

FINAL REPORT:

Heritage Impact Assessment

0 and 256 Main Street, Brampton, ON



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Project # LHC0329

LHC

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RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of Main Street Development Inc. (“The ‘Owner’”), and the City of Brampton. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owner and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Owner and approved users.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of the Property are based on a superficial visual inspection and are not a structural engineering assessment unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated the Property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate and assess potential impacts of the proposed site alteration on the identified cultural heritage value or interest and heritage attributes of the Property. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

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

EXECUTIVE SUMMARY

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

LHC was retained by Main Street Development Inc. (the **Owner**) in June 2022 to prepare a Heritage Impact Assessment (**HIA**) for the proposed development at 0 and 256 Main Street (the **Property**), in the City of Brampton, Ontario (the **City**).

The Owner is preparing a Development Permit System (**DPS**) application for the demolition of the existing one-storey building and the construction of a new five-storey mixed-use building. The mixed-use building will include 1 at-grade commercial unit and 24 residential units.

This HIA follows best practices drawing upon applicable frameworks, such as the Ministry of Citizenship and Multiculturalism (**MCM**) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. The HIA was prepared in accordance with the City of Brampton's *Heritage Impact Assessment Terms of Reference* (the **TOR**) (Section 1.2.1).

The Property is not currently listed under Section 27, Part IV, nor currently designated under Section 29, Part IV or Section 41, Part V of the *Ontario Heritage Act* (**OHA**).

The City of Brampton has requested an HIA to review potential impacts on the adjacent property at 250 Main Street, which is designated under Section 29, Part IV of the *OHA* through designation by-law 379-2006, and the Main Street and Sproule Drive streetscapes.

In our professional opinion, LHC finds that the Property does not meet *O. Reg. 09/06* criteria for physical/design value, historical/associative value or contextual value (Section 5.2). The Property would not be a good candidate for designation under Section 29, Part IV of the *OHA*. While the scale, massing and form of the building on Property --built as a speculative investment property c.1853-1854 for local innkeeper Joseph Weir—retains some of its Ontario Regency cottage form, alterations, additions and removals over time have substantially changed the building.

The proposed plan to demolish the extant one-storey building on the Property will not have a direct adverse impact to the adjacent property at 250 Main Street or to the contextual value of the Main Street streetscape or Sproule Drive streetscape. Indirect adverse impacts to adjacent and surrounding properties may result from construction vibrations from the proposed development. Comparative analysis of the proposed design elements indicates that it is sympathetic to the character of the surrounding area. LHC recommends that a more vernacular set of materials and designs be utilized. This can include the following:

- The use of rusticated buff brick instead of stone or stucco on the first storey;
- The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and

- The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

LHC recommends the following mitigation measures:

- A Temporary Protection Plan be prepared to mitigate potential indirect and accidental impacts due to construction; and
- A plaque be considered to commemorate the mercantile history of Brampton.

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1.0 BACKGROUND

1.1 Heritage Impact Assessment Background

LHC was retained by Main Street Development Inc. (the **Owner**) in June 2022 to prepare a Heritage Impact Assessment (**HIA**) for the proposed redevelopment at 0 and 256 Main Street (the **Property**), in the City of Brampton, Ontario (the **City**).

The Owner is preparing a Development Permit System (**DPS**) application for the demolition of the existing one-storey building and the construction of a new five-storey mixed-use building. The mixed-use building will include three at-grade commercial units and 24 residential units.

The Property is not currently listed under Section 27, Part IV, nor currently designated under Section 29, Part IV or Section 41, Part V of the *Ontario Heritage Act (OHA)*.

The City of Brampton requested an HIA to review potential impacts on the property at 250 Main Street which is designated under Section 29, Part IV of the *OHA* through designation by-law 379-2006, and the Main Street and Sproule Drive streetscape.

This HIA follows best practices drawing upon applicable frameworks, such as the Ministry of Citizenship and Multiculturalism (**MCM**) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. The HIA was prepared in accordance with the City of Brampton's *Heritage Impact Assessment Terms of Reference* (the **TOR**) (Section 1.2.1).

1.2 Study Approach

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

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

This HIA is also guided by the MCM's *Info Sheet #5, Heritage Impact Assessments and Conservation Plans*.² A description of the proposed development or site alteration,

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, p. 3, and Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, p. 18.

² MTCS, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit, 2006

measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.³

This is consistent with the recommended methodology outlined by the MCM in the *Ontario Heritage Tool Kit: Heritage Property Evaluation*. To evaluate a property for cultural heritage value or interest (CHVI) the MCM identifies three key steps: Historical Research, Site Analysis, and Evaluation.

1.2.1 City of Brampton Heritage Impact Assessment Terms of Reference

This HIA was completed in compliance with the City's *Heritage Impact Assessment Terms of Reference*.⁴ A HIA completed for the City must include the following:

- Background (Section 1.0);
- Introduction to the Subject Property (Section 2.0);
- Evaluation of Cultural Heritage Value or Interest (Sections 4.0 and 5.0);
- Description and Examination of Proposed Development/Site Alterations (Section 6.0);
- Mitigation Options, Conservation Methods, and Proposed Alternatives (Section 7.0);
- Recommendations (Section 8); and,
- Executive Summary (See Executive Summary).

1.2.2 Legislation and Policy Review

This HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property (Section 3.0).

1.2.3 Historical Research

Historical research for this HIA included local history research. LHC consulted primary and secondary research sources including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

Online sources consulted included (but was not limited to):

- The Archives of Ontario;

³ MTCS, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit, 2006.

⁴ *Heritage Impact Assessment Terms of Reference*, prepared by the City of Brampton, (Brampton, ON, n.d.), https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/HIA_ToR.pdf

- Library and Archives Canada;
- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project;
- The City of Brampton;
- Peel Art Gallery, Museum, and Archives;
- Brampton Library;
- University of Toronto Library;
- McMaster University Library; and,
- The Internet Archive.

1.2.4 Enquiries

LHC contacted:

- City of Brampton
- Peel Art Gallery, Museum, and Archives
- Brampton Library

1.2.5 Site Visit

A site visit was conducted on 11 August 2022 by Principal, Christienne Uchiyama and Cultural Heritage Specialist, Colin Yu. All photographs were taken from the road right-of-way. The purpose of this site visit was to document the current conditions of the Property, adjacent properties, and their surrounding context. Unless otherwise attributed all photographs in this HIA were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 2.4.

1.2.6 Evaluation

Under Provincial legislation and policy, the conservation of cultural heritage resources is a key Provincial interest (Section 3.1).

This HIA includes evaluation of the Property against the nine criteria for determining cultural heritage value or interest from *Ontario Regulation 9/06 (O. Reg. 9/06)* as amended by *Ontario Regulation 569/22 (O. Reg. 569/22)* (See Section 5.2).

Properties that meet one of these criteria may be designated under Part IV Section 29 of the *OHA*.

1.2.7 Impact Assessment

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*⁵ outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include, but are not limited to:

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

This HIA includes a consideration of direct and indirect adverse impacts on the Property with known or potential cultural heritage value or interest in Section 6.2.

⁵ MTCS, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit, 2006.

2.0 INTRODUCTION TO THE SUBJECT PROPERTY

2.1 Property Location and Description

The Property is located at 0 and 256 Main Street (Figure 1 and Figure 2). It is located on the southeast corner of the intersection between Main Street and Sproule Drive. The Property is on a lot which is roughly square in shape. The Property abuts Sproule Drive to the north, 250 Main Street to the south, Main Street to the east, and 65 Sproule Drive to the west. There is one structure located on the Property, a one storey commercial building. The legal description for 0 Main Street is: PL M527 BLK 9. The legal description for 256 Main Street is: PLAN BR 24 PT LOTS 119,120 RP 43R1632 PARTS 3,4; CON 1, LOT 7 E.H.S.

The Property is currently zoned within the Main Street North Development Permit System By-law Area (**DPS**). The DPS is intended to guide decisions on new development or redevelopment while protecting maintaining and enhancing the historic built character of Main Street North.

The property is within the CMU(3)-DPS District and the property is located within the Historic Mixed Use Character Sub-area. The CMU(3)-DPS District permits a wide range of uses including multi-unit dwellings. The Historic Mixed Use Character Sub-areas are intended to retain their prevailing historical residential character use.

2.2 Existing Heritage Designation

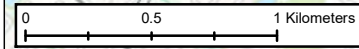
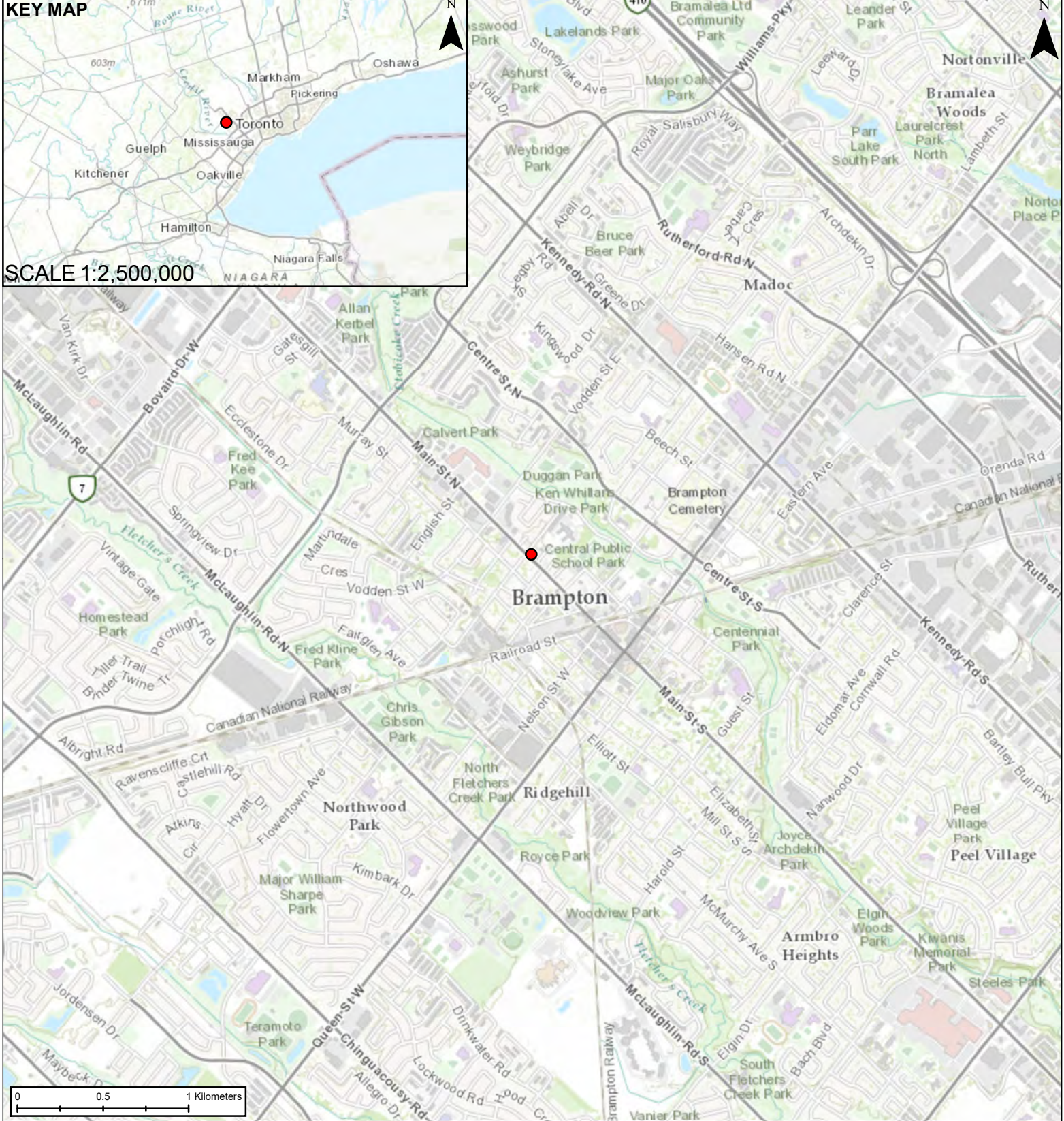
The Property is not currently listed under Section 27 Part IV, nor currently designated under Section 29 Part IV or Section 41 Part V of the *Ontario Heritage Act* (**OHA**).

2.3 Adjacent Heritage Properties

The *Peel Region Official Plan* (**ROP**) provides the following definition for adjacent, with to cultural heritage as “those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.”

Using the *ROP* definition, there is an adjacent property located at:

- 250 Main Street (Section 29, Part IV, under designation By-law 379-2006)



Legend

● Property

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.
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TITLE Location Plan	
CLIENT Main Street Development Inc.	
PROJECT Heritage Impact Assessment 0 and 256 Main Street, Brampton, ON	PROJECT NO. LHC0329
CONSULTANT	YYYY-MM-DD 2022-10-07
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1



Legend

 Property

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
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TITLE Current Conditions	
CLIENT Main Street Development Inc.	
PROJECT Heritage Impact Assessment 0 and 256 Main Street, Brampton, ON	PROJECT NO. LHC0329
CONSULTANT	YYYY-MM-DD 2022-10-12
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2

2.4 Existing Conditions

2.4.1 Property

The Property consists of two parcels of land that are municipally addressed as 0 Main Street and 256 Main Street. 0 Main Street is a small, vacant rectangular parcel that immediately fronts Sproule Street and Main Street. There are five trees and a grass yard. 256 Main Street is a rectangular parcel with a one-storey commercial building with a parking area. The building has a T-shape plan with a hipped roof with an overhanging eaves and plain soffit. The exterior walls of the building which were originally red brick are now covered in stucco. The building features a symmetrical entranceway at the west elevation flanked by two contemporary windows and older stone sills. The entranceway and west elevation windows are covered by awnings. Contemporary windows with older stone sills are also found on the north and south elevations. The building contains two rear one-storey additions with gable roofs at the east elevation.

See Photo 1 through Photo 5.



Photo 1: View of the Property, looking south at Main Street.



Photo 2: View of the Property, looking towards the side yard and rear.



Photo 3: View of the front elevation.



Photo 4: Close-up view of the front elevation.



Photo 5: View of the north elevation and the side parking lot.

2.4.2 Adjacent and Nearby Heritage Properties

The City's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act*, *Municipal Register of Cultural Heritage Resources*, and Brampton Planning Viewer were reviewed for adjacent heritage properties.⁶ The City *Official Plan* does not include a definition of adjacency so the definitions from the PPS and the Region of Peel *Official Plan* (Appendix B) were used to inform this search. The Property is adjacent to 250 Main Street (Figure 3) which is designated under Section 29, Part IV of the *OHA* on the *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act* through By-law 379-2006⁷ (Table 1). Four additional *listed* properties are within 100 metres of the Property and are not considered adjacent based on the Region's definition (Figure 3) (Table 2).

⁶ City of Brampton, *Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act*, 2021, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation_Register.pdf; City of Brampton, *Municipal Register of Cultural Heritage Resources 'Listed' Heritage Properties*, July 2021, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed_Register.pdf

⁷ Corporation of the City of Brampton, *By-law 379-2006 To designate the property at 250 Main Street North (Thomas Dale House) as being of cultural heritage value or interest*, 13 December 2006, <https://www.heritagetrust.on.ca/en/oha/details/file?id=832>.

Table 1: Adjacent Heritage Properties




Address	Recognition	Adjacency	Photo
250 Main Street (Thomas Dale House)	Designated Section 29, Part IV Enacted by City Council through By-law 379-2006, on 13 December 2006.	Adjacent Share a property boundary	

Table 2: Nearby Heritage Properties

Address	Recognition	Adjacency	Photo
247 Main Street (Justin House)	Designated Section 29, Part IV Enacted by City Council through By-law 64-2009, on 11 March 2009.	Not adjacent.	
249 Main Street (Ethel Dale House)	Designated Section 29, Part IV Enacted by City Council through By-law 57-2012, on 7 March 2012.	Not adjacent.	
253 Main Street (Hollis House)	Listed Section 27, Part IV On the <i>Municipal Register of Cultural Heritage Resources</i> .	Not adjacent.	

Address	Recognition	Adjacency	Photo
<p>266 Main Street (Arscott House)</p>	<p>Listed Section 27, Part IV On the <i>Municipal Register of Cultural Heritage Resources</i>.</p>	<p>Not adjacent.</p>	
<p>267 Main Street (Packham House)</p>	<p>Listed Section 27, Part IV On the <i>Municipal Register of Cultural Heritage Resources</i>.</p>	<p>Not adjacent.</p>	



	Address	Property Name
A	247 Main St N	Justin House
B	249 Main St N	Ethel Dale House
C	250 Main St N	Thomas Dale House
D	253 Main St N	Hollis House
E	266 Main St N	Arcscott House
F	267 Main St N	Packham House

Legend

 Property

Heritage Status

 Designated

 Listed

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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TITLE
Adjacent and Nearby Heritage Properties

CLIENT
Main Street Development Inc.

PROJECT
Heritage Impact Assessment 0 and 256 Main Street, Brampton, ON

PROJECT NO. LHC0329

CONSULTANT
YYYY-MM-DD 2022-10-12



PREPARED LHC

DESIGNED JG

FIGURE # **3**

2.4.3 Surrounding Context

The surrounding area largely consists of commercial and residential properties within an older, mature neighbourhood. The Property is situated at the southeast corner of the intersection between Main Street and Sproule Drive. The Property is bounded by Main Street to the west, Sproule Drive to the north, 65 Sproule Drive to the east, and 250 Main Street to the south.

The older, mature neighbourhood is identified as being within the Washington Block and Area Neighbourhood study area with a historic concentration of nineteenth and twentieth century substantial or modest single-detached residential properties, predominantly on the west and east sides of Main Street.

Main Street (also known as Hurontario Street or Highway 10) is a four-lane main arterial street running north to south. Main Street has concrete sidewalks, concrete curbs, and streetlight poles on both sides of the street.

Sproule Drive is a two-lane street running west to east towards Ken Whillans Drive. Sproule Drive has concrete sidewalks, concrete curbs, and streetlight poles on both sides of the street. Residential contemporary two-storey detached single-family buildings are found on both sides of the street.

Rosedale Avenue West is a two-lane street running west to east where it intersects Isabella Street. Rosedale Avenue West has concrete sidewalks, concrete curbs and streetlight poles on both sides of the street. The fabric of these two streets is made up of older residential detached buildings lined with mature trees.

The major natural feature is the Etobicoke Creek, which is flanked by various parks and recreational areas located approximately 390 m to the east. The Etobicoke Creek begins south of the Oaks Ridges Moraine in Caledon and flows through Brampton, Mississauga, and Toronto before emptying into Lake Ontario.

See Photo 6 through Photo 17.



Photo 6: View of Main Street, looking south.



Photo 7: View of Main Street, looking north.



Photo 8: View of Sproule Drive, looking east.



Photo 9: View of Sproule Drive, looking east.



Photo 10: View of contemporary houses on Sproule Drive.



Photo 11: View of Sproule Drive, looking west.



Photo 12: View of intersection between Main Street, Sproule Drive, and Rosedale Avenue West.

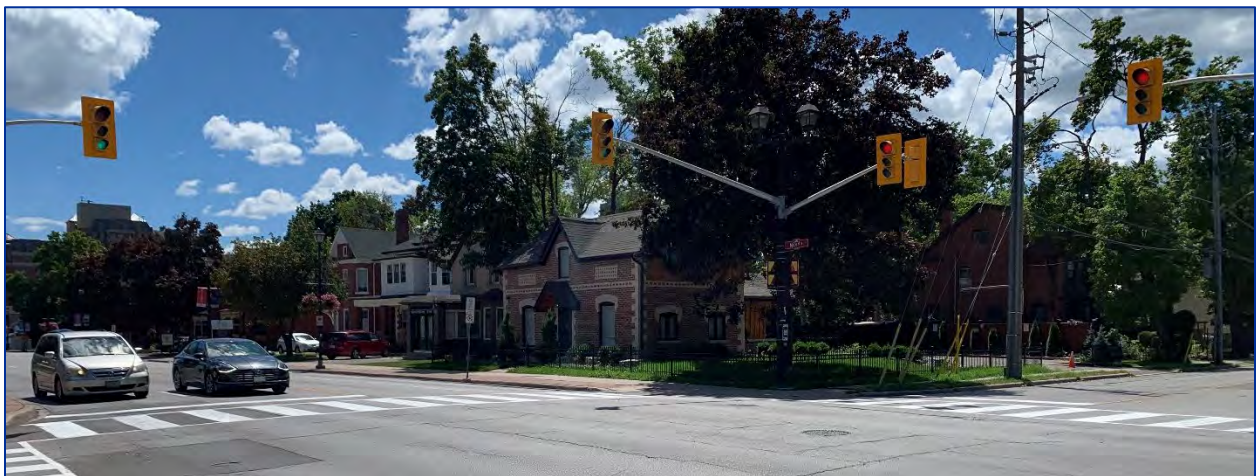


Photo 13: View of intersection between Main Street and Rosedale Avenue West.



Photo 14: View of houses on Main Street.



Photo 15: View of Rosedale Avenue West, looking west.



Photo 16: View of Rosedale Avenue West, looking east.



Photo 17: View of Isabella Street, looking south.

3.0 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement (PPS)*, and the *Ontario Heritage Act (OHA)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 *Ontario Heritage Act, R.S.O. 1990, c. O.18*

The *Ontario Heritage Act, R.S.O. 1990, c. O.18* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The Act is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *Ontario Heritage Act* is administered by the Minister—Ministry of Citizenship and Multiculturalism (**MCM**).

The *OHA* (consolidated on 1 January 2023) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province.

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the nine criteria from *O. Reg. 9/06*. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

O. Reg. 9/06 as amended by *O. Reg. 569/22* –in force and effect 1 January 2023—identifies the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). *O. Reg 569/22*

revokes Section 1 and 2 of *O. Reg. 9/06*, substituting the following nine criteria, of which two must be met to designate a property under Section 29 of the *OHA*:

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.

If a property has been determined to meet two or more of the above criteria, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

3.1.2 *Planning Act, R.S.O. 1990*

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

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...the

conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁸

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.⁹

Under Part 1, Section 3 (5) of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.¹⁰

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

3.1.3 Provincial Policy Statement

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides further direction for municipalities regarding provincial requirements. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” (Section 1.7.1e).

⁸ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last modified December 2, 2021, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁹ Province of Ontario, “Planning Act,” Part 1 S.3 (1).

¹⁰ Province of Ontario, “Planning Act,” Part I S. 3 (5).

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit development and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.¹¹

The *PPS* recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

3.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;

¹¹ Province of Ontario, "The Provincial Policy Statement 2020," last modified May 1, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹²

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the **Growth Plan**), which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹³

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹⁴

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁵

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

1. Cultural heritage resources will be conserved to foster a sense of place and benefit communities, particularly in strategic growth areas;

¹² Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," 1 June 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

¹³ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 2020, 6, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>.

¹⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

¹⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁶

Amendment 1 to *A Place to Grow* (Approved 28 August 2020) aligns the definitions of *A Place to Grow* with the *PPS*.

3.2 Regional and Local Frameworks

3.2.1 Region of Peel Official Plan (1996, consolidated 2018)

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 11 July 1996 through By-law 54-96 and was approved by the Ministry of Municipal Affairs and Housing on 22 October 1996. The *ROP* has been undergoing review since 23 May 2013 as required under the *Planning Act* with the new *ROP* planning for 2041. The most recent consolidation was in December 2018.

The *ROP*'s purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives”.¹⁷ The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities.

Section 3.6 of the *ROP* outlines cultural heritage policies and states that:

The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.¹⁸

Section 3.6.1 states that the objectives of the Region's cultural heritage policies are as follows:

3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage.

3.6.1.3 To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.

¹⁶ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe,” 2020, 47.

¹⁷ Province of Ontario, *Greenbelt Plan*, s.1.1.

¹⁸ Regional Municipality of Peel, *Region of Peel Official Plan*, 1996, office consolidation December 2018, https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018_TextSchedules_Final_TEXT.pdf, s. 3.6.

3.6.1.4 To support the heritage policies and programs of the area municipalities. Implementation policies related to cultural heritage are contained in Section 7.6 of this Plan.

Section 3.6.2 lists the Region's cultural heritage policies, those most relevant to the Property are as follows:

3.6.2.1 Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.

3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans.

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

The *ROP* also highlights the importance of the Region's cultural agricultural resources in Section 3.2 including the policy to:

3.2.2.14 Encourage greater diversity of permitted uses, including value-added industries (e.g., wineries, cideries, agricultural research institutes, feed mills and fertilizer depots) to aid the farm industry, and to maintain the cultural heritage and way of life of the farming community. Within prime agricultural areas all permitted uses must either be agriculture related uses or secondary uses that are in accordance with Policy 3.2.2.8 of this Official Plan.

3.2.2 City of Brampton Official Plan (2006, consolidated 2020)

The *City of Brampton Official Plan (OP)* was adopted on 11 October 2006, partially approved by the Region of Peel on 24 January 2008 and partially approved by the Ontario Municipal Board on 7 October 2008. The City has been developing a new *OP* since 2019 which will plan for 2040. The most recent consolidation dates to September 2020.

The *OP's* purpose is to guide land use planning decisions until 2031 with clear guidelines for how land use should be directed, and which ensures that "cultural heritage will be preserved

and forms part of the functional components of the daily life”.¹⁹ Regarding cultural heritage the *OP* notes that:

Brampton’s rich cultural heritage also provides a foundation for planning the future of the City as our heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments, and includes a diversity of tangible and intangible resources, including structures, sites, natural environments, artifacts and traditions that have historical, architectural, archaeological, cultural and contextual values, significance or interest.²⁰

In Section 4.10 (Cultural Heritage) of the *OP* identifies the conservation of heritage resources as providing a “vital link with the past and a foundation for planning the future...” and highlights the importance of cultural heritage landscapes, intangible heritage, and maintaining of context.²¹

Section 4.10 states the objectives of its cultural heritage policies are to:

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public views; and,
- c) To promote greater awareness of Brampton’s heritage resources and involve the public in heritage resource decisions affecting the municipality.

Cultural heritage policies relevant to the Property include the following:

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

¹⁹ City of Brampton, *City of Brampton Official Plan*, 2006, office consolidation September 2020, https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf, 1.

²⁰ City of Brampton, *Official Plan*, 2-4.

²¹ City of Brampton, *Official Plan*, 4.9 -1.

4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.

4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:

- (i) On-site retention in the original use and integration with the surrounding or new development;
- (ii) On site retention in an adaptive re-use;
- (iii) Relocation to another site within the same development; and,
- (iv) Relocation to a sympathetic site within the City.

4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.

4.10.1.15 Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.

4.10.1.17 The City shall modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.

4.10.1.18 The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.

The *OP* includes cultural heritage policies related to the preparation of an HIA. These include the following:

4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:

- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g., past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- (vi) Planning and other land use considerations.

4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

3.3 Summary and Analysis of Policy and Legislative Context

The Property has not been previously evaluated against the criteria of *O. Reg. 9/06*, as amended by *O. Reg. 569/22*, as a potential cultural heritage resource. It is LHC's opinion that the HIA conforms/complies with the applicable municipal policies (OP 4.10.1.10; 4.10.1.11) and legislative frameworks about the identification and conservation of cultural heritage resources in the City.

