual

Archival images document the general characteristics of the street in the late 19th century and early 20th century.

Initially, the houses were situated along a narrow unpaved rural road with no curbs and gutters and essentially no boulevards. The front yards of each house had lawns and uniformly planted rows of deciduous trees. After the introduction of telegram poles and street lighting, curbs and gutters were introduced and very narrow grassed boulevards were also established.



Front yard setbacks are generally uniform, resulting in long uninterrupted views up and down the streetscape. The front yard setback and relatively narrow side yard setbacks are key components that dictate building siting. They also help maintain the pattern of the 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 is an important character defining element. Backyard tree plantings and hedges along many side yards are also important.

Originally, all houses had front lawns. This important feature has been diminished with the introduction of inappropriate front yard parking pads and wide, hard paved driveways. This practice should be curtailed and existing parking pads should be removed.

A large degree of the historical streetscape qualities remain. Breaks in this streetscape pattern occur at the northerly and southerly limits of the Permit System Area. The visual qualities of the area have been enhanced greatly with the removal of overhead wire and concrete hydro poles and with the subsequent installation of period street lighting.

2.1.2 205 Main Street North

Description of Property

The property at 205 Main Street North is located in the City of Brampton, Region of Peel. It is located approximately 50 metres north of the intersection of Market Street and Main Street North. The property contains a residence.

Cultural Heritage Value

The residence at 205 Main Street North demonstrates design and physical value as a representative late 19th Ontario vernacular structure. The design of the residence is reflective of the late 19th century materials and techniques that were used in Brampton at the time.

The property maintains the late 19th century residential character of the Main Street North streetscape. The property is also visually and historically linked to the adjacent 207-209 and 215-217 Main Street North, through its setback, architectural style, and building materials.

Heritage Attributes

- Representative example of a late 19th century Ontario vernacular structure:
 - One and one half storey exterior
 - Medium-pitched side gable roof
 - Shed dormer
 - Roughcast exterior
 - Front (east) centre gable peak with centrally placed 2/2 wood pointed arched window



- 2/2 wood windows
 - Stone foundation
- Its location and setback on Main Street North adjacent to 207-209 and 215-217 Main Street North

2.1.3 207-209 Main Street North

Description of Property

The property at 207-209 Main Street North is located in the City of Brampton, Region of Peel. It is located approximately 65 metres north of the intersection of Market Street and Main Street North. The property contains a residence. The residence is believed to have been built in 1856 by the Haggert family.

Cultural Heritage Value

The residence at 207-209 Main Street North demonstrates design and physical value as a representative late 19th Ontario vernacular structure. The design of the residence is reflective of the late 19th century materials and techniques that were used in Brampton at the time.

The property has a direct association with the Haggert family, who were influential in the late 19th century development of Brampton. The Haggert family moved to Brampton in 1849 and John Haggert, along with his brothers, formed the Haggert Brothers Manufacturing Company and Foundry. With the introduction of steam power in the mid-19th century, the foundry expanded to one of the major industries in Brampton in the late 19th century. The residence was built as a workers' residence; the Haggert family did not reside at the residence on the property.

The property maintains the late 19th century residential character of the Main Street North streetscape. The property is also visually and historically linked to the adjacent 205 and 215-217 Main Street North, through its setback, architectural style, and building materials.

Heritage Attributes

- Representative example of a late 19th century Ontario vernacular structure:
 - One and one half storey massing with salt-box side
 - Medium-pitched side gable roof
 - Front (east) gable peak with central semi-circular window
 - Enclosed front wood porch with wood windows
 - Remaining wood windows and doors
- Its location and setback on Main Street North adjacent to 205 and 215-217 Main Street North

2.1.4 215-217 Main Street North

Description of Property

The property at 215-217 Main Street North is located in the City of Brampton, Region of Peel. It is located approximately 90 metres north of the intersection of Market Street and Main Street North. The property contains a residence.

Cultural Heritage Value

The residence at 215-217 Main Street North demonstrates design and physical value as a representative late 19th Ontario vernacular structure. The design of the residence is reflective of the late 19th century materials and techniques that were used in Brampton at the time.

The property maintains the late 19th century residential character of the Main Street North streetscape. The property is also visually and historically linked to the adjacent 205 and 207-209 Main Street North, through its setback, architectural style, and building materials.

Heritage Attributes

- Representative example of a late 19th century Ontario vernacular structure:
 - One and one half storey exterior
 - Medium-pitched side gable roof
 - Brick chimney
 - Roughcast exterior
 - Front (east) centre gable peak with semi-circular 2/2 wood window within a semi-circular wood surround
 - Three-bay front façade with wood paneled door, sidelights, and transom
 - 2/2 wood windows with triangular arched wood frames
 - Wood half glass door (west elevation)
 - Stone foundation
- Its location and setback on Main Street North adjacent to 205 and 207-209 Main Street North

2.1.5 219-221 Main Street North

Description of Property

The property at 219-221 Main Street North is located in the City of Brampton, Region of Peel. It is located approximately 32 metres south of the intersection of David Street and Main Street North. The property contains a residence and two outbuildings. The residence was built in 1885 and is an example of an Ontario vernacular structure with Italianate design influences.



Cultural Heritage Value

The residence at 219-221 Main Street North demonstrates design and physical value as a representative Ontario vernacular structure with Italianate design influence. Italianate design elements of the residence include the low-pitched hip roof, wood brackets under the soffit, and stone drip moulds. The tin clad outbuilding is a rare surviving example of a late 19th to early 20th century dollhouse in the City of Brampton. The garage outbuilding contains a high degree of artistic merit through the use of clinker brick header which display imaginative arrangement and execution.

The residence at 219-221 Main Street North demonstrates historical and associative value through its relationship with Richard Blain and is historically known as the “Blain House.” Richard Blain was a local businessman and politician. He variously served as a town councillor, deputy reeve, county warden, member of parliament, and senator. Through years of political service, Blain made a notable contribution to the development of Brampton and County of Peel.

The property supports the late 19th century residential character of Main Street North and is visually and historically linked to other 19th century properties with a high degree of heritage degree along the Main Street North streetscape through its consistent setback, construction materials, and architectural style.

Heritage Attributes

- Representative example of a late 19th century Ontario vernacular structure with Italianate design elements, including:
 - Two storey structure with an irregular plan
 - Hip and gable roof with low pitch and brick chimney
 - Wood brackets under soffits
 - Red brick exterior with stretcher bond
 - Segmental arch window openings with wood frame windows and stone dripmoulds
 - Bay windows on main (east) and south elevations
 - Stone foundation
- Outbuilding which is a rare example of a late 19th to early 20th century dollhouse
- Brick outbuilding displaying a high degree of artistic merit through use of clinker brick headers
- Historical association with Richard Blain
- Its location and setback on Main Street North adjacent to other late 19th century properties

2.2 HIA Recommendations

Alongside the building removals, preparation of a Commemoration Plan is recommended to recognize the identified CHVI within the Study Area. The Commemoration Plan should include site-specific history, specific commemoration requirements (i.e., interpretive signage, re-use of salvaged materials), and consultation with the Brampton Heritage Board and Peel Art Gallery Museum and Archives. A focus of the Commemorative Plan should be telling the story of the buildings which preceded the development alongside the evolution of the City as the “Flowertown of Canada”.



3 Commemoration Themes

The following sections include tangible and intangible elements associated with the property that can be used for commemoration, past examples of commemoration, and specific commemoration concepts.

3.1 Historical Salvageable Materials

The Documentation and Salvage Report for 205, 207-209, and 215-217 Main Street North, included building components to be salvaged from each property. These are included in Table 1.

Table 1 Building Components to be Salvaged






Municipal Address	Component to be Salvaged	Photograph
205 Main Street North	Central gable 2/2 wood pointed arched window on front (east) façade and wood surround	
	Wood sidelights and transom with pink leaded glass, first floor interior	
207-209 Main Street North	Central gable wood semi-circular window on front (east) façade and wood surround	
215-217 Main Street North	Central gable 2/2 wood semi-circular window on front (east) façade and wood surround	

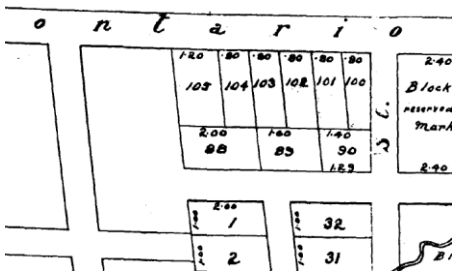
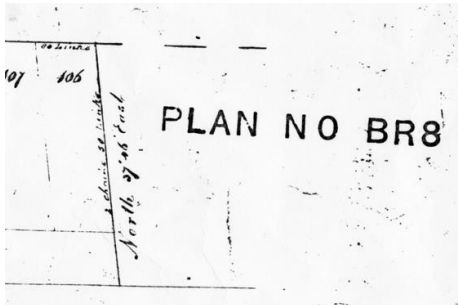
Table 1 Building Components to be Salvaged

Municipal Address	Component to be Salvaged	Photograph
	One (1) 2/2 wood window with the triangular arched wood surround	

3.2 Historic Photographs, Plans, and Mapping



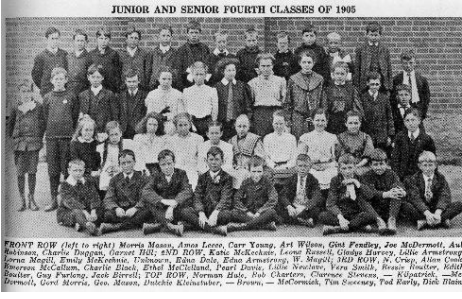
Table 2 provides a list of available graphic materials including historical maps, topographic maps, and photographs that depict properties within the proposed development.

Table 2 Available Graphic Materials

Date	Type	Subject	Image	Source
1854	Plan	BR-4		Peel Art Galley Museum + Archives. 1854. <i>Plan No. BR4 of that part of Brampton comprising 100 acres of Lot 6 west, Chinguacousy.</i> Email of plans to Stantec, on April 11, 2022. Provided by Nick Moreau to Frank Smith.
1854	Plan	BR-8		Peel Art Galley Museum + Archives. 1854. <i>Plan No. BR8, Plan of that part of Brampton which comprises a part of lot VII 1st Con. West, Chinguacousy, known as Washington Block.</i> Email of plans to Stantec, on April 11, 2022. Provided by Nick Moreau to Frank Smith.





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Table 2 Available Graphic Materials

Date	Type	Subject	Image	Source
Ca. 1875	Photograph	Blain's Hardware		Peel Art Galley Museum + Archives. Ca. 1875. <i>Blain's Hardware Interior</i> . PN2009_01878.
Ca. 1880	Photograph	Richard Blain		Peel Art Galley Museum + Archives. Ca. 1880. <i>Blain, Mr. R.</i> PN2008_01706.
1905	Newspaper clipping	Richard Blain		City of Brampton files. 1905. Email of property of files to Stantec, on April 8, 2022. Provided by Shelby Swinfield to Laura Walter.




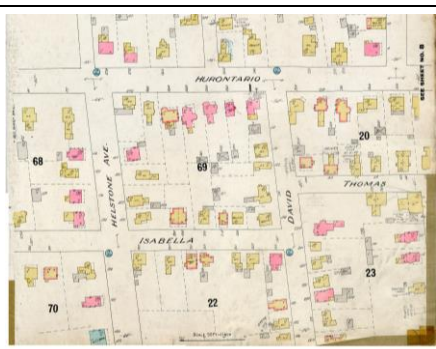
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Table 2 Available Graphic Materials

Date	Type	Subject	Image	Source
Ca. 1905	Postcard	Main Street North		Peel Art Galley Museum + Archives. Ca. 1905. <i>Main Street N., Brampton, Ont.</i> CA ON00380 1991.028-1991.028 item 191.
Ca. 1910	Postcard	Main Street North		Peel Art Galley Museum + Archives. Ca. 1910. <i>Main St, North, Brampton, Ont.</i> CA ON00380 1991.028-1991.028 item 190.
Ca. 1910	Postcard	Main Street North		Peel Art Galley Museum + Archives. Ca. 1910. <i>Main St, North, Brampton, Ont., Canada.</i> CA ON00380 1991.028-1991.028 item 192.
Ca. 1910	Postcard	Main Street North, north of Church Street		Peel Art Galley Museum + Archives. Ca. 1910. <i>Main St, north, Brampton, Ont.</i> CA ON00380 1991.028-1991.028 item 218.

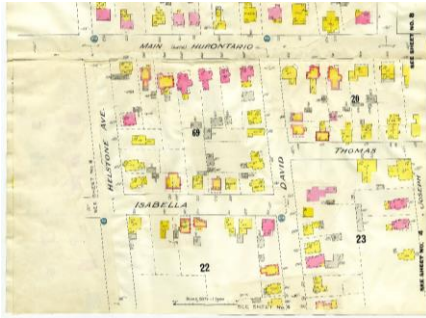

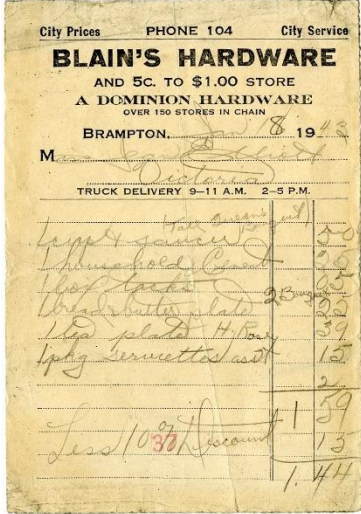
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Table 2 Available Graphic Materials

Date	Type	Subject	Image	Source
Ca. 1910	Postcard	Main Street North		Peel Art Galley Museum + Archives. Ca. 1910. <i>North Main St Brampton.</i> CA ON00380 1991.028-1991.028 item 223.
Ca. 1910	Postcard	Main Street North, north of Church Street		Peel Art Galley Museum + Archives. Ca. 1910. <i>North Main Boulevards Brampton, Ont.</i> CA ON00380 1991.028-1991.028 item 224.
Ca. 1910	Postcard	Main Street North, north of Church Street		Peel Art Galley Museum + Archives. Ca. 1910. <i>Main Street N., Brampton, Ont.</i> CA ON00380 1991.028-1991.028 item 225.
1917	Fire Insurance Plan			Goad, Charles E. 1917. <i>Brampton, Peel County, Ontario.</i> Toronto: Charles E. Goad.




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Table 2 Available Graphic Materials

Date	Type	Subject	Image	Source
1924	Fire Insurance Plan			Underwriters' Survey Bureau. 1924. <i>Brampton, Ont.</i> Montreal: Underwriters' Survey Bureau Limited.
Ca. 1925	Postcard	Dale Estate		Peel Art Gallery Museum + Archives. Ca. 1925. <i>Dale Estate Ltd. Greenhouses, Brampton.</i> CA ON00380 1991.028-1991.028 item 066.
1943	Artefact – receipt	Blain's Hardware		City of Brampton files. 1943. Email of property of files to Stantec, on April 8, 2022. Provided by Shelby Swinfield to Laura Walter.

Heritage Commemoration Plan - 199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street, City of Brampton, Ontario
3 Commemoration Themes
February 15, 2023

Table 2 Available Graphic Materials


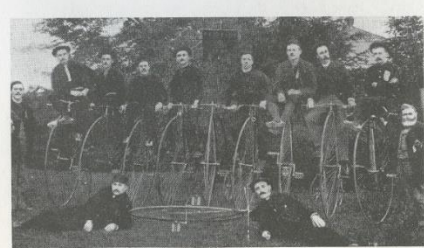
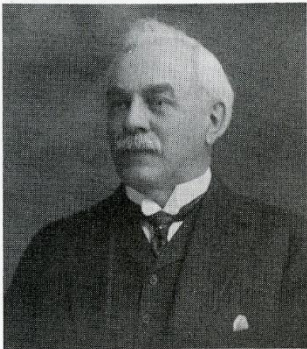
Date	Type	Subject	Image	Source
Ca. 1961	Photograph	199 Main Street North		Peel Art Gallery Museum + Archives. N.d. Email of historic property photographs to Stantec, on April 11, 2022. Provided by Nick Moreau to Frank Smith.
1983	Photograph	Brampton		Toronto Star Photograph Archives. 1983. <i>Canada – Ontario – Brampton – Aerials</i> . Toronto Public Library, TSPA_0106059F.
1986	Photographs	219-221 Main Street North		City of Brampton files. 1986. Email of property of files to Stantec, on April 8, 2022. Provided by Shelby Swinfield to Laura Walter.

Heritage Commemoration Plan - 199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street, City of Brampton, Ontario
3 Commemoration Themes
 February 15, 2023

Table 2 Available Graphic Materials

[illegible]

Table 2 Available Graphic Materials

Date	Type	Subject	Image	Source
Unknown	Newspaper Clippings	Blain family – Richard Blain	 <p><i>THE UNSUCCESSFUL MANN CUP TEAM</i></p> <p><i>FRONT ROW (seated): W. Stevens, C. V. Charters, Norm Anderson, G. C. Williams. SECOND ROW (seated): Dr. W. D. Sharpe, M.O., Charlie Mulliss, W. K. Ward, R. I. Blain, Harry Sproule, Thos. Thaburn, president. BACK ROW (standing): Jack Carmichael, coach, A. J. Davis, Thos. Daly, goal umpire, F. Beecham, P. Warr, George Sproule, Mel Ashley, Dave Stewart, trainer, Harry Campbell, J. Roberts, W. Aubrey Robinson, secretary.</i></p>  <p><i>THE OLD HIGH-WHEEL BICYCLE CLUB LONG AGO</i> Richard Blain, shown standing at extreme left.</p>  <p><i>HON. RICHARD BLAIN</i></p>	City of Brampton files. N.d. Email of property of files to Stantec, on April 8, 2022. Provided by Shelby Swinfield to Laura Walter.

3.3 Potential Themes

Haggert Family and the Haggert Bros. Manufacturing Company and Foundry

207-209 and 215-217 Main Street North were owned by James Haggert in the mid to late 19th century. The Haggert family owned the Haggert Foundry and built the house at 207-209 Main Street North as a residence for their workers (City of Brampton 2004-2005). The Foundry, located at the corner of Nelson Street and Main Street North, manufactured stoves and agricultural implements and was later associated with the Haggert Bros. Manufacturing Company (incorporated in 1880) (City of Brampton n.d.). The

Haggerts did not reside at 207-209 or 215-217 Main Street North. They lived at Haggertlea, a large residence still extant at 28 Elizabeth Street North in the City (City of Brampton n.d.)

The Haggerts had moved to Brampton in 1849 and John Haggert, along with his brothers, formed the Haggert Bros. Manufacturing Company and Foundry (City of Brampton 2013). With the introduction of steam power in the mid-19th century, the foundry expanded to become one of the major industries in Brampton, employing 150 workers by 1877. By the end of the 19th century, however, changes in technology and a shift in agricultural practices in Ontario caused a decline in business and the Haggert Bros. Manufacturing Company went into liquidation (City of Brampton 2013). In addition to his business interests, John Haggert served as Mayor of Brampton from 1874-1877.

Richard Blain and the Blain Family

Richard Blain (1857-1926) purchased the 219-221 Main Street North property in 1885 and built a house (Dunne and Montgomery 1986). Richard Blain established and owned Blain's Hardware on Main Street in Brampton until his death in 1926. He was also a politician, serving as a member of Brampton Town Council for 10 years, Deputy Reeve of Brampton, and Warden of Peel County (Johnson 1968). He was elected as the Member of Parliament for Peel from 1900-1917 and was appointed to the Senate of Canada in 1917 where he served until his death. He and his wife Hattie had two children, Roswell and Miriam. Miriam had a childhood dollhouse, approximately the size of a garden shed, in the south corner of the property (Dunne and Montgomery 1986). Their son Roswell took over the family hardware store and inherited the family home upon the death of Richard.

Brampton as the Flowertown of Canada

In the 1860s, Edward and Harry Dale began cultivating roses and other cut flowers. They established the Dale Estate. Market gardening developed as a large industry in Brampton and by the end of the 19th century it became known as the "Flowertown of Canada" (City of Brampton 2018). By the turn of the century, hundreds of acres of land were filled with greenhouses growing prize orchards, hybrid roses and many other quality flowers. With most of these flowers exported around the world (City of Brampton 2022c). In 1915, the Dale Estate was the City's largest employer, with 215 workers and more than 1.2 million square feet of greenhouses. At its peak, the Dale Estate operated the largest greenhouse flower production in the world (City of Brampton n.d.).