4.0 HISTORIC CONTEXT

4.1 Natural History

The underlying bedrock in the Brampton area is made up of shale, limestone, dolostone, and siltstone of the Queenston Formation.²² The physiography of the Property is bevelled till plains.²³ The Property is in the Main Branch subwatershed of the larger Etobicoke Creek watershed.²⁴ It is in the Lake Simcoe-Rideau Ecoregion, an area with a mild, moist climate and in the Great Lakes-St. Lawrence Forest region.²⁵

4.2 Early Indigenous History

4.2.1 Paleo Period (11,000-8000 BCE)

Human occupation of present-day Ontario began during the retreat of the Wisconsin glaciation and the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until 12,000 BCE. This led to the formation of the Champlain Sea – an extension of the Atlantic Ocean, between 11,800 and 10,000 BCE. The Champlain Sea covered the most of Southern Ontario and its surroundings until about 10,000 years ago when the area's first inhabitants were able to move into the region.²⁶

During this archaeological period, known as the Paleo period (11,000-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²⁷ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.²⁸

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles. They lived in larger groups than those of the Paleo Period and travelled in smaller territories of land –possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence of long-distance trade including copper from Lake Superior,

²² Ministry of Energy, Northern Development and Mines, OGS Earth “Bedrock Geology”.

²³ Ministry of Energy, Northern Development and Mines, OGS Earth, “Physiography”.

²⁴ TRCA, Etobicoke Creek Subwatersheds, 2021, https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/06/29143809/Etobicoke-Creek-Watershed-MAP_jn29-21.jpg

²⁵ William Crins, Paul Gray, Peter Uhlig and Monique Wester, “The Ecosystems of Ontario. Part 1: Ecozones and Ecoregions”, Ministry of Natural Resources, 2009, 47-49; Ministry of Natural Resources, “Forest Regions”, 2019, <https://www.ontario.ca/page/forest-regions>.

²⁶ Lyman John Chapman and Donald F. Putnam, *The Physiography of Southern Ontario*, Toronto: University of Toronto Press, 1984, 38-40.

²⁷ “Chapter 3: First Nations.” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority, Toronto, ON, 2001. <http://www.trca.on.ca/dotAsset/37523.pdf>

²⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

and marine shells from the Gulf of Mexico has been found at Middle and Late Archaic archaeological sites.²⁹

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³⁰ The Early Woodland is defined by the introduction of clay pots which allowed for more efficient food preservation, storage, and easier cooking.³¹ During the Early and Middle Woodland, communities grew and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting.

Woodland period populations transitioned from a hunting and foraging subsistence strategy to horticulture and agriculture over time. Agricultural village-based communities developed during the Late Woodland. It was during this period that maize cultivation was introduced into southern Ontario. The Late Woodland period is sub-divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).³² The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – were politically organized into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron, and Neutral Confederacies.³³

4.3 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century. Early European contact with Indigenous peoples in the area coincided with ongoing movement of various peoples, and other social and political changes amongst various peoples who lived in the area such as the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655. The Haudenosaunee Confederacy waged war on the Huron, Petun, and Attawandaron, pushing them out of their villages and the general area.³⁴ European contact also introduced disease to which the Indigenous peoples had no

²⁹ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³⁰ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³¹ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³² Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³³ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001; Haudenosaunee Confederacy, “Who Are We,” Haudenosaunee Confederacy, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>

³⁴ Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First

immunity, which contributed to the collapse of the three southern Ontario Iroquoian confederacies.

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Potawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.³⁵ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.³⁶ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.³⁷

4.4 Survey and European Settlement in the Area

The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The *British Royal Proclamation (1763)* defined the British boundaries of the Province of Quebec and represented early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.³⁸ In 1774, the British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario, south of the Arctic watershed, and including land that would become much of Ontario and several midwestern states in the United States.³⁹ Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to open land for more settlement –including in what would become Ontario. The Crown rushed to purchase land and signed Treaties with local Indigenous groups.⁴⁰

In 1788, the area formed a part of the Nassau District, which then was renamed to the Home District.⁴¹ Chinguacousy and Toronto Gore Townships were surveyed in 1818, by Richard Bristol and Timothy Street. They described the land as “low, swampy and covered with dense hardwood”.⁴² Bristol and Street surveyed using the ‘double-front’ system, with concession

Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

³⁵ Mississaugas of the Credit First Nation, “History”, 3-4.

³⁶ Mississaugas of the Credit First Nation, “History”, 3-4.

³⁷ Mississaugas of the Credit First Nation, “History”, 3-4.

³⁸ Randall White, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited., 1985, 51.

³⁹ Archives of Ontario, “The Changing Shape of Ontario, The Evolution of Ontario’s Boundaries 1774-1912”, accessed 18 February 2022, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>

⁴⁰ Peel Art Gallery, Museum, and Archives, “About Peel,” Peel Archives Blog, 2017, <https://peelarchivesblog.com/about-peel/>

⁴¹ J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto: Walker & Miles, 1877, 84.

⁴² City of Brampton, “Brampton History,” Tourism Brampton, 2021, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

numbers east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (now Hurontario Street/Main Street). Lot numbers were assigned south to north. Chinguacousy and Toronto Gore Township operated together until the later separated in 1831.⁴³ The Townships were initially run by the elected Home District Council for York County which was dissolved in 1850 in favour of smaller counties.⁴⁴

4.5 Ajetance Treaty (Treaty 19)

The Property is located in the Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario (Figure 4).⁴⁵

As the Mississaugas of the Credit First Nation write:

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

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.⁴⁶

It should be noted that some historical documentation related to the location and movement of Indigenous peoples in present-day Ontario is based on the documentary record of the experiences and biases of early European explorers, traders and settlers. This record provides only a brief account of the long, varied, and continuing occupation of the area.

⁴³ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967.

⁴⁴ Peel Art Gallery, Museum, and Archives, "About Peel," 2017.

⁴⁵ Donna Duric, "Ajetance Treaty, No. 19 (1818)," Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>; Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁴⁶ Donna Duric, "Ajetance Treaty, No. 19 (1818)," Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>.

and they established a strong Methodist presence in the area.⁵⁰ According to the 1837 *Toronto and Home District Directory*, there were 18 inhabitants.⁵¹

The village began to grow from the intersection of Hurontario and Queen Streets, on a floodplain of the Etobicoke Creek. By 1846, the village had two stores, a tavern, tannery, cabinetmaker, two blacksmiths and two tailors and the population had reached 150 people. The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion townships.⁵² In 1853, Brampton was officially incorporated as a village with a population of over 500 inhabitants. Several churches were built, along with a grammar school, distilleries, several stores and John Haggert's agricultural implements factory. The local economy was growing, and the village supported the surrounding farms and rural hamlets in the township.⁵³

The village of Brampton was chosen as the County seat in 1867 as the government buildings were built at a cost of \$40,000.⁵⁴ In 1873, Brampton was incorporated as a town with John Haggert elected as the first mayor. By 1877, there were 2,551 inhabitants and the town had two bank branches, two telegraph offices, five hotels, a curling and skating rink, several mills, and carriage factories.⁵⁵

A new industry was emerging in Brampton by the mid-Victorian era. In 1863, Edward Dale and his young family arrived in Brampton from England, where Edward had struggled through hard economic times as a market gardener.⁵⁶ Within a few short years, Brampton became known as the “Flowertown of Canada” and soon Dale's Nursery was Brampton's largest employer. By the turn of the century, hundreds of acres of land were filled with greenhouses growing prize orchids, hybrid roses and many other quality flowers. Most of these flowers were grown for export around the world.⁵⁷

⁵⁰ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 13, accessed 19 August 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁵¹ George Walton, *The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837*, Toronto: T. Dalton & W.J. Coates, 1837.

⁵² Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel, 1851-1867,” Peel Archives Blog, 2017, <https://peelarchivesblog.com/2017/04/25/the-creation-of-the-county-of-peel-1851-1867/>

⁵³ City of Brampton, “Brampton History”, Tourism Brampton, no date given, accessed 19 August 2022, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

⁵⁴ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 29, accessed 19 August 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁵⁵ J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto: Walker & Miles, 1877, 87-88.

⁵⁶ Thomas H.B. Symons, “Brampton’s Dale Estate”, Ontario Heritage Trust, accessed 19 August 2022, <https://www.heritagetrust.on.ca/en/pages/programs/education-and-outreach/presentations/brampton-dale-estate>

⁵⁷ City of Brampton, “Brampton History”, Tourism Brampton, no date given, accessed 19 August 2022, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

The twentieth century brought new industries to the town, mostly along the railway line, including the Williams Shoe factory, the Copeland-Chatterson Loose-Leaf Binder company and the Hewetson Shoe factory. Major banks established branches on the Four Corners.⁵⁸ In 1907, American industrialist Andrew Carnegie established a library in the downtown⁵⁹ and the population reached 4,000 people by 1910.⁶⁰ Brampton's citizens endured two world wars and the Great Depression during the first half of the twentieth century. These major world events took their toll on the local economy. Some factories closed and the flower industry began a slow but steady decline.

The City slowly transformed after the Second World War. In the late 1940s and 1950s, the automobile began to change the landscape, as did rapid urban growth in Toronto as new subdivisions began to develop. In 1959, Bramalea was created and touted as "Canada's first satellite city". Bramalea was a planned community built to accommodate 50,000 people by integrating houses, shopping centres, parks, commercial business and industry.⁶¹

The Province of Ontario began reviewing various municipalities in the mid-1960s. Peel County was facing increasing growth and urbanization. The abilities of its 10 municipal governments varied greatly. By combining them into three municipalities, each could better react to and plan for the complex needs of residents at a regional level. In 1974, the provincial government created Caledon, Mississauga, and Brampton. The City of Brampton was created from the combination of the Town of Brampton, Toronto Gore Township, the southern half of Chinguacousy Township, and a portion of the Town of Mississauga.⁶² Brampton is now Canada's ninth-largest municipality with a population of 656,480 according to the 2021 Census.⁶³

⁵⁸ City of Brampton, "Brampton History", Tourism Brampton, no date given, accessed 19 August 2022, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

⁵⁹ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 59, accessed 19 August 2022, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁶⁰ City of Brampton, "Brampton History", Tourism Brampton, no date given, accessed 19 August 2022, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

⁶¹ Nick Moreau, "Brampton", The Canadian Encyclopedia, 17 October 2012, accessed 19 August 2022, <https://www.thecanadianencyclopedia.ca/en/article/brampton>

⁶² Nick Moreau, "Brampton", The Canadian Encyclopedia, 17 October 2012, accessed 19 August 2022, <https://www.thecanadianencyclopedia.ca/en/article/brampton>

⁶³ Nick Moreau, "Brampton", The Canadian Encyclopedia, 17 October 2012, accessed 19 August 2022, <https://www.thecanadianencyclopedia.ca/en/article/brampton>

4.6 Property History

4.6.1 Property History – Lot 7, Concession 1 E.H.S.

The Property is part of Lot 7, Concession 1 E.H.S. From land registry research the chain of ownership for the Property at 256 Main Street (Table 4) and 260 Main Street (now 0 Main Street) (Table 3) can be seen as follows:

Table 3: Property Chain of Ownership – 260 Main Street (now 0 Main Street)

Subject Property Owner	Years of Ownership
Sarah Johnston and William Johnston	1818 - 1853
James Neelands and Mary Neelands	1853 - 1855
John Snell	1855 - 1868
Martha Snell	1868 - 1877
George Cresswell	1877 - 1877
Alexander Broddy	1877 - 1896
George William Broddy	1896 - 1912
George Bailey	1912 - 1929
Ellen Bailey	1929 - 1941
Herbert J. Bailey	1941 - 1955
Maryland and Leon Nix	1955 - 1976
Calvert-Dale Estates Limited	1976 - 1982
L.D.C.M. Investments Limited	1982 - 2010
Macedil Holdings Inc.	2010 - 2016
Jagbir Dhillon	2016 - 2022
Main Street Development Inc.	2022 - Present

Table 4: Property Chain of Ownership – 256 Main Street

Subject Property Owner	Years of Ownership
Sarah Johnston and William Johnston	1818 - 1853
Joseph Weir and Ann Weir	1853 - 1854
William Elliott and Eliza Elliott	1854 - 1861
Thomas J. Paul	1861 – 1863

Subject Property Owner	Years of Ownership
John Todd	1863 - 1878
Isabella Todd	1878
Albert O. Fuller	1878 – 1882
Samuel Vasbinder	1882 – 1904
George W. Clarke	1904 – 1905
Harry S. Evans	1905 – 1907
Sarah Rutherford	1907 – 1917
Margaret A. Rutherford	1917
Alexander Armstrong, et al.	1917 – 1922
Martha Armstrong	1922
William C. Allen	1922
J. Albert Vernon, et ux.	1923
Elizabeth Riddler	1923 - 1930
James A. Vernon, et ux.	1930 - 1931
Harriet C. Vernon	1931 - 1951
Dorothy Elston	1951 - 1970
Frederick W. Elston	1970 - 1974
Campbell F. Taylor & Dinah C.M. Taylor	1974 - 1976
Carl B. Seguin & Karyn E. Seguin	1976 - 1978
Ermidio Alves & Teresa Alves	1978 - 1985
Mario Gagliardi	1985 - 1996
Tratod Properties Inc.	1996 - 2007
Trihair Properties Corporation	2007 - 2022
Main Street Development Inc	2022 - Present

The original Crown Patent, being 200 acres, was granted to Sarah Johnston (nee McMicking) in 1819 through an Order-in-Council.⁶⁴ Sarah Johnston (1797-1873) was the daughter of Thomas McMicking, a United Empire Loyalist. She was the wife of Dr. William Johnston (1791-1874),

⁶⁴ Land Registry Ontario, Peel 43, Chinguacousy, Book A, Lot 7, Folio 16, Inst. Crown Patent.

one of the first practicing doctors in the area. Originally from Vermont, Johnston and his brother-in-law, Thomas, came from Stamford Township in Niagara, clearing part of the lot and erecting a log dwelling. William Johnston had gained a diploma for midwifery but worked as the first postmaster, elected town clerk in 1822⁶⁵, auctioneer, and schoolmaster.⁶⁶ According to the 1837 *Toronto and Home District Directory*, William Johnston was recorded as owning Concession 1, Lot 7, E.H.S.⁶⁷ The 1844 Tax Assessment roll indicated that Dr. Johnston owned 130 acres of land, 70 acres of which were cleared and both a brick dwelling and a timber-framed dwelling were situated on the Property with a total valuation of £177.⁶⁸

4.6.2 0 Main Street - PL 43M527, BLK 9

In 1853, William Johnston and his wife, sold 64 sq. rods to James Neelands for a sum of £100.⁶⁹ James Neelands and his wife Mary Neelands, sold the same 64 sq. rods of land and premises to John Snell in June 1855 for a sum of £150, which was more specifically described as being part of Concession 1, Lot 7, E.H.S.⁷⁰

In the 1857 Plan for the Town of Brampton, the name “J. Neelands” appears next to the Property at the southeast corner of Main and Isabella Streets including a rectangular building with rear additions forming a T-shaped plan (Figure 7). The same building is visible in the 1859 Tremaines’ Map and the subscribers’ list gives James Neelands occupation as a general merchant and produce dealer (Figure 7). In 1860, William Johnston and his wife would sell a further 35 acres and 2/5 acre to James Neelands, *et al.*⁷¹

The original Lot 7 was re-surveyed in 1872 by A.B. Scott, P.L.S. and the Property was composed of Lot 120 and Lot 14.⁷² According to John Snell’s Last Will and Testament dated August 1857 but filed in May 1868 after his death, his daughter Martha Snell was entitled to Lot 7 and Lot 14 on William Johnston’s plan of village lots but the interests were instead divided between his other daughters, Hannah Vodden (wife of John Vodden), Mary Neelands (wife of James Neelands), and Keziah Buckham.

In 1879, the Inspector of Prisons and Public Charities who represented Martha Snell, placed a quitclaim on the Property owing to her status as an inmate at the Provincial Lunatic Asylum,

⁶⁵ *Brampton Centennial Souvenir*, 1953, 25.

⁶⁶ William Perkins Bull, *From medicine man to medical man: a record of a century and a half of progress in health and sanitation as exemplified by developments in Peel*, The Perkins Bull Historical Series, Toronto: George J. McLeod Ltd., 1934, 52-53.

⁶⁷ George Walton, *The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837*, Toronto: T. Dalton & W.J. Coates, 1837, 69.

⁶⁸ Assessment Roll for the Township of Chinguacousy, FamilySearch, Film #008200479, Image 9, 1844.

⁶⁹ Land Registry Ontario, Peel 43, Chinguacousy, Book A, Lot 7, Folio 16, Inst. 2416.

⁷⁰ *Brampton 1851-1856*, FamilySearch, Film 179279, Image 9 and 242; Land Registry Ontario, Peel 43, Chinguacousy, Book A, Lot 7, Folio 16, Inst. –95.

⁷¹ Land Registry Ontario, Peel 43, Chinguacousy, Book A, Lot 7, Folio 16, Inst. 8418.

⁷² A.B. Scott, *Plan of Part of Lot No. 7 1st Con. E.H.S. Chinguacousy now in the Village of Brampton*, scale: 2 chains to an inch, Plan BR-24.

and it was transferred to Frank Creswell Sr. for a sum of \$1,200⁷³, who then would sell the Property to Alexander Broddy, bailiff, for the same sum⁷⁴. In 1896, Alexander Broddy sold the Property to George William Broddy for a sum of \$1,000⁷⁵. In 1910, George William Broddy sold the adjacent Lot 14 to Thomas W. Duggan, et al, the executors of H. Dale for a sum of \$450.⁷⁶ The adjacent Lot 14 would become part of the Dale Estate greenhouses as part of Block 3 as referenced in Plan A-21.

Via Florence Rutherford, the Property was sold to George Bailey in 1912, for a sum of \$1,425. George Bailey would transfer the Property through his family up to 1955 from Herbert J. Bailey to Maryland and Leon Nix for a sum of \$10,000.⁷⁷ A c.1960 photo shows Ontario Regency cottage architectural features including a hipped roof, frieze moulded dentil banding, symmetrical fenestration flanking a central entranceway with sidelight and transom windows (Photo 18). The 1975 *Might's Brampton City Directory* notes that the Property was listed as “no return”.⁷⁸

In 1976, the Nix family sold the Property to Stradron Developments Limited which transferred through Calvert-Dale Estates Limited, then to Kings Point Developments Limited as part of development plans to consolidate and sell eight and a half acres of land as growing operations were being phased out.⁷⁹ Reference Plan 43R3157 demonstrates that the whole of Lot 120 (under Part 5) was owned by Calvert-Dale Estates Limited between 1976 and 1982.⁸⁰ The former greenhouses which were adjacent to the Property to the east were owned by the Calvert-Dale Estates Limited and marked as Block 3 in Plan A-21 and Part 4 in Reference Plan 43R3157.⁸¹

After the demise of Calvert-Dale Estates Limited in the early 1980s, the parcel was sold to L.D.C.M. Investments Ltd. in 1982.⁸² According to Registered Plan 43M527, Rosedale Avenue was expanded and renamed to Sproule Drive by 1983⁸³ which became a city-owned street in 1990.⁸⁴ A consequence of the expansion of the roadway and municipal right-of-way was that

⁷³ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Inst. 2459.

⁷⁴ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Inst. 2465.

⁷⁵ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Inst. 5848.

⁷⁶ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 14, Inst. 9613.

⁷⁷ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Inst. 30755.

⁷⁸ *Might's Brampton city directory: including Bramalea, Ontario*, Toronto, ON: Might's Directories, 1975.

⁷⁹ Corporation of the Town of Brampton, *Brampton's 100th Anniversary as an Incorporated Town 1873-1973*, Toronto, ON: Charters Publishing Company Limited, 148, <https://archive.org/details/brampton100thanniversary18731973/page/n149/mode/2up>.

⁸⁰ Land Registry Ontario, Peel 43, Brampton, Reference Plan 43R3157.

⁸¹ Land Registry Ontario, Peel 43, Brampton, Reference Plan 43R3157.

⁸² Land Registry Ontario, Peel 43, Brampton, Inst. LT372619.

⁸³ Gerhard A. Becker, *Plan of Subdivision of Part of Block 1 and All of Block 3, Plan A-21 Parts of Lots 16, 119 and 120 and All of Lots 17, 18, 19, Plan BR-24 All of Lot 40, and Part of Johnston Avenue, Registered Plan C-88*, Anton Kikas Limited, 1983.

⁸⁴ Corporation of the City of Brampton, *By-law 51-90 To accept and assume certain lands as parts of public highways (Mara Crescent, Raine Court and Sproule Drive)*, 9 April 1990, accessed 29 September 2022, <https://www.brampton.ca/EN/City-Hall/Bylaws/Archive/051-1990.pdf>

the c. 1853-1855 residential building at 260 Main Street was demolished during the 1980s to facilitate the construction of the Kings Point Subdivision and the vacant parcel of land was then onwards addressed as Block 9⁸⁵ or 0 Main Street. The ownership of the parcel continued until 2010 when it was sold to Macedil Holdings Inc.⁸⁶ Macedil Holdings Inc. sold the parcel to Jagbir Dhillon in 2016 who retained ownership until 2022.⁸⁷ The parcel was transferred in 2022 to Main Street Development Inc, the current ownership.⁸⁸



Photo 18: Photograph of 260 (now 0) Main Street, c.1960.⁸⁹

4.6.2.1 James Neelands

James Neelands (1818-1908) was born in Tyrone, Ireland to his parents Daniel Neelands (1781-1859) and Elizabeth Neelands (1786-1882) (née Kirkpatrick). He had five brothers, John, Daniel, Robert, and Thomas. In 1826, they immigrated to Toronto Township. James married Mary Neelands (née Snell) in 1845, and they had seven children.

⁸⁵ Gerhard A. Becker, *Plan of Subdivision of Part of Block 1 and All of Block 3, Plan A-21 Parts of Lots 16, 119 and 120 and All of Lots 17, 18, 19, Plan BR-24 All of Lot 40, and Part of Johnston Avenue, Registered Plan C-88*, Anton Kikas Limited, 1983.

⁸⁶ Land Registry Ontario, Peel 43, Brampton, Inst. PR1916283.

⁸⁷ Land Registry Ontario, Peel 43, Brampton, Inst. PR2950033.

⁸⁸ Land Registry Ontario, Peel 43, Brampton, Inst. PR4042462.

⁸⁹ Peel Art Gallery, Museum and Archives, Lorena Beck fonds, c.1960.

He was a noted supporter of William Lyon Mackenzie, and it is noted that when Mackenzie was fleeing to the United States in 1837, he took refuge in Neeland's home as a posse followed and escaped during the cover of the night.⁹⁰

Between 1840 and 1869, James worked as a general store merchant operating in Brampton, Georgetown, Owen Sound, and Stratford. His storefront is visible in the 1859 Tremaines' Map, adjacent to John Weir's Brampton House (Figure 5 and Figure 6). After the Brampton House burned down in July 1859, he moved to Stratford the following year.⁹¹

He was converted into an ardent Methodist follower early in his career and was noted as never having sold a drop of alcohol. He was a prolific landowner having owned various properties including: a brick house opposite the Grace United Church, Concession 1, Lot 27, Concession 1, Lot 29, Concession 2, Lot 27, Concession 2, Lot 34, Caledon West, Concession 1, Lot 10.⁹²⁹³

Around 1869, he gave up the mercantile business and moved to Livingstone County, Missouri. James relocated in 1874 to Stafford County, Kansas, where he went into the ranching business and was unusually successful in building up what is now known as the Neelands Ranch in St John, Kansas. In 1884, he became the Treasurer of Stafford County. By 1905, James would quit farming due to old age and he passed away three years later. He was buried at Neelands Cemetery in St. John, Kansas.⁹⁴

⁹⁰ Peel Art Gallery, Museum and Archives, "Neelands", Wm. Perkins Bull fonds, c.1930s, 49533.

⁹¹ Globe and Mail, "Auction Sales", 31 October 1860, 3.

⁹² Peel Art Gallery, Museum and Archives, "Neelands", Wm. Perkins Bull fonds, c.1930s, 49516,

⁹³ Peel Art Gallery, Museum and Archives, "Neelands", Wm. Perkins Bull fonds, c.1930s, 49582.

⁹⁴ *St. John Weekly*, "James Neelands.", 31 December 1908.



Photo 19: Photo of James Neelands, n.d.⁹⁵



Photo 20: Photo of the Neelands family with James at far right, 1898.⁹⁶

4.6.2.2 John Snell

John Snell (1784-1867) was born in Burrington, Devon, England. At the age of 24, he married Mary Snell (née Mills) in August 1809. John and Mary would have several children together: John (junior) (1809-1872), Elias Snell (1811-1882), Samuel Snell (1814-1878), Bartholomew Snell (1815-1896), Hannah Snell Vodden (1820-1909), Enoch Snell (1822-1860), Mary Snell (1825-1884), Martha Snell (1827-1889), Keziah Snell (1829-1894).⁹⁷

In 1839, the Snells immigrated to Chinguacousy Township. Hannah Snell married John Vodden in 1845 and was listed as living at Concession 1, Lot 6, Chinguacousy Township in the 1847 *Brown's City and Home District Directory*.⁹⁸

Beginning in the 1860s, John Snell owned and managed one of the most well-known breeds of boars and sows in the country. Farmers across North America would regularly purchase his "choice young boars and sows" to breed their own herd. By 1885, the pig industry was so lucrative, that the rural village of Edmonton became known as "Snelgrove" after the Snell family.⁹⁹

4.6.3 256 Main Street – PL BR24 PT LOTS 119,120 RP43R1632 PTS 3,4

In 1853, William Johnston and his wife, sold 1/5 acre of land to Joseph Weir, the innkeeper of the Brampton House, for a sum of £50.¹⁰⁰ Weir sold the same 1/5 acre of land to William Elliott for a sum of £368/15s in 1854.¹⁰¹ In the 1857 Plan for the Town of Brampton, the name "W. Elliott" appears next to the Property near the southeast corner of Main and Isabella Streets including a rectangular plan dwelling with rear additions (Figure 7). The same building is visible in the 1859 Tremaines' Map (Figure 7). In 1861, William Elliott and Eliza Elliott sold the property to Thomas J. Paul for a sum of £300.¹⁰² Two years later in 1863, Thomas J. Paul and his wife, sold the property to John Todd for a sum of £300.¹⁰³ The original Lot 7 was re-surveyed in 1872 by A.B. Scott, P.L.S. and the Property was composed of Lot 119.¹⁰⁴

John Todd passed away in 1878, and his wife Isabella Todd, as the executor of his Last Will and Testament, sold the Property through public auction to Albert O. Fuller for a sum of \$1,005.¹⁰⁵

⁹⁷ FamilySearch, "John Snell (1784-1867)", accessed 28 September 2022, <https://www.familysearch.org/tree/person/details/G9QK-2CT>

⁹⁸ George Brown, *Brown's Toronto city and Home District directory 1846-7*, Toronto, Canada West: George Brown, 1847, 22.

⁹⁹ Pam Douglas, "Snelgrove, in north Brampton, was once famous for its prize pigs", *Brampton Guardian*, 31 January 2019, accessed 28 September 2022, <https://www.ourwindsor.ca/opinion-story/9138375-snelgrove-in-north-brampton-was-once-famous-for-its-prize-pigs/>

¹⁰⁰ Land Registry Ontario, Peel 43, Brampton, Book A, Lot 7, Folio 16, Inst. 50766.

¹⁰¹ Land Registry Ontario Peel 43, Chinguacousy, Book A, Lot 7, Folio 16, Inst. 761.

¹⁰² Land Registry Ontario Peel 43, Chinguacousy, Book A, Lot 7, Folio 37, Inst. 8907.

¹⁰³ Land Registry Ontario Peel 43, Chinguacousy, Book A, Lot 7, Folio 37, Inst. 11642.

¹⁰⁴ A.B. Scott, *Plan of Part of Lot No. 7 1st Con. E.H.S. Chinguacousy now in the Village of Brampton*, scale: 2 chains to an inch, Plan BR-24.

¹⁰⁵ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 2387.

In 1882, Fuller sold the Property to Samuel Vasbinder for a sum of \$1,500.¹⁰⁶ Vasbinder lived at the Property for several decades until he sold it to George W. Clarke in 1904 for a sum of \$900¹⁰⁷. Clarke then sold it to Harry S. Evans in 1905 for a sum of \$1,750¹⁰⁸. Two years later, Evans sold the Property to Sarah Rutherford for a sum of \$2,100.¹⁰⁹ Sarah Rutherford passed away in 1917 and the Property was bequeathed to Margaret A. Rutherford who sold it to the Armstrong family that same year for a sum of \$2,400.¹¹⁰

The Property changed ownership several times before being owned by J. Albert Vernon in 1923 for a sum of \$4,150, and then Elizabeth Riddler that same year.¹¹¹ In 1930, the Property was foreclosed, and ownership was granted to Vernon after a court case between Vernon and Riddler. The Property would stay in the Vernon family until 1951 when Harriet C. Vernon sold it to Dorothy Elston for a sum of \$8,500. The Property was transferred to Frederick W. Elston as the executor of Dorothy's Last Will and Testament. In 1974, Elston sold the Property to Campbell and Dinah Taylor¹¹², and two years later, the Taylors sold the Property to Carl and Karyn Seguin¹¹³. In 1978, Seguin sold the Property to Ermidio and Teresa Alves who sold it to Mario Gagliardi and Nicolino Gagliardi.¹¹⁴

Gagliardi conveyed a 3 metre segment of the front of the parcel to the City of Brampton in 1986 for the purposes of widening Main Street.¹¹⁵ That year, an Official Plan Amendment was passed to allow for the conversion of the detached single-family residential building into a commercial beauty salon called Velvet Salon & Spa. The Property would remain in the ownership of the Gagliardis until 1996 when the ownership was transferred to Tratod Properties Inc.¹¹⁶ Tratod Properties Inc. would own the Property until 2007 when it was transferred to Trihair Properties Corporation (Photo 24).¹¹⁷ Between September 2016 and August 2017, the commercial enterprise was renamed from Velvet Salon & Spa to Kut N' Play Barbering Arts.¹¹⁸ The Property was transferred in 2022 to Main Street Development Inc, the current ownership.¹¹⁹

¹⁰⁶ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 3152.

¹⁰⁷ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 6919.

¹⁰⁸ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 7124.

¹⁰⁹ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 7622.

¹¹⁰ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 12620.

¹¹¹ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 14924; Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 15011.

¹¹² Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 298114VS.

¹¹³ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. VS395389.

¹¹⁴ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. 490229.

¹¹⁵ Corporation of the City of Brampton, *By-law 335-86 To authorize the execution of an agreement between Mario Gagliardi and Nicolino Gagliardi, The Corporation of the City of Brampton, and Canada Trustco*, 15 December 1986, <https://www.brampton.ca/EN/City-Hall/Bylaws/Archive/335-1986.pdf>

¹¹⁶ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. RO1114502.

¹¹⁷ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. PR1222360.

¹¹⁸ Google Street View imagery, September 2016, and August 2017.

¹¹⁹ Land Registry Ontario, Peel 43, Brampton, Plan BR-24, Lot 119, Inst. PR4042465.



Photo 21: Aerial photograph of the area [Property annotated by LHC], 1947.¹²⁰

¹²⁰ City of Brampton, *Heritage Report Reasons for Heritage Designation 22 William Street*, 25 March 2014, 11, https://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board%202010/20140325bhb_L1.pdf



Photo 22: Photograph of the Property at 256 Main Street, c.1950s.¹²¹



Photo 23: Photograph of the Property at 256 Main Street, c.1960.¹²²

¹²¹ Peel Art Gallery, Museum and Archives, Lorena Beck fonds, PN2022_00696, c. 1950s.

¹²² Peel Art Gallery, Museum and Archives, Lorena Beck fonds, PN2022_00695, c. 1960.



Photo 24: View of the Property at 256 Main Street, 2007.¹²³

4.6.3.1 Joseph Weir

Joseph Weir (1824-1910) was born in Ireland to Joseph (1789-1870) and Isabella Weir (née McBride) (1802-1840). They had moved to Canada between 1824 and 1829. He married Ann Weir (née Robinson) in 1849 and they had five children, of which at least two were born in Brampton.¹²⁴ He was listed in the 1850 *City of Toronto and County of York Directory* as owning Concession 1, Lot 6, in Chinguacousy Township.¹²⁵ He is listed in the 1851 Census as an innkeeper along with his wife.¹²⁶ Apart from building the Property at 256 Main Street between 1853 and 1854, he also built the Brampton House, a large two-storey brick hotel building which was situated on the northwest corner of Main Street and Church Street. It was noted as being the largest hotel in Brampton at that time.¹²⁷ He would operate the business until July 1859 when it burned down in a large fire (Figure 6). As seen in the 1859 Tremaines' Map engraving, Weir leased out the adjacent tenant space to James Neelands who ran his general store there (Figure 5). According to the 1860 U.S. Federal Census, Joseph moved to Chicago, Illinois where

¹²³ Google Street View imagery, October 2007.

¹²⁴ Ancestry, "Joseph Weir (1824-1910)", accessed 3 October 2022, <https://www.ancestry.ca/family-tree/person/tree/176607116/person/422293115063/facts>.

¹²⁵ Henry Rowsell, *Rowsell's city of Toronto and county of York directory for 1850-1*, Toronto: Rowsell & Thompson, 1850, 26.

¹²⁶ Library and Archives Canada, *Census of 1851* (Canada East, Canada West, New Brunswick, and Nova Scotia), e002365622, <https://central.bac-lac.gc.ca/.item/?app=Census1851&op=pdf&id=e002365622>

¹²⁷ Corporation of the Town of Brampton, *Brampton's 100th Anniversary as an Incorporated Town 1873-1973*, Toronto, ON: Charters Publishing Company Limited, 133, <https://archive.org/details/brampton100thanniversary18731973/page/n133/mode/2up>.

he worked as a grocer.¹²⁸ By late 1863, he and his family had moved to Memphis, Tennessee. In the 1870 U.S. Federal Census, he appeared working as a produce grocer.¹²⁹ Joseph passed away in 1910 and was buried in Elmwood Cemetery in Memphis.¹³⁰



Figure 5: Engraving of the Brampton House, 1859.¹³¹

¹²⁸ United States Federal Census, *Illinois, Ward 6*, 1860, 316.

https://www.ancestry.com/imageviewer/collections/7667/images/4213432_00606?pid=37145055

¹²⁹ United States Federal Census, *Tennessee, Memphis Ward 6*, 1870, 43.

https://www.ancestry.com/imageviewer/collections/7163/images/4275532_00416?pid=7463128

¹³⁰ Ancestry, "Joseph Weir (1824-1910)", accessed 3 October 2022, <https://www.ancestry.ca/family-tree/person/tree/176607116/person/422293115063/facts>.

¹³¹ Geo. R. Tremaine, *Tremaines' Map of the County of Peel, Canada West*, Toronto, Canada West: G.R. & G.M. Tremaine, 1859.

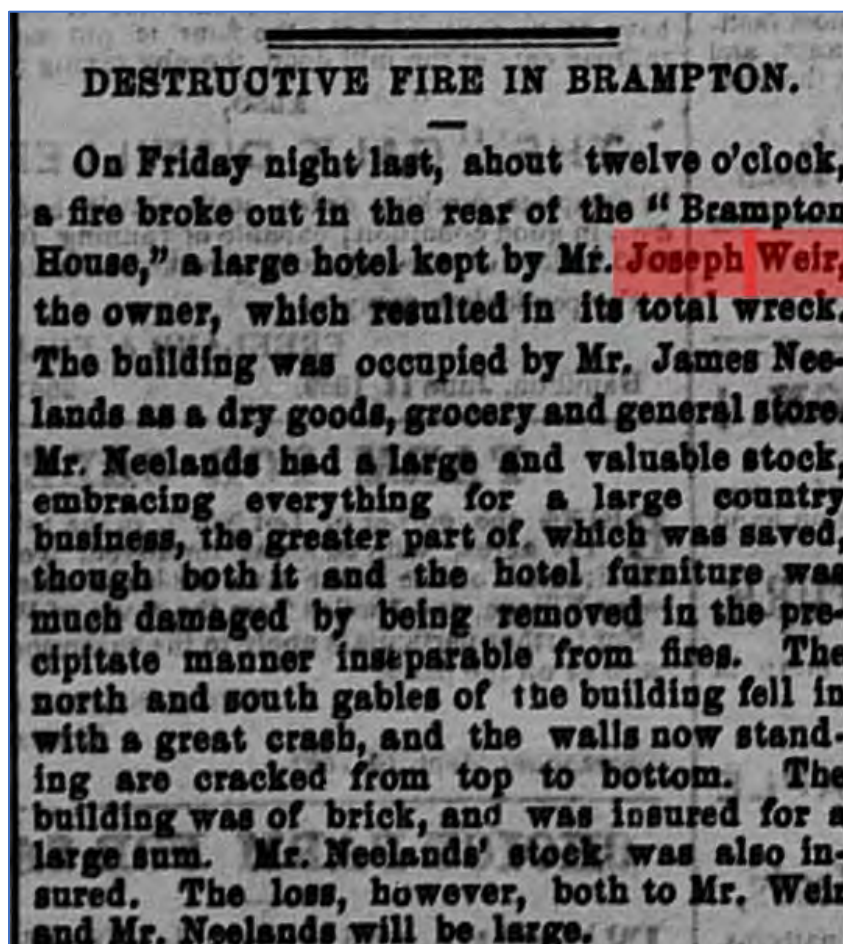


Figure 6: Newspaper article on the Brampton House hotel fire, 1859.¹³²

4.6.3.2 John Todd and the Todd Family

John Todd (1792-1878) was born in Onagh, Tyrone County, Ireland to William Todd (1735-1838) and Jane Todd (1766-1846). He emigrated to the United States in 1816 and was joined by his wife Isabella Todd (née Hunter) in 1818 (Photo 25). John worked in New York City doing several trades before moving to Toronto Township on Concession 1 West, Lot 14, S.E. corner being granted 100 acres of land by Etobicoke Creek in 1819. In the words of the Canada Christian Advocate paper, John preferred “life under British rule.”¹³³

John and Isabella had 11 children, of which Jacob Hunter Todd (1827-1899) is the most prominently known. In the 1850s, John, Jacob, and his brother Wesley, began a mercantile business in Brampton, travelling by horse and buckboard wagon selling sewing machines. The

¹³² *Globe and Mail*, “Destructive fire in Brampton”, 25 July 1859, 2.

¹³³ “Todd, Jacob Hunter”, *Dictionary of Canadian Biography*, University of Toronto/Université Laval, 1990, accessed 28 September 2022, http://www.biographi.ca/en/bio/todd_jacob_hunter_12E.html

modest enterprise was known as “W. & J. Todd” which appears in the 1859 Tremaines’ Map list of subscribers.¹³⁴

In 1862, J.H. Todd would leave for Victoria, British Columbia in the search for gold. J.H. Todd would stake a claim in the Cariboo fields and would establish a salmon cannery under the “J.H. Todd & Sons” name. He acquired considerable farming land in the Fraser Valley and in many towns across the province, by the time of his passing in 1899, he was one of the largest landowners in British Columbia.¹³⁵



Photo 25: Photograph of John and Isabella Hunter Todd, c. late 1840 or 1850s.¹³⁶

4.7 Property Morphology

Three historic atlas maps and one survey plan were consulted to determine settlement pattern related to nineteenth-century occupation of the Property. Three fire insurance plans, two reference plans, two archival photographs, six aerial photographs, and online Google Street View imagery were consulted to examine changes to the Property related to twentieth and twenty-first century occupation of the Property.

¹³⁴ Geo. R. Tremaine, *Tremaines’ Map of the County of Peel, Canada West*, Toronto, Canada West: G.R. & G.M. Tremaine, 1859.

¹³⁵ “Todd, Jacob Hunter”, *Dictionary of Canadian Biography*, University of Toronto/Universite Laval, 1990, accessed 28 September 2022, http://www.biographi.ca/en/bio/todd_jacob_hunter_12E.html

¹³⁶ FamilySearch, “John Todd (1792-1878)”, 28 December 2019, accessed 28 September 2022, [://www.familysearch.org/tree/person/memories/94WX-MD2](https://www.familysearch.org/tree/person/memories/94WX-MD2)

Table 5: Property Morphology

Source	Notes
1857 Plan of the Town of Brampton (Figure 7)	William Elliott in ownership of the Property. A building with a T-shape plan and rear additions is indicated in the lot. It is adjacent to a property (being 260 Main Street) of similar but larger proportions owned by J. Neelands at the corner of Main Street and Isabella Street.
1859 Tremaine's Map of the County of Peel, Canada West (Figure 7)	A building is indicated as being in the approximation of the current Property.
1872 Survey Plan (Figure 9)	Lot 119 and Lot 120 are surveyed on this plan.
1877 Illustrated Historical Atlas of the County of Peel (Figure 7)	Although no buildings are indicated on this map, the lot pattern remains the same being Lot 119 and Lot 120.
1917 (revised 1921) Fire Insurance Plan (Figure 8)	Illustrates a rectangle one-storey brick building at 256 Main Street with two one-storey wood rear additions forming a T-shape plan and centre hall entranceway. One of the additions contains a rough cast concrete veneer on the north elevation. Illustrates a rectangle one-storey brick building at 260 Main Street with two one-storey wood rear additions forming a T-shape plan and centre hall entranceway. One of the additions contains a rough cast concrete veneer on the north elevation.
1921 (revised 1924) Fire Insurance Plan (Figure 8)	No change.
1931 (revised 1940) Fire Insurance Plan (Figure 8)	No change. Marked as a dwelling.
1947 Aerial Photograph	The rear of the building at 256 Main Street with a one-storey addition is shown. 260 Main Street is shown being much larger, painted in white, and having a rear addition.

Source	Notes
(Photo 21)	
1950s Photograph (Photo 22)	The front elevation of the building at 256 Main Street is shown having Ontario Regency Cottage architectural features.
1960 Photograph (Photo 23)	The front elevation of the building at 256 Main Street is shown having Ontario Regency Cottage architectural features. The chimney on the right side of the building has been removed.
1968 Aerial Photograph (Figure 10)	The building at 256 Main Street and 260 Main Street with rear additions appear on the aerial photograph. No change to the Property.
1971 Aerial Photograph (Figure 10)	The building at 256 Main Street and 260 Main Street with rear additions appear on the aerial photograph. No change to the Property.
1973 Survey Plan (Figure 9)	The building at 256 Main Street and 260 Main Street with rear additions appear on the survey. No change to the Property.
1975 Aerial Photograph (Figure 10)	The building at 256 Main Street and 260 Main Street with rear additions appear on the aerial photograph. No change to the Property.
1983 Survey Plan (Figure 9)	A portion of Block 9 (Lot 120) on the Property has been removed to facilitate the expansion of Sproule Drive as part of a single-family detached housing subdivision which includes the newly-constructed Mara Crescent and Raine Court streets. The building at 260 Main Street appears to have been demolished and removed.
1994 Aerial Photograph (Figure 10)	Sproule Drive has been expanded and the housing subdivision has been completed. No change to the Property.
2000 Aerial Photograph (Figure 10)	No change to the Property.
2007 Google Street View imagery (Photo 24)	The building at 256 Main Street appears to have had many of the Ontario Regency Cottage architectural features removed. The front elevation walls were stuccoed over and a pair of contemporary windows flanking a contemporary centred front door were installed.

4.8 Comparative Analysis

4.8.1 3 Isabella Street

A Listing Candidate Summary Report was prepared by the City of Brampton for the property at 3 Isabella Street, dated May 2009. The property was included on the *Municipal Register of Cultural Heritage Resources* under Section 29, Part IV of the *OHA* in 2009.¹³⁷

This property is located on the west side of Main Street in what was known as Lot 14 of the Washington Block which was surveyed by Robert Lowes in 1854 as Plan BR-8. The building has a squat T-shape plan, comprised of a one-storey square main wing with a hipped roof and a slightly smaller rear one-storey addition with a gable roof. In terms of construction, it is possible that the building on this property was built by John Pickard (1825- 1876), a local carpenter and contractor who is the documented builder of the house on Lot 13 (1 Isabella Street). Both houses were built at about the same time and in a similar style, c. 1860.¹³⁸

The building is described by the City of Brampton as being a representative example of Regency 'Ontario Cottage' with a one-storey hipped roof form with three-bay front facade, centre hall plan, single storey massing and Classical design elements. The building demonstrates a high degree of craftsmanship particularly noted by original Classical wood main door architrave, entablature and original single leaf front door, wood frieze band at eaves decorated by wood dentils, and triangular shaped window surrounds. The building had both chimneys removed.¹³⁹

The City additionally notes that it is illustrative of the typical single family cottage occupied by working class families as Brampton emerged as an industrial town in the mid-nineteenth century.

Between 2009 and 2014, the building on the property was renovated which included the removal of an enclosed porch, the installation of new six-over-six sash windows, repainting, and the addition of a City of Brampton plaque which reads 'Regency Ontario Cottage Style Circa 1860'.¹⁴⁰

Comparing the 1950 and 1960 photos of the Property at 256 Main Street (Photo 22 and Photo 23) with the 1910 photo of 3 Isabella Street (Photo 26) it is evident that both buildings once shared many similarities in regards to form, scale, massing, and architectural details. Both buildings once featured hipped roofs, a squat T-shape plan, decorative wood dentil moulding,

¹³⁷ Jim Leonard, *Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report*, City of Brampton, May 2009, accessed 28 September 2022, https://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board/20090616bhb_L4.pdf

¹³⁸ Jim Leonard, *Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report*, City of Brampton, May 2009, accessed 28 September 2022, 2, https://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board/20090616bhb_L4.pdf

¹³⁹ Jim Leonard, *Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report*, City of Brampton, May 2009, accessed 28 September 2022, 4, https://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board/20090616bhb_L4.pdf

¹⁴⁰ Google Street View, June 2009, and October 2014.

the symmetrical placement of six-over-six sash windows flanking an elevated and prominent central entranceway and may have had a pair of chimneys. Recently, both buildings share similarities only in regards to having hipped roofs, symmetrical fenestration flanking a central entranceway, a T-shaped plan, and ranges in years of construction (circa 1854 to 1860) as the integrity of the Property at 256 Main Street has been diminished through the loss of heritage attributes leaving only the silhouette (Photo 3 and Photo 27).



Photo 26: Photo of 3 Isabella Street, 1910.¹⁴¹

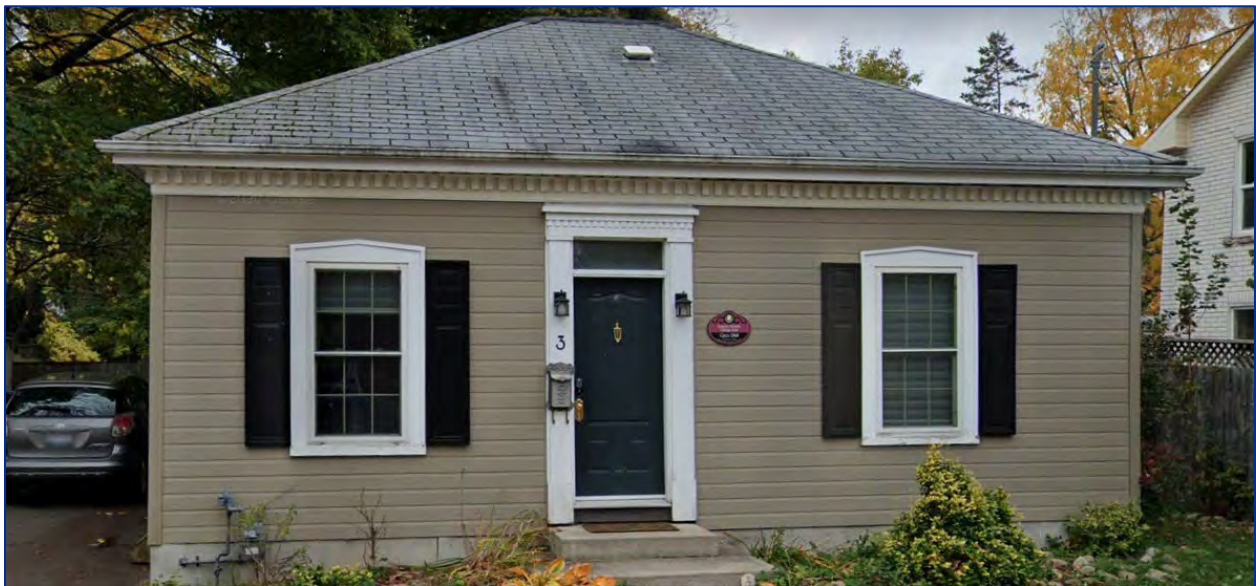


Photo 27: View of 3 Isabella Street, 2020.¹⁴²

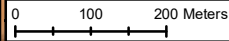
¹⁴¹ Jim Leonard, *Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report*, City of Brampton, May 2009, accessed 28 September 2022, 8, https://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board/20090616bhb_L4.pdf

¹⁴² Google Street View, October 2020.

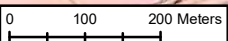
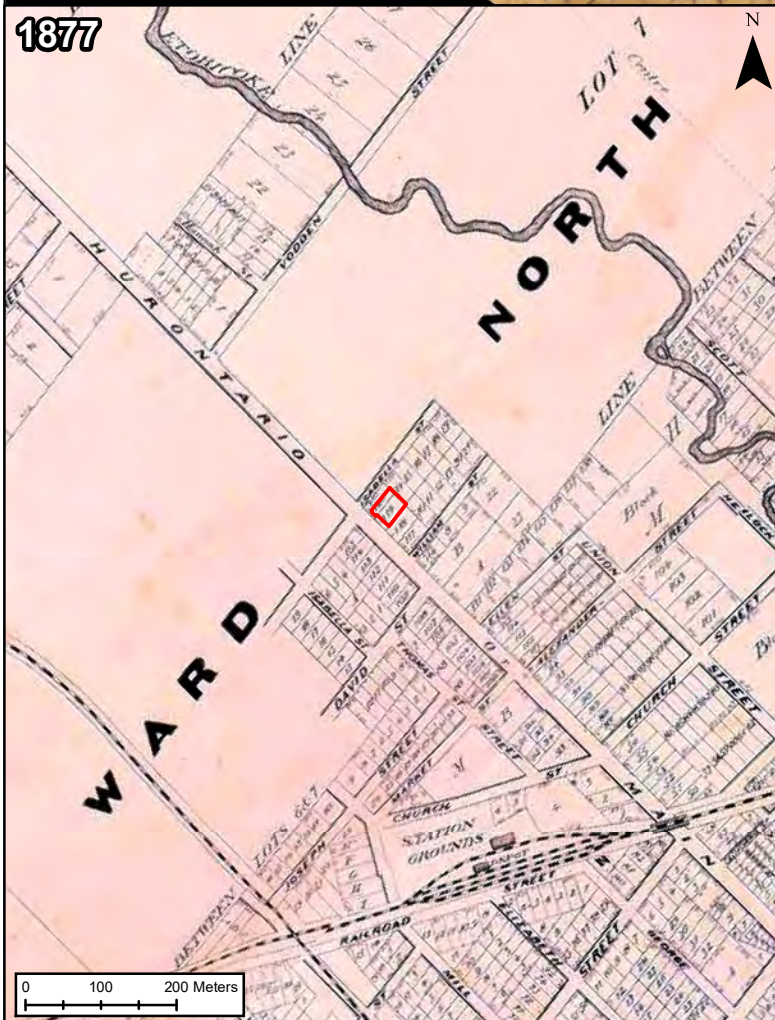
1857



1859



1877



Legend

 Property


TITLE
The Property on 1857, 1859, and 1877 Historic Maps.

CLIENT
Main Street Development Inc.

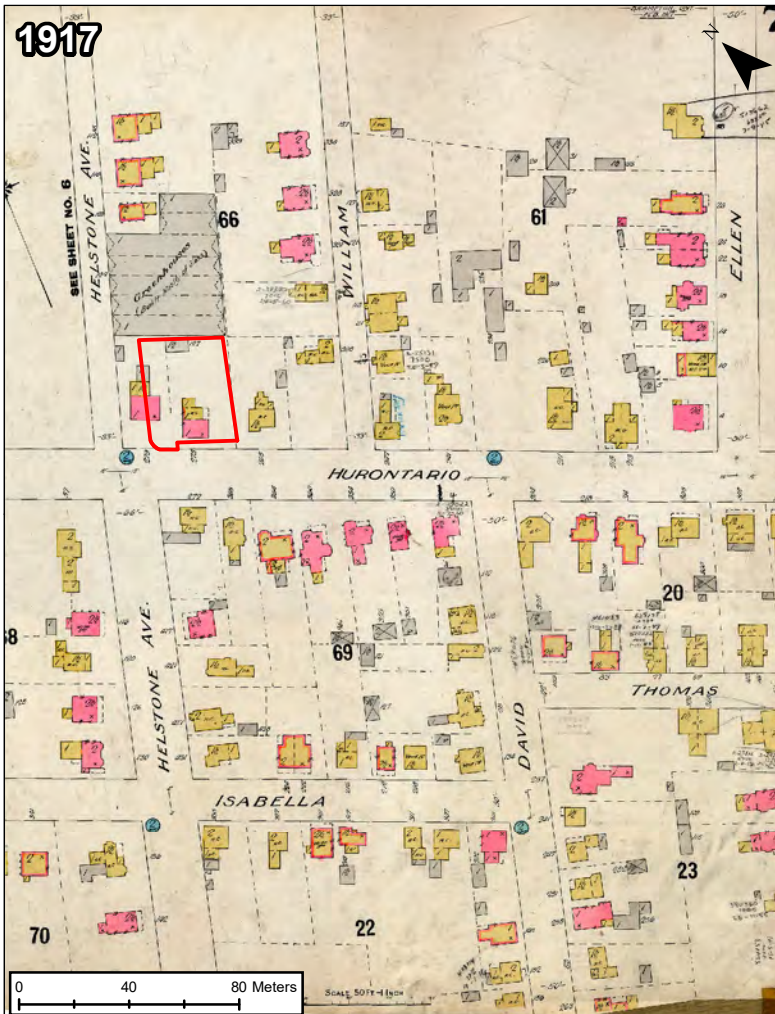
PROJECT
Heritage Impact Assessment 0 and 256 Main Street, Brampton, ON PROJECT NO. LHC0329

NOTE(S)
1. All locations are approximate.