Ontario Vernacular Architecture

Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area. The forms of vernacular structures in the Site take cues from popular styles of architecture in the late 19th century including Gothic Revival, Italianate, and Queen Anne. These vernacular structures often contain less distinctive architectural embellishments and retain a key feature of a certain style such as massing and form.

The residence at 219-221 Main Street North is an Ontario vernacular structure with Italianate design influence, seen through its low-pitched hip roof, wood decorative brackets, its tall narrow windows, and



stone dripmoulds. The former residence at 205 Main Street North is an Ontario vernacular structure with a Gothic Revival shape, massing, and pointed arch window. Two properties on Thomas Street, at 34 and 48 Thomas Street are Ontario vernacular structures with Italianate styled bay windows, with tall narrow windows and decorative woodwork.

Hurontario Street Development into Main Street North

Hurontario Street was surveyed in 1818 and received its name from the points located at the ends of the route; Lake Huron and Lake Ontario. The Township of Chinguacousy was laid out and numbered east and west of Hurontario Street. This Site formed part of Lot 6, Concession 1 West of Hurontario Street. Early settlements developed along the street including the village of Brampton.

The Site was subdivided in the mid-19th century under plan of subdivision BR-4 and BR-8. The first, plan of subdivision BR-4, from part of Lot 6, Concession 1 West Hurontario Street (WHS) was surveyed by Chisholm Miller in 1853 and registered in 1854 by owner Geo. Wright (Miller 1853). This plan included the west side of Main Street from Queen Street to halfway between Joseph Street and David Street, at the dividing line between Lot 6 and Lot 7. It includes the following properties: 199, 203, 205, 207-209, and 215-217 Main Street North, 34, 38, and 42 Thomas Street, and 4 Market Street. The plan of subdivision BR-8, also known as The Washington Block, from part of Lot 7, Concession 1 WHS was surveyed by Chisholm Miller in 1854 and registered in 1855 by owner Robert Lowes. This plan included the west side of Main Street from to halfway between Joseph Street and David Street to Rosedale Avenue and includes the following properties: 219-221 Main Street North and 44 Thomas Street.

The former residence at 207-209 Main Street North was constructed around 1856 by the Haggert family, based on the recovery of a newspaper found in one of the walls during renovations in the 1980s (Dunne and Montgomery 1986). The other residences along Main Street North (Hurontario Street) were constructed in the 1870s and 1880s. Based on early postcards, the Main Street North (Hurontario) streetscape by the early 20th century included a wide roadway with sidewalks on either side, and lines of trees on residential front yards.

Washington Block

The Washington Block was surveyed as part of registered plans BR-8 and BR-32. The plan of subdivision BR-8, from part of Lot 7, Concession 1 WHS was surveyed by Chisholm Miller in 1854 and registered in 1855 by owner Robert Lowes. This plan included the west side of Main Street from to halfway between Joseph Street and David Street to Rosedale Avenue. The plan of subdivision BR-32, from part of Lot 7, Concession 1 WHS was surveyed by C.J. Wheelock in 1879 and registered that same year by owner Robert Lowes. The character of the Washington Block is generally defined by a compatible blend of mid-19th to mid-20th century single-detached residences on large, heavily treed lots (City of Brampton 2021).

3.4 Significant Historical Dates

A timeline of significant historical dates would serve to place the history of the site within the broader historical context. Presented in Table 3 is a list of notable dates related to the wider geo-political events alongside those that pertain specifically to the site.

Table 3 Site and Contextual History Timeline

Date	Event
1818	Treaty No. 19, known as the Ajetance purchase, Mississaugas of the Credit ceded their land to the Crown
1818	Hurontario Street was surveyed
1819	Survey of the Township of Chinguacousy prepared by land surveyor Richard Bristol
1820	First settlers arrive in the area, coming from Brampton, Cumberland, England
1834	William Buffy built the first tavern in the settlement of Brampton
1834	John Elliot laid out village lots with the name Brampton
1837	Brampton had a population of 18
1849	The Haggert family settles in Brampton. John Haggert along with his brothers form the Haggert Bros. Manufacturing Company and Foundry
1853	Brampton is incorporated as a village with a population of 1,000
1853-1854	The site is surveyed as plan of subdivision BR-4 and BR-8 by Chisholm Miller
1856	The Grand Trunk Railway opens with a station in Brampton
1856	207-209 Main Street North residence believed to have been built by the Haggert family, based on the recovery of a newspaper found in the walls during renovations in the 1980s
1860	Edward Dale established a flower nursery in Brampton and became the largest employer
1867	Brampton is selected as the seat of Peel County
1870s-1880s	Residences were constructed on the Site including 203, 205, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street
1873	Brampton was officially incorporated as a town
1874	John Haggert served as Mayor of Brampton until 1877
1879	The Credit Valley Railway opens with a station in Brampton
1880	Haggert Bros. Manufacturing Company is incorporated
1900	Richard Blain (owner of 219-221 Main Street North) elected Member of Parliament, and served as such until 1917
1914	Outbreak of First World War
1929	Great Depression begins with stock market crash

Table 3 Site and Contextual History Timeline

Date	Event
1939	Outbreak of Second World War
1946	The first of several annexations takes place to accommodate Brampton's growing population
1961	The population of Brampton was 26,363
1966	The population of Brampton was 37,301
1974	Brampton is incorporated as a city and the Region of Peel is established
2006	Population of Brampton was 433,806
2011	Population of Brampton was 523,911

3.5 Examples of Commemoration

The following are examples of approaches to commemoration that have been used in the past and currently as ways to commemorate cultural heritage resources and/or events, where conservation of heritage resources in-situ is not possible due to proposed development plans:

- Commemorative/Dedication plaques
- Quick Response Systems/Codes leading to verbal narrative or visual material, such as dedicated webpage
- Interpretive panel(s)
- Historical markers, including property markers
- Historical plantings (i.e., commemorative grove, planting feature, or combination)
- Adaptive reuse of remnant materials of building
- Transportation of remnant structure to new location
- Commemorative feature such as sculpture, garden, environmental art
- Graphic wrap films
- Alterations (interventions) to remnant structure to improve form, aesthetic appeal and cultural/community value including interpretive and educational opportunities

4 Commemoration Strategy

4.1 Wind Panels

Theme: Hurontario Street Development into Main Street North and Ontario Vernacular Architecture

To mitigate wind impacts on the Site Location, three wind panels are to be installed within the POPS. Two additional panels can also be added to the landscape for decorative purposes. To combine this mitigation measure with heritage commemoration, an interpretive element could be added to each panel (possibly front and back), either through a graphic adhesive or a mounted panel. This interpretive space could include photographs and postcards of the Main Street North streetscape, historical information with a photograph of each former building that existed on the Site Location and a connection to the people who lived at each property. This option would offer an eye-catching element in the public viewscape, with an interpretation element out of a typical interpretive panel. The number of screens would also allow for more historical information and photographs to be shared with the public.

The wind panels as a mitigation measure need to be a certain porosity. The selected panel from Ikonik Incorporated, is the Koyo panel which would allow for 20% porosity for wind mitigation (see Appendix A, L200). A sample rendering has been included as a visual for this option (Plate 4.1).

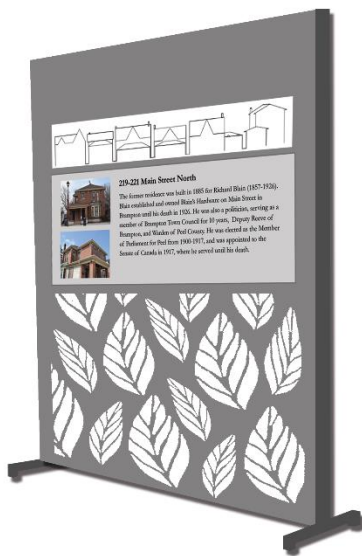


Plate 4.1: Sketch of wind panel with interpretive material

4.2 Interpretive Panels

As the development fronts Main Street North and Thomas Street, with retail space along Main Street North, and a daycare along Thomas Street, two interpretive panels could be located on the site, within the pedestrian viewscape. Each plaque could be situated in relation to the entry signage of the development

on Main Street North and Thomas Street. Draft text and images of an interpretative panel have been prepared using the best practices for interpretive writing, including clarity, simplicity of style, and brevity. The text material is below, and a full rendering of each panel is included in Appendix C.

Main Street North Interpretive Panel

Theme: Hurontario Street Development into Main Street North

Design: City of Brampton Pedestal Plaque Specifications, 2014

Title: Main Street North Streetscape

Content: Bristol Place is on the Treaty Territory of the Mississaugas of the Credit First Nation, and before them the traditional territory of the Haudenosaunee, Huron, and Wendat. Following Treaty No. 19, Main Street North was initially surveyed as Hurontario Street. Settlements developed along Hurontario Street between Lake Huron and Lake Ontario, including the village of Brampton.

The Bristol Place site was subdivided into lots by Chisholm Miller, under the ownership of George Wright and Robert Lowes. The first residence was constructed on the site in about 1856 at the former 207-209 Main Street North by the Haggert family.

Residences were constructed on the Bristol Place site along Hurontario Street as Brampton developed into a town and growth pushed northwards. The development of the railway lines through Brampton in the mid to late 19th century influenced an economic boom with entrepreneurs and industry. Residences were built for a mixture of working and middle class families.

The former 219-221 Main Street North was constructed by Richard Blain and was known as the “Blain House.” Blain owned and operated Blain’s Hardware on Main Street and was a local politician.

Based on early postcards of Hurontario Street, it was a well-developed neighbourhood at the turn of the century with a wide roadway, sidewalks, and lines of mature and uniformly planted trees on residential front yards. In the 1920s, adjacent to the Bristol Place site, Hurontario Street was renamed Main Street North and paved with asphalt.

Word count: 245

Thomas Street Interpretive Panel

Theme: Washington Block and Ontario Vernacular Architecture

Design: City of Brampton Pedestal Plaque Specifications, 2014

Title: Thomas Streetscape Development

Content: Thomas Street was surveyed in 1853 and 1854 by Chisholm Miller. This neighbourhood west of Main Street North was known as the Washington Block. This block area includes a blend of mid-19th to mid-20th century single-detached residences on large, heavily treed lots. This Site along Thomas Street



contained four single-detached residences that were constructed between the 1860s and 1880s, in Ontario vernacular styles with local design influences. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles.

The former residences at 34 and 44 Thomas Street contained Italianate design influences including bay windows, tall narrow windows, and decorative woodwork. Italianate was a popular architectural style in Ontario between 1850 and 1900, in both residential and commercial properties. It is characterized by hip roofs, cupolas, ornate brackets, segmental arch windows, and deep projecting eaves.

The former 44 Thomas Street property contained a one storey outbuilding with a unique clinker brick exterior. Clinker bricks are produced when wet clay bricks are exposed to excessive heating during the firing process. The intense heat creates hard durable bricks that can be twisted into volcanic shapes and textures.

Word count: 195

4.3 Graphic Wrapping

Theme: Hurontario Street Development into Main Street North and Brampton as the Flowertown of Canada

Historically the Main Street North streetscape contained a tree canopy that was established in the late 19th century. By the early 20th century, as seen in early postcards the street was lined with mature trees, while front yards were grassed with ornamental plantings. To commemorate and revive the Main Street North streetscape, outside of actual tree plantings, another option is photograph graphic film wrapping on trash receptacles, with images of plant species that would have existed in the Main Street North streetscape (Plate 4.2 and Plate 4.3). Another option is the wrapping of the early 20th century postcards on the trash receptacles, to provide a historical connection to the streetscape.



Plate 4.2: An example of vinyl wrapping on a utility box (Source: Multigraphics 2022)



Plate 4.3: Example of vinyl wrapping on trash receptacles

4.4 Streetscape Etchings

Theme: Hurontario Street Development into Main Street North and Ontario Vernacular Architecture

To maintain the contextual connection with the former residences and the Main Street North streetscape, this option involves either concrete etchings or other durable appliques of each residence that was removed from the Main Street North streetscape on the concrete elements in the public landscape.

a) Planters

The residences could be either be etched or applied using other durable appliques onto the concrete planters situated within the Privately-Owned Publicly Accessible Spaces (POPS). These planters are 400-600 millimetres in height (see Appendix A, L200).



Plate 4.4 Sketch of residence etchings on concrete planter

b) Cubic Benches

The residences could either be etched or applied using other durable appliques onto the concrete benches situated along the Main Street North site frontage (Plate 4.5). The cubic benches are to be designed by Ed's Concrete Projects, model: CU202020 (see Appendix A, L200).

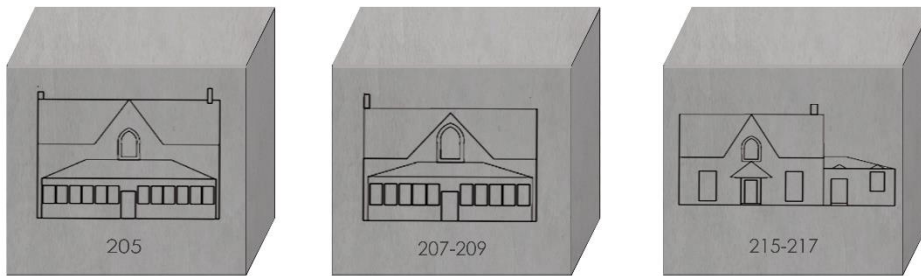


Plate 4.5 Sketch of cubic benches with etchings of residences

5 Commemoration Location

The commemoration locations were selected in coordination with SBK and their landscape plans for the Site Location. Locations were determined with the aim to provide maximum exposure and public interaction, as well as maintain a contextual connection with the site history. Figure 2 provides an overview of the selected locations for each commemoration option on the Ground Floor Landscape Plan prepared by SBK.

- A) Wind Panels – Individual Panels. Three panels for wind mitigation are to be included within the POPS. Two additional panels can be added for decorative and commemoration purposes.
- B) Interpretive Panels. The Main Street North Streetscape panel could be located as an entry feature on Main Street North. The Thomas Streetscape Development panel could be located as an entry feature on Thomas Street.
- C) Graphic Wrapping. The trash receptacles along Main Street North.
- D) Streetscape Etchings – Planters. The planters are situated within the POPS.
- E) Streetscape Etchings – Cubic Benches. The benches are to be placed along the Main Street North frontage.

Legend

- A** Wind Panel - Individual Panel
- B** Interpretive Panel
- C** Graphic Wrapped Trash Receptacle
- D** Concrete Etching - Planters
- E** Concrete Etching - Cubic Benches

Notes

Landscape Plan prepared by Strybos Barron
King Landscape Architecture

Project Location
Brampton, ON

160940885
Prepared by KB on 2023-02-14

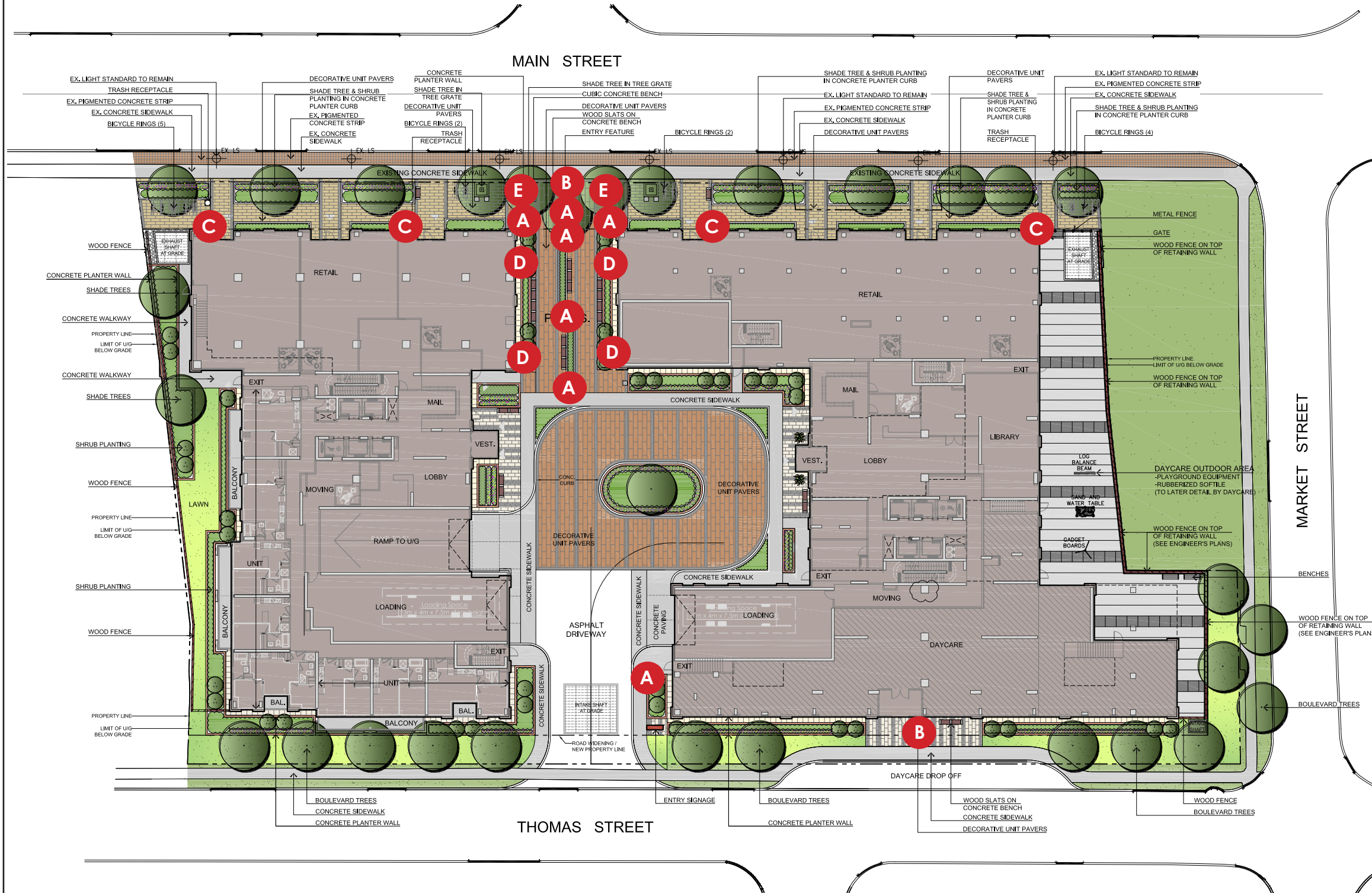
Client/Project
Bristol Place Corporation
Heritage Commemoration Plan

Figure No.
2

DRAFT

Title

Location of Commemoration Options



6 Conclusion and Recommendation

6.1 Option Summary

From the identified cultural heritage value in Section 2 and the commemorative elements and themes in Section 3, commemoration options were developed in Section 4. A variety of commemoration options were created to offer a unique way to tell the story of the Site Location and maintain the historical connection of the Site Location to the new development. Options are summarized below in order of most preferred to least preferred:

1) Wind Panels – Individual

As the wind panels will be used in the landscape as a wind mitigation measure, they provide the opportunity for a creative commemoration approach, as the panels will be stand-out features in the landscape that will attract the public's eye. With three wind mitigation panels and two additional decorative panels being in the landscape, this offers more commemorative space, through the use of durable graphic vinyl adhesives or mounting on each wind panel. Each commemoration space could include photographs or images of the Main Street North Streetscape, the buildings that were removed, and property/contextual history.

2) Interpretive Panels

A more typical commemorative approach and following the City's format, the use of the interpretive panels would allow for an overview of the 19th and early 20th century development of Main Street North and Thomas Street as it relates to the Site's history.

3) Graphic Wrapping

Graphic film wrapping of the trash receptacles is an artistic approach on a utilitarian element. This is a low-cost additional option that could help to revive the Main Street North streetscape or provide a historical connection to the streetscape.

4) Streetscape Etchings

The concrete etchings or other durable appliques of the former residences allows for retention of a contextual connection of the former residences with their streetscape. The use of the concrete etchings or other durable appliques on the cubic benches is a preferred approach, as the benches would offer maximum exposure within the public streetscape along Main Street North.