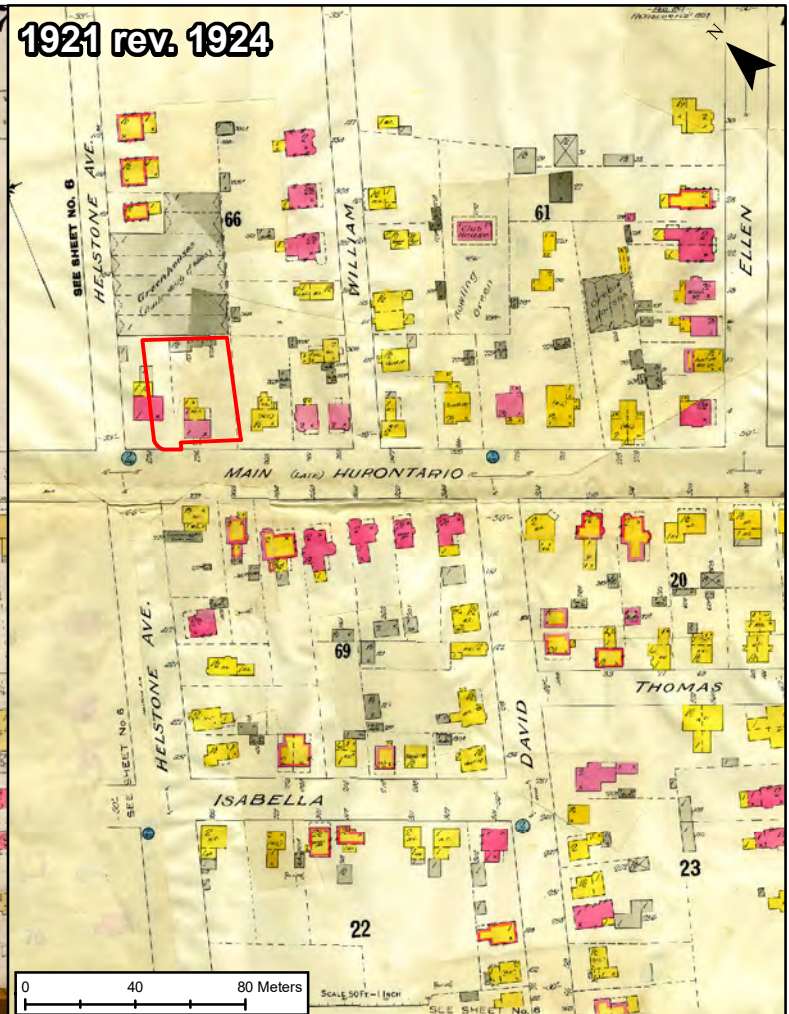
REFERENCE(S)
1. Arthur Bristow & James W. Fitzgerald, "Plan of the Town of Brampton, County of Peel", Peel Art Gallery, Museum and Archives, Brampton Historical Society Fonds, P.L.S.1857, PN2013_06292., 1857.
2. Tremaine Geo. R., "Tremaines' Map of the County of Peel, Canada West, Toronto, Canada West", (<https://external-link.egnyte.com?url=https%3A%2F%2Fmaps.library.utoronto.ca%2Fhgis%2Fcountymaps%2Fpeel%2FPeel.jpg>; accessed August 18, 2022), University of Toronto Map and Data Library, Toronto: G.R. & G.M. Tremaine, 1859.
3. Pope J.H., "Illustrated Historical Atlas of the County of Peel", (<https://external-link.egnyte.com?url=https%3A%2F%2Farchive.org%2Fdetails%2Fillustratedhisto00popeoft%2Fpage%2Fn3%2Fmode%2F2up>; accessed August 18, 2022) Toronto, ON: Walker&Miles, 1877.
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CONSULTANT	YYYY-MM-DD	2022-10-11
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7

1917



1921 rev. 1924



1931 rev. 1940



Legend

 Property

TITLE
The Property on 1917, 1924, and 1940 Fire Insurance Plans


CLIENT
Main Street Development Inc.

PROJECT
Heritage Impact Assessment 0 and 256 Main Street, Brampton, ON

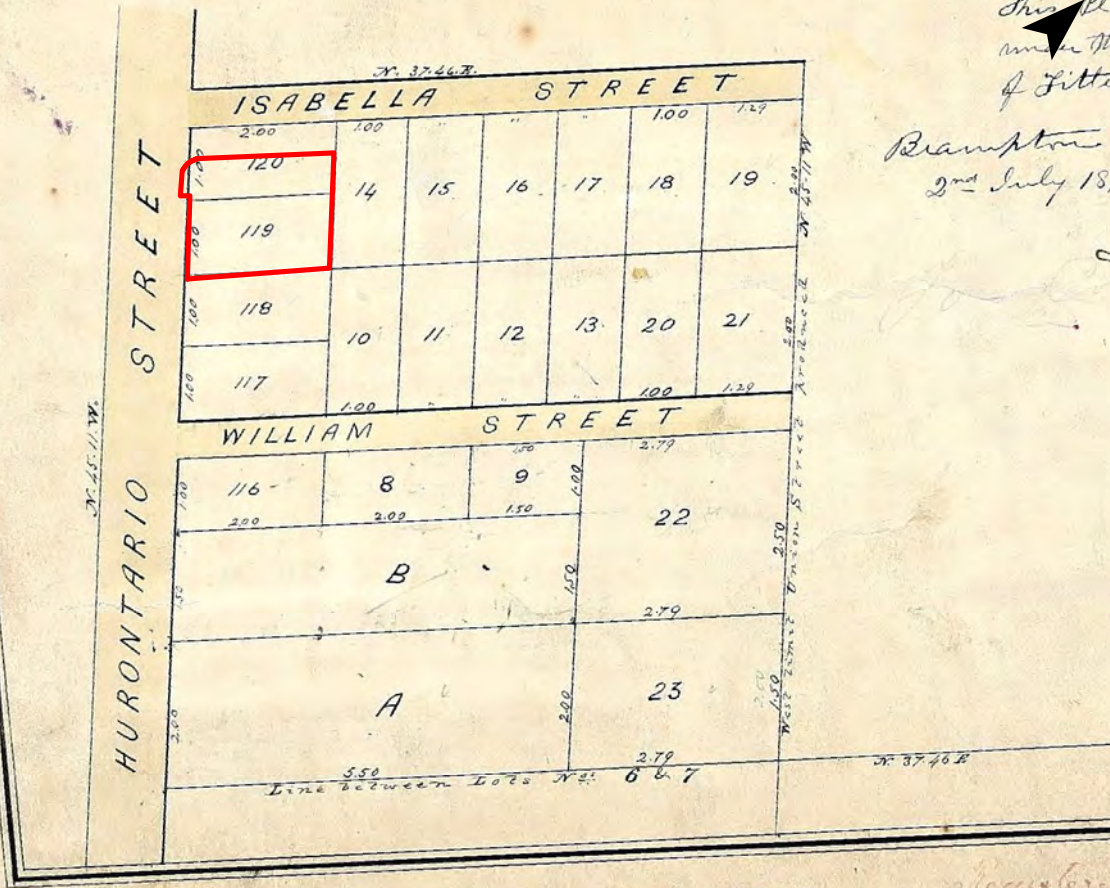
PROJECT NO. LHC0329

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Chas. E. Goad, "Insurance Plan of the Town of Brampton", (https://www.archeion.ca/fire-insurance-plan-brampton-1917: accessed October 12, 2022), Region of Peel Archives map and plan collection, sheet 7, scale 1:600, Toronto, ON: Chas. E. Goad Co., 1917
2. Underwriters' Survey Bureau Limited, "Insurance Plan of the Town of Brampton", (https://www.archeion.ca/fire-insurance-plan-brampton-1922: accessed October 12, 2022), Region of Peel Archives map and plan collection, sheet 7, scale 1:600, Toronto, ON: Underwriters' Survey Bureau Limited, 1921 (revised 1924).
3. Underwriters' Survey Bureau Limited, "Insurance Plan of the Town of Brampton", Toronto Public Library, 912. 13681 I565 NO.37, sheet 7, scale 1:1,200, Toronto, ON: Underwriters' Survey Bureau Limited, 1931 (revised 1940).
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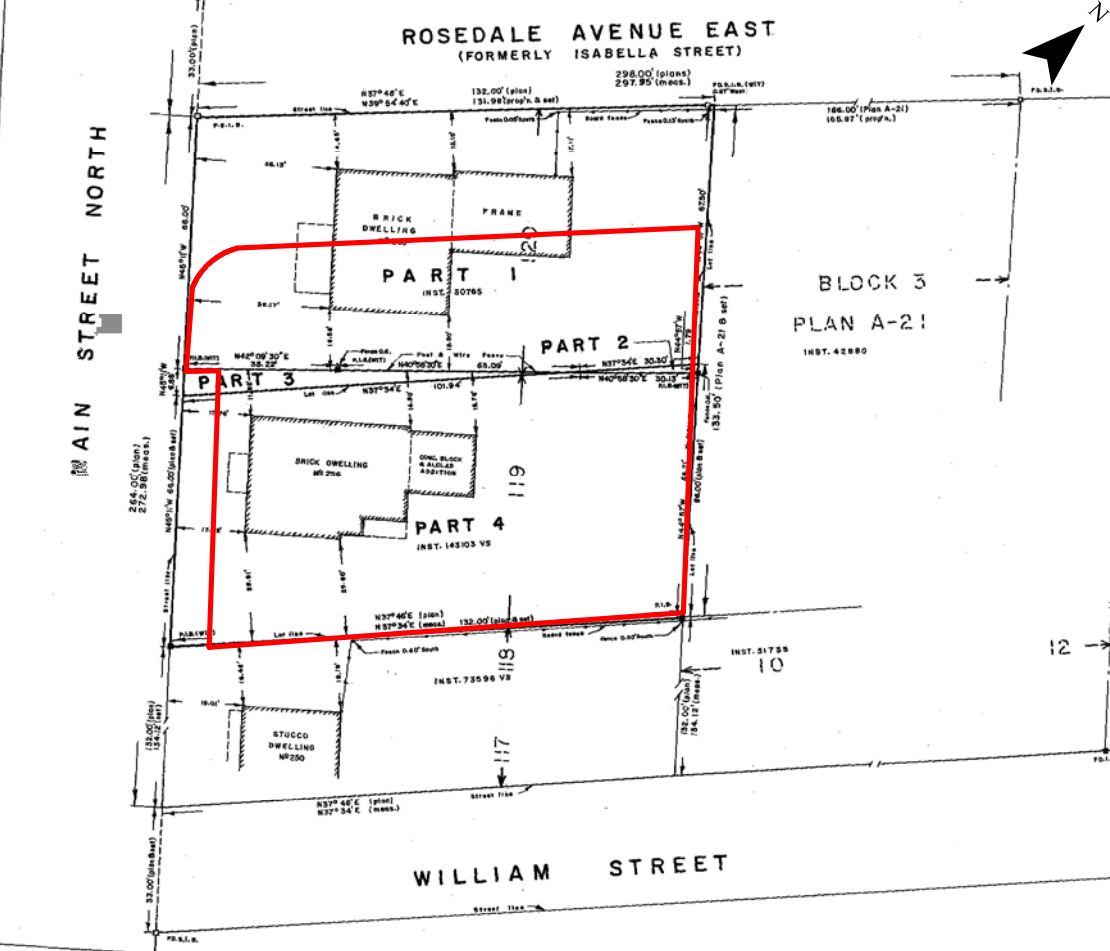
CONSULTANT	YYYY-MM-DD	2022-10-12
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	8

1872

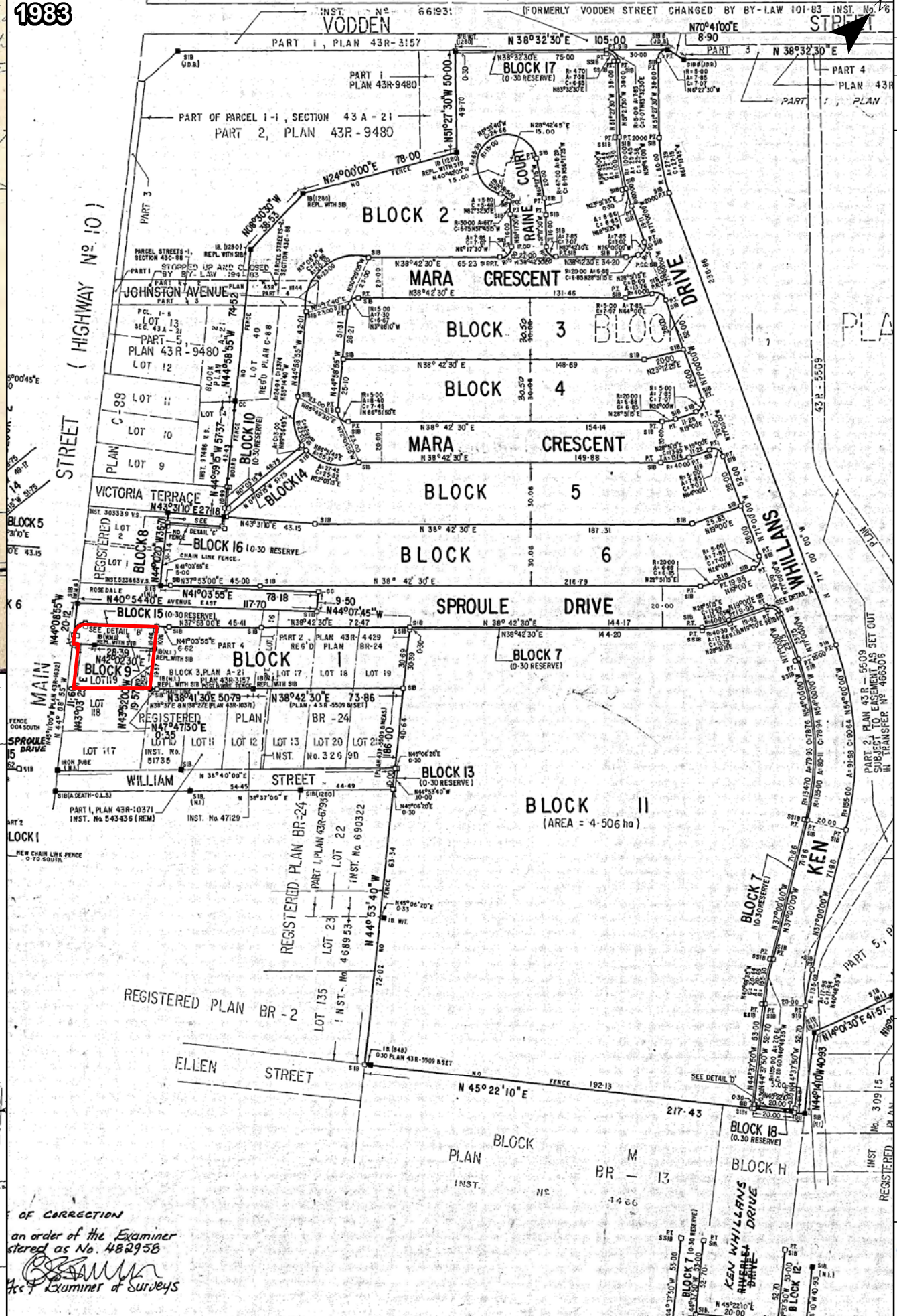


*This plan
was the
of Little
Brampton
2nd July 1872*

1973



1983



OF CORRECTION
on order of the Examiner
stated as No. 482958
[Signature]
Examiner of Surveys

TITLE
The Property on 1872, 1973 and 1983 Survey Plans

CLIENT
Main Street Development Inc.

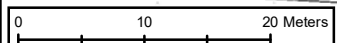
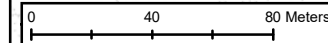
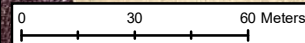
PROJECT
Heritage Impact Assessment 0 and 256 Main Street,
Brampton, ON

Legend
Property


NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. OnLand, "Plan (MBP24BR)", Ontario Land Registry Access, Accessed August 24, 2022, (https://www.onland.ca/ui/43/documents/instrument), 1872.
2. OnLand, "Plan (43R1632)", Ontario Land Registry Access, Accessed August 24, 2022, (https://www.onland.ca/ui/43/documents/instrument), 1973.
3. OnLand, "Plan (43M527)", Ontario Land Registry Access, Accessed August 24, 2022, (https://www.onland.ca/ui/43/documents/instrument), 1983.
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CONSULTANT	YYYY-MM-DD	2022-10-12
LHC	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	9





Legend
 Property

TITLE
 The Property on 1968, 1971, 1975, 1994, and 2000 Aerial Photographs


CLIENT
 Main Street Development Inc.

PROJECT
 Heritage Impact Assessment 0 and 256 Main Street, Brampton, ON

PROJECT NO. LHC0329

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. City of Toronto Archives, "Aerial Photographs 1968", (http://peg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_f11968_it0289.jp2: accessed October 12, 2022), Sheet 289, 1968.
 2. City of Toronto Archives, "Aerial Photographs 1971", (http://peg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_f11971_it0295.jp2: accessed October 12, 2022) Sheet 295, 1971.
 3. City of Toronto Archives, "Aerial Photographs 1975", (http://peg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_f11975_it0323.jp2: accessed October 12, 2022), Sheet 323, 1975.
 4. City of Brampton, "2000 Spring Orthophoto", (<https://geohub.brampton.ca/datasets/2000-spring-orthophoto-1/explore?location=43.724828%2C-79.758950%2C12.40>: accessed October 12, 2022), 2000.
 5. City of Brampton, "1994 Spring Orthophoto", (<https://geohub.brampton.ca/datasets/brampton::1994-spring-orthophoto/about>: accessed October 12, 2022), 1994.
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CONSULTANT	YYYY-MM-DD	2022-10-12
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	10

5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 Heritage Status

The Property is not currently listed under Section 27, Part IV of the *OHA*, and is currently not designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

5.2 Ontario Regulation 9/06 Evaluation

As a matter of due diligence and to adhere to the City's ToR for HIAs, the Property, located at 0 Main Street and 256 Main Street in Brampton, Ontario, was evaluated for cultural heritage value or interest (CHVI) against *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *OHA* with the goal of identifying and articulating heritage attributes (Table 6).

Table 6: *Ontario Regulation 9/06* Evaluation

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The Property is not unique in the area. The date of construction of the building on the Property is between 1853 and 1854. Although two c. 1950s and c.1960 photos demonstrate it being representative of Ontario Regency style cottages, over time the building on the Property has lost its integrity as various key architectural finishes and Classical design elements have been removed or concealed.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building on the Property does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Ontario Regency cottage style, the building on the Property does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the Property meets this criterion.

Criteria	Criteria Met	Justification
		The Property appears to have been built from common materials and employing well known construction methods.
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 Property does not have <i>direct</i> associations to a theme, event, belief, person, activity, organization, or institution that is significant to a community. As described in Section 4.6, the Property is generally associated with early pioneer families in Peel including the Weir, the Neelands and the Todd families. The building on the Property and its former neighbour at 260 Main Street were constructed c.1853-1854 as speculative investment properties as the Village of Brampton had just incorporated and was growing as an industrial centre. However, this association is not directly exhibited in the current Property.
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 does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the Property meets this criterion.
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 does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the Property meets this criterion. Although the building on the Property was constructed for Joseph Weir circa 1853-1854 who was the innkeeper of the Brampton House, it is likely that the designs were produced from a pattern-book. An architect, artist, builder, designer, or theorist was not identified, and the building was built using plans and designs

Criteria	Criteria Met	Justification
		that were widely available at the time. As the comparative analysis in Section 4.8 suggests, there is an example of a similar Ontario Regency cottage constructed c.1860 at 3 Isabella Street.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	<p>The Property is not important in defining, maintaining, or supporting the character of the area along Main Street. There is no evidence to suggest that this criterion is met.</p> <p>Despite the building on the Property predating the Dale Estate, the adjacent designated c. 1874 Thomas Dale House, and surrounding Victorian-era residential infill buildings, it does not read as an early building due to the loss of heritage attributes and integrity over time. Surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the Property.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The Property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>Despite having a historical association to Brampton's mercantile history, the building on the Property was constructed as a speculative investment property. As discussed in Section 4.6, the former building at 260 Main Street was demolished in the 1980s, thus no linkages remain evident on the Property.</p>
9. The property has contextual value because it is a landmark.	No	<p>The Property is not a landmark. The MCM defines landmark as:</p> <p><i>a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or</i></p>

Criteria	Criteria Met	Justification
		<p><i>unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the Property meets this criterion.</p>

5.2.1 Heritage Integrity

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property to represent or support the cultural heritage value or interest of the property or to convey its heritage significance.¹⁴³ It is understood as the ‘wholeness’ or ‘honesty’ of a place¹⁴⁴ or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property.¹⁴⁵ Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’ changed or unchanged from its original or ‘valued subsequent configuration’.¹⁴⁶ Changes or evolution to a place that have become part of its cultural heritage value become part of the heritage integrity, however if the cultural heritage value of a place is linked to another structure or environment that is gone the heritage integrity is diminished.¹⁴⁷ Heritage integrity is not necessarily related to physical condition or structural stability.

The *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources.

There are few tools describing a methodology to assess historic integrity. One of the tools comes from the U.S. National Park Service (**NPS**), which has informed Ontario practice, and considers heritage integrity a necessary condition of listing on the National Register.¹⁴⁸ The NPS states that “Heritage properties either retain integrity or they do not”.¹⁴⁹ They identify seven aspects of integrity, degrees and combinations of which can be used to determine if a site has

¹⁴³ Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities, prepared by the Ministry of Culture, Ottawa, ON: Queen’s Printer for Ontario, 2006, 26; National Park Service, “How to Evaluate the Integrity of a Property”, Chapter VIII in *National Register Bulletin*, How to Apply the National Register Criteria for Evaluation, U.S. Department of the Interior, National Park Service, Cultural Resources, 1997, 44.

¹⁴⁴ English Heritage, “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment”. 2008, 45.

¹⁴⁵ MHSTCI, 2006, 26.

¹⁴⁶ English Heritage, 45; Harold Kalman and Marcus R. Létourneau, 2021, *Heritage Planning: Principles and Process*. 2nd Ed, Routledge, New York: 314.

¹⁴⁷ MHSTCI, 2006, 26.

¹⁴⁸ National Park Service, 1997, 44.

¹⁴⁹ National Park Service, 1997, 44.

heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.¹⁵⁰

Understanding a place's significance or CHVI helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the CHVI of a property. This is an iterative process to evaluate significance and plan appropriate management of a cultural heritage resource.

Using this guidance to help understand the Property it is understood that the Property generally retains limited heritage integrity. The c.1853-1854 building remains in its original location with the setback and orientation to Main Street being unchanged. While altered over the twentieth and twenty-first centuries, the architectural silhouette of the building shows remnants of the Ontario Regency cottage style. The materials have been altered, covered up by stucco, or removed completely and cannot be readily discerned. The original workmanship demonstrated in the building appears to be average as the building was constructed as a speculative investment.

Examinations of the interior of the building were not undertaken and the structural condition of the building is unknown. The Property does not convey a sense of heritage integrity. In general, the heritage integrity of the Property is limited.

5.2.2 Summary of Evaluation

In our professional opinion, LHC finds that the Property does not meet *O. Reg. 09/06* criteria for design/physical value, historical/associative value, or contextual value. The Property would not be eligible for designation under Section 29, Part IV of the *OHA*.

The 2022 and c.1950s and c.1960 photos of the Property demonstrate key alterations that had occurred to the building's likely original heritage attributes (Photo 28). The building once had a centred four-column temple portico with decorative dentil moulding and central pediment which was removed.

The wood frieze band below the eaves with decorative dentil moulding was removed or covered over. The rooftop red brick chimney at the south elevation was removed. Two decorative roof finials were removed. The brick coursework and quoins have been altered and stuccoed over. The original six-over-six sash windows and window surrounds on the front elevation have been altered to contemporary windows but the stone windowsills remain intact.

In terms of historical associations with the former Dale Estate, although it is recorded in the Land Registry abstracts that the 0 Main Street parcel was owned by Calvert-Dale Estates Limited and Stradron Developments Limited between 1976 and 1982, this occurred at the end of the companies' existence when plans were being made to develop the Dale Estate land into a large single-family detached residential housing subdivision on Sproule Drive. The building at

¹⁵⁰ National Park Service, 1997, 44.

256 Main Street is recorded in the Land Registry abstracts as never being under the ownership of the Dale Estate.

Furthermore, e-mail correspondence between the archivist Nick Moreau at the Peel Art Gallery, Museum and Archives and Dale O'Hara, the author of the book, *Acre of Glass* and a descendant of the Dale family, indicates no link between the Dale Estate or family with the Property.¹⁵¹

In relation to the surrounding Main Street streetscape, a *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton* was prepared for the City of Brampton by George Robb Architects, dated 6 January 2009.¹⁵² The Property lies within the Washington Block and Area Neighbourhood study area and despite predating the 1872 A.B. Scott *BR-24 Plan of Subdivision*, the Property forms a part of the neighbourhood's historical context. The historic concentrations of nineteenth and twentieth century buildings in the Washington Block and Area Neighbourhood study area is described as:

Substantial or modest single-detached houses from the nineteenth and early twentieth centuries lie in an area north to Lorne Avenue, south to Market Street, east along William Street and west to lots approaching the Credit Valley Railway (today's Canadian Pacific Railway). The Washington Block and Area Neighbourhood includes properties on both sides of Main Street North.¹⁵³

¹⁵¹ E-mail correspondence between Nick Moreau, Peel Art Gallery, Museum and Archives, and Dale O'Hara, 22 August 2022.

¹⁵² George Robb Architect, *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, 6 January 2009, accessed 29 September 2022, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Downtown_HCD_Feasibility_Study_2009.pdf

¹⁵³ George Robb Architect, *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, 7, 14, 6 January 2009, accessed 29 September 2022, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Downtown_HCD_Feasibility_Study_2009.pdf



Photo 28: Comparison of 256 Main Street between c. 1950s, c.1960, and 2022.

6.0 DESCRIPTION AND EXAMINATION OF PROPOSED DEVELOPMENT / SITE ALTERATIONS

6.1 Proposed Site Alterations

The Owner is proposing to demolish all structures on the Property to construct a 17.07 metre tall five-storey mixed-use building with 1 at-grade commercial unit and 24 residential units. The fourth and fifth stories are proposed to be progressively stepped-back. Underground basement parking with access ramp on the south side of the Property is proposed with 19 stalls (and 3 tandem), 26 lockers, and 7 bicycle parking spaces. Ground level parking is proposed with 6 stalls (and 2 accessible), along with two loading/unloading areas along the east side of the Property. A 6 metre wide two-lane asphalt driveway will provide vehicular access to Sproule Drive (Figure 11 through Figure 16).

The first floor is proposed to have 1 commercial unit, entrance foyer, service/disposal rooms, staircases, an indoor amenity area, and elevators. The second and third floors are proposed to have a combined total of 16 units. The fourth floor is proposed to have a total of 6 units with outdoor terraces for two of the two-bedroom units. The fifth floor is proposed to have 2 units with outdoor terraces for the units and a common amenity area (Appendix C).

The draft Tree Protection Plan notes that two linden trees in the Sproule Drive municipal right-of-way are proposed to be removed to facilitate site access and two linden trees are to be protected through a City of Brampton Tree Protection Fence. One maple tree will be protected through a City of Brampton Tree Protection Fence on the adjacent 250 Main Street property. On the Property, three maple trees and one linden tree are to be removed (Figure 12 and Appendix D).