6.2 Recommendations

The recommended options for the Site Location are the **Wind Panels – Individual** and the **Interpretive Panels**. The Interpretive Panels provide a standard City format for historical information in connection with other City pedestal plaques in the downtown, while the Wind Panels – Individual provide the



**Heritage Commemoration Plan - 199, 203, 205, 207-209, 215-217, and 219-221 Main Street North,
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opportunity to provide a unique commemoration approach with space for more detailed information as it relates to the Site Location including on the themes identified in Section 3.3.

Following the presentation of options to the City on January 26, 2023, City comments received on January 30, 2023, and City consultation on February 7, 2023, Graphic Wrapping and Streetscape Etchings were determined not to be feasible options.



7 References

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7 References

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APPENDICES



Appendix A Development and Landscape Plans





Proposed Residential Development

MAIN AND MARKET

Brampton, Ontario

PLANT LIST (GROUND LEVEL)

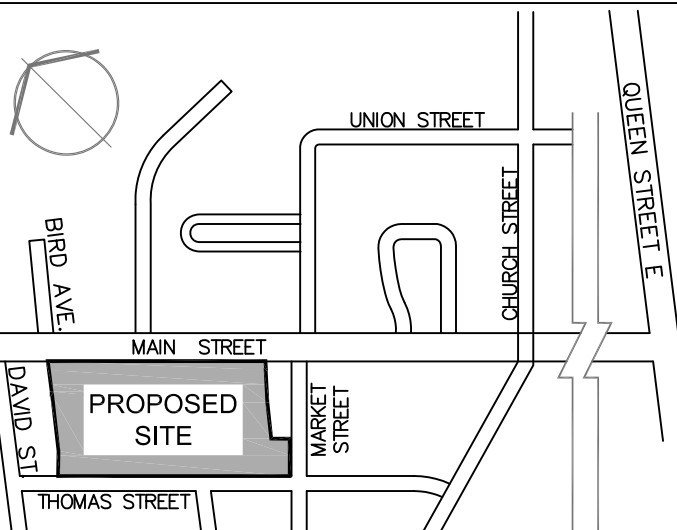
DECIDUOUS TREES									
KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	ON FS PS SH SLT
AFA	6	Asier x freemantli 'Autumn Blaze'	Autumn Blaze Maple	70	4000	2000	-	SB	✓ ✓ ✓ ✓ ✓
GT	8	Gleditsia inaequalis 'Shademaster'	Shademaster Honeylocust	70	4000	2000	-	SB	✓ ✓ ✓ ✓ ✓
QR	3	Quercus rubra	Red Oak	70	4000	2000	-	SB	✓ ✓ ✓ ✓ ✓
SR	2	Syringa reticulata	Japanese Tree Lilac	50	3500	1250	-	SB	✓ ✓ ✓ ✓ ✓
TCC	4	Tilia cordata 'Corinthian'	Corinthian Linden	70	4000	2000	-	SB	✓ ✓ ✓ ✓ ✓
SHRUBS									
KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	ON FS PS SH SLT
Ag	8	Asier griffithii	Amur Maple	-	1500	-	1500	SB	✓ ✓ ✓ ✓ ✓
Al	22	Amelanchier laevis	Downy Serviceberry	-	1500	-	1500	SB	✓ ✓ ✓ ✓ ✓
Cc	8	Cercis canadensis	Eastern Redbud	-	1500	-	1500	SB	✓ ✓ ✓ ✓ ✓
Elb	30	Euonymus fortunei 'Sunspot'	Sunspot Euonymus	-	600	-	750	CG	✓ ✓ ✓ ✓ ✓
Hip	20	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	-	600	-	700	CG	✓ ✓ ✓ ✓ ✓
Jla	19	Juniperus sabiniana 'Arcadia'	Arcadia Juniper	-	600	-	800	CG	✓ ✓ ✓ ✓ ✓
Lv	32	Ligustrum x vicaryi	Golden Privet	-	500	-	750	CG	✓ ✓ ✓ ✓ ✓
Pra	35	Pinus strobus 'Pendula Dwarf'	Pendula Dwarf White Pine	-	500	-	900	CG	✓ ✓ ✓ ✓ ✓
Rr	24	Rosa rugosa	Rugosa Rose	-	500	-	750	CG	✓ ✓ ✓ ✓ ✓
Tmk	142	Taxus x media 'Hicksii'	Hicks Yew	-	600	-	600	CG	✓ ✓ ✓ ✓ ✓
Pla	17	Philadelphus coronarius 'Aureus'	Golden Mock-Orange	-	800	-	1000	CG	✓ ✓ ✓ ✓ ✓
Ra	35	Ribes alpinum	Alpine Currant	-	600	-	600	CG	✓ ✓ ✓ ✓ ✓
Sas	6	Symphoricarpos albus	Snowberry	-	600	-	900	CG	✓ ✓ ✓ ✓ ✓
Sag	18	Spirea bumalda 'Goldflame'	Goldflame Spirea	-	500	-	750	CG	✓ ✓ ✓ ✓ ✓
Simp	16	Syringa meyeri 'Palibari'	Dwarf Korean Lilac	-	500	-	750	CG	✓ ✓ ✓ ✓ ✓
Wt	12	Weigela florida 'Follis Purpurea'	Purple-leaved Weigela	-	600	-	900	CG	✓ ✓ ✓ ✓ ✓
PERENNIALS & ORNAMENTAL GRASS									
KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	ON FS PS SH SLT
amd	87	Armeria maritima 'Dusseldorf Pride'	Stonescrop	-	(1 gallon pot)	-	450	-	-
cak	95	Calamagrostis x acutiflora	Karl Foerster Reed Grass	-	(2 gallon pot)	-	600	-	-
cp	122	Carex helleborifolia	Sedge Grass	-	(1 gallon pot)	-	450	-	-
ep	140	Echinacea purpurea	Purple Coneflower	-	(1 gallon pot)	-	450	-	-
hst	251	Heimericella 'Stella De Oro'	Stella d'Oro Daylily	-	(1 gallon pot)	-	300	-	-
tp	67	Thalictrum 'Patriot'	Patriot Hosta	-	(1 gallon pot)	-	450	-	-
lav	72	Lavandula	Lavender	-	(1 gallon pot)	-	450	-	-
pen	pen	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	-	(1 gallon pot)	-	450	-	-
pal	85	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	-	(1 gallon pot)	-	450	-	-
sn	16	Salvia nemorosa	Perennial Salvia	-	(1 gallon pot)	-	450	-	-

NOTE: NOTE: ON - ONTARIO NATIVE
FS - FULL SUN
PS - PART SUN
SH - FULL SHADE
SLT - SALT TOLERANT
- THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
- THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

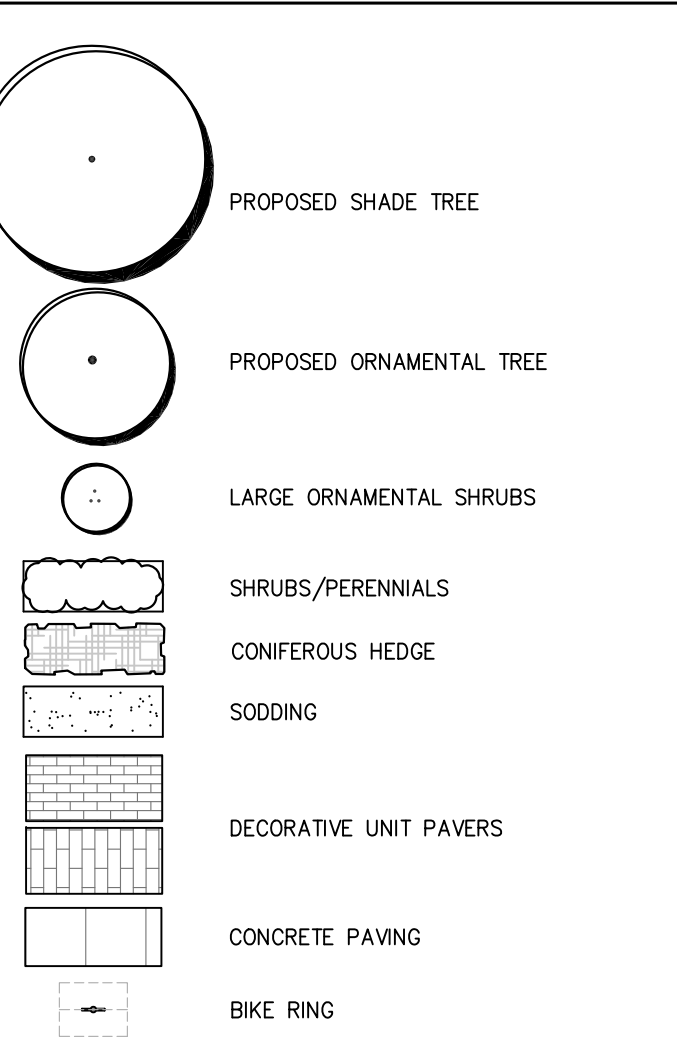
GENERAL NOTES

VERIFY ALL DIMENSIONS.
DO NOT SCALE DRAWINGS.
REPORT ANY DISCREPANCIES, DISCOVERED
ERRORS, OR OMISSIONS TO THE LANDSCAPE
ARCHITECT BEFORE PROCEEDING.
IT IS ADVISED THAT CONTRACTORS CONTACT
THE LANDSCAPE ARCHITECT PRIOR TO
CONSTRUCTION TO ENSURE THE USE OF THE
LATEST REVISED DRAWINGS.
DRAWINGS AND SPECIFICATIONS ARE THE
PROPERTY OF THE LANDSCAPE ARCHITECT.

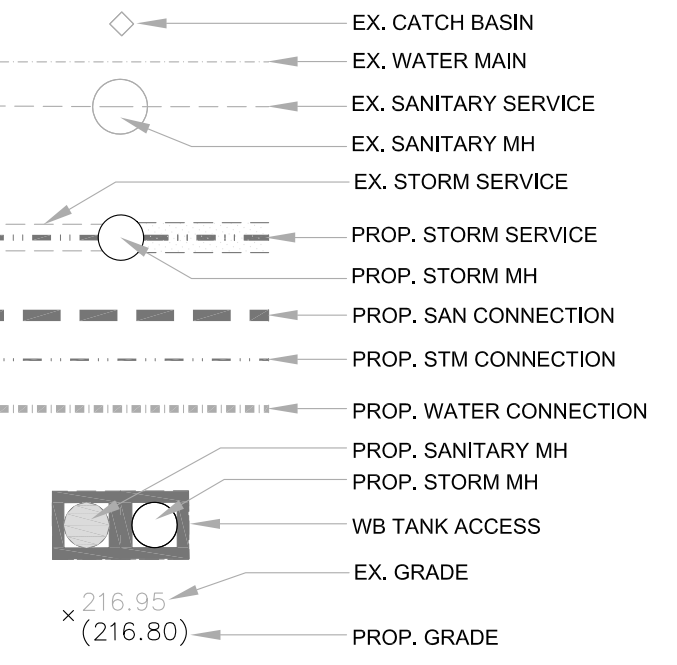
KEY MAP



LEGEND

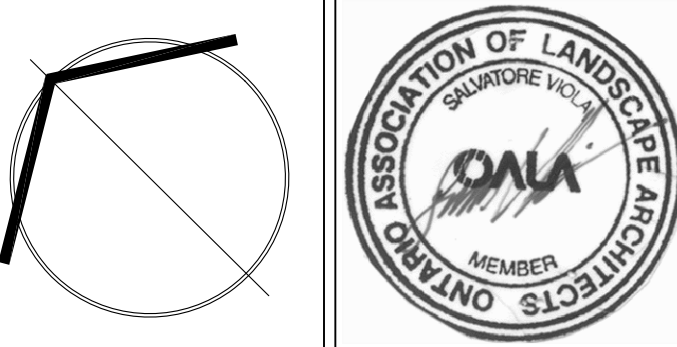


UNDERGROUND UTILITY LEGEND



No.	DATE	REVISION	BY
3	NOV. 14, 2022	ISSUED FOR SPA SUBMISSION	S.V.
2	FEB. 11, 2022	ISSUED FOR REZONING SUBMISSION	S.V.
1	FEB. 01, 2022	UPLOADED FOR COORDINATION	S.V.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.