The draft Landscape Plan notes that three deciduous trees will be planted on the northern side facing Sproule Drive, four deciduous trees will be planted on the western side facing Main Street, and four deciduous trees will be planted on the southern side facing the adjacent property at 250 Main Street. Wooden fences on the eastern and southern Property lines are to be maintained. Deciduous shrubs will be planted on the northern side, western side, and southern side of the Property. Two decorative planters will flank the central entranceway. Areas on the northern, western, and eastern side of the Property will be resodded. Areas on the eastern and southern side of the Property will include riverstone fill. The existing sidewalks are to remain, and new pedestrian unit paving will be installed. Four bike rings are to be installed on the northern side facing Sproule Drive. A commemorative plaque on a freestanding aluminium post is to be installed near the front entrance (Figure 13, Section 7.2.2, and Appendix E).

Figure 13: Draft Tree Protection Plan

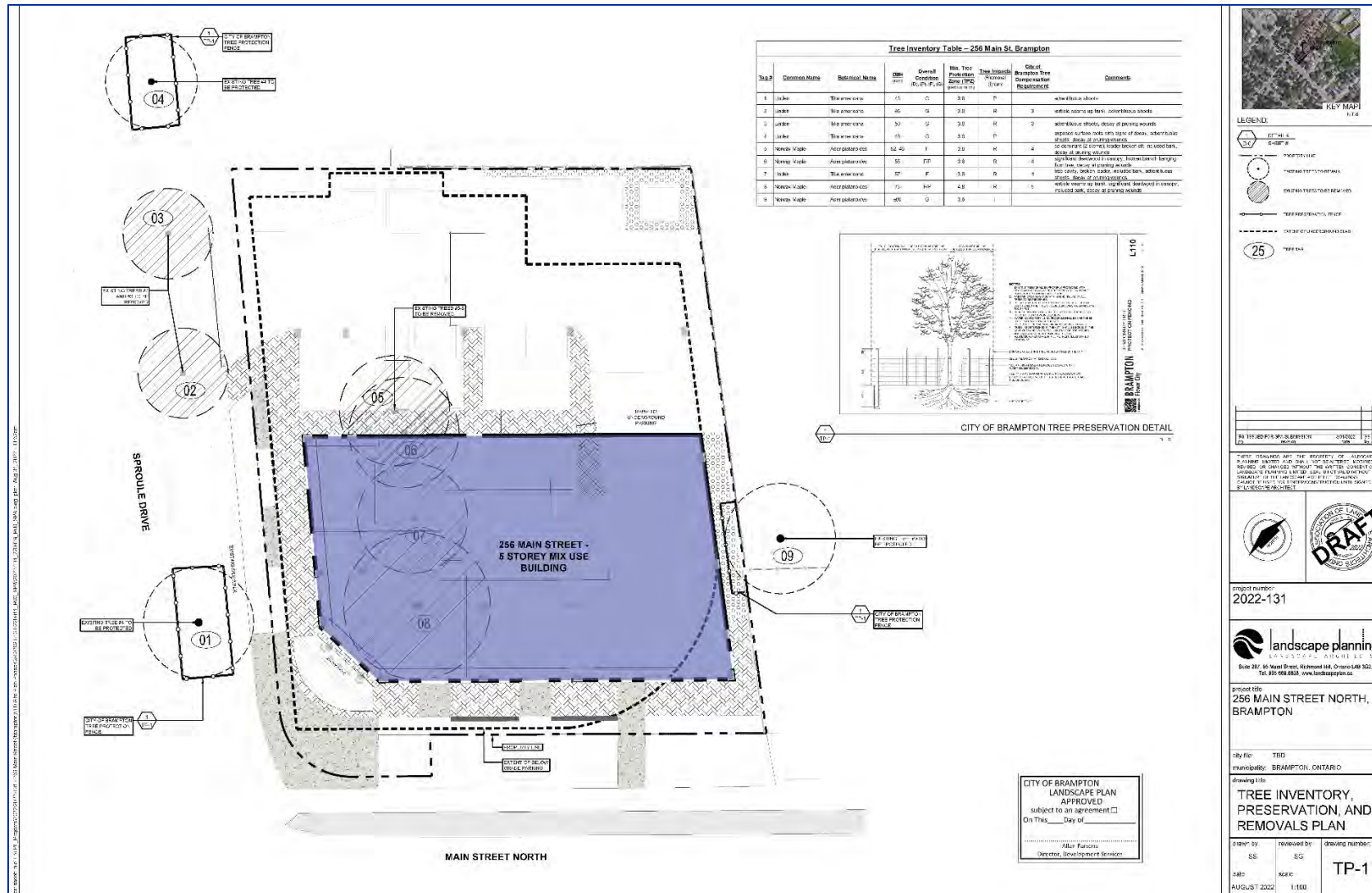


Figure 14: Proposed West Side Elevation



Figure 15: Proposed East Side Elevation



Figure 16: Proposed 3D Renderings



6.2 Impact Assessment

The Property was evaluated against *O. Reg 9/06*, and it was determined to not exhibit CHVI. The proposed development was assessed for potential direct or indirect impacts in relation to any heritage attributes of the adjacent Thomas Dale House property at 250 Main Street, the Main Street streetscape, and the Sproule Drive Streetscape under the guidelines provided by the MCM (Section 1.2.7)

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

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

In addition to the potential impacts listed in *Info Sheet #5*, the potential for indirect adverse impacts related to construction vibrations was identified with respect to the adjacent properties.

The negative effect of construction vibrations on heritage structures has been demonstrated for structures within 40 m of construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs).¹⁵⁴ In addition to the potential for vibrations, in any redevelopment project, there is a

¹⁵⁴ Chad Randl, "Protecting a Historic Structure during Adjacent Construction," *Temporary Protection Number 3, Preservation Tech Notes*. US Department of the Interior National Park Service Cultural Resources (July 2001); M. Crispino and M. D'Apuzzo, "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building," *Journal of Sound and Vibration*, 246(2) (2001): 319-335.; Patricia Ellis, "Effects of Traffic Vibration on Historic Buildings," *The Science of the Total Environment*, 59 (1987): 37-45; J.H. Rainer, "Effect of Vibrations on Historic

potential for unintended impacts are a result of the delivery of materials, staging areas, and construction activity.

An overview of the impact assessment is presented in Table 7.

Buildings," *The Association for Preservation Technology Bulletin*, XIV, No. 1 (1982): 2-10; J.F. Wiss. "Construction Vibrations; State-of-the-Art," *Journal of Geotechnical Engineering Division*, 107 (1981):167-181.

Table 7: Summary of Potential Impacts on Adjacent Heritage Properties, the Main Street Streetscape, and the Sproule Drive Streetscape

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
<p>250 Main Street (Thomas Dale House)</p>	<p>Section 29, Part IV of the <i>OHA</i></p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>Project activities for the proposed development will be confined to the Property and will not extend into the property at 250 Main Street. The heritage attributes of the property are generally confined to the built-form of the structure.</p> <p>No identified significant views or vistas are listed as attributes or were inferred from Designation By-law 379-2006 for 250 Main Street.</p> <p>The proposed development is relatively sympathetic to the character of the surrounding area, with surrounding buildings constructed out of brick and wood. It is proposed to be substantially larger in massing than other structures in the surrounding area. Although the proposed development will be five stories in height and progressively stepped-back at the fourth and fifth stories. Design elements, such as the pilasters and placement of windows, do provide</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>some visual relief with respect to breaking up the mass of the structure.</p> <p>No shadows are anticipated that would adversely affect heritage attributes of 250 Main Street.</p> <p>250 Main Street is approximately 1.55 m from the Property, and thus may potentially be affected by construction vibrations and/or potential unintended impacts resulting from the delivery of materials, staging areas, and construction activity.</p> <p>One maple tree will be protected through a City of Brampton Tree Protection Fence on 250 Main Street.</p>
Main Street Streetscape	N/A	N	N	N	N	N	N	N	<p>The existing c.1853-1854 one-storey building and rear addition will be demolished. However, it will not result in an adverse negative impact to the contextual value of the Main Street streetscape due to the diminished heritage integrity of the building.</p> <p>The Main Street streetscape is predominantly composed of mid-to-late Victorian-era detached two-storey single-family residential buildings located on both sides of the street.</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>The proposed development is relatively sympathetic to the character of the surrounding area, with surrounding buildings constructed out of brick and wood. It is proposed to be substantially larger in massing than other structures in the surrounding area. Although the proposed development will be five stories in height and progressively stepped-back at the fourth and fifth stories. Design elements, such as the pilasters and placement of windows, do provide some visual relief with respect to breaking up the mass of the structure.</p> <p>Section 6.3 provides an analysis between various design elements within the streetscape and the proposed design.</p> <p>The design of the proposed front elevations is relatively sympathetic to the surrounding streetscape through a mix of Classical Revival design elements and nineteenth-century commercial and institutional design elements. A majority of these elements are derived from those found within the surrounding streetscape, particularly on buildings across Main</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>Street and Sproule Drive. The only notable outlier is the use of engaged pilasters which is not found in the immediate area.</p> <p>No identified significant views or vistas are protected in the area through City or Regional legislation.</p> <p>No shadows are anticipated that would adversely affect the heritage attributes of designated properties at 250 Main Street, 249 Main Street or 247 Main Street.</p> <p>Adjacent and surrounding properties that are located within a 40 m threshold may potentially be affected by construction vibrations and/or potential unintended impacts resulting from the delivery of materials, staging areas, and construction activity.</p> <p>The properties include:</p> <ul style="list-style-type: none"> • 266 Main Street (approximately 20.3 m); • 267 Main Street (approximately 33.5 m); • 257 Main Street (approximately 20.8 m); • 253 Main Street (approximately 26.6 m); • 249 Main Street (approximately 26.6 m); and

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
Sproule Drive Streetscape	N/A	N	N	N	N	N	N	N	<ul style="list-style-type: none"> • 245 Main Street (approximately 29.6 m). <p>Project activities for the proposed development will be confined to the Property and will not extend into the property at 65 Sproule Drive.</p> <p>The Sproule Drive streetscape is predominantly composed of contemporary detached two-storey single-family residential buildings located on both sides of the street. The contemporary buildings on the street were constructed between 1983 and 1990 as part of a large single-family detached housing subdivision and do not have any cultural heritage value or interest or heritage attributes that could be adversely impacted by the proposed development.</p> <p>The proposed development is expected to create shadows due to a three-storey height difference to the two-storey building at 65 Sproule Drive.</p> <p>Two linden trees in the Sproule Drive municipal right-of-way are proposed to be removed to facilitate site access and two linden trees are to be protected through a City of Brampton Tree Protection Fence.</p>

6.3 Analysis of Proposed Design Elements in Relation to the Surrounding Streetscape

The proposed design of the elevations is relatively sympathetic to the surrounding streetscape, particularly on Main Street. This is achieved through a mix of Classical Revival elements and nineteenth-century commercial and institutional elements. A majority of these elements are derived from those found within the surrounding streetscape, particularly on buildings across Main Street and Sproule Drive. Archival photos of the Property from c.1950s and c.1960s demonstrate the use of some of these design elements on the c.1853-1854 building, now removed.

These elements include the use of:

- Red brick veneer and decorative coursing;
- Symmetrical entranceways;
- Symmetrical pattern of six-over-six sash windows with shutters;
- Brick voussoirs in a segmental arch;
- the use of keystones above windows on the first storey;
- Stone windowsills;
- Engaged pilasters between the second and fifth storey;
- Symmetrical stucco quoins;
- A large temple-front central-pediment portico supported by columns and an entablature above the front entrance.

In terms of scale and massing, the proposed design would be more consistent with nineteenth-century commercial architecture found on a denser downtown street, although this is remedied through a set of progressively smaller setbacks for the fourth and fifth stories. The scale and massing of the adjacent and surrounding mid-to-late Victorian and Edwardian period detached residential buildings are between one to two and-a-half stories in height, rectangular in plan, have gable or hipped roofs, and are constructed out of brick and wood.

Design features of the proposed design that are not found within the immediate area include the use of engaged pilasters which would be more consistent with nineteenth-century commercial and institutional architecture found on a denser downtown street. Examples of buildings with pilasters within Downtown Brampton include the Brampton Armoury at 2 Chapel Street and 45 Main Street.



Photo 29: View of the Brampton Armoury.¹⁵⁵

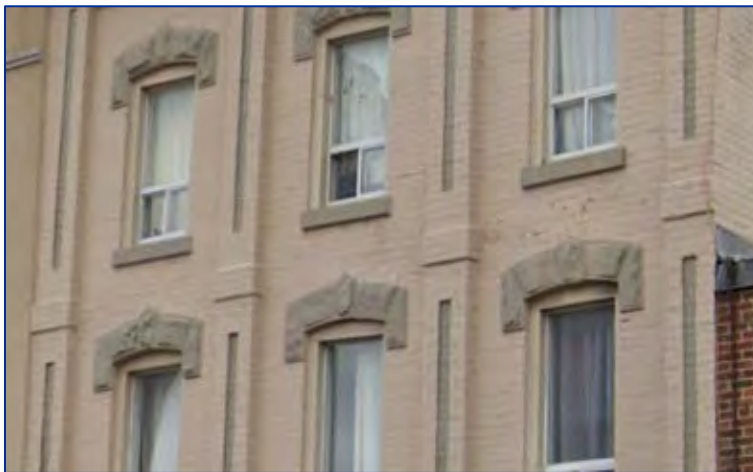




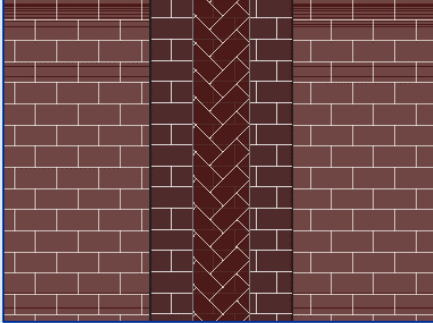
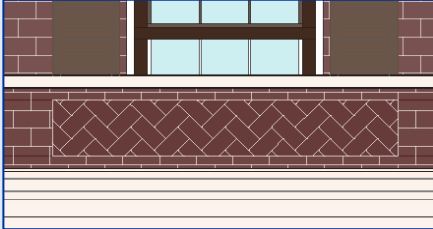
Photo 30: View of 45 Main Street.¹⁵⁶

Table 8 provides a visual comparative between design elements found immediately along and surrounding the Main Street streetscape near the Property and the design of the proposed development.




¹⁵⁵ Bruce Forsyth, “When armouries were like castles”, Canadian Military History, November 2020, accessed 17 November 2022, <https://militarybruce.com/when-armouries-were-like-castles/>.


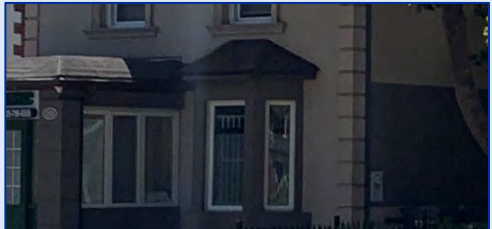
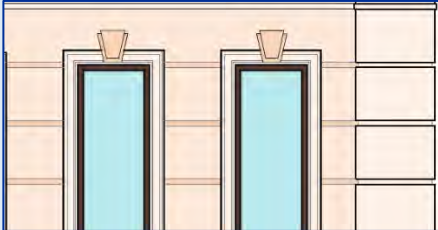
¹⁵⁶ Google Street View, August 2022.




Table 8: Comparison of Design Elements in the Streetscape and the Proposed Development


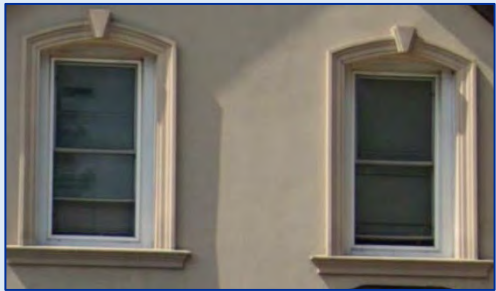
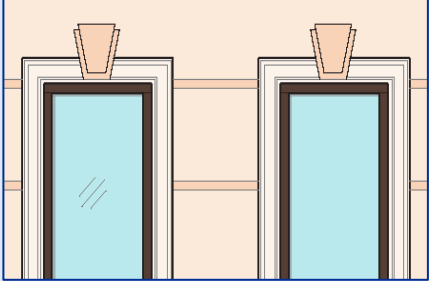


Architectural Element	Current Photograph of Element	Rendering of Element	Discussion
<p>Red brick and decorative coursing</p>	 <p>257 Main Street</p>  <p>243-245 Main Street</p>	 	<p>The property at 257 Main Street was reclassified in a red brick veneer in 2019 according to Google Street View.¹⁵⁷ It features a stretcher bond pattern with a decorative dichromatic horizontal stringcourse pattern.</p> <p>The properties at 243-245 Main Street feature decorative brick sawtooth coursing between windows.</p> <p>The rendering for the proposed development features a similar red brick veneer in a stretcher bond pattern. Bricks are oriented in a reversing decorative dichromatic chevron pattern within the engaged pilasters which reinforce the symmetrical design but provides visual interest.</p>

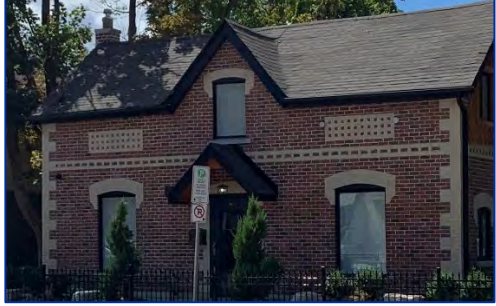

¹⁵⁷ Google Street View, September-October 2019.

Architectural Element	Current Photograph of Element	Rendering of Element	Discussion
<p>Temple-front centre portico</p>	 <p>The Property (c.1950s)</p>  <p>267 Main Street</p>		<p>A c.1950s archival photo of the Property demonstrates the Classical Revival design element of a large temple-front central-pediment portico at the third storey and entablature supported by multiple columns.</p> <p>The properties at 267 Main Street and 250 Main Street both feature a large temple-front central-pediment portico supported by two columns on each side which forms part of the verandah.</p> <p>The rendering for the proposed development features a large temple-front central-pediment portico which extends three storeys to a large entablature that is supported by two columns.</p>

Architectural Element	Current Photograph of Element	Rendering of Element	Discussion
	 <p>250 Main Street</p>		
Quoins and Pilasters	 <p>253 Main Street</p>		<p>The property at 253 Main Street features large symmetrical stucco quoins along the edges of the front elevation which are decorative. Narrow rectangular windows form part of the bay window.</p> <p>The proposed development features similar large symmetrical quoins and pilasters on the first floor. Pilasters are not found as a design element in the immediate area along Main Street. Symmetrical narrow</p>

Architectural Element	Current Photograph of Element	Rendering of Element	Discussion
			<p>rectangular windows are accented by the use of large keystones. Keystones are not found as a design element in the immediate area along Main Street.</p>
<p>Windows, Window Surrounds, and Voussoirs</p>	 <p>12 Rosedale Avenue West</p>  <p>The Property (c.1950s)</p>	 <p>The property at 12 Rosedale Avenue West features a symmetrical pattern of fenestration with sash windows flanked by shutters and supported by stone sills.</p> <p>A c.1950s archival photo of the Property demonstrates the Classical Revival design element of brick voussoirs in a segmental arch pattern.</p> <p>The property at 266 Main Street located across Sproule Drive features brick voussoirs in a segmental arch pattern.</p> <p>The proposed development features a symmetrical pattern of fenestration with six-over-six</p>	

Architectural Element	Current Photograph of Element	Rendering of Element	Discussion
	 <p>266 Main Street</p>		<p>windows flanked by shutters, brick voussoirs in a segmented arch, and supported by stone sills.</p>
Keystones	 <p>253 Main Street</p>		<p>The property at 253 Main Street features moulded keystones above windows at the second storey.</p> <p>The proposed design features keystones above rectangular windows.</p>
Symmetry of the Elevations	 <p>The Property</p>		<p>The Property features a symmetrical façade with two windows flanking a central entranceway.</p> <p>The property at 257 Main Street located directly across the street features a symmetrical façade</p>

Architectural Element	Current Photograph of Element	Rendering of Element	Discussion
	 <p data-bbox="501 651 716 683">257 Main Street</p>		<p data-bbox="1472 342 1894 451">with two windows flanking a central entranceway and a gable window above.</p> <p data-bbox="1472 496 1894 1187">The proposed development features an angled central entranceway flanked by a series of symmetrical windows that are separated by pilasters. Within the immediate area on Main Street and on Sproule Drive, the majority of buildings constructed in the Late Victorian period feature asymmetrical entranceways and a symmetrical fenestration pattern as a design element. The noted exceptions are the current building on the Property and 257 Main Street located across the street, both of which date to the Mid-Victorian period.</p>

6.4 Summary of Impact Assessment

Potential impacts related to the proposed development were explored in Table 7. The adjacent designated heritage property at 250 Main Street along with the Main Street streetscape and the Sproule Drive streetscape were reviewed against MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* and determined no direct adverse impacts relating to the contextual value of the Main Street streetscape, the Sproule Drive streetscape, or 250 Main Street as a result of the demolition of the c.1853-1854 structure.

The proposed design of the development is relatively sympathetic to the surrounding streetscape, particularly on Main Street. This is achieved through a mix of Classical Revival elements and nineteenth-century commercial and institutional elements. A majority of these elements are derived from those found within the surrounding streetscape, particularly on buildings across Main Street and Sproule Drive. Archival photos of the Property from c.1950s and c.1960s demonstrate the use of some of these design elements on the c.1853-1854 building, now removed (Table 8). The only notable outlier is the use of engaged pilasters which are not found in the immediate area and instead are found in Downtown Brampton; however, these pilasters help to visually breakup with massing of the structure.

In terms of scale and massing, the proposed design would be more consistent with nineteenth-century commercial architecture found on a denser downtown street, although this is partly mitigated through a set of progressively smaller setbacks for the fourth and fifth stories. The scale and massing of the adjacent and surrounding mid-to-late Victorian and Edwardian period detached residential buildings are between one to two and-a-half stories in height, rectangular in plan, have gable or hipped roofs, and are constructed out of brick and wood.

7.0 MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES

7.1 Considered Options

The following range of possible development alternatives was explored. All options have been considered in relation to the applicable planning framework outlined in Section 3.0. The options have considered existing conditions. The preferred option is identified.

Option 1: Do Nothing and Retain Current Use

This option would leave the Property as is and the existing building would remain *in situ*.

The ‘do nothing’ option would have no direct impact on the Property as there would be no changes to the Property. This option still requires regular maintenance of the Property and is not viable within the context of the proposed project.

Option 2: Rehabilitation and Adaptive Reuse

This option would retain the majority of the extant building and would entail its rehabilitation for use as a residence or to continue its use as a commercial space. Adaptive reuse would require alterations to the interior and exterior of the structure. From a heritage perspective, this option is less impactful and is preferred to demolition, however, in terms of redevelopment within the context of the proposed project, this option is not viable.

Option 3: Demolition of Existing Structure and Redevelopment

This option considers demolishing the existing one storey building and construction of a five-storey mixed-use building as proposed in Section 6.0 of this report. The Property has been identified in this report as not exhibiting CHVI and it is not currently listed under Section 27, Part IV or currently designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

This option would result in the demolition of the building on the Property. The proposed development is relatively sympathetic to the character of the surrounding area, being a mix of mid-to-late Victorian and Edwardian residential infill buildings. The proposed development will be five stories in height with stepbacks at the fourth and fifth stories and is substantially larger than other structures in the surrounding area.

Regarding the design of the proposed front elevations in Section 6.3 and comparative analysis of design elements in Table 8, it is recommended that a more vernacular set of materials and designs be utilized. This can include the following:

- The use of rusticated buff brick instead of stone or stucco on the first storey;
- The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and

- The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

The proposed development includes tree protection measures for the deciduous trees located adjacent to the site to ensure their safety during construction.

From a strictly heritage perspective, Options 1 and 2 are the preferred options as they minimize the potential for adverse impacts on the heritage attributes of the adjacent and surrounding properties; however, Option 3 can be undertaken in a manner that minimizes the potential for adverse impacts through the use of mitigation measures addressed below in Section 7.2.

7.2 Mitigation and Next Steps

In order to mitigate potential adverse impacts as a result of development, the following measures are recommended:

7.2.1 Temporary Protection Plan

- A Temporary Protection Plan (**TPP**) is recommended to be prepared as part of the demolition of the Property in order to minimize the potential for unintended destruction on the Property, adjacent properties, and nearby properties. It should be provided to all contractors on site and clearly identify:
 - The location of the designated heritage property;
 - The route for access to the site and the delivery of materials and equipment;
 - Staging and storage locations for materials and equipment. Staging and storage should avoid, to the extent possible, the adjacent heritage property at 250 Main Street;
 - Based on the locations of staging, storage, and access, the TPP should indicate any fencing or flagging required around historic features of the adjacent properties to ensure adverse impacts to heritage attributes are avoided. At minimum, fencing or flagging is recommended around the Property; and
 - A fire and security plan.

7.2.2 Commemoration Plan

Given the prominent location of the Property near the southeast corner of Main Street and Sproule Drive, a commemorative plaque is recommended. Given the lack of direct associations with specific individuals, it is recommended that the plaque commemorate the early mercantile history of Brampton rather than the Property itself. A draft statement is provided below; however, the municipal heritage committee may have additional information or suggestions that would further strengthen the text.

The Crown Patent for Lot 7, Concession 1, E.H.S. Broken Front was granted to United Empire Loyalist descendant Sarah Johnston and her husband, Doctor

William Johnston in 1818. Upon the founding of the village of Brampton in 1853, the land was subdivided into parcels which were sold for speculative investment purposes by early settlers and mercantile families in the area.

In this location once stood the one-storey, brick, Ontario Regency cottage constructed for Joseph Weir circa 1853-1854; the innkeeper of the Brampton House hotel which was once the largest in town during the mid-nineteenth century. The Todd mercantile family (notably J.H. Todd & Sons) also had ownership of the Property afterwards between 1863 and 1878.

8.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained by Main Street Development Inc. in June 2022 to prepare an HIA for the proposed development at 0 and 256 Main Street, in the City of Brampton, Ontario.

The Owner is preparing a DPS application for the demolition of the existing one-storey building and the construction of a new five-storey mixed-use building. The mixed-use building will include 1 at-grade commercial unit and 24 residential units.

This HIA follows best practices drawing upon applicable frameworks, such as the *MCM Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. The HIA was prepared in accordance with the City of Brampton's *Heritage Impact Assessment Terms of Reference* (Section 1.2.1).

The City of Brampton has requested an HIA to review potential impacts on the property at 250 Main Street which is designated under Section 29, Part IV of the *OHA* through designation by-law 379-2006, and the Main Street and Sproule Drive streetscapes.

The Property is not currently listed under Section 27, Part IV, nor currently designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

In our professional opinion, LHC finds that the Property does not meet *O. Reg. 09/06* criteria for physical/design value, historical/associative value or contextual value. The Property would not be eligible for designation under Section 29, Part IV of the *OHA* (Section 5.2).

While the scale, massing and form of the building on Property retains its Ontario Regency cottage form, the structure --built as a speculative investment property c.1853-1854 for local innkeeper Joseph Weir ---alterations, additions and removals over time have substantially changed the building.

The proposed plan to demolish the extant c.1853-1854 one-storey building on the Property will not have a direct adverse impact to the adjacent property at 250 Main Street or to the contextual value of the Main Street streetscape or Sproule Drive streetscape. Indirect adverse impacts to adjacent and surrounding properties may result from construction vibrations from the proposed development. Comparative analysis of the proposed design elements indicates that it is sympathetic to the character of the surrounding area. LHC recommends that a more vernacular set of materials and designs be utilized. This can include the following:

- The use of rusticated buff brick instead of stone or stucco on the first storey;
- The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and
- The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

LHC recommends the following mitigation measures:

- A Temporary Protection Plan be prepared to mitigate potential indirect and accidental impacts due to construction; and
- A plaque be considered to commemorate the mercantile history of Brampton.

SIGNATURE



Christienne Uchiyama, M.A, CAHP
Principal, Manager Heritage Consulting Services
LHC

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APPENDIX A: PROJECT PERSONNEL

Christienne Uchiyama, MA, CAHP – Principal, LHC

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

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist

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

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

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

Diego Maenza, MPI – Heritage Planner

Diego Maenza is a Heritage Planner with LHC. He holds a B.A. in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with three years of public sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. He is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member of the Ontario Professional Planners Institute (OPPI).

At LHC, Diego has worked on numerous projects dealing with all aspects of Ontario's cultural heritage including the competition of cultural heritage technical reports for development proposals and providing heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope.

Diego is excited to build on his existing heritage planning and research experience as a part of the LHC team.

Jordan Greene, BA – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science (GIS) and a Certificate in Urban Planning Studies from Queen's University. Jordan joined the LHC team shortly after graduating and during her time at the firm has contributed to over 100 technical studies. Jordan has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to project mapping Jordan has also begun to develop interactive maps and tools that will contribute to LHC's internal data management. She has also taken on the role of Health and Safety representative for the firm. Between graduation and beginning work with LHC her GIS experience allowed her the opportunity to briefly volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Jordan is excited to continue her work with LHC to further develop her GIS skills and learn more about the fields of heritage and archaeology.

APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), the Region of Peel Official Plan (**ROP**) and the City of Brampton Official Plan (**OP**).

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

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

Adjacent Lands means those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives (*ROP*).

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

Archaeological resources mean the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place (*ROP*).

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

Built heritage means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community (*ROP*).

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

Conserve 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 decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

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

Cultural heritage resources mean within a land use context, cultural heritage resources include archaeological sites, built resources, traditional use areas, cultural landscapes and shipwreck sites. More broadly, cultural heritage resources include everything produced and left by the people of a given geographic area, the sum of which represents their cultural identity. This means their handicrafts, tools, equipment, buildings, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, and commercial and industrial activity (*ROP*).

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

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

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

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

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water

features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property) (*PPS*).

Mixed Use Development means the physical integration of two or more uses such as retail, office, residential, hotel, public, institutional, and/ or public parking, provided within a building or separate buildings on the same lot (*OP*).

Older, Mature Neighbourhood means a residential area where the majority of dwellings were built prior to 1980. These dwellings are generally not constructed to the minimum building setback and maximum lot coverage regulations of the Zoning Bylaw. Typical characteristics of older, mature neighbourhoods are generous separation distances between dwellings, greater front and rear yard setbacks, and lower lot coverage than in newer neighbourhoods with dwellings built after 1980 (*OP*).

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

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

Setback means a prescribed distance between the built form and a physical or natural constraint (e.g., 7.5 metre useable rear yard area between the house and the vegetated buffer to permit pools, garden sheds, septic systems, etc.) (*OP*).

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

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

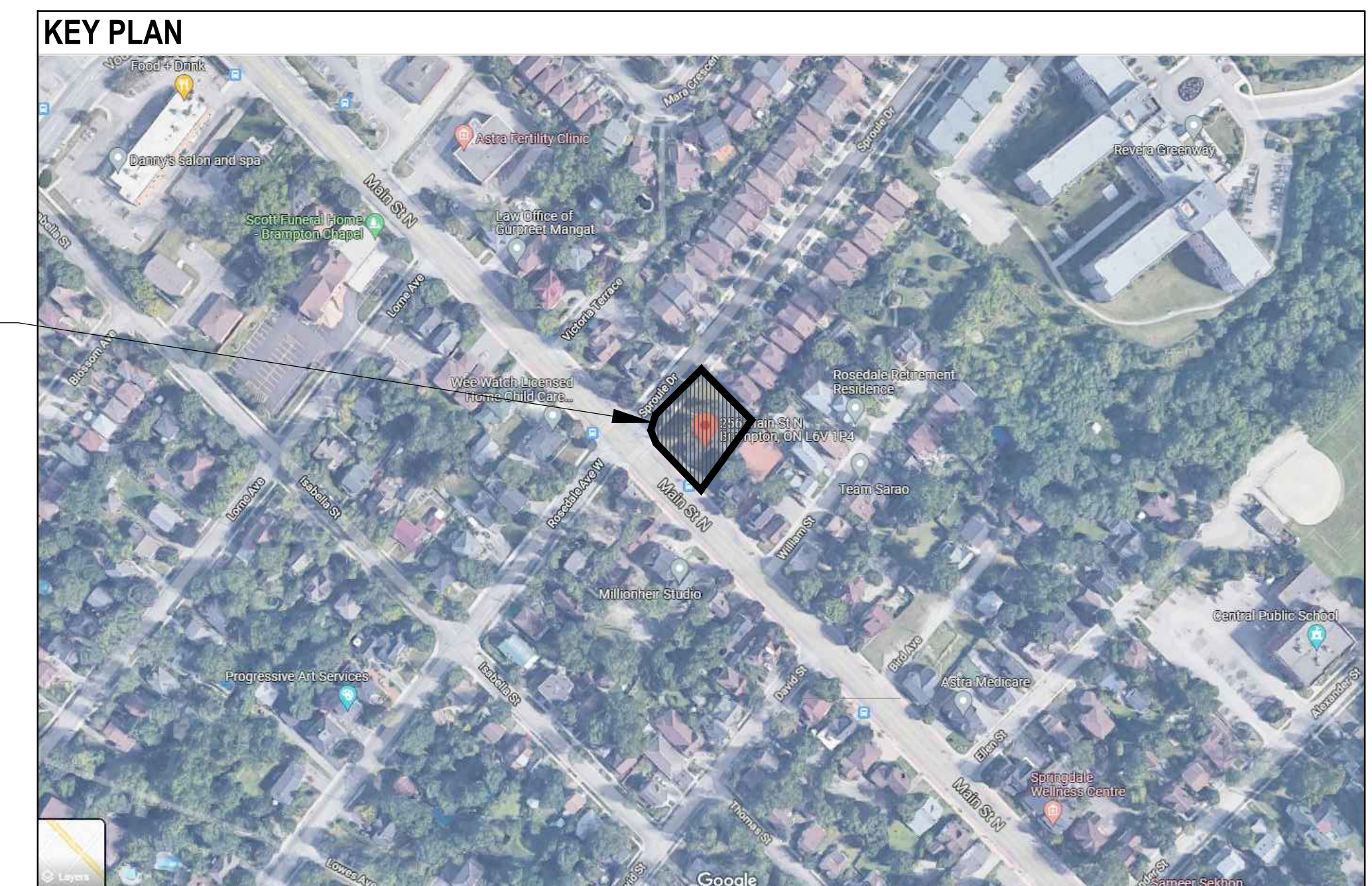
Subdivision Agreement means an agreement between the City and an owner of land regarding the conditions which are to be imposed prior to the approval of a plan of subdivision pursuant to the Planning Act (*OP*).

APPENDIX C: ARCHITECTURAL DRAWINGS

LIST OF ARCHITECTURAL DRAWINGS

	LIST OF DRAWINGS	REVISION	ISSUE DATE
A0.0	COVER SHEET		
A0.1	SURVEY PLAN		
A1.0	KEY PLAN AND SITE PLAN		2022-12-21
A1.0A	SITE STATISTICS AND PLAQUE DETAILS		2022-12-21
A1.1	ACCESS AND SIGN(S) DETAILS		2022-12-21
A1.2	UNDERGROUND P1 LEVEL		2022-12-21
A1.3	FIRST FLOOR PLAN		2022-12-21
A1.4	SECOND AND THIRD FLOOR PLAN		2022-12-21
A1.5	FOURTH FLOOR PLAN		2022-12-21
A1.6	FIFTH FLOOR PLAN		2022-12-21
A1.6a	ROOF PLAN		2022-12-21
A1.7	EAST SIDE ELEVATION		2022-12-21
A1.8	WEST SIDE ELEVATION		2022-12-21
A1.9	NORTH SIDE ELEVATION		2022-12-21
A1.10	SOUTH SIDE ELEVATION		2022-12-21
A2.0	SITE SECTION		2022-12-21
A3.0	WASTE MANAGEMENT PLAN		2022-12-21
A4.0	3D MASSING		2022-12-21

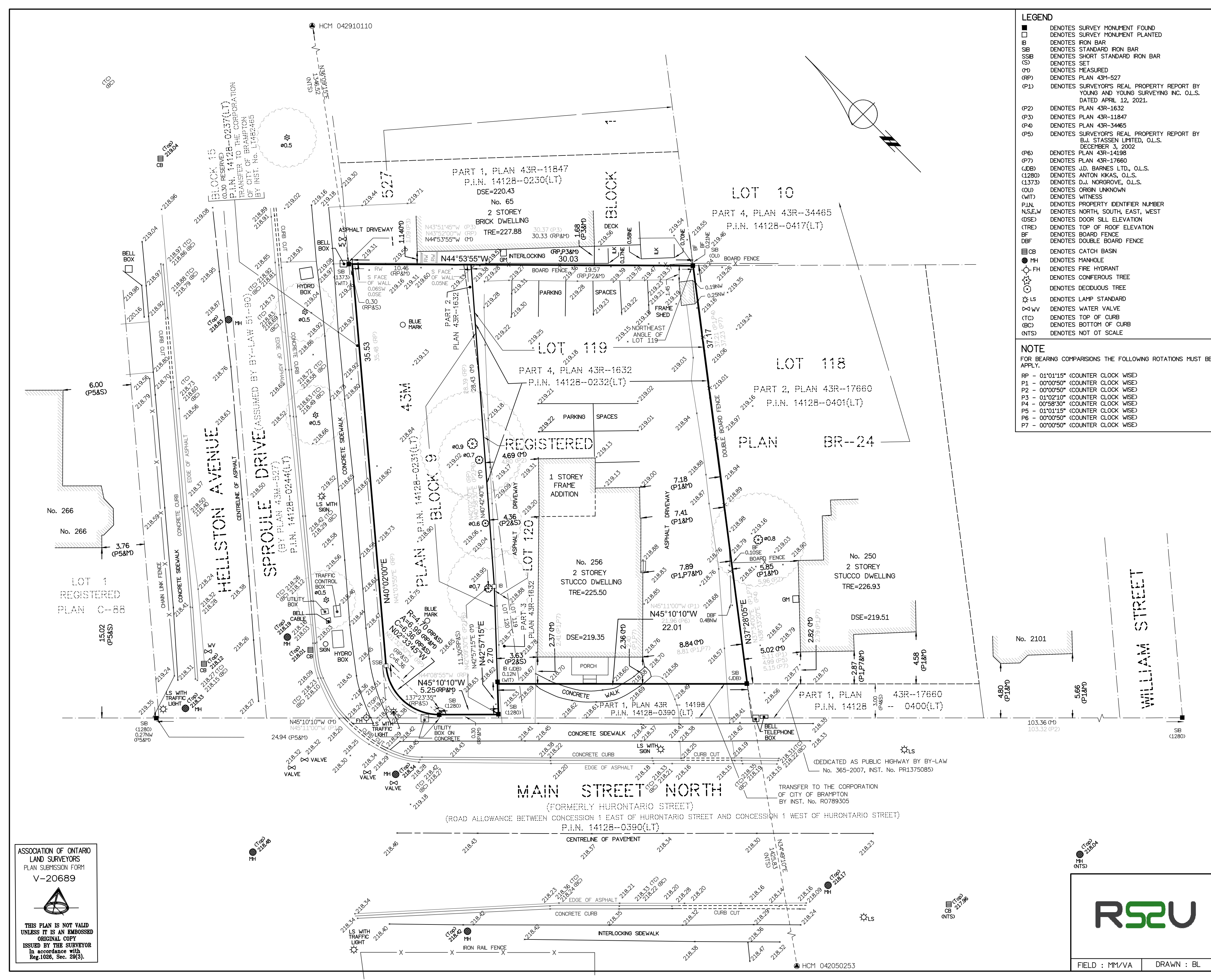
PROPOSED MIXED USE BUILDING
AT 0 TO 256 MAIN ST N, BRAMPTON



PROPOSED MIXED USE BUILDING
AT 0 TO 256 MAIN ST N, BRAMPTON



Unit-214 - 2550 Matheson Blvd E, Mississauga, Ontario, Canada L6R 0J8
 Email: hbhons@technoarch.ca
 Tel : +1-905-792-0038
 Cell: +1-416-729-9454
 www.technoarch.ca



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - B DENOTES IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (RP) DENOTES PLAN 43M-527
 - (P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY YOUNG AND YOUNG SURVEYING INC. O.L.S. DATED APRIL 12, 2021.
 - (P3) DENOTES PLAN 43R-1632
 - (P4) DENOTES PLAN 43R-11847
 - (P5) DENOTES PLAN 43R-34465
 - (P6) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY B.J. STASSEN LIMITED, O.L.S. DECEMBER 3, 2002
 - (P7) DENOTES PLAN 43R-14198
 - (P8) DENOTES PLAN 43R-17660
 - (JDB) DENOTES J.D. BARNES LTD., O.L.S.
 - (L2B0) DENOTES ANTON KIKAS, O.L.S.
 - (L373) DENOTES D.J. NORGROVE, O.L.S.
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WIT) DENOTES WITNESS
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - N, S, E, W DENOTES NORTH, SOUTH, EAST, WEST
 - (OSE) DENOTES DOOR SILL ELEVATION
 - (TRE) DENOTES TOP OF ROOF ELEVATION
 - BF DENOTES BOARD FENCE
 - DBF DENOTES DOUBLE BOARD FENCE
 - CB DENOTES CATCH BASIN
 - MH DENOTES MANHOLE
 - FH DENOTES FIRE HYDRANT
 - (CSE) DENOTES CONIFEROUS TREE
 - (D) DENOTES DECIDUOUS TREE
 - LS DENOTES LAMP STANDARD
 - WV DENOTES WATER VALVE
 - (TC) DENOTES TOP OF CURB
 - (BC) DENOTES BOTTOM OF CURB
 - (NTS) DENOTES NOT TO SCALE

NOTE
 FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS MUST BE APPLIED:

- RP - 01°01'15" (COUNTER CLOCK WISE)
- P1 - 00°00'50" (COUNTER CLOCK WISE)
- P2 - 00°00'50" (COUNTER CLOCK WISE)
- P3 - 01°02'10" (COUNTER CLOCK WISE)
- P4 - 00°58'30" (COUNTER CLOCK WISE)
- P5 - 01°01'15" (COUNTER CLOCK WISE)
- P6 - 00°00'50" (COUNTER CLOCK WISE)
- P7 - 00°00'50" (COUNTER CLOCK WISE)

SURVEYOR'S REAL PROPERTY REPORT
PART 1 : PLAN OF SURVEY
SHOWING TOPOGRAPHIC INFORMATION OF
BLOCK 9, PLAN 43M-527 AND
PART OF LOTS 119 AND 120
REGISTERED PLAN BR-24
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200
 5m 0 5 10m
 SHAJEEESHANE RAJAKULEDRAN, O.L.S./O.L.I.P.

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 THE REPRODUCTION, ALTERATION, OR REUSE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF RS SURVEYING LIMITED, IS STRICTLY PROHIBITED.

PART 2: REPORT (SUMMARY)
 DESCRIPTION: BLOCK 9, PLAN 43M-527 BEING ALL OF P.N. 14128-0231(LT) AND PART OF LOTS 119 AND 120, REGISTERED PLAN BR-24 BEING ALL OF P.N. 14128-0232(LT)
 MUNICIPAL ZONING: THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.
 REGISTERED EASEMENTS: NONE
 ADDITIONAL COMMENTS: NOTE LOCATION OF FENCES AND CONCRETE WALK
 CLIENT: P.N. 14128-0231(LT) - DHILLON, JAGBIR
 P.N. 14128-0232(LT) - TRIHAR PROPERTIES CORP.

NOTE
 THIS PLAN AND REPORT WAS PREPARED FOR THE CLIENT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999687.

BEARING NOTE:
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 042050253 AND No. 042910110, AND ARE REFERRED TO THE 6TH UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)).

INTEGRATION DATA

6TH UTM ZONE 17 COORDINATES
 NAD 83 (CSRSX2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
 THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
HCM 042050253	4 837 114.297	598 594.470
HCM 042910110	4 839 423.059	600 204.171

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF BRAMPTON BENCH MARK No.042050253, HAVING AN ELEVATION OF 219.224 METRES.
 LOCATION : IN BUILDING AT SOUTHWEST ANGLE OF CAMPBELL DRIVE AND MCLAUGHLIN ROAD

NOTE:

- THIS FIELD SURVEY WAS DONE IN THE WINTERTIME SOME TOPOGRAPHIC DETAILS MAY HAVE BEEN MISSED OUT SNOW COVER.
- UNDERGROUND SERVICES WERE NOT LOCATED IN THIS SURVEY
- THE TYPE AND LOCATION OF BURIED UTILITIES SERVICES ARE NOT VERIFIED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 3, 2022.

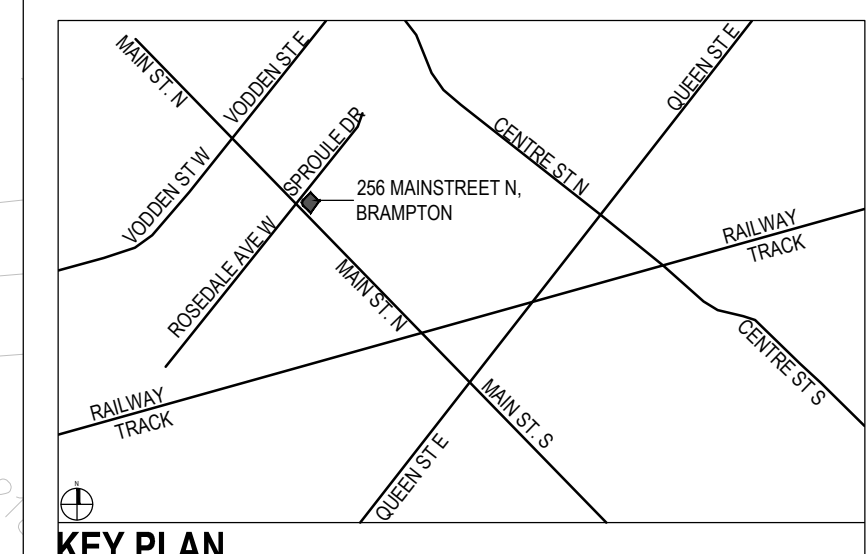
DATE: 06-MARCH 2022
 SHAJEEESHANE RAJAKULEDRAN
 ONTARIO LAND SURVEYOR

RSU
RS SURVEYING LIMITED.
ONTARIO LAND SURVEYORS
 117 RINGWOOD DRIVE, UNIT 9
 STOUFFVILLE (ONT), L4A 8C1
 Ph. 905-554-1021, Cell 416-708-0545
 Web: www.rsurveyinglimited.ca, Email: shane@rsurveyinglimited.ca

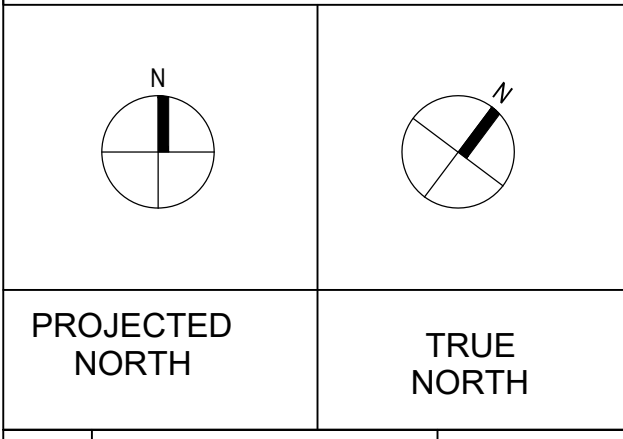
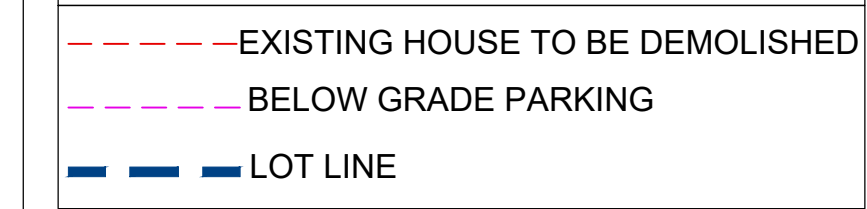
FIELD : MM/VA DRAWN : BL CHECKED : RS/HSC PROJECT : RSSU-2021-585-SRTP

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-20689

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Reg. 1026, Sec. 28(3).



Note:
 a. All proposed signs shall conform to the City of Brampton Sign By-law 399-2002, as amended.
 b. Signs shall conform to the Ontario Building Code O. Reg. 332/12, as amended.
 c. Signs shall be fully secured to a structural member beyond the cladding of the building, please provide confirmation of the wall structure including support for signage. Plywood backing is recommended.
 Permits are required prior to the installation of signs.



00	DPS	2023-02-03
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED MIXED USE BUILDING
 AT 0 & 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

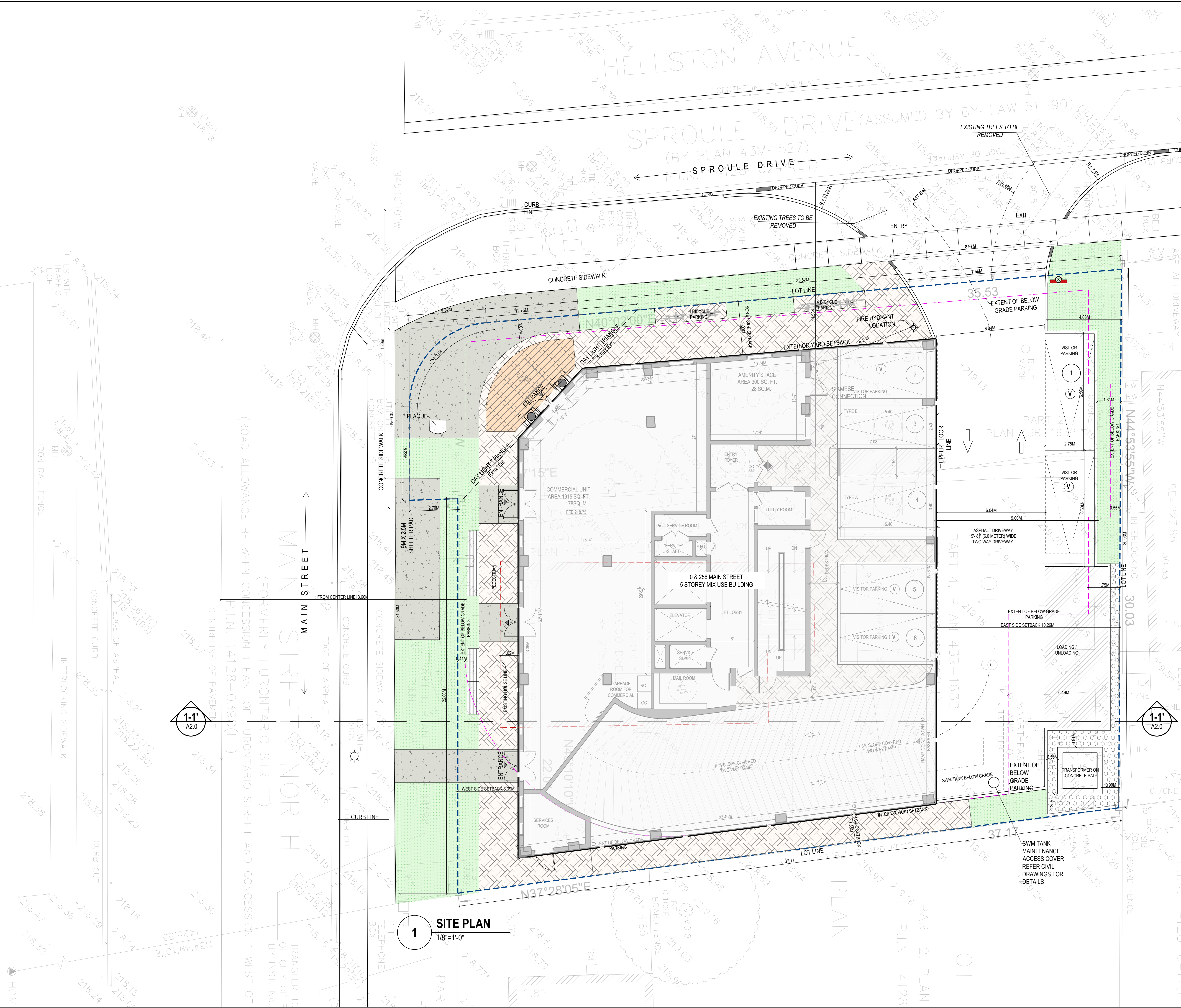
 Unit-214 - 2550 Matheson Blvd E,
 Mississauga, Ontario, Canada L4W 4Z1
 Tel : +1-905-792-0038
 Tel : +1-905-238-0035
 Email: hbhons@technoarch.ca
 www.technoarch.ca

STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED SITE PLAN

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
1/8"=1'-0"	A1
SHEET NO	STAGE
A1.0	DPS
PHASE	REV
00	00
ISSUED DATE	2023-02-03



1 SITE PLAN
 1/8"=1'-0"

NOTES:

- ENGINEERING CERTIFICATION REQUIRED FOR ALL FOOTINGS AND FOUNDATIONS SPECIFIC TO EACH LOCATION WHERE SIGNAGE IS TO BE ERRECTED. FOOTINGS AND FOUNDATIONS ILLUSTRATED ARE RECOMMENDATIONS ONLY.
- THIS DETAIL IS TO BE READ IN COLOUR. PDF COPIES ARE AVAILABLE FROM PLANNING & INFRASTRUCTURE SERVICES, PARKS PLANNING & DEVELOPMENT, CITY OF BRAMPTON.
- ARTWORK IS AVAILABLE FROM STRATEGIC COMMUNICATIONS, OFFICE OF THE COO, CITY OF BRAMPTON.
- FOR ALL SIGNS SITE SPECIFIC DRAWINGS ARE REQUIRED PRIOR TO INSTALLATION. DRAWINGS MUST SHOW: MESSAGING DIRECTIONS AND LAYOUT, SIGN LOCATION AND CONTEXT REFERENCE, AND FOOTING / FOUNDATION ENGINEERING CERTIFICATION.
- MAROON COLOUR SCHEMES TO BE USED IN DOWNTOWN AREA ONLY, BLUE COLOUR SCHEME TO BE USED CITY WIDE.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.