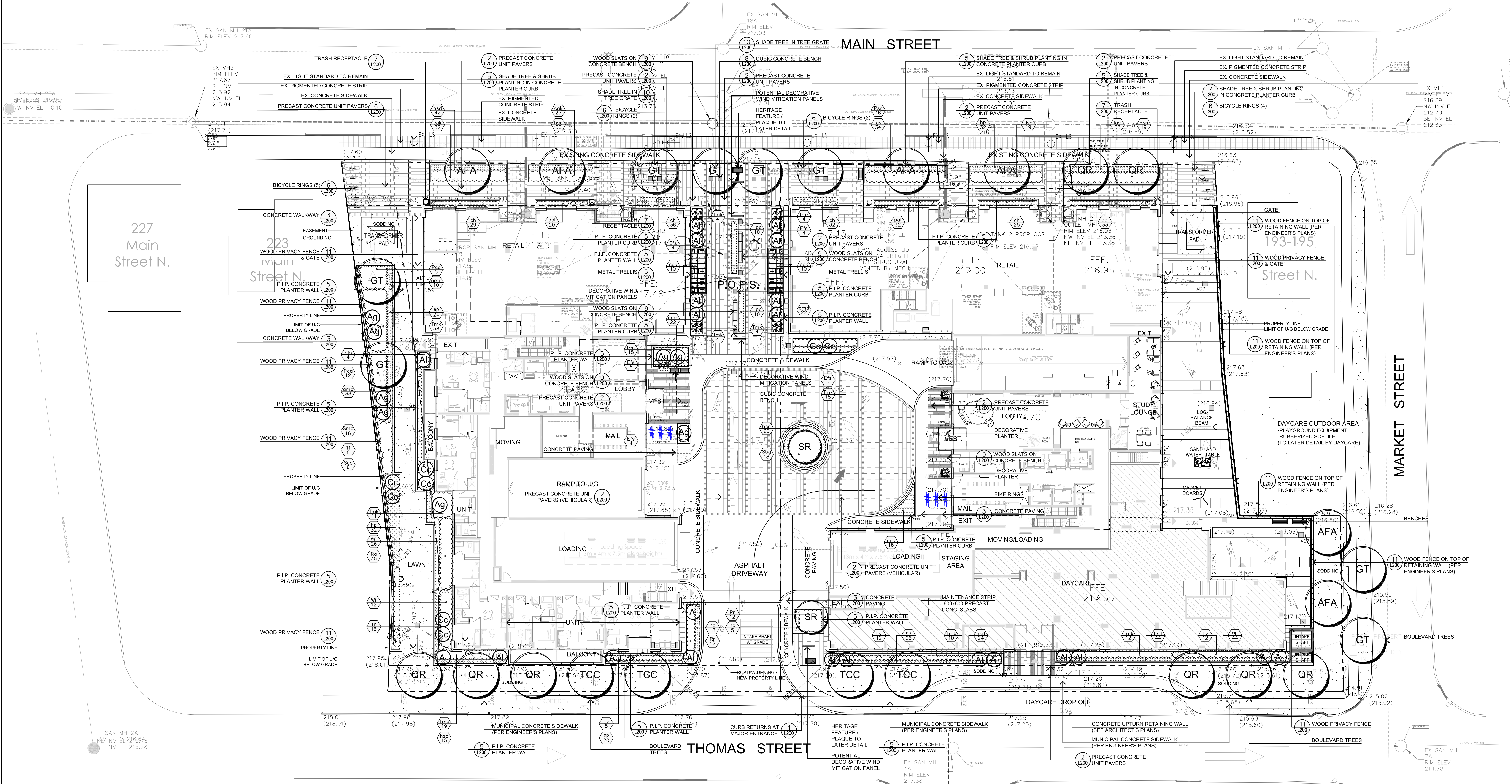


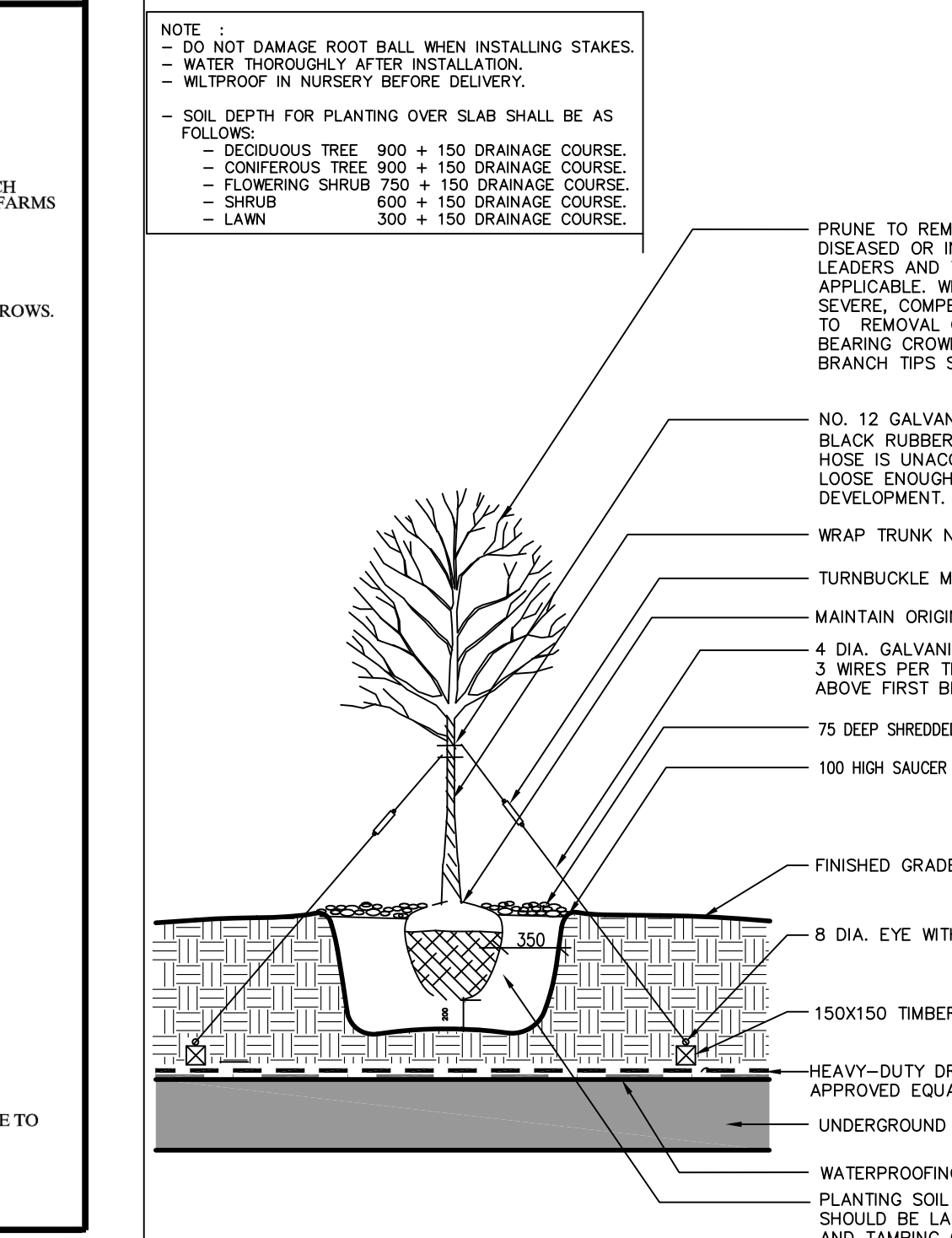
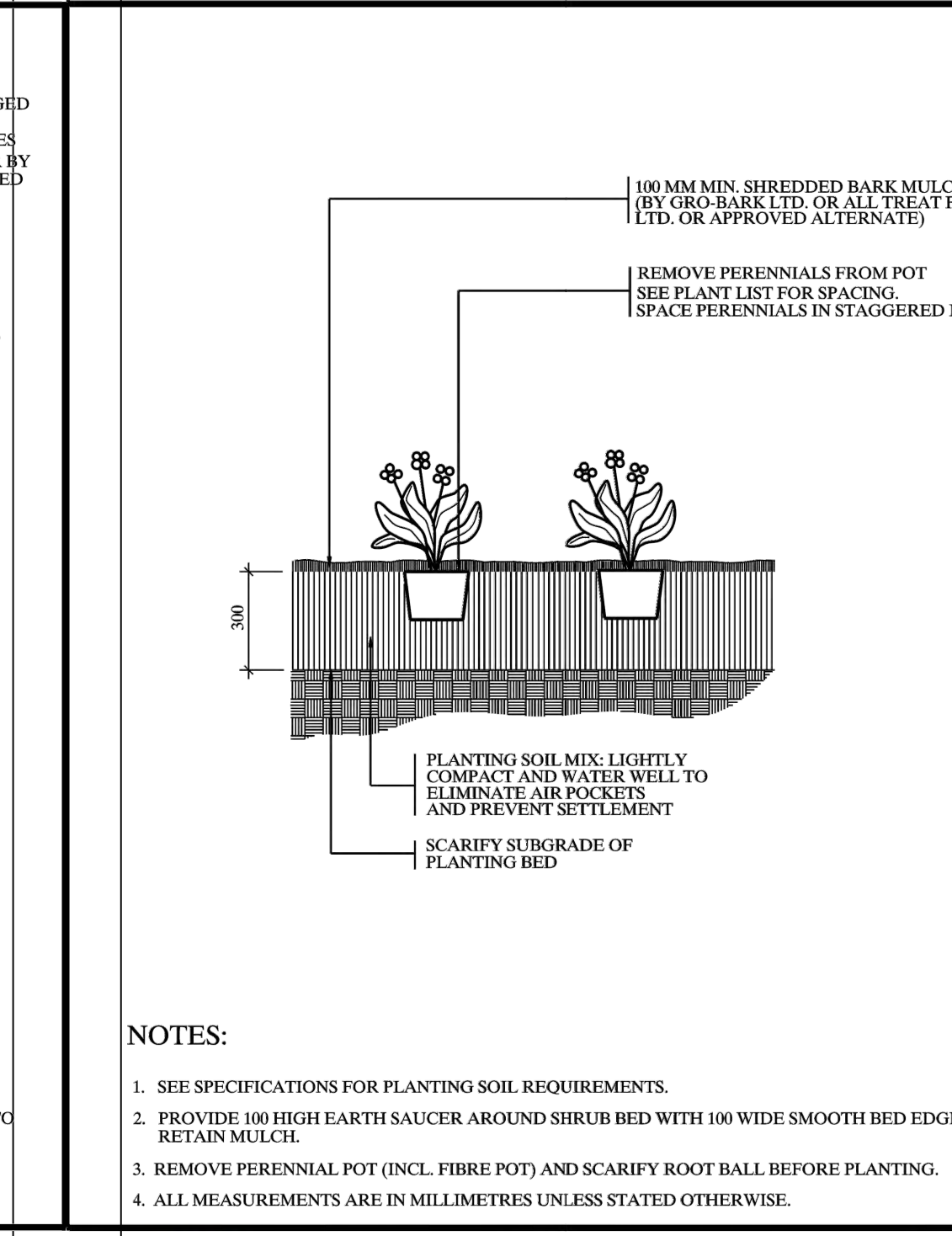
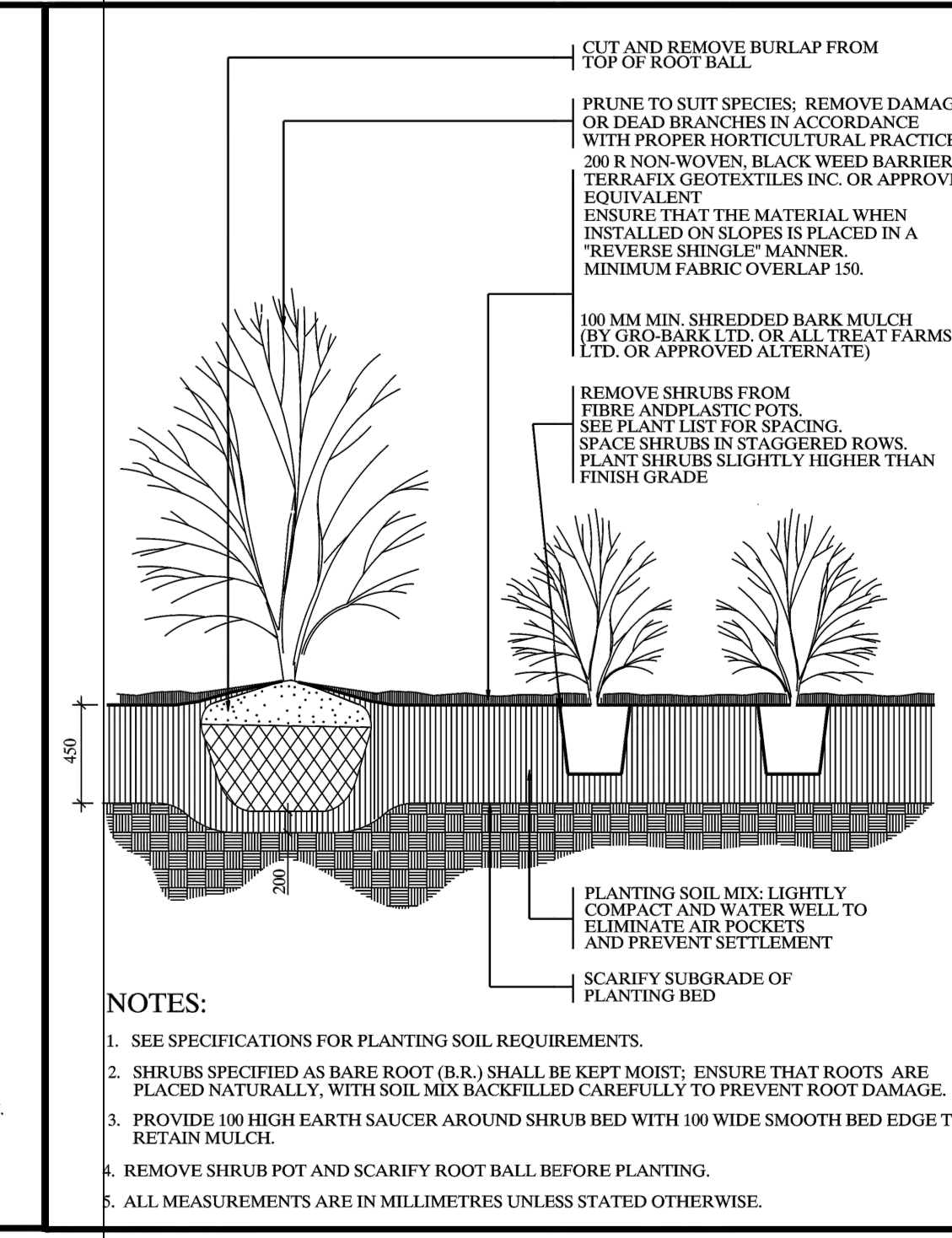
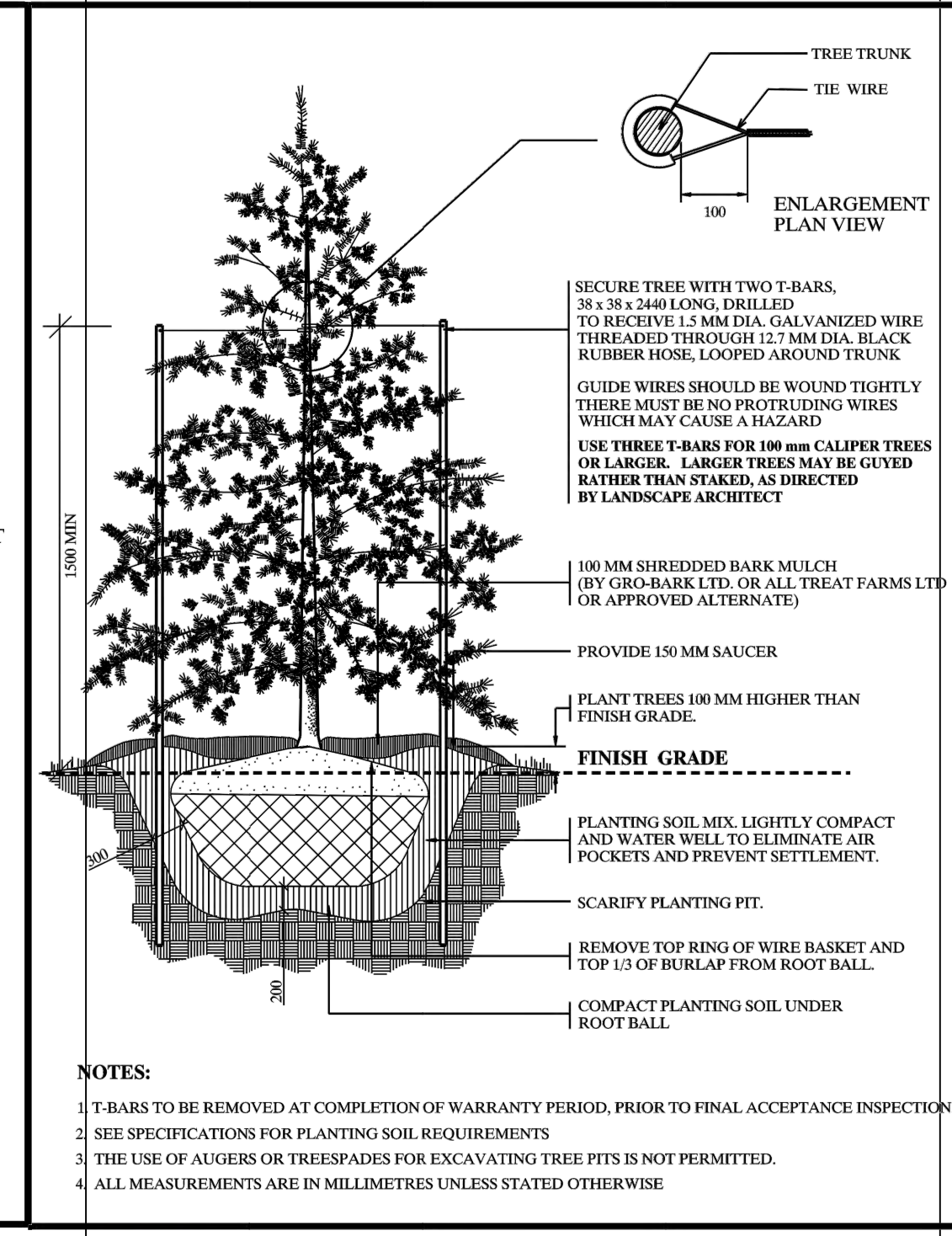
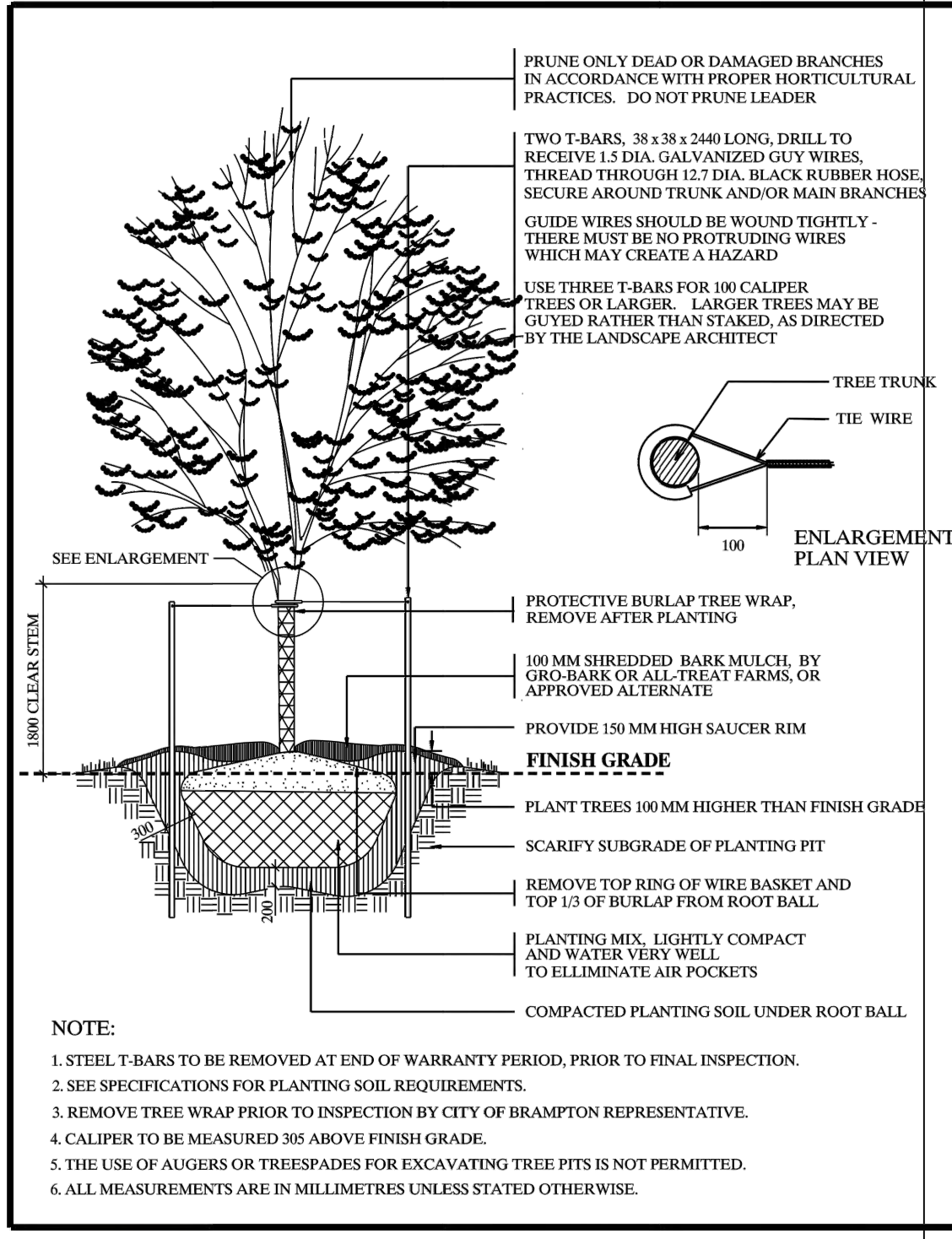
SBK
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
MAIN & MARKET
BRAMPTON, ONTARIO

DRAWING TITLE:
GROUND FLOOR
LANDSCAPE PLAN

SCALE: 1:200	PROJECT No. 21-5635
DATE: SEPTEMBER 10, 2021	DRAWING No. L101
DRAWN BY: W.L.	
CHECKED BY: S.V.	