FINISHES:

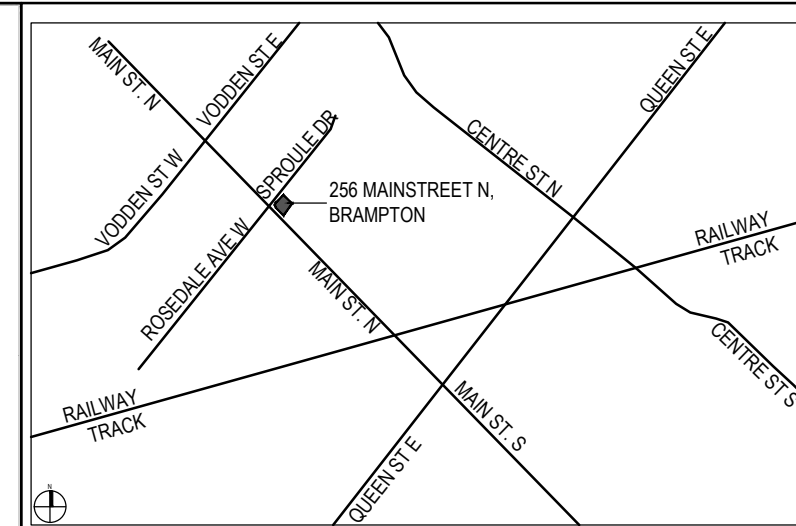
PAINT MATTHEWS:	
BLACK METALLIC:	MP19962 SATIN FINISH
BLUE METALLIC:	MP22028 SATIN FINISH
YELLOW SOLID:	MP07681 SATIN FINISH
PALE BLUE SOLID:	MP07490 SATIN FINISH
WHITE SOLID:	WHITE SATIN FINISH
MAROON METALLIC:	MP22297 SATIN FINISH
PALE MAROON SOLID:	MP00984 SATIN FINISH
VINYL:	
BLUE:	AVERY ROYAL DARK BLUE METALLIC A7753-M
(OPAQUE VINYL)	
LIGHT MAROON:	3M FROSTED ROSE CRYSTAL
(TRANSLUCENT VINYL)	
LIGHT BLUE:	3M FROSTED BLUE MIST CRYSTAL
(TRANSLUCENT VINYL)	
BLUE:	AVERY TWILIGHT BLUE A9591-T
(TRANSLUCENT VINYL)	
YELLOW:	3M SCOTCHCAL MARIGOLD
(TRANSLUCENT VINYL)	
GREEN:	AVERY ARMY GREEN A9676-T
(TRANSLUCENT VINYL)	
WHITE:	3M SCOTCHLITE ENGINEER GRADE WHITE
(REFLECTIVE VINYL)	
BLUE:	3M SCOTCHLITE ENGINEER GRADE BLUE
(REFLECTIVE VINYL)	
MAROON:	AVERY BURGUNDY A7819-R
(REFLECTIVE VINYL)	
YELLOW:	3M SCOTCHLITE ENGINEER GRADE YELLOW
(REFLECTIVE VINYL)	
ACRYLIC:	
WHITE:	MILK-WHITE ACRYLIC



MESSAGE: 50 MM HT. WHITE REFLECTIVE VINYL FONT: ITC GARAMOND LIGHT CONDENSED. FINAL TEXT, FONTS AND SIZES FOR WHITE HEADER MESSAGES TO BE CONFIRMED PRIOR TO MANUFACTURE

POST & BASE: PAINTED BLACK

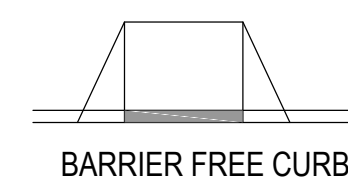
PLAQUE DETAIL-1



KEY PLAN

MATERIAL LEGEND

	CONCRETE
	PAVER
	GREEN
	PERMEABLE PAVER
	STOP SIGN
	1.67M X 1.67M AREA FOR BARRIER FREE ACCESS AT BUILDING ENTRANCES
	VAN ACCESSIBLE PARKING TYPE A 3.4M X 5.4M
	ACCESSIBLE PARKING TYPE B 2.4M X 5.4M
	SIAMESE CONNECTION
	FIRE HYDRANT
	ENTRY CUM EXIT DOOR TO THE BUILDING
	EXISTING LIGHT POLE



BARRIER FREE CURB

SITE SUMMARY		
ZONING	CMU3-DPS	
ADDRESS	256 MAIN STREET N	
	PERMISSIBLE	PROPOSED
PROPOSED USE OF THE BUILDING	APARTMENT DWELLING	MIX USE BUILDING
FRONT SETBACK	1 M FROM EXITING BUILDING LINE	1 M FROM EXITING BUILDING LINE
DPS AREA	HISTORIC MIX USE	
SIDE SETBACK (EXTERIOR)	3.0 m	3.0 m
SIDE SETBACK (INTERIOR)	1.5 m	1.55 m
REAR SETBACK	7.5 m	10.26 m
LOT FRONTAGE	31.69 m	
LOT DEPTH	37.16 m	
LOT WIDTH	15 m	31.69 m
TOTAL AREA OF LOT	(12499.33 sq ft) 1,161.64 sqm	
BUILDING COVERED AREA	6550 SQ. FT. 608 SQ.M.	
GROUND COVERAGE	52.36%	
LANDSCAPE AREA (INCLUDING SIDEWALKS)	(2872.76 sq ft) 267.00 sq m	
COMMERCIAL HEIGHT	1 STOREY	
RESIDENTIAL	4 STOREY	
TOTAL NUMBER OF STOREYS	5 STOREY	
BUILDING HEIGHT (EXCLUDING MECHANICAL FLOOR)	MINIMUM 7.5 M MAXIMUM 15.5 M	17.07 m
FSI	2,245 sq m 1,161.64 sqm =1.93	
PROPOSED OUTDOOR AMENITY AREA AT 5TH FLOOR LEVEL	119.38 SQ. M.	
PROPOSED INDOOR AMENITY AREA AT FIRST FLOOR LEVEL	28 SQ. M.	

BUILDING DATA		
GROSS FLOOR AREA	RESIDENTIAL	COMMERCIAL
BASEMENT	0 sq ft	0 sq ft
FIRST FLOOR	1082 sq ft (common areas)	1915 sq ft
SECOND FLOOR	6550 SQ.FT	0 sq ft
THIRD FLOOR	6550 SQ.FT	0 sq ft
FOURTH FLOOR	5,014 SQ.FT	0 sq ft
FIFTH FLOOR	2,747 SQ.FT	0 sq ft
TOTAL	21,943 SQ.FT 2,039 SQ.M	1915 sq ft 178 sq m

FLOOR NAME	TOTAL NO. OF UNITS (COMMERCIAL)	TOTAL NO. OF UNITS (RESIDENTIAL)	1B	1B+D	2B	2B+D	BARRIER FREE ACCESSIBLE PROVIDED
FIRST FLOOR	1	0	0	0	0	0	0
SECOND FLOOR		8	7	1	0	0	1
THIRD FLOOR		8	7	1	0	0	1
FOURTH FLOOR		6	4	0	2	0	2
FIFTH FLOOR		2	0	0	1	1	0
TOTAL	1	24	18	2	3	1	4 UNITS

NOTES:
CONDO MANAGEMENT WILL DROP OFF THE GARBAGE AND RECYCLABLE MATERIALS ALONGWITH BULKY ITEMS TO THE DESIGNATED COLLECTION POINT, BEFORE 7:00AM ON MONDAY AND THURSDAY.

NUMBER OF UNITS 24 + 1 COMMERCIAL GARBAGE ROOM REQUIREMENT

	REQUIRED	PROVIDED
COMMERCIAL	1Garbage cart + 1Recycling cart	1Garbage cart + 1Recycling cart
GARBAGE CART (non compacted)	1 BIA CART PER 4 UNIT	6 BIA CARTS OF SIZE : 2.8FT x 2.2FT x 3.6FT
RECYCLE BIN	1 BIA CART PER 7 UNIT	4 BIA CARTS OF SIZE : 2.8FT x 2.2FT x 3.6FT
BULKY ITEM STORAGE	10 CUBIC METER	10 CUBIC METER IN BASEMENT

REQUIRED PARKING SPACES		
PARKING CALCULATION	REQUIRED	NO OF UNITS
RESIDENTIAL UNITS	0 PER UNIT	24
	0X24 (NO MINIMUM PARKING REQUIRED)	
COMMERCIAL (AS PER CMU3-DPS 4.3.3 (O) (6) AS PER SCHED.-1 CH-2 PART 3 NO MINIMUM PARKING REQUIRED)	0	1
	0X1 0 PARKING SPACE	

PROVIDED PARKING SPACES		
PARKING CALCULATION	PROVIDED	NO OF UNITS
RESIDENTIAL PARKING PER UNIT (NO MINIMUM PARKING REQUIRED)	.75 PER UNIT (excluding Tandem parking)	24
	16+2 (Tandem) BASEMENT + 2 SURFACE TOTAL= 18 + 2(Tandem) (Including barrier free type A and B both)	
VISITOR PARKING (0.2 PER UNIT)	5 PARKING SPACE	
COMMERCIAL (AS PER CMU3-DPS 4.3.3 (O) (6) AS PER SCHED.-1 CH-2 PART 3 NO MINIMUM PARKING REQUIRED)	0 PARKING SPACE	
TOTAL NUMBER OF CAR PARKING	=23 SPACES(including 1Carpool & EV) + 2 (Tandem)	
PROVIDED BICYCLE SPACES	=15 SPACES	

DRAFT TEXT FOR THE PLAQUE

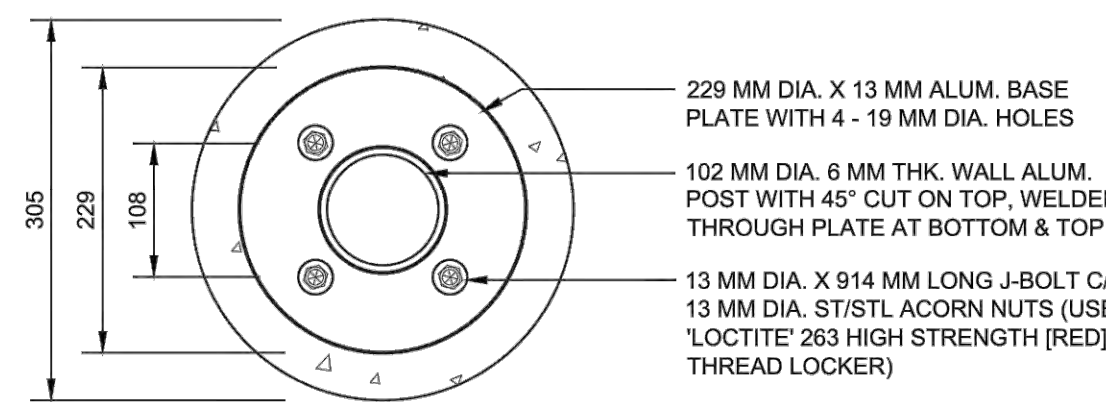
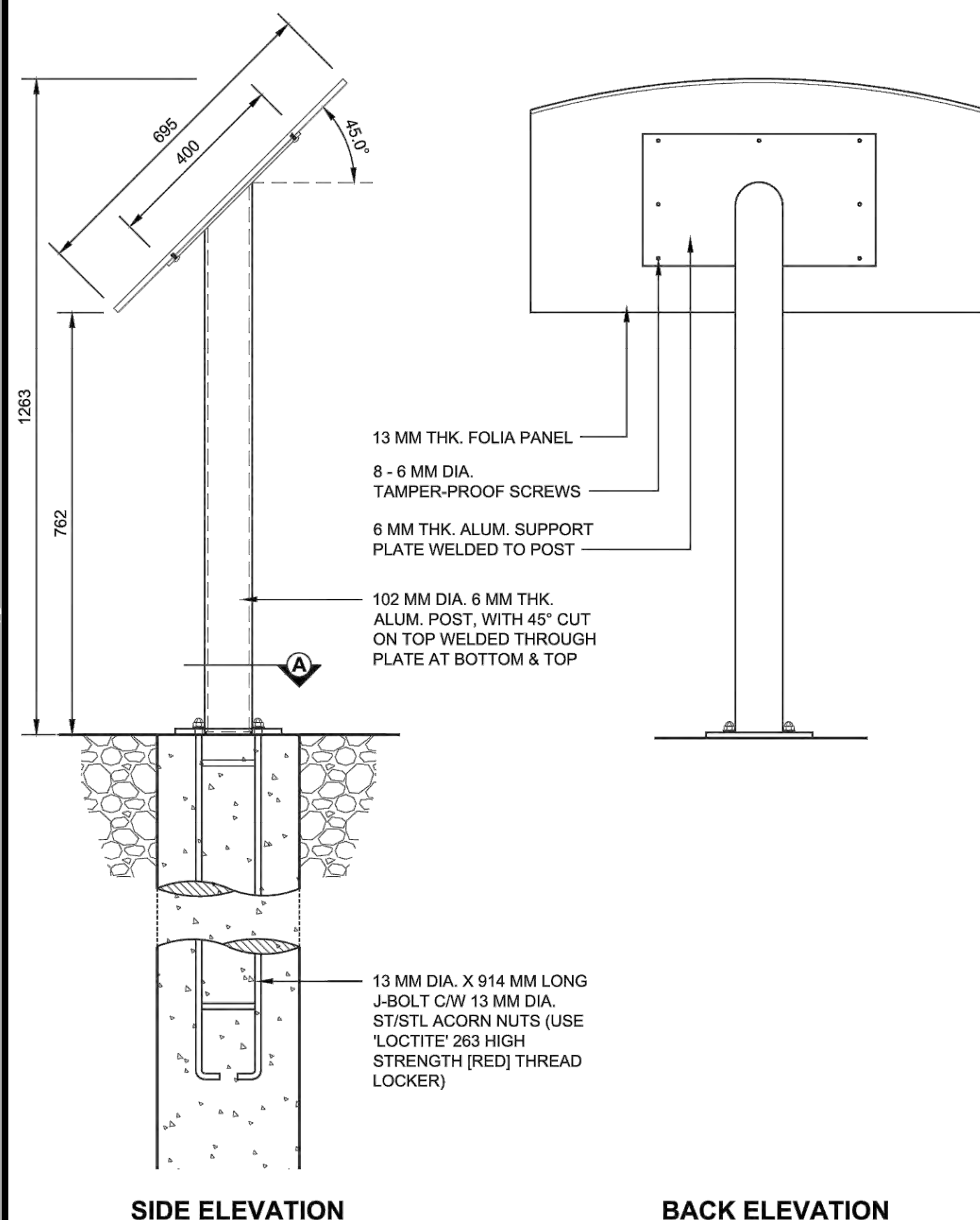
The crown patent for lot 7, concession 1, e.h.s. broken front was granted to united empire loyalist descendant Sarah Johnston and her husband, doctor William Johnston in 1818. upon the founding of the village of Brampton in 1853, the land was subdivided into parcels which were sold for speculative investment purposes by early settlers and mercantile families in the area.

In this location once stood the one-storey, brick, ontario regency cottage constructed for Joseph weir circa 1853-1854; the innkeeper of the Brampton house hotel which was once the largest in town during the mid-nineteenth century.

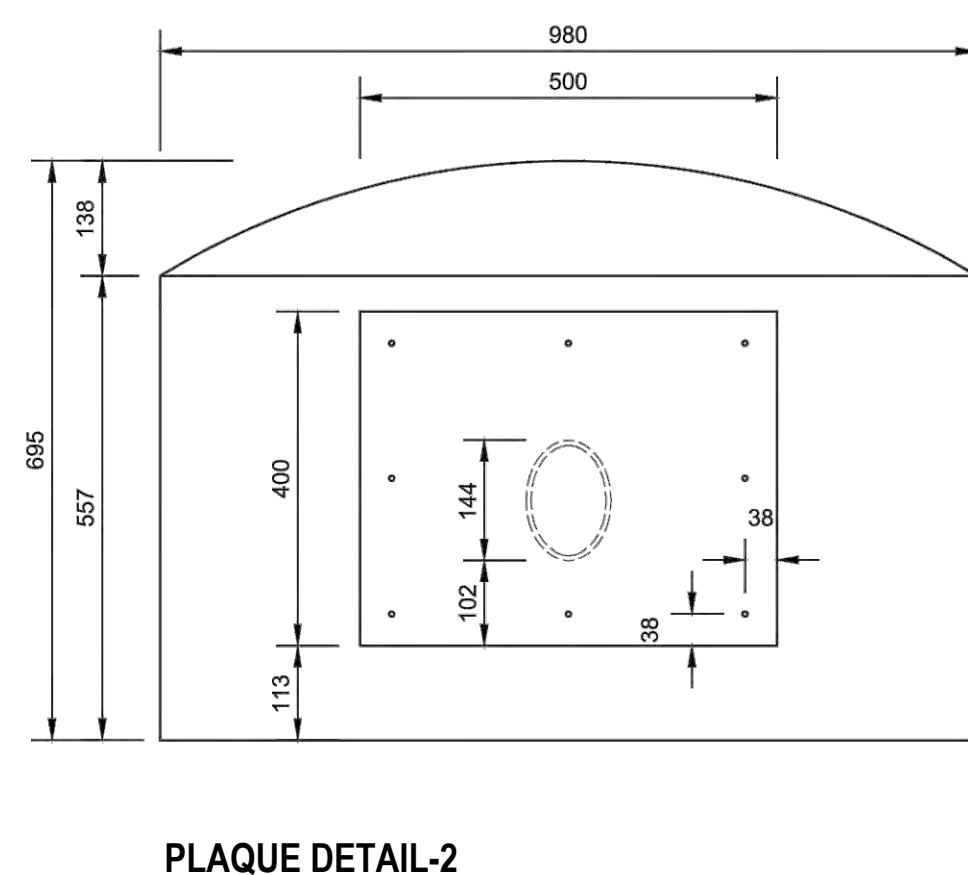
The Todd mercantile family (notably J.H. Todd & sons) also had ownership of the property afterwards between 1863 and 1878.

NOTES:

- ENGINEERING CERTIFICATION REQUIRED FOR ALL FOOTINGS AND FOUNDATIONS SPECIFIC TO EACH LOCATION WHERE SIGNAGE IS TO BE ERRECTED. FOOTINGS AND FOUNDATIONS ILLUSTRATED ARE RECOMMENDATIONS ONLY.
- FOR ALL SIGNS SITE SPECIFIC DRAWINGS ARE REQUIRED PRIOR TO INSTALLATION. DRAWINGS MUST SHOW: MESSAGING DIRECTIONS AND LAYOUT, SIGN LOCATION AND CONTEXT REFERENCE, AND FOOTING / FOUNDATION ENGINEERING CERTIFICATION.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.

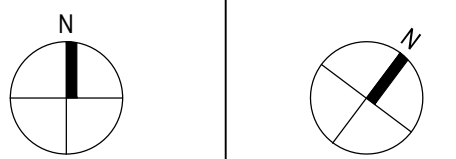


SECTION A



PLAQUE DETAIL-2

CITY FILE: PRE-2021-0228



PROJECTED NORTH TRUE NORTH

00 DPS 2023-02-03

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING

AT 0 & 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

technoarch
architects + engineers
Unit-214 - 2550 Matheson Blvd E,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Tel : +1-905-238-0035
Email: hbhons@technoarch.ca
www.technoarch.ca



STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED SITE STATISTICS AND DETAILS