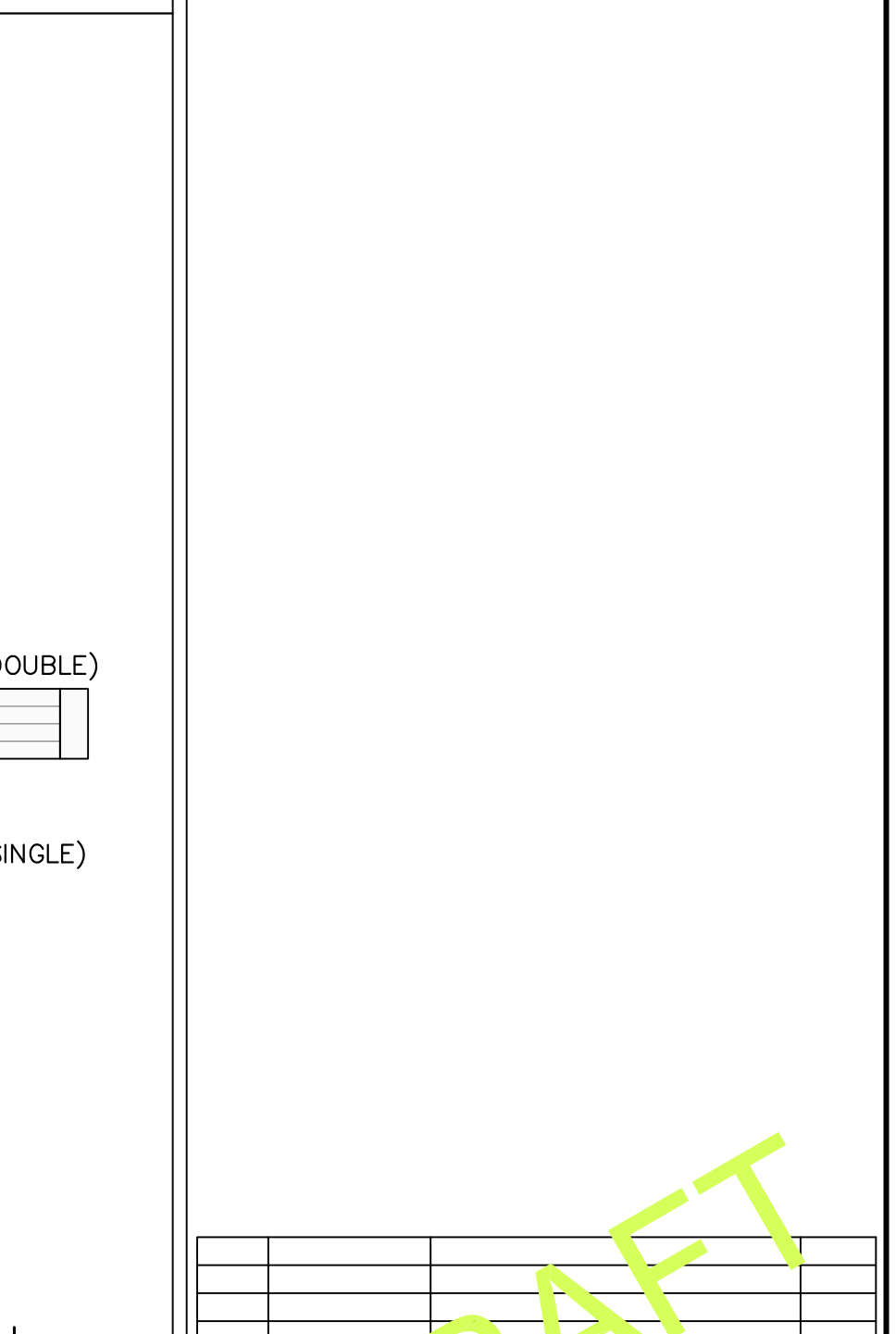
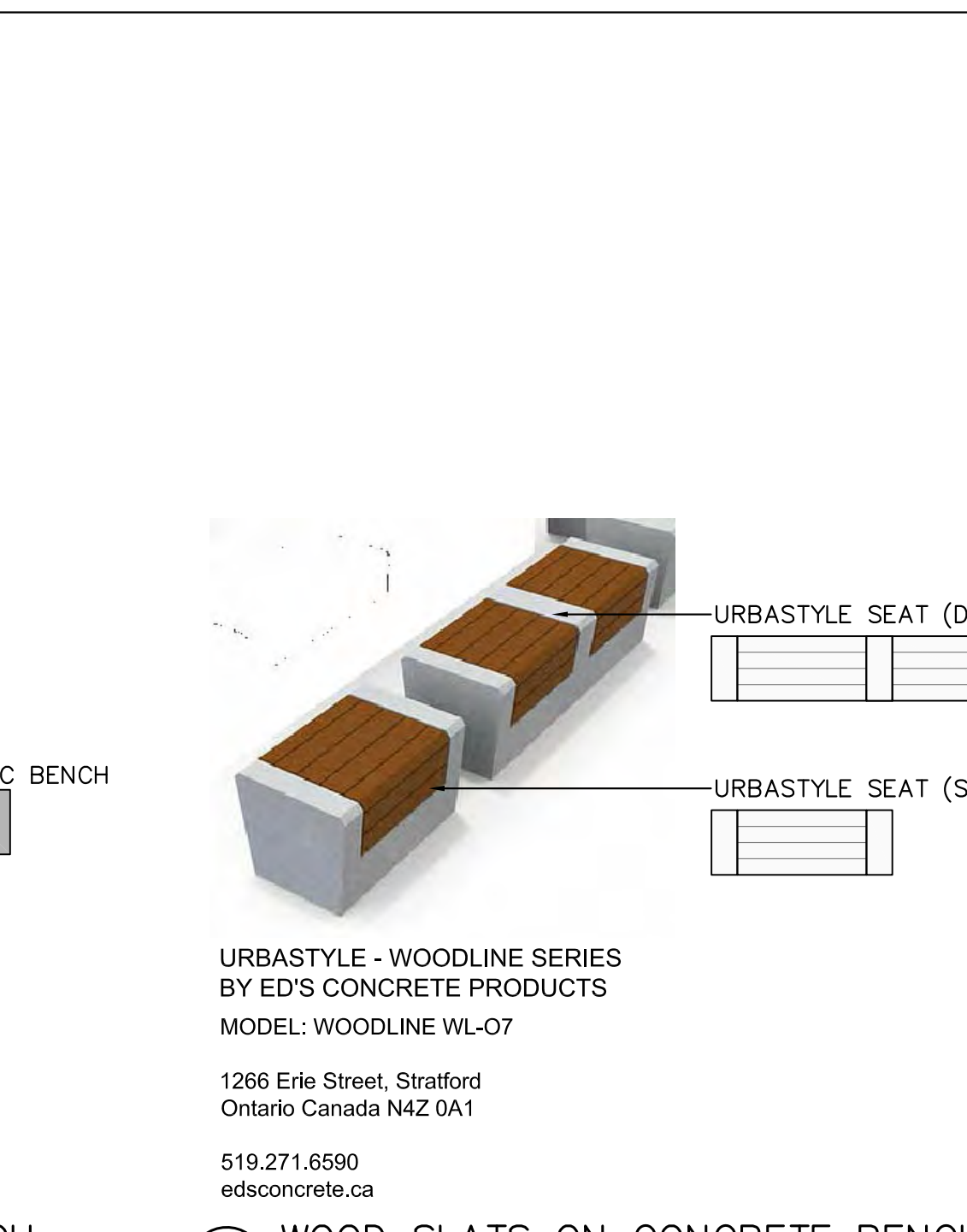
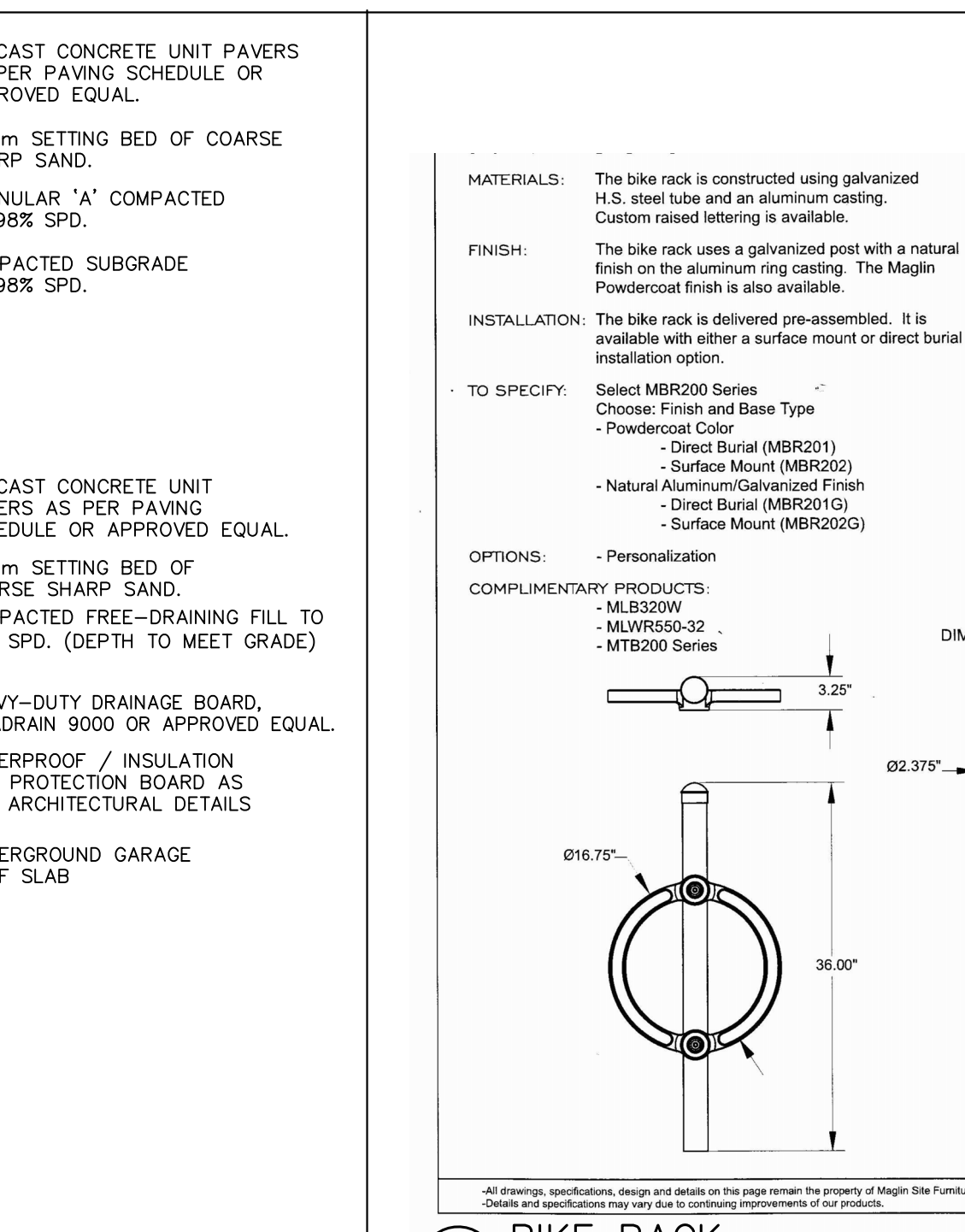
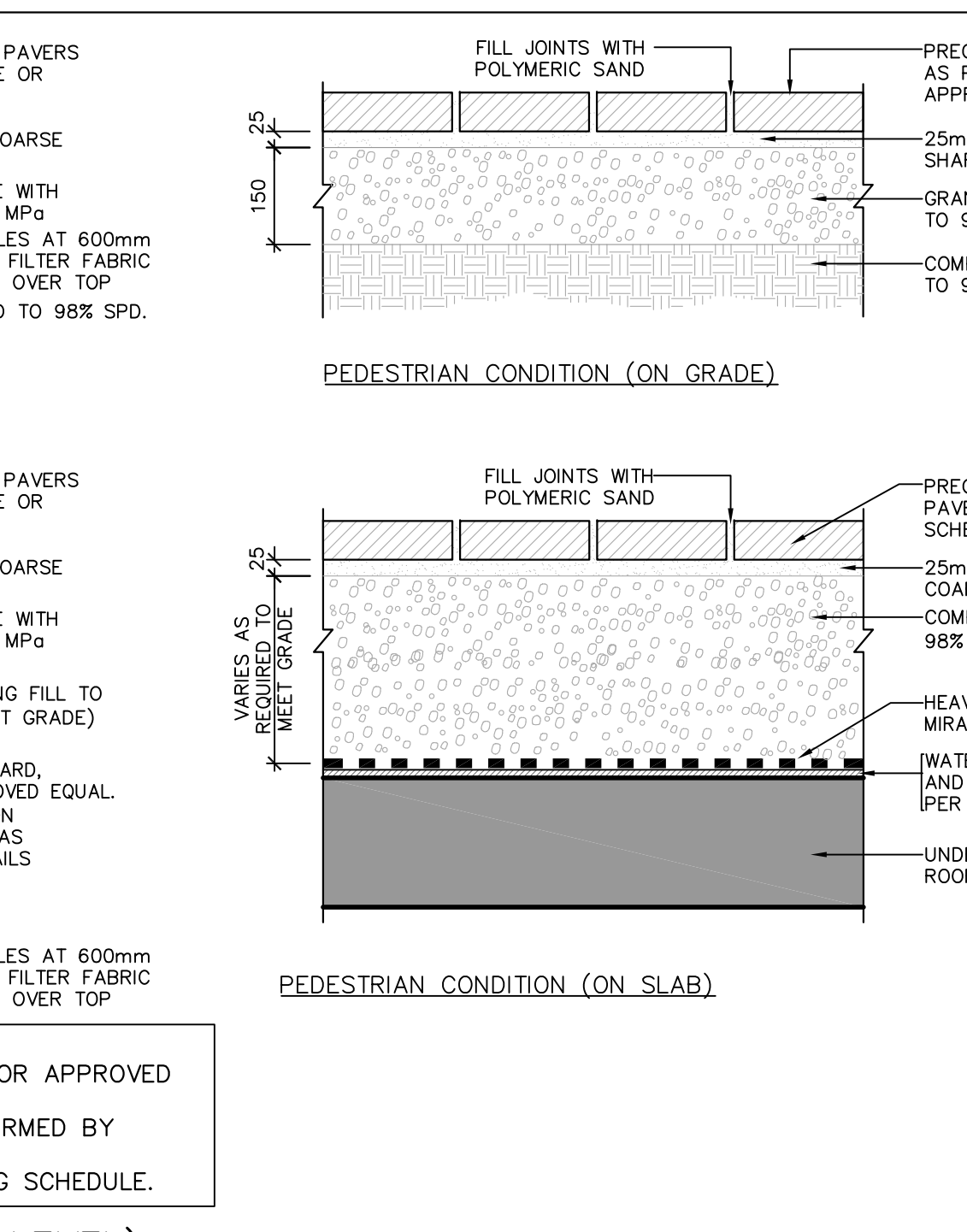
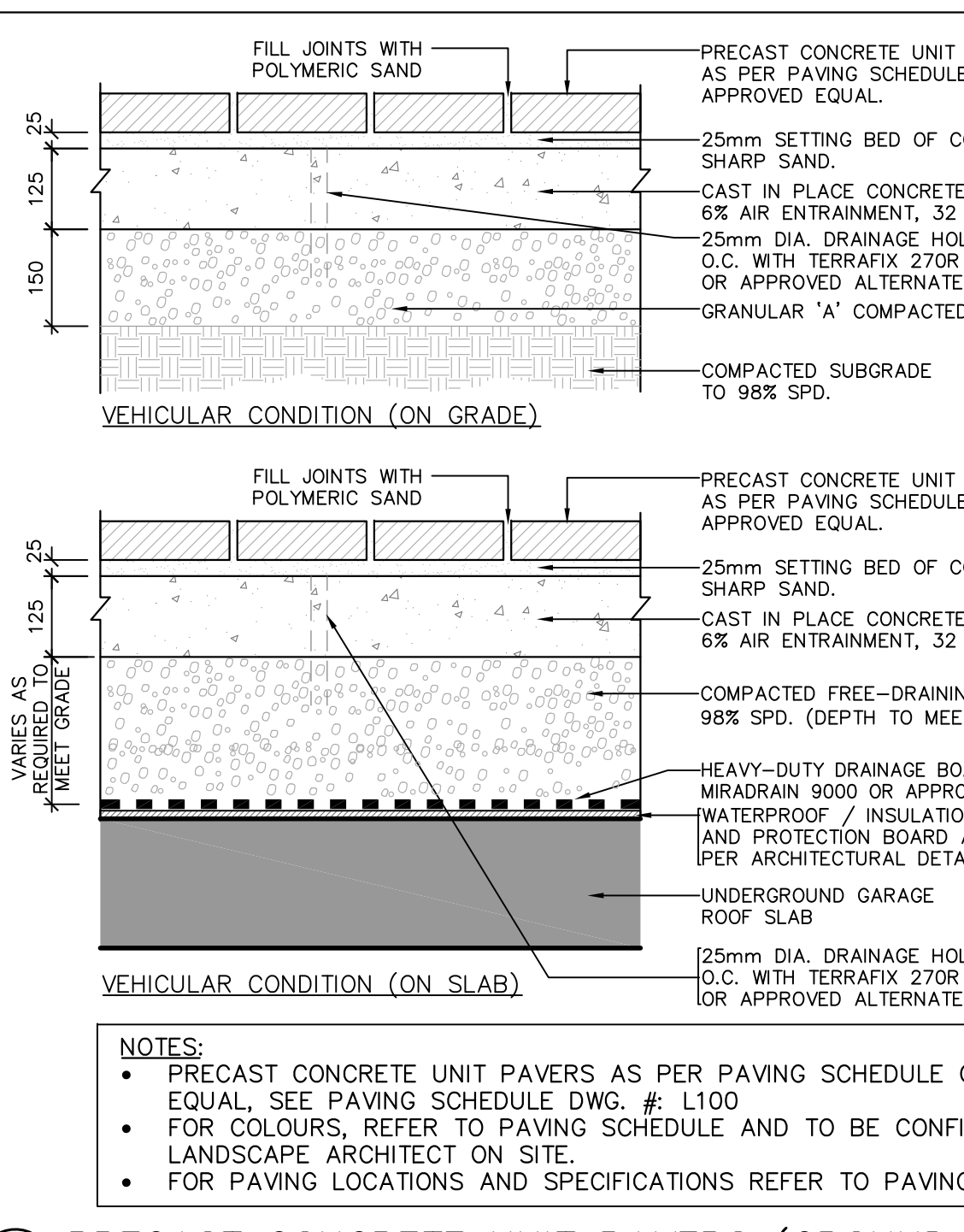
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REVIEWED BY	APPROVED BY	SCALE	N.T.S.				

PROJECT CITY	PLANNING, DESIGN & DEVELOPMENT DEPARTMENT	TITLE	CONIFEROUS TREE PLANTING	DRAWING NO.	PDD 911	DATE	JANUARY 2007
REVIEWED BY	APPROVED BY	SCALE	N.T.S.				

PROJECT CITY	PLANNING, DESIGN & DEVELOPMENT DEPARTMENT	TITLE	MULTI-STEM SHRUB AND MASS SHRUB PLANTING	DRAWING NO.	PDD 912	DATE	JANUARY 2007
REVIEWED BY	APPROVED BY	SCALE	N.T.S.				

PROJECT CITY	PLANNING, DESIGN & DEVELOPMENT DEPARTMENT	TITLE	PERENNIAL PLANTING	DRAWING NO.	PDD 914	DATE	JANUARY 2007
REVIEWED BY	APPROVED BY	SCALE	N.T.S.				

1 PLANTING DETAILS (FOR TREES LESS THAN 80 MM CALIPER)
N.T.S.



2 PRECAST CONCRETE UNIT PAVERS (GROUND LEVEL)
N.T.S.

3 CONCRETE PAVING
N.T.S.

4 CURB RETURNS AT MAJOR ENTRANCE
N.T.S.

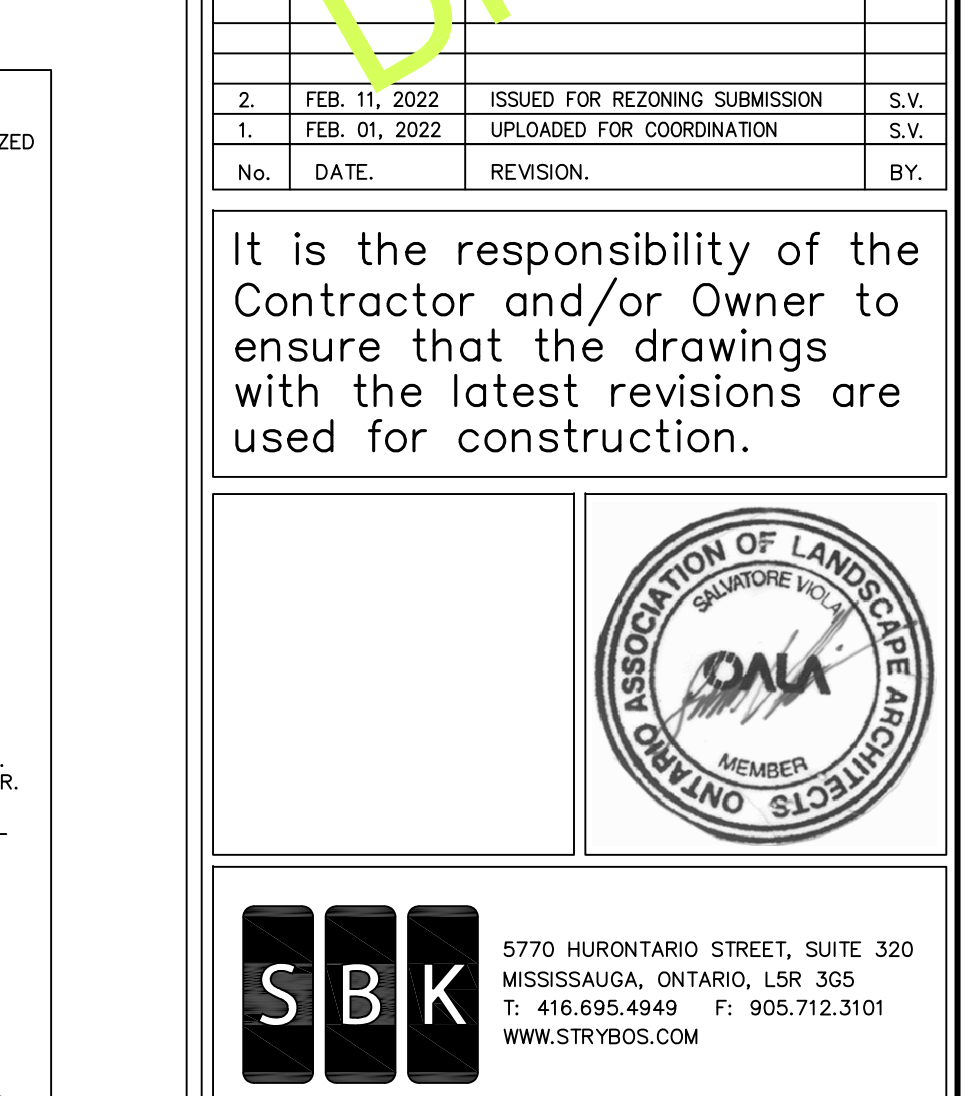
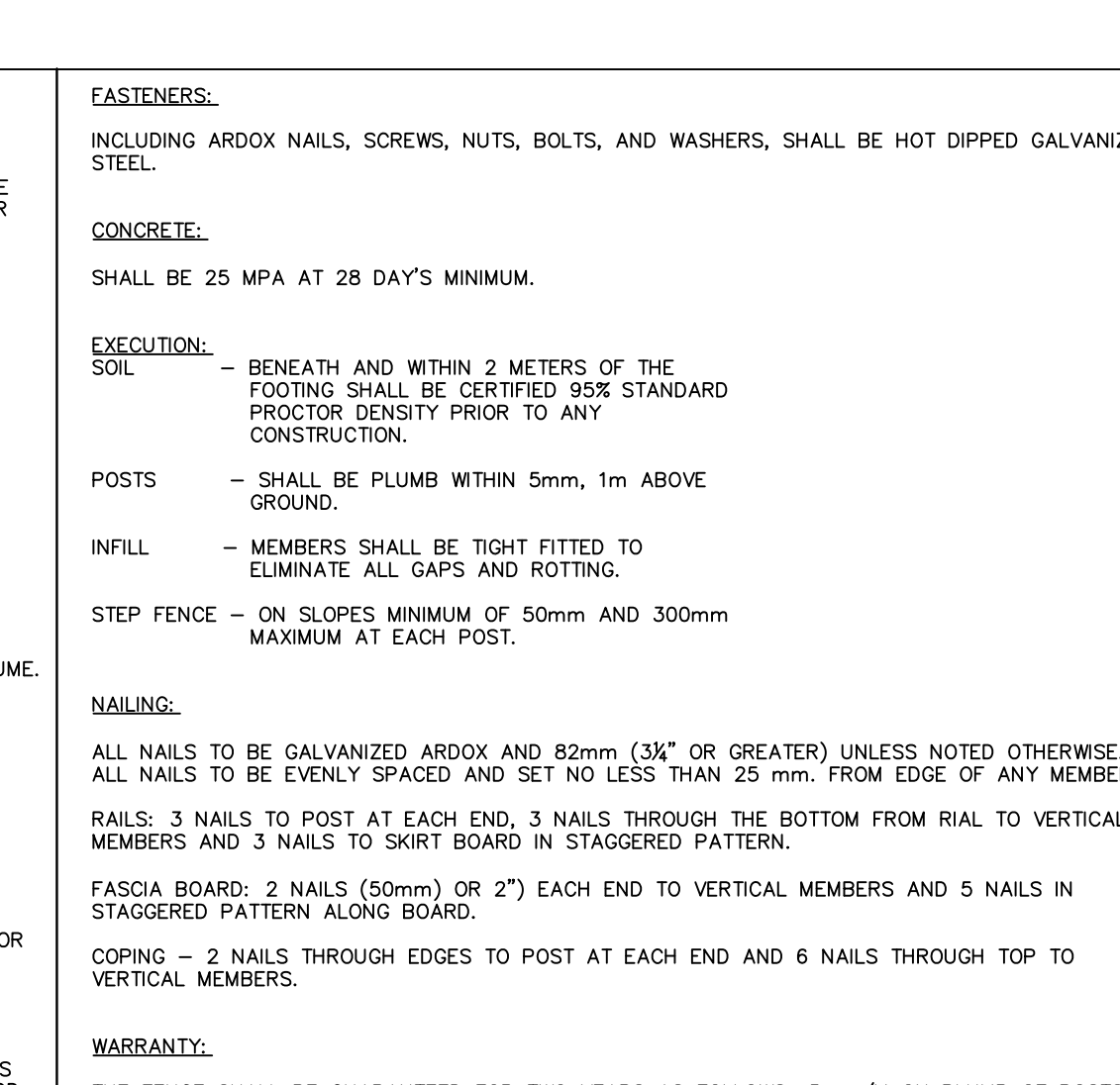
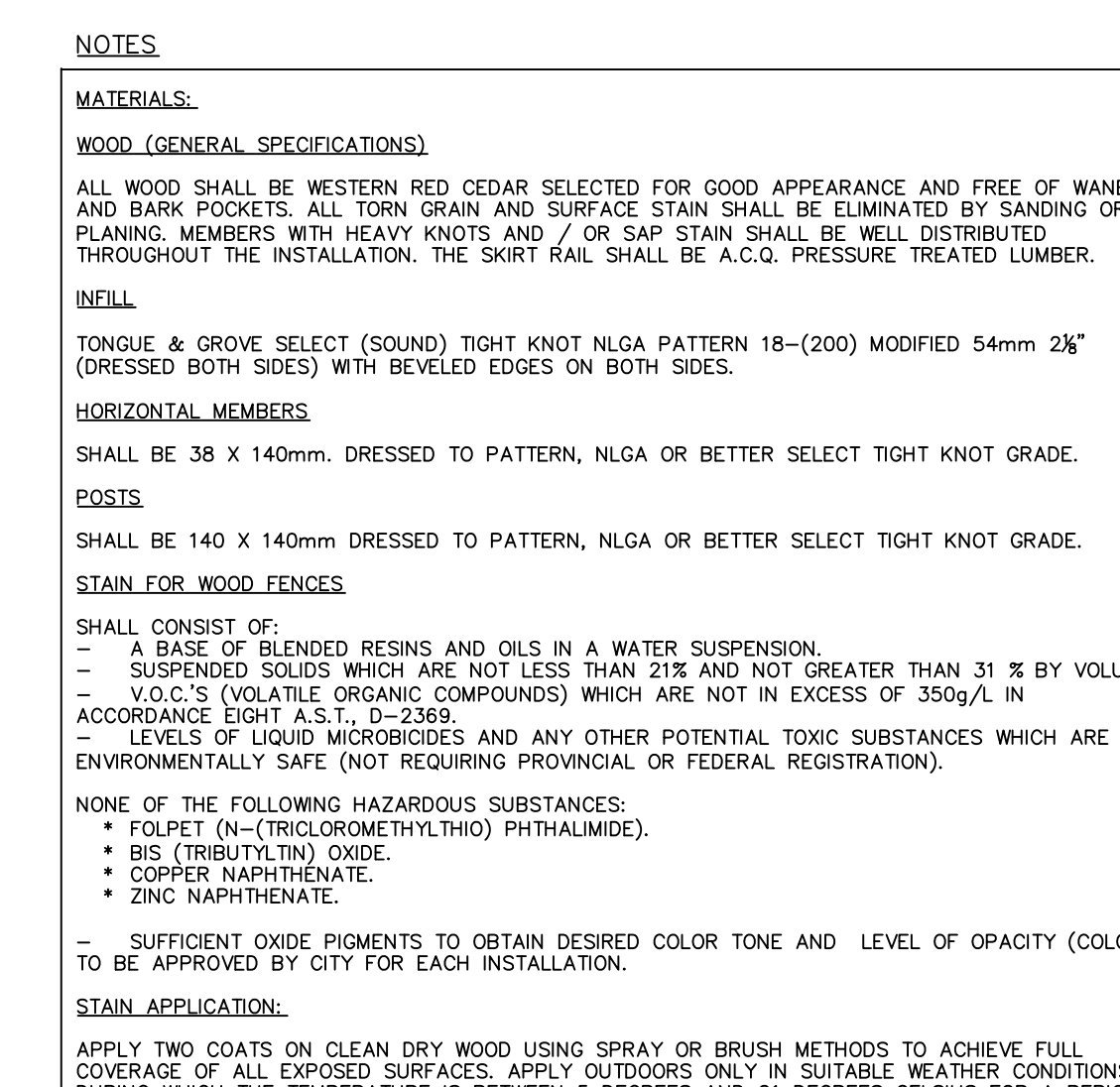
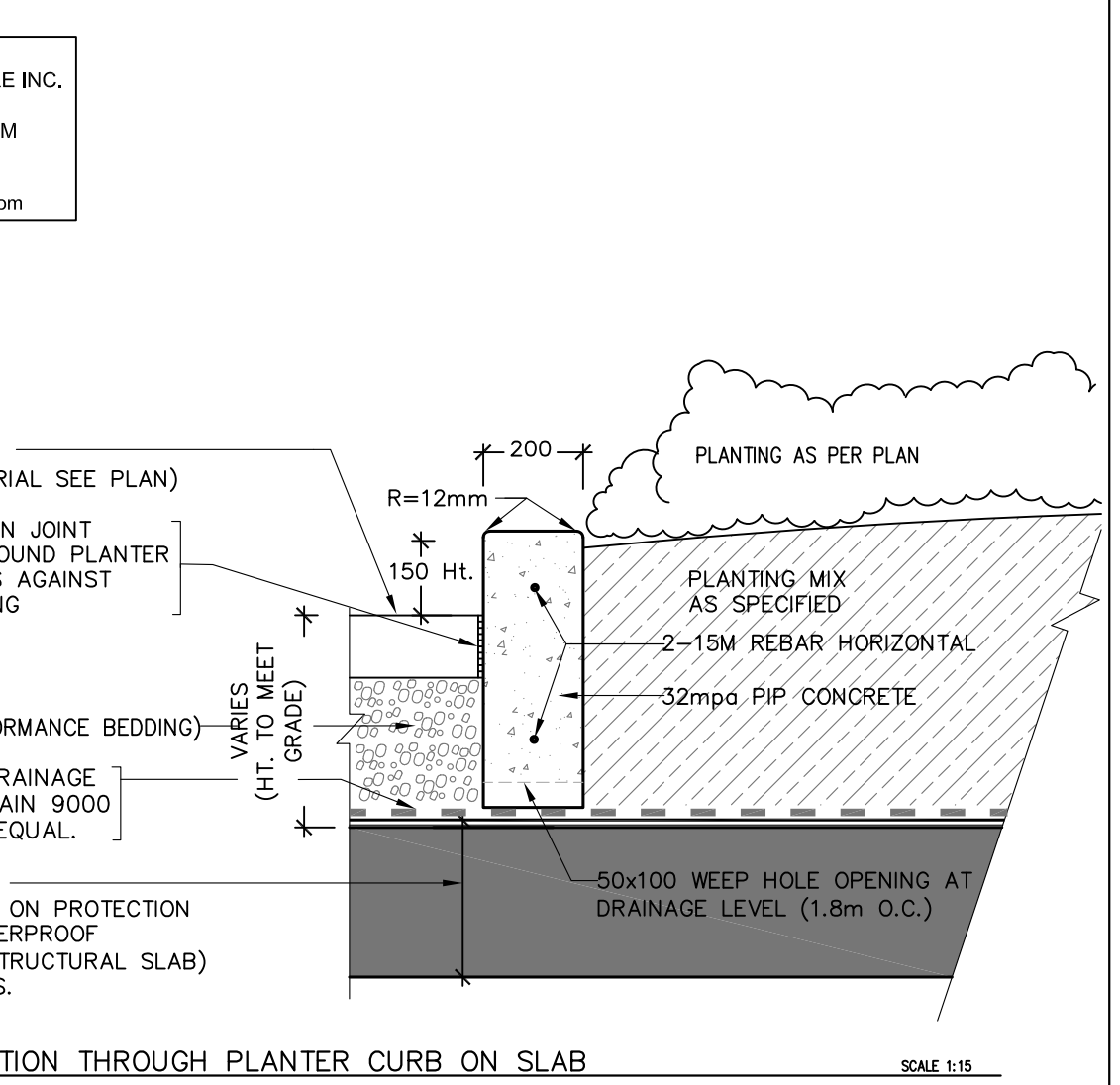
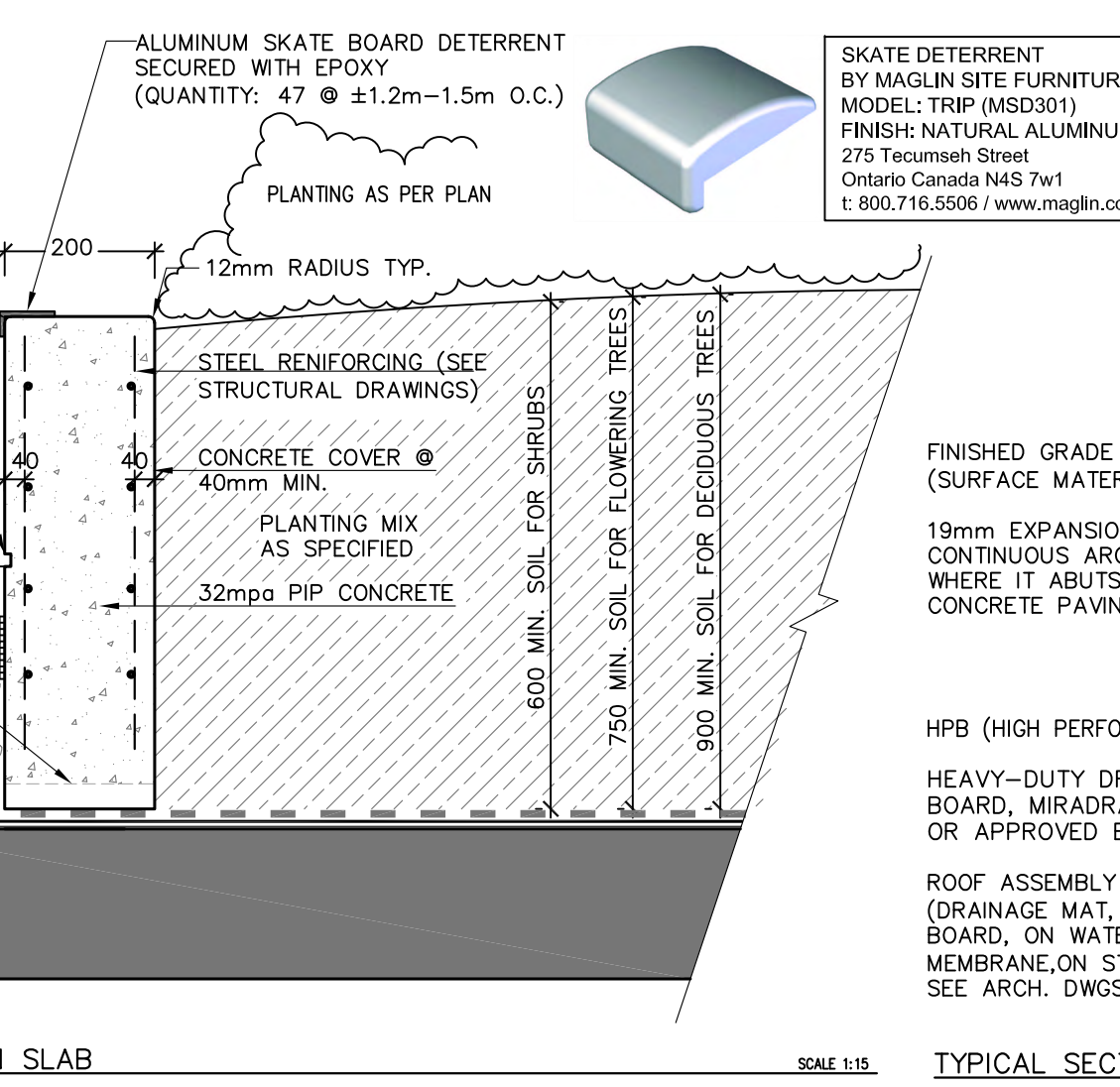
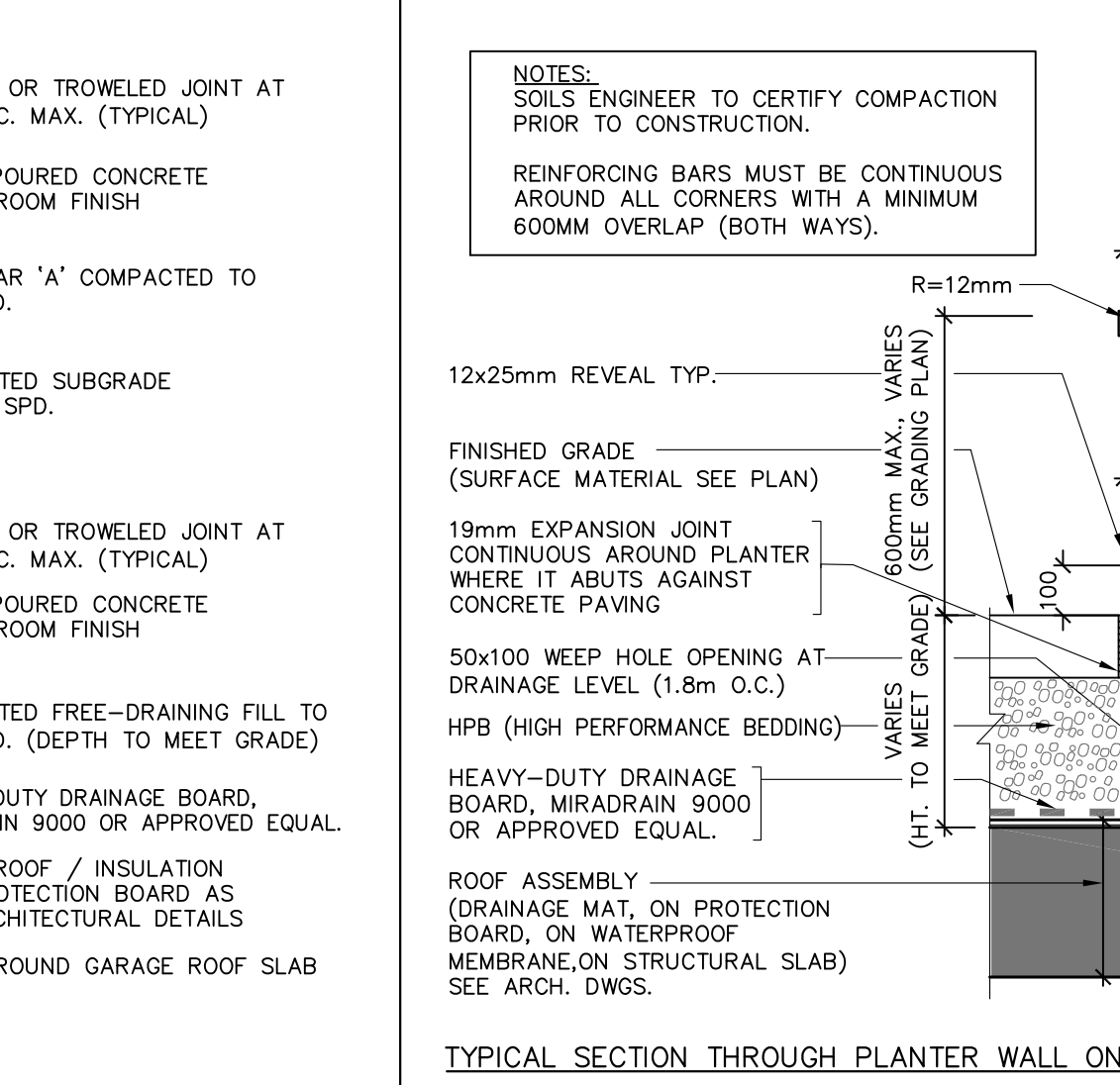
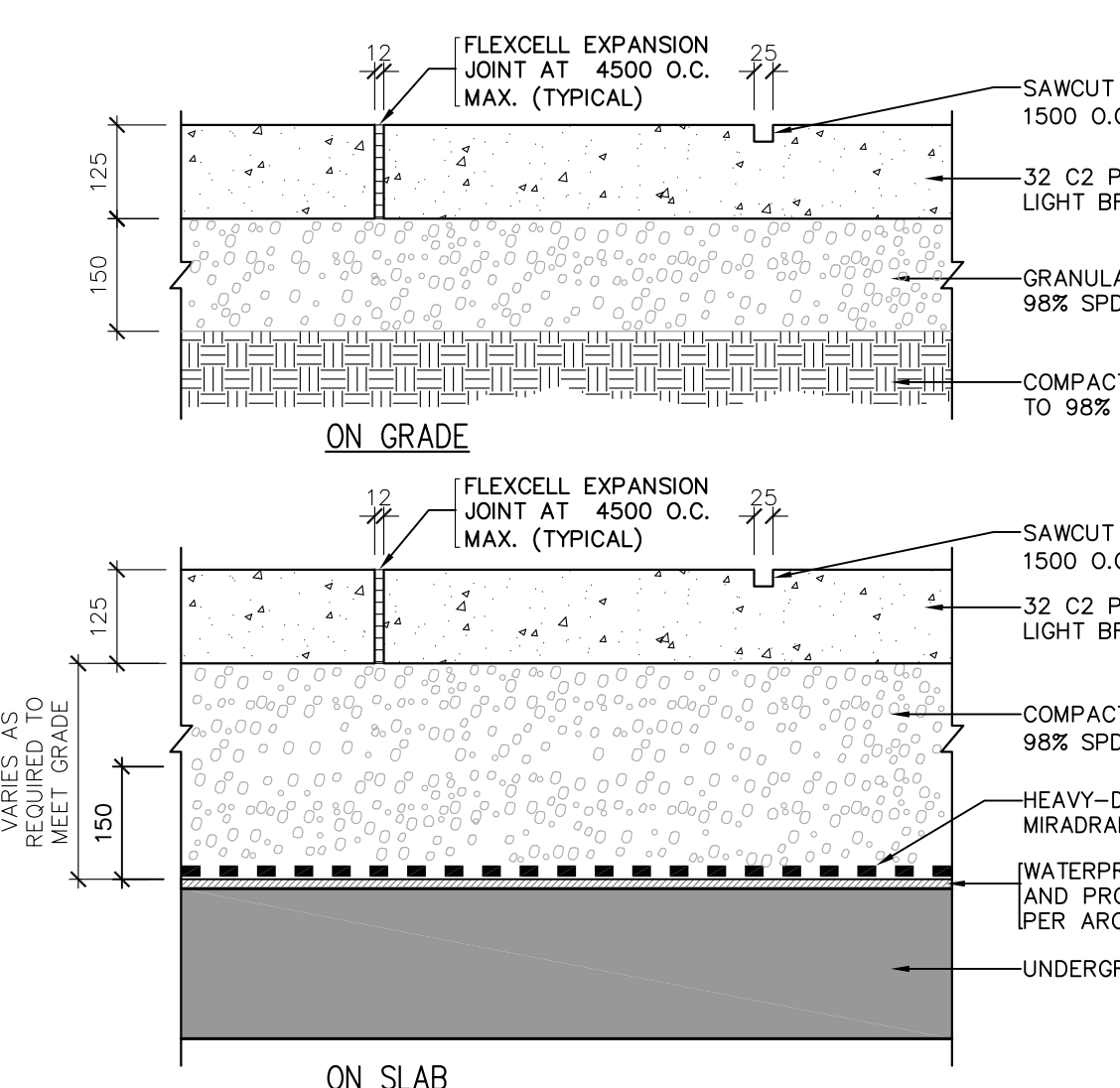
5 POURED CONCRETE PLANTER WALL/PLANTER CURB/SKATE BOARD DETERRENT
(EXPOSED CONCRETE TO BE SANDBLASTED FINISH OR APPROVED ALTERNATIVE)
N.T.S.

6 BIKE RACK
N.T.S.

7 TRASH RECEPTACLE
N.T.S.

8 CUBIC CONCRETE BENCH
N.T.S.

9 WOOD SLATS ON CONCRETE BENCH
N.T.S.



3 CONCRETE PAVING
N.T.S.

5 POURED CONCRETE PLANTER WALL/PLANTER CURB/SKATE BOARD DETERRENT
(EXPOSED CONCRETE TO BE SANDBLASTED FINISH OR APPROVED ALTERNATIVE)
N.T.S.

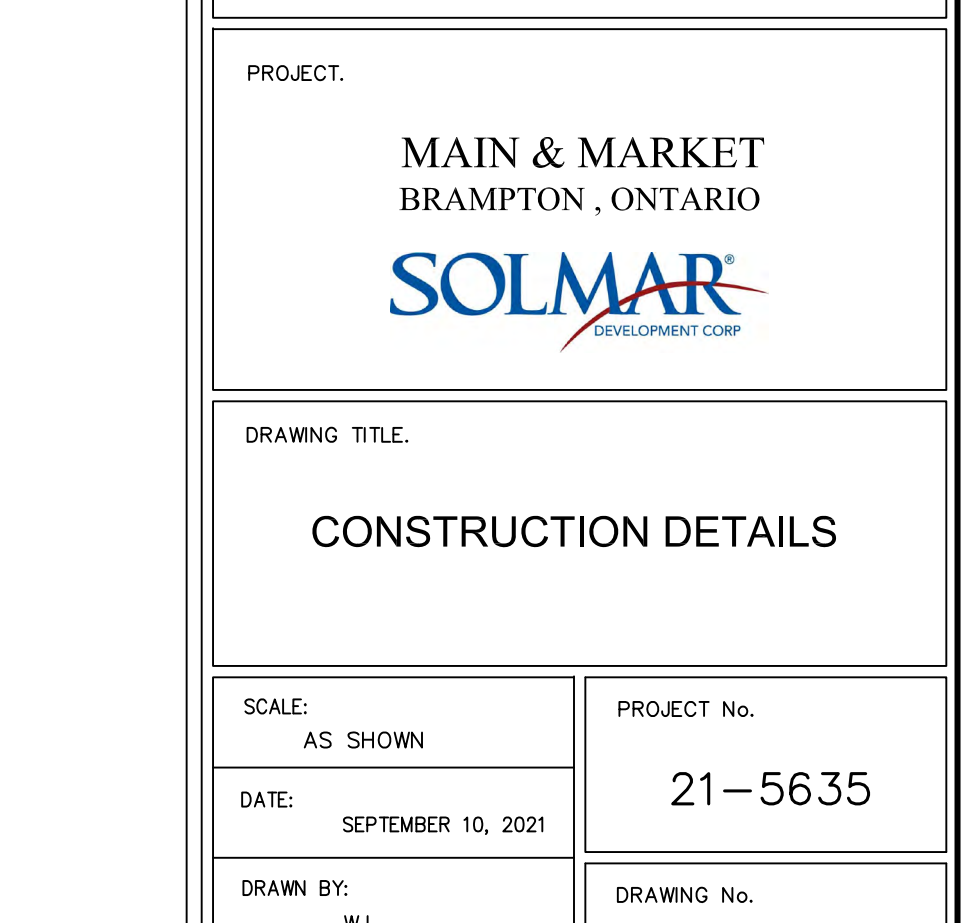
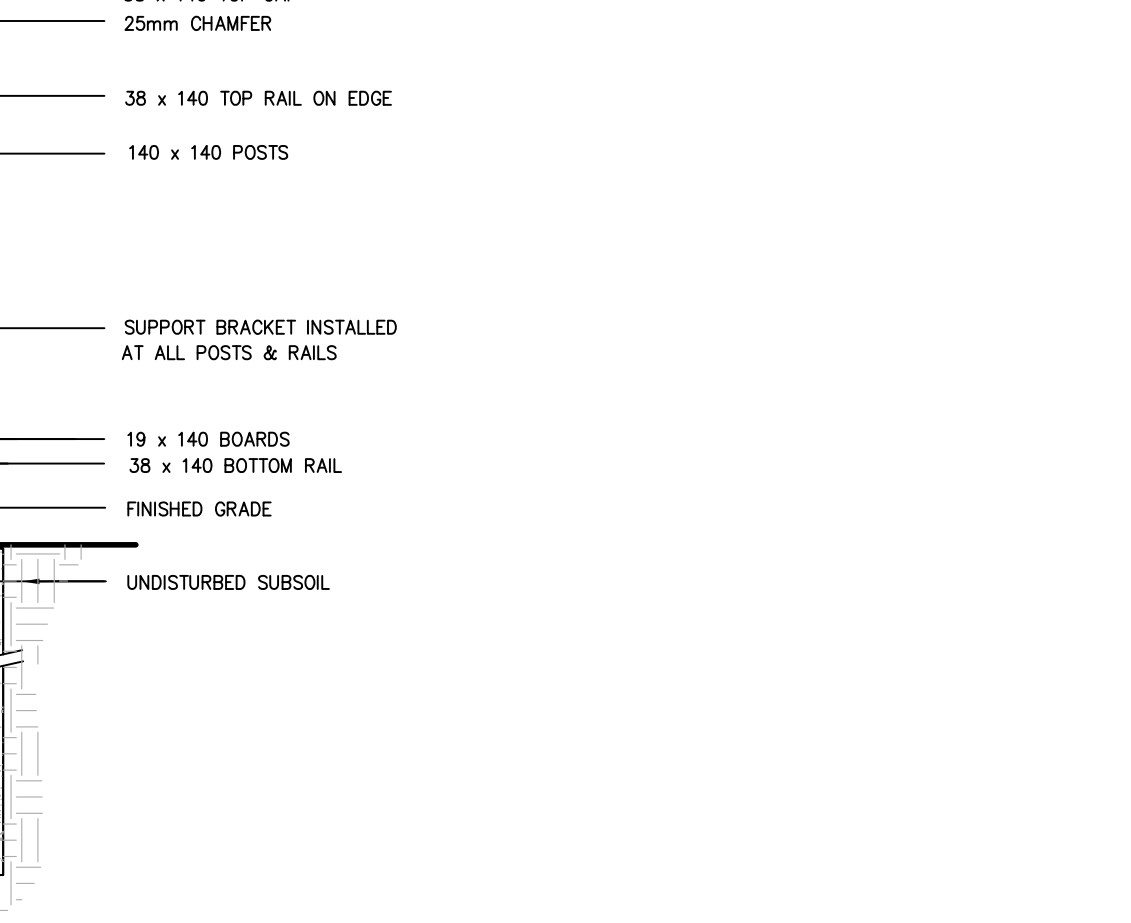
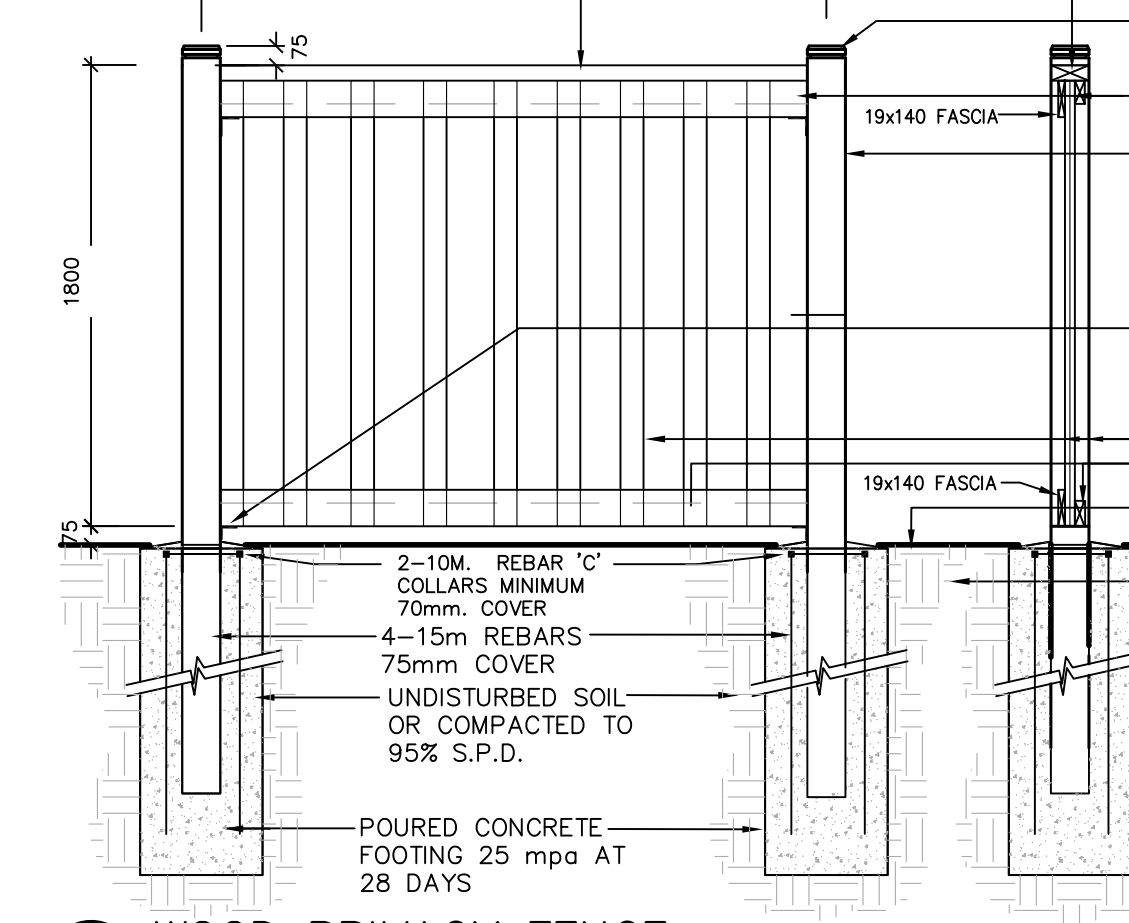
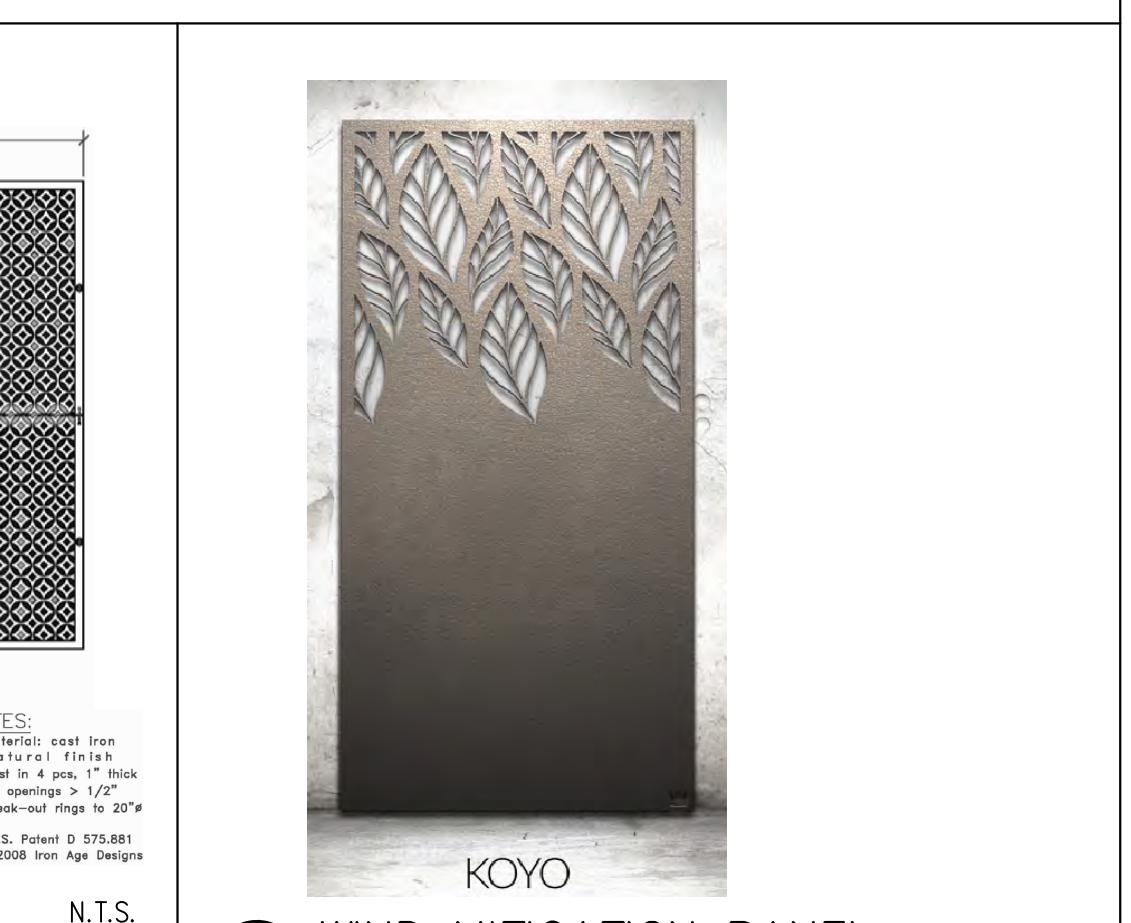
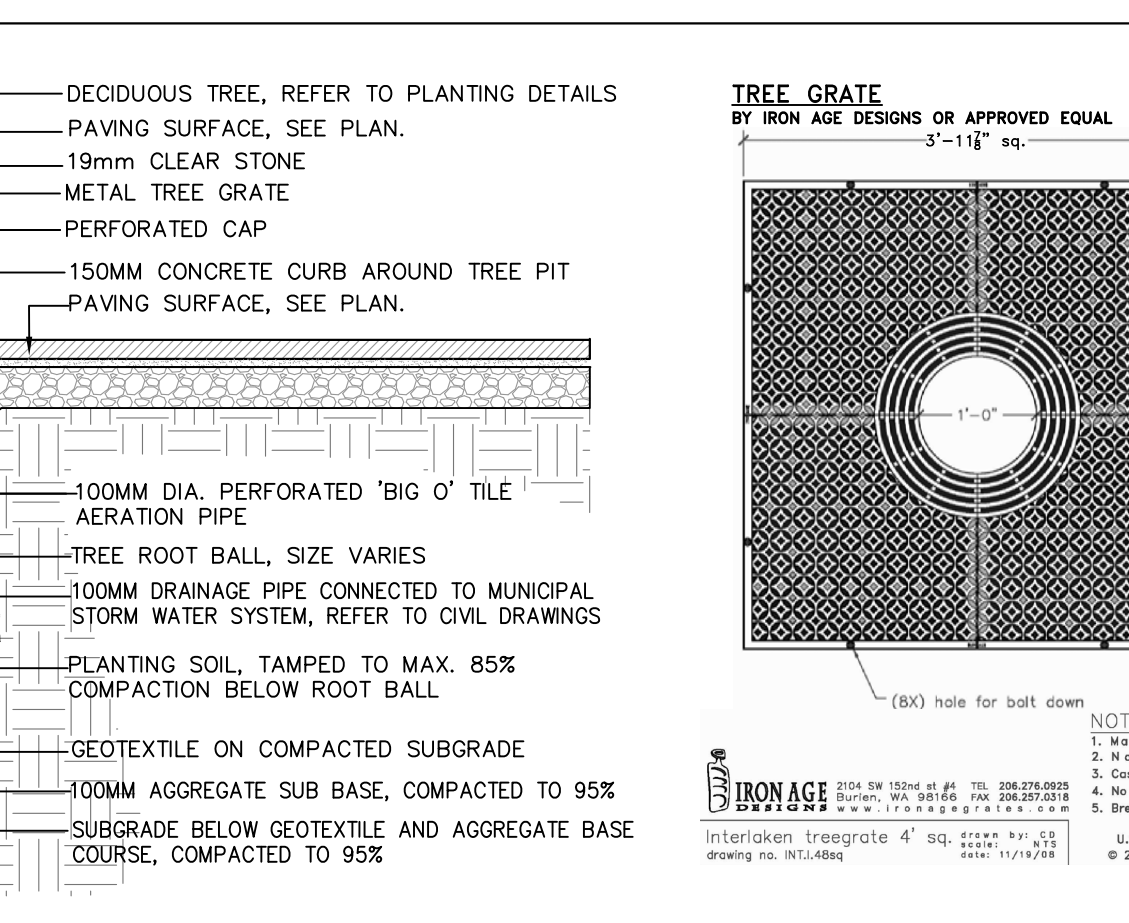
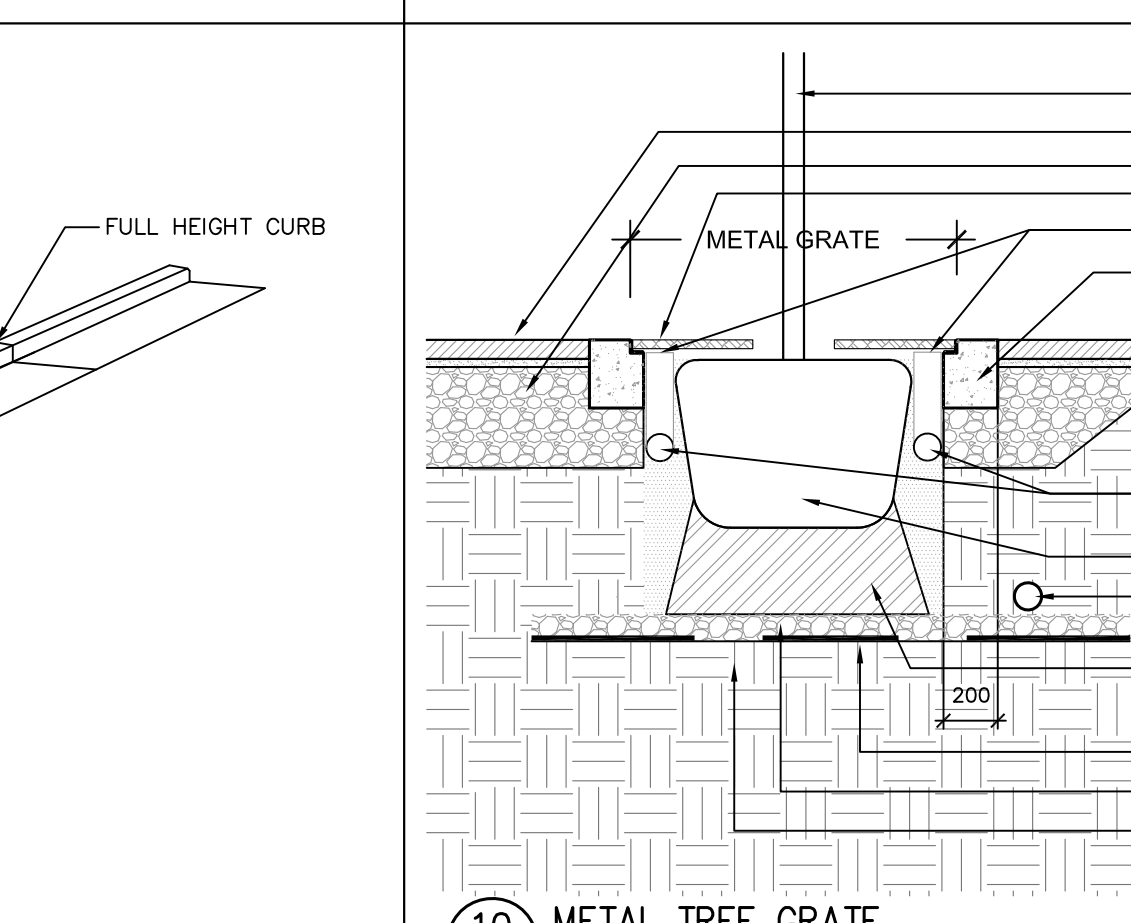
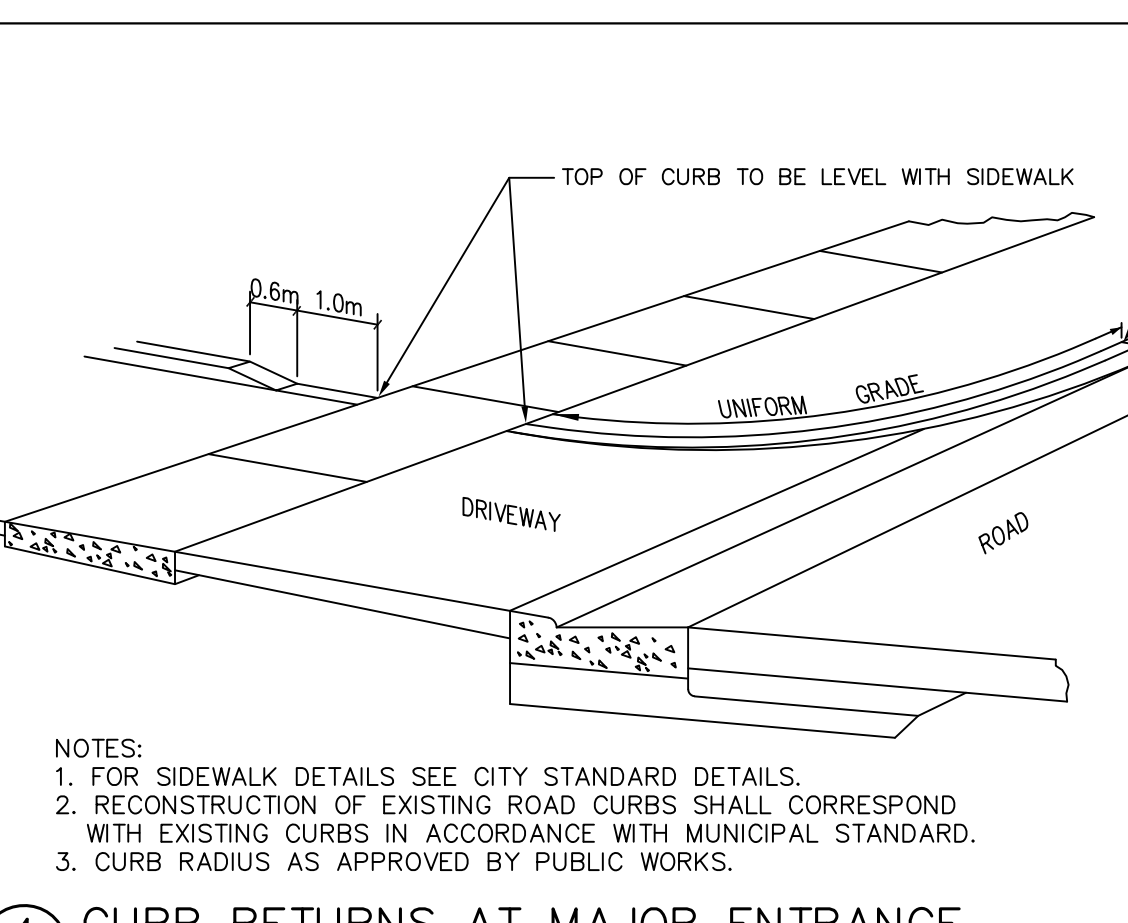
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(EXPOSED CONCRETE TO BE SANDBLASTED FINISH OR APPROVED ALTERNATIVE)
N.T.S.

5 POURED CONCRETE PLANTER WALL/PLANTER CURB/SKATE BOARD DETERRENT
(EXPOSED CONCRETE TO BE SANDBLASTED FINISH OR APPROVED ALTERNATIVE)
N.T.S.

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N.T.S.

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(EXPOSED CONCRETE TO BE SANDBLASTED FINISH OR APPROVED ALTERNATIVE)
N.T.S.

5 POURED CONCRETE PLANTER WALL/PLANTER CURB/SKATE BOARD DETERRENT
(EXPOSED CONCRETE TO BE SANDBLASTED FINISH OR APPROVED ALTERNATIVE)
N.T.S.



Appendix B Design Plans for Commemoration Piece

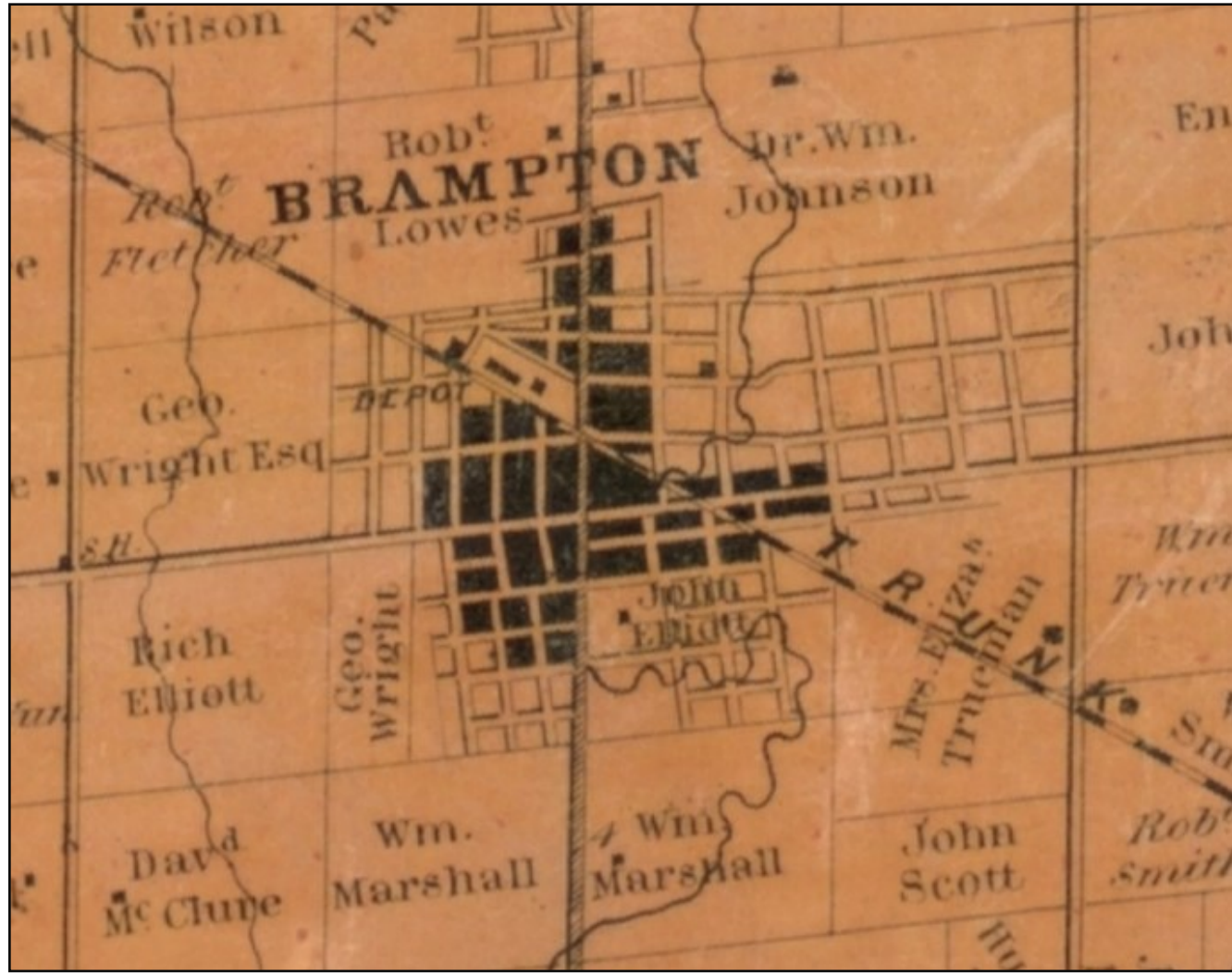


Appendix C Interpretive Panel Details

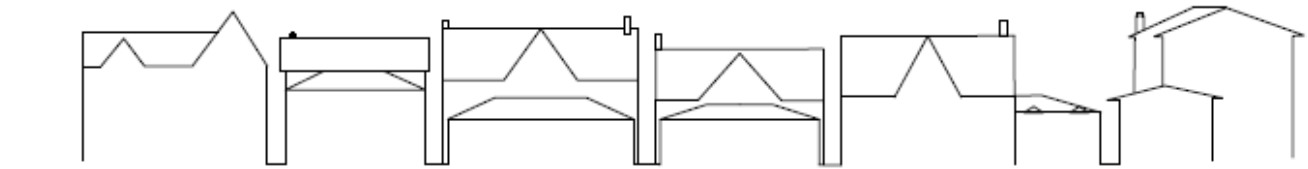


Mississaugas of the Credit ceded their land to the Crown in Treaty No. 19. Following the Ajetance purchase, Main Street North was initially surveyed as Hurontario Street. Settlements developed along Hurontario Street between Lake Huron and Lake Ontario, including the village of Brampton.

1818



Snippet of the 1859 Tremaine's Map of the County of Peel



Residences were constructed on the Bristol Place site along Hurontario Street as Brampton developed into a town and growth pushed northwards. The development of the railway lines through Brampton in the mid to late 19th century influenced an economic boom with entrepreneurs and industry. Residences were built for a mixture of working and middle class families.

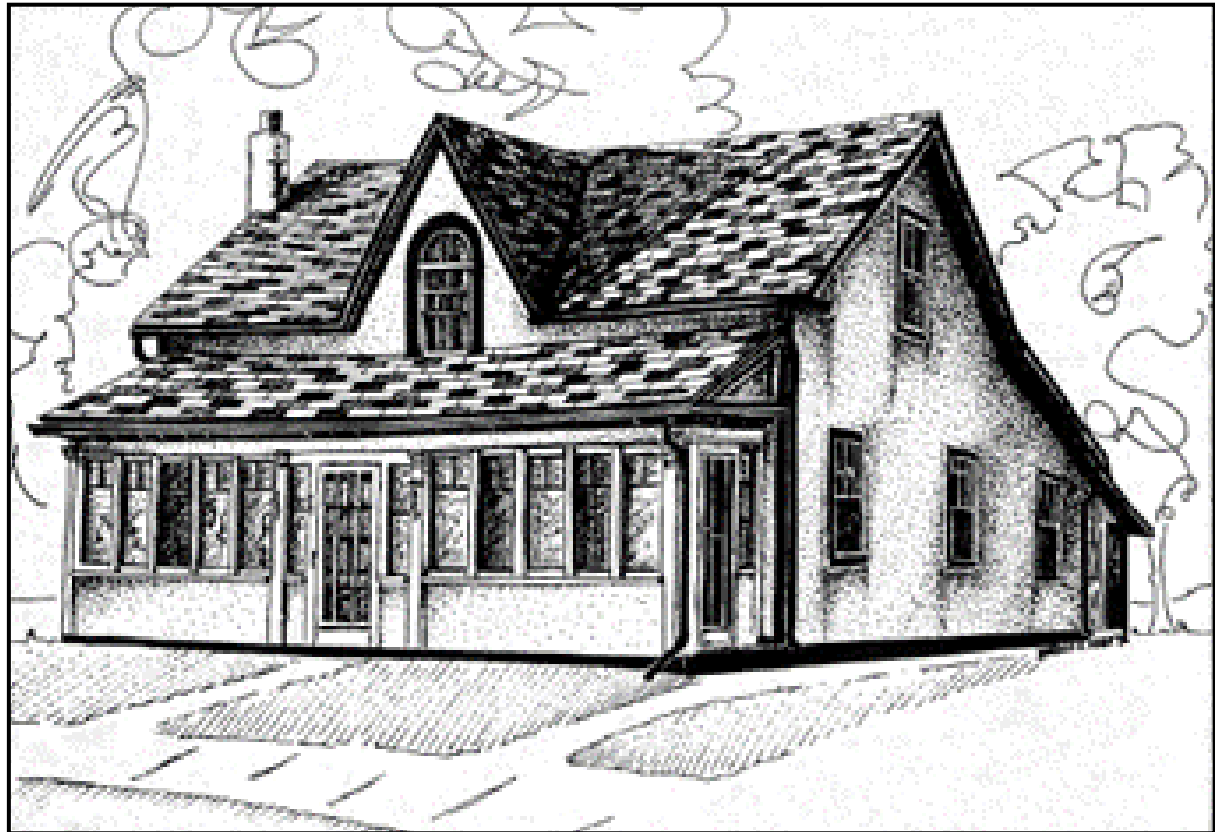
1870-1880s



Main Street North, ca. 1910

1853-54

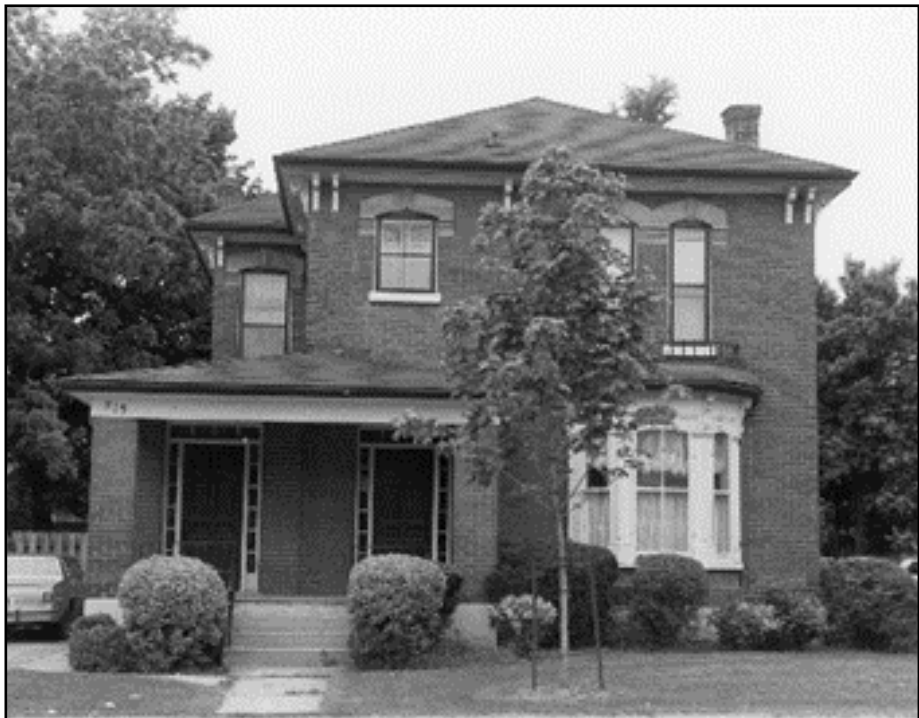
The Bristol Place site was subdivided into lots by Chisholm Miller, under the ownership of George Wright and Robert Lowes. The first residence was constructed on the site in about 1856 at the former 207-209 Main Street North by the Haggert family.



207-209 Main Street North Sketch, 1986

1885

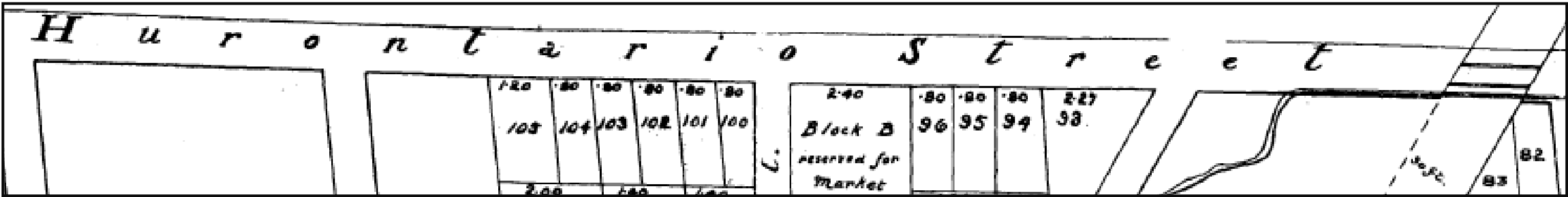
The former 219-221 Main Street North was constructed by Richard Blain, and was known as the “Blain House.” Blain owned and operated Blain’s Hardware on Main Street and was a local politician.



219-221 Main Street North, 1986.

1900-1920s

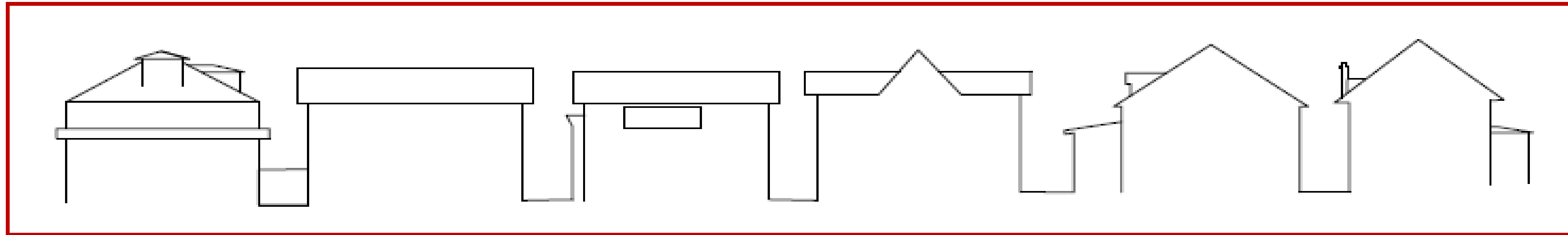
Based on early postcards of Hurontatio Street, it was a well-developed neighbourhood at the turn of the century with a wide roadway, sidewalks and lines of mature and uniformly planted trees on residential front yards. In the 1920s, adjacent to the Bristol Place site, Hurontario Street was renamed Main Street North and paved with asphalt.



Snippet of Subdivision Plan BR-4, 1854

Thomas Streetscape Development

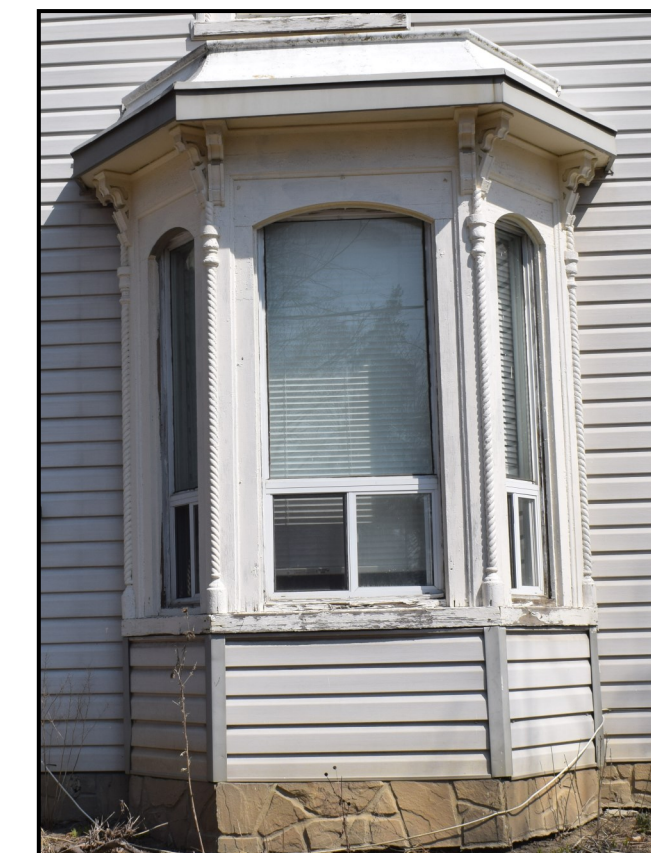
Thomas Street was surveyed in 1853 and 1854 by Chisholm Miller. This neighbourhood west of Main Street North was known as the Washington Block. This block area includes a blend of mid-19th to mid-20th century single-detached residences on large, heavily treed lots. The Bristol Place site along Thomas Street contained four single-detached residences that were constructed between the 1860s-1880s, in Ontario vernacular styles with local design influences. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles.



The former residences at 34 and 44 Thomas Street contained Italianate design influences including bay windows, tall narrow windows, and decorative woodwork. Italianate was a popular architectural style in Ontario between 1850 and 1900, in both residential and commercial properties. It is characterized by hip roofs, cupolas, ornate brackets, segmental arch windows, and deep projecting eaves.



44 Thomas Street



34 Thomas Street



The former 44 Thomas Street property contained a one storey outbuilding with a unique clinker brick exterior. Clinker bricks are produced when wet clay bricks are exposed to excessive heating during the firing process. The intense heat creates hard durable bricks that can be twisted into volcanic shapes and textures.



44 Thomas Street Outbuilding



Appendix D Cost Estimates