DRAWN BY HT

CHECKED BY HB

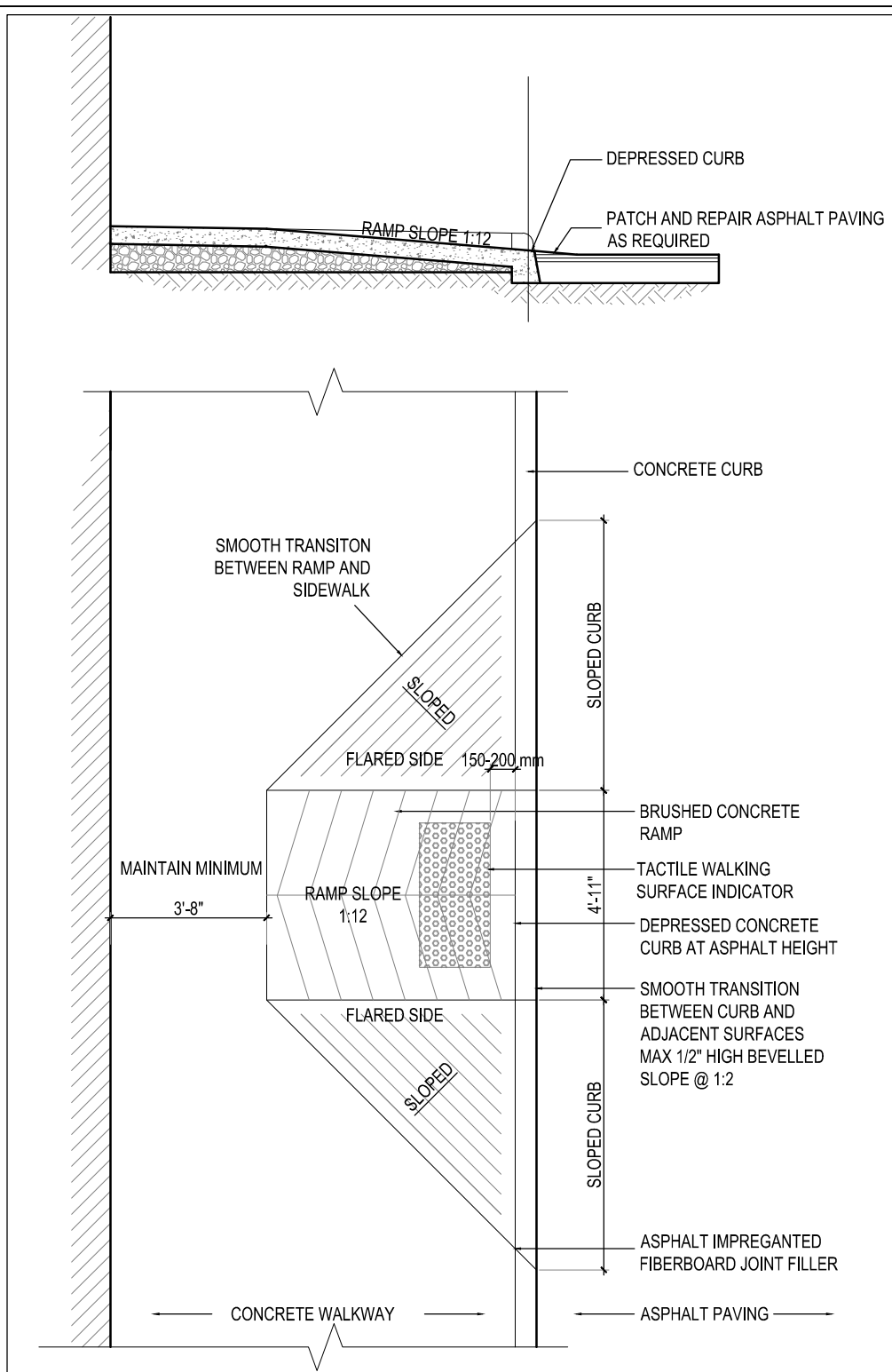
APPROVED BY HB

SCALE 1/8"=1'-0" SIZE A1

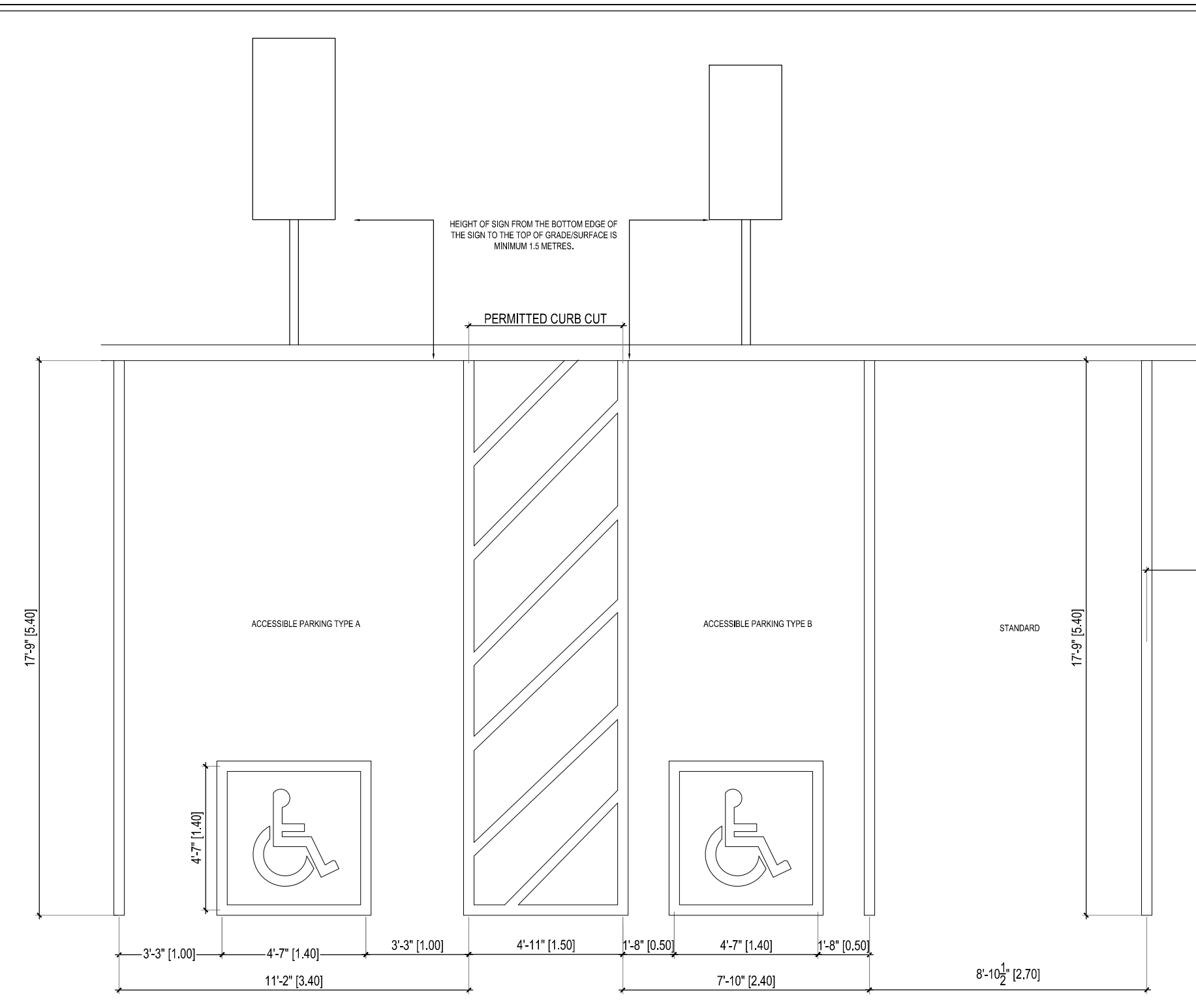
SHEET NO A1.0A STAGE DPS

PHASE 00 REV 00

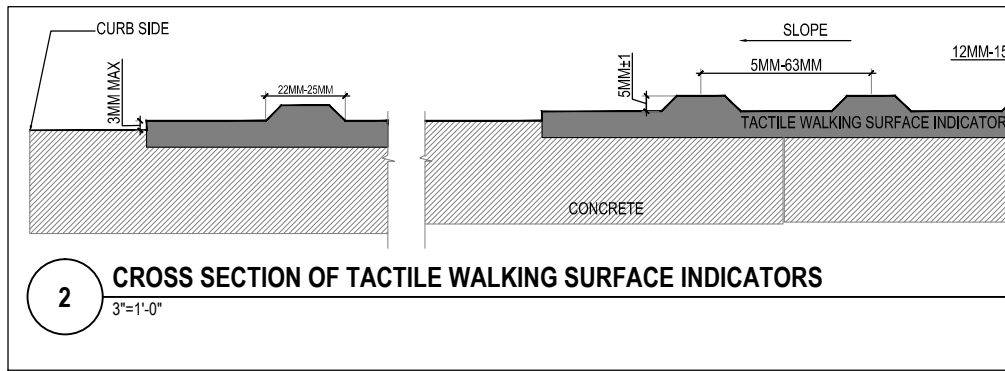
ISSUED DATE 2023-02-03



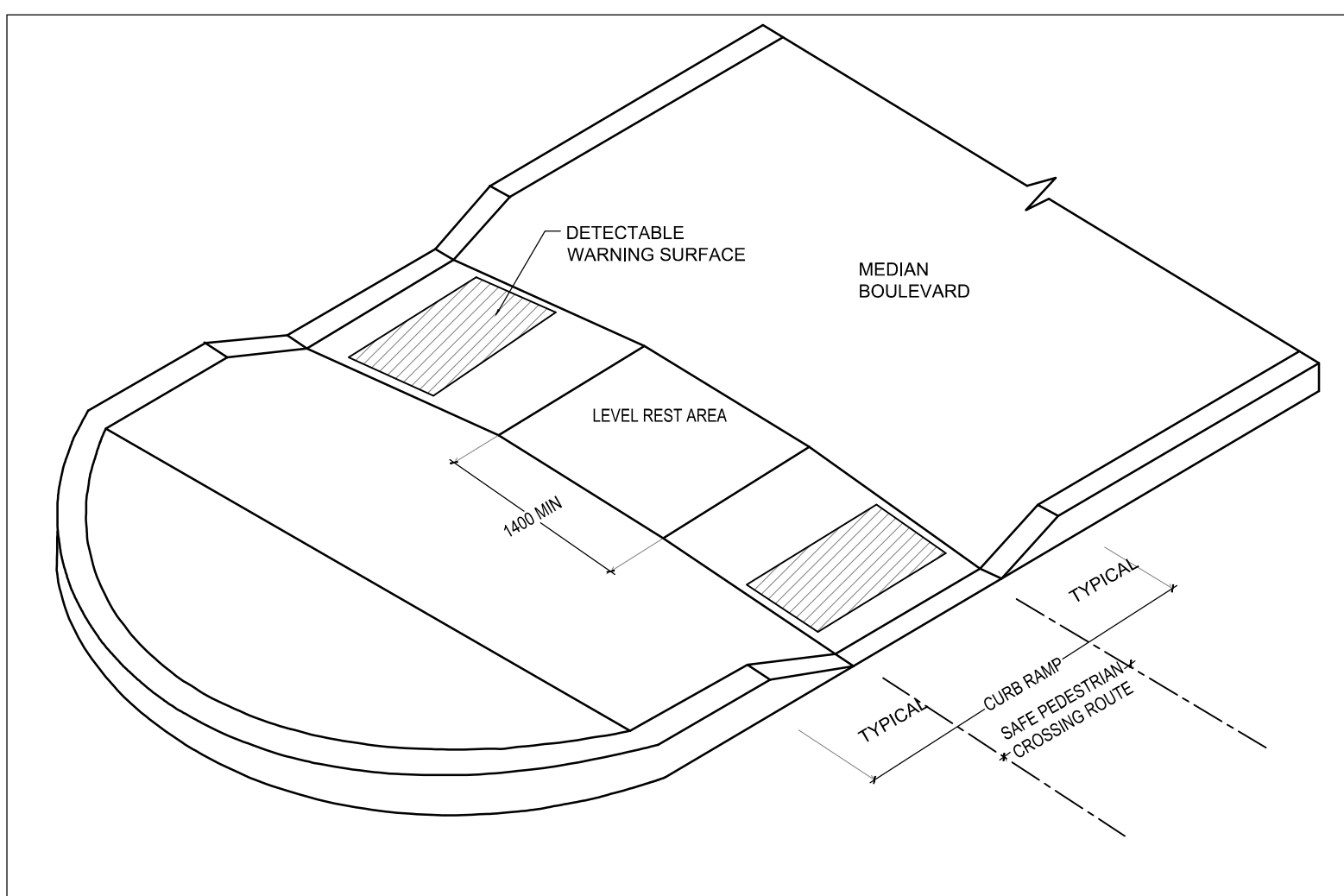
1 CURB RAMP DETAIL
3/4"x1'-0"



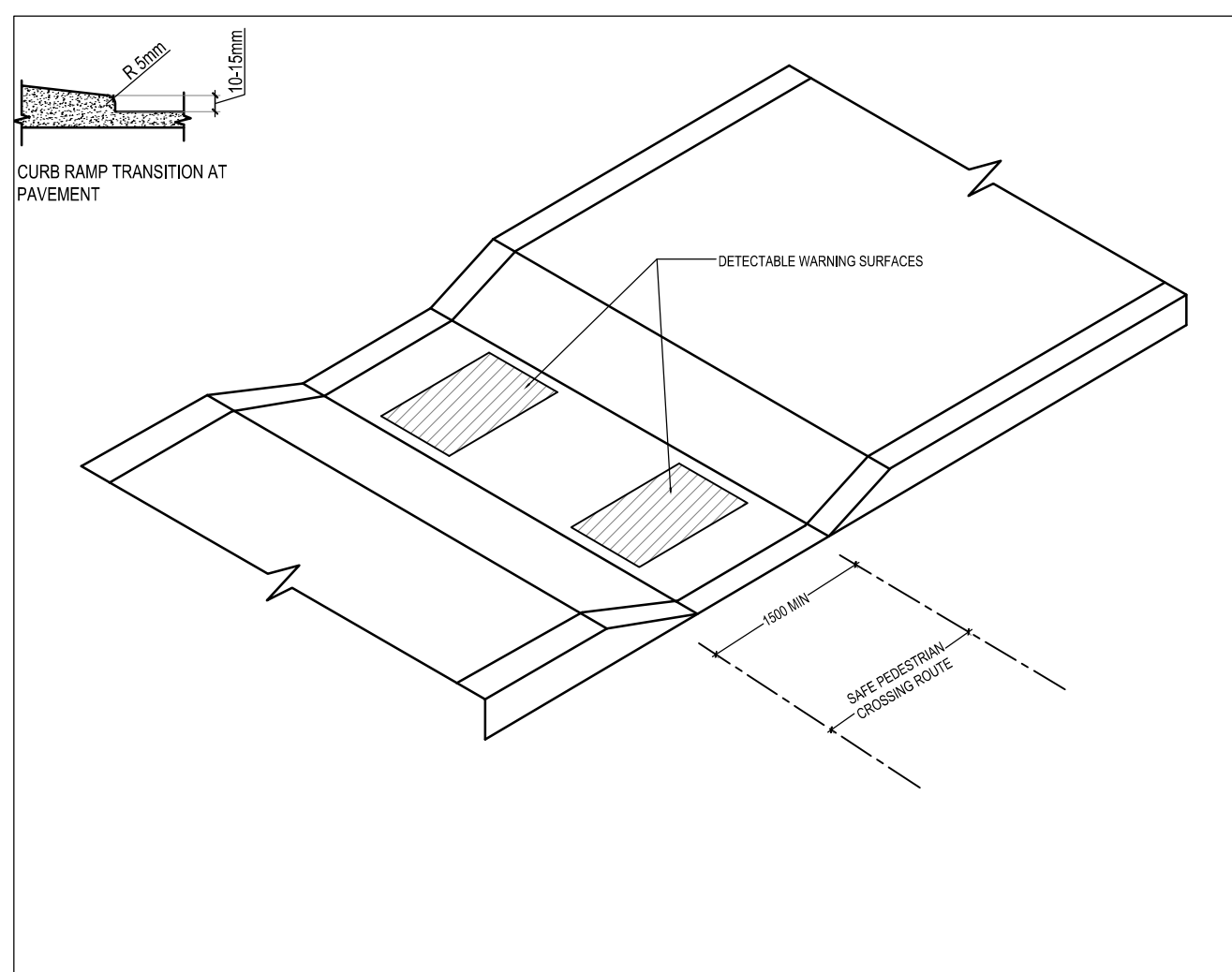
3 PARKING DETAIL
3/4"x1'-0"



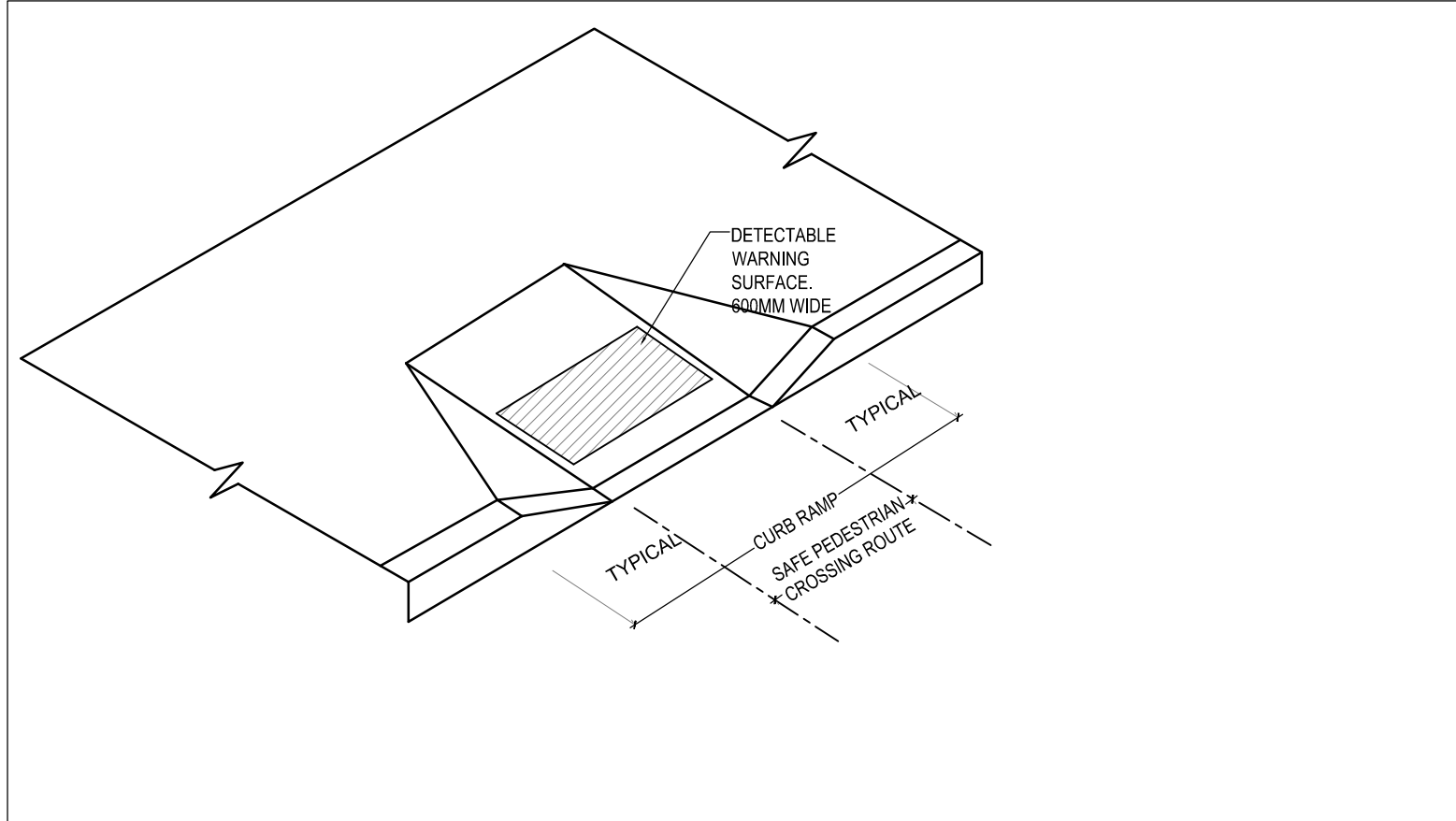
2 CROSS SECTION OF TACTILE WALKING SURFACE INDICATORS
3/4"x1'-0"



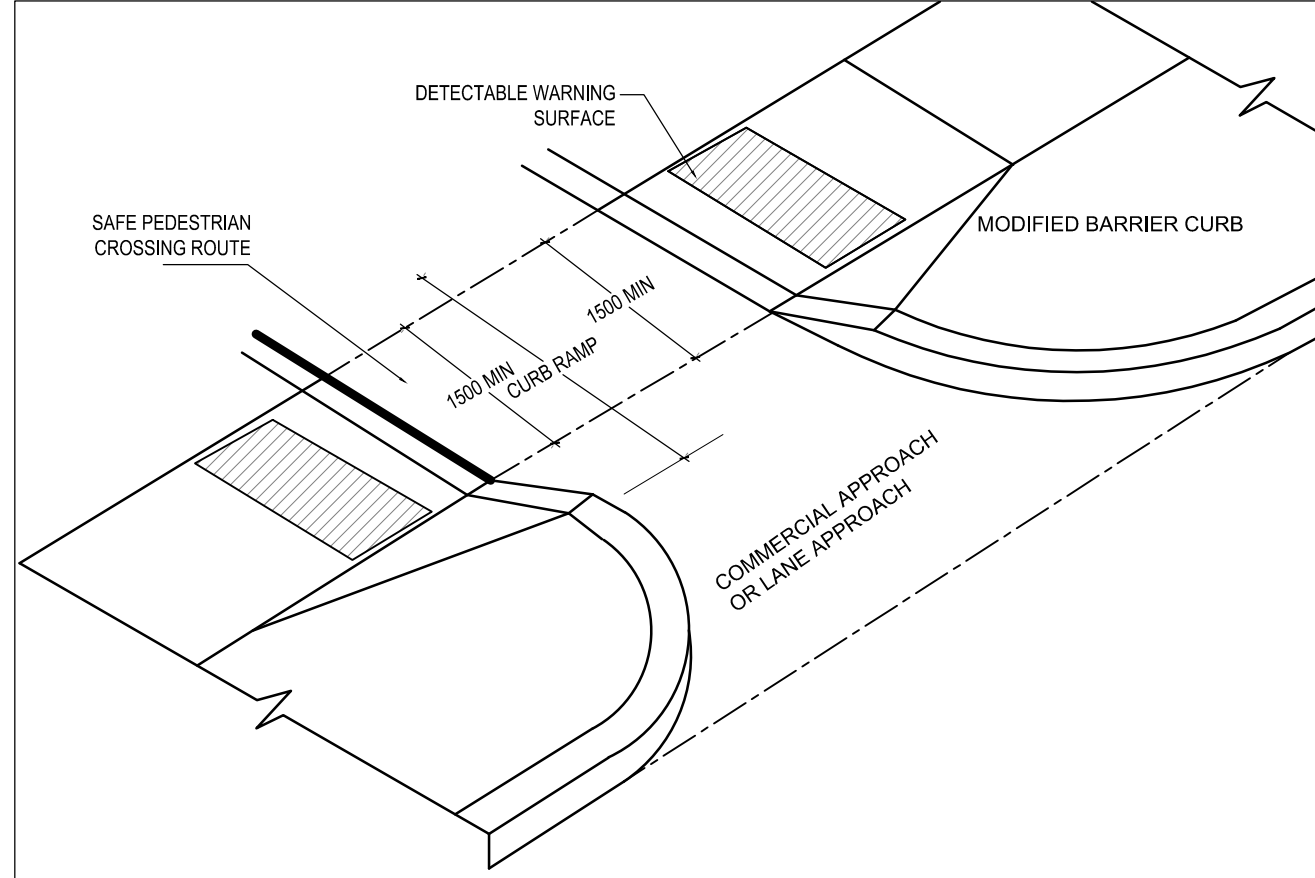
8 CURB RAMP AT WIDE MEDIAN SIDEWALK CROSSING
N.T.S.



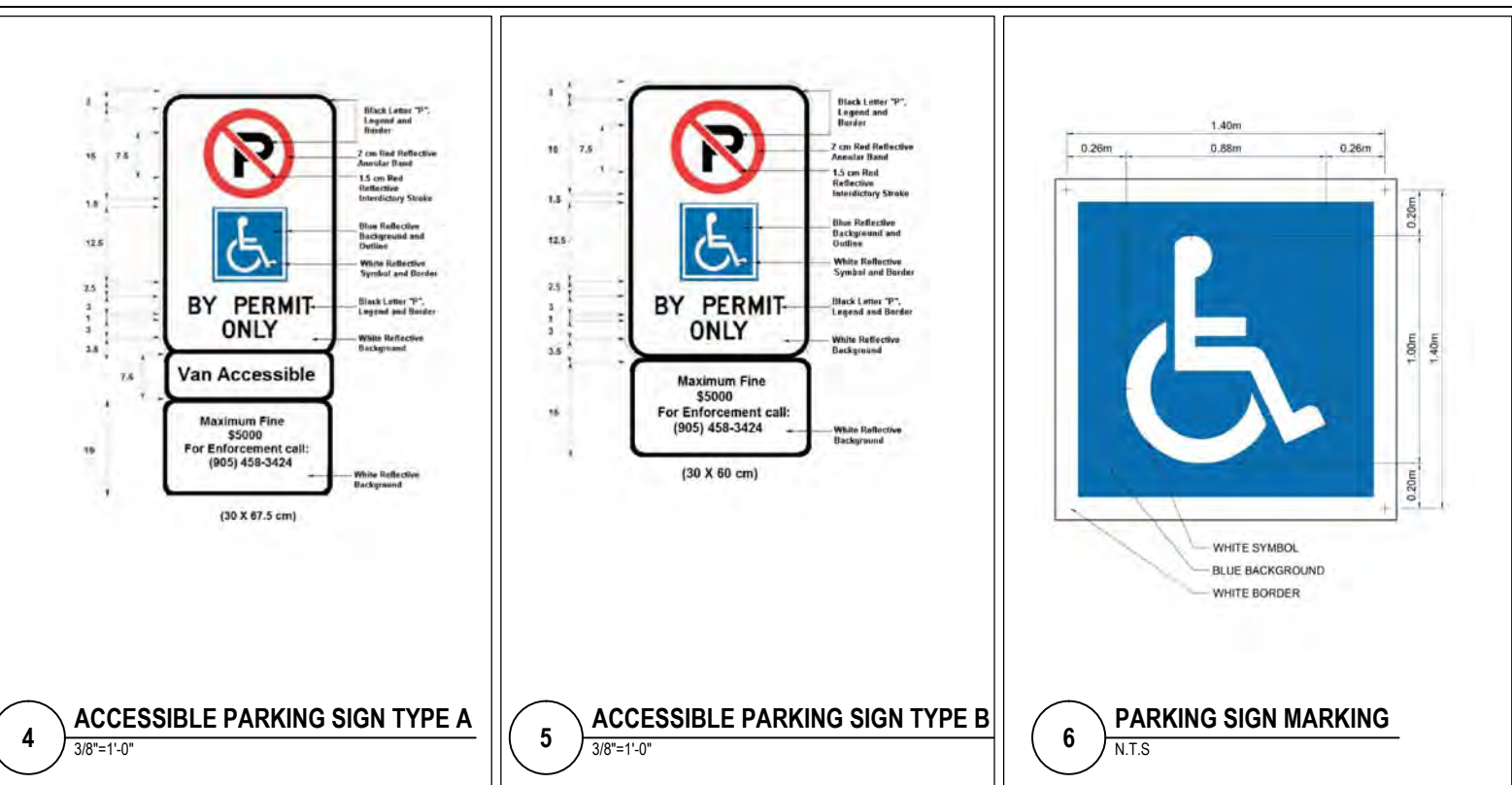
9 CURB RAMP AT NARROW MEDIAN SIDEWALK CROSSING
N.T.S.



10 CURB RAMP AT MID-BLOCK CROSSING
N.T.S.



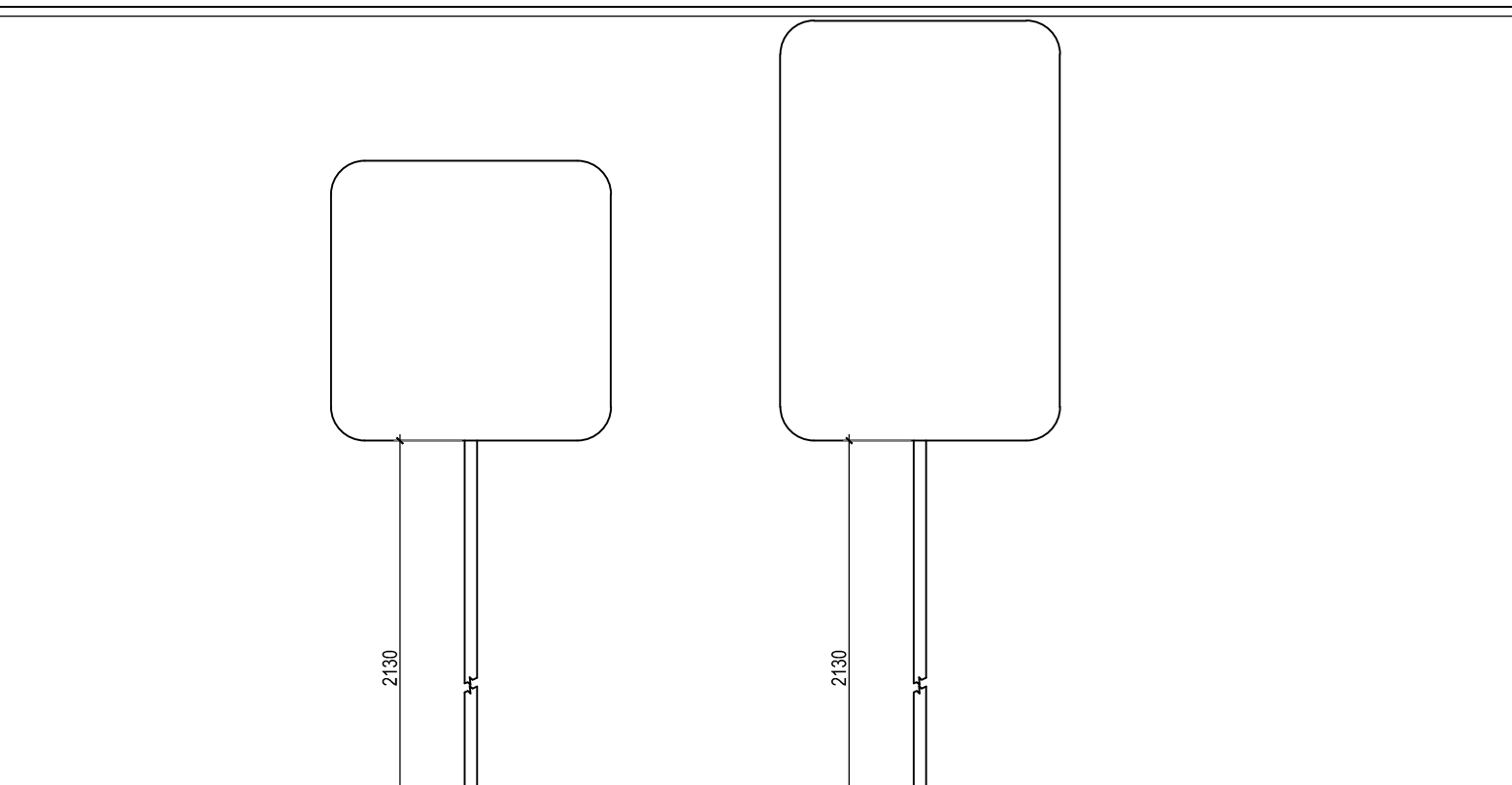
11 COMMERCIAL APPROACH OR LANE APPROACH
N.T.S.



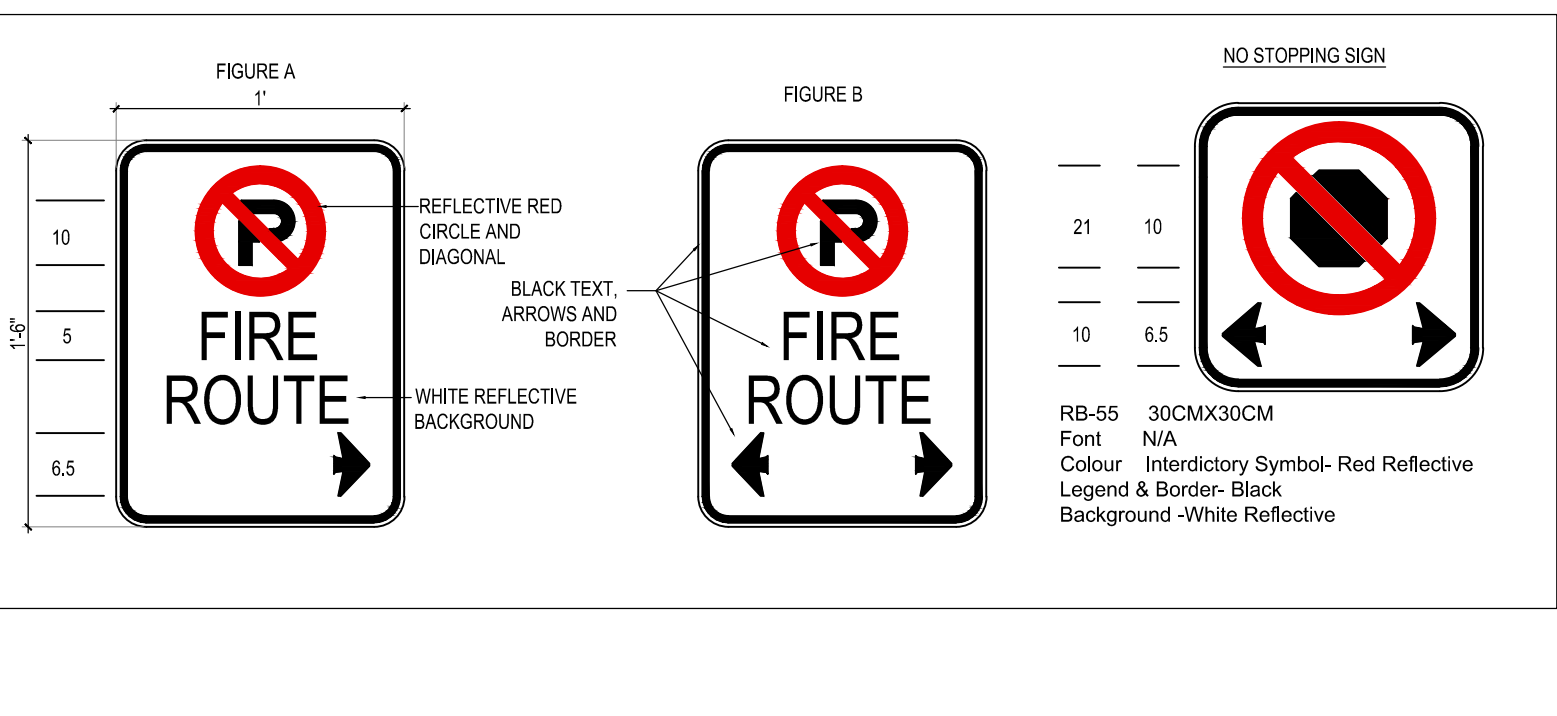
4 ACCESSIBLE PARKING SIGN TYPE A
300x300



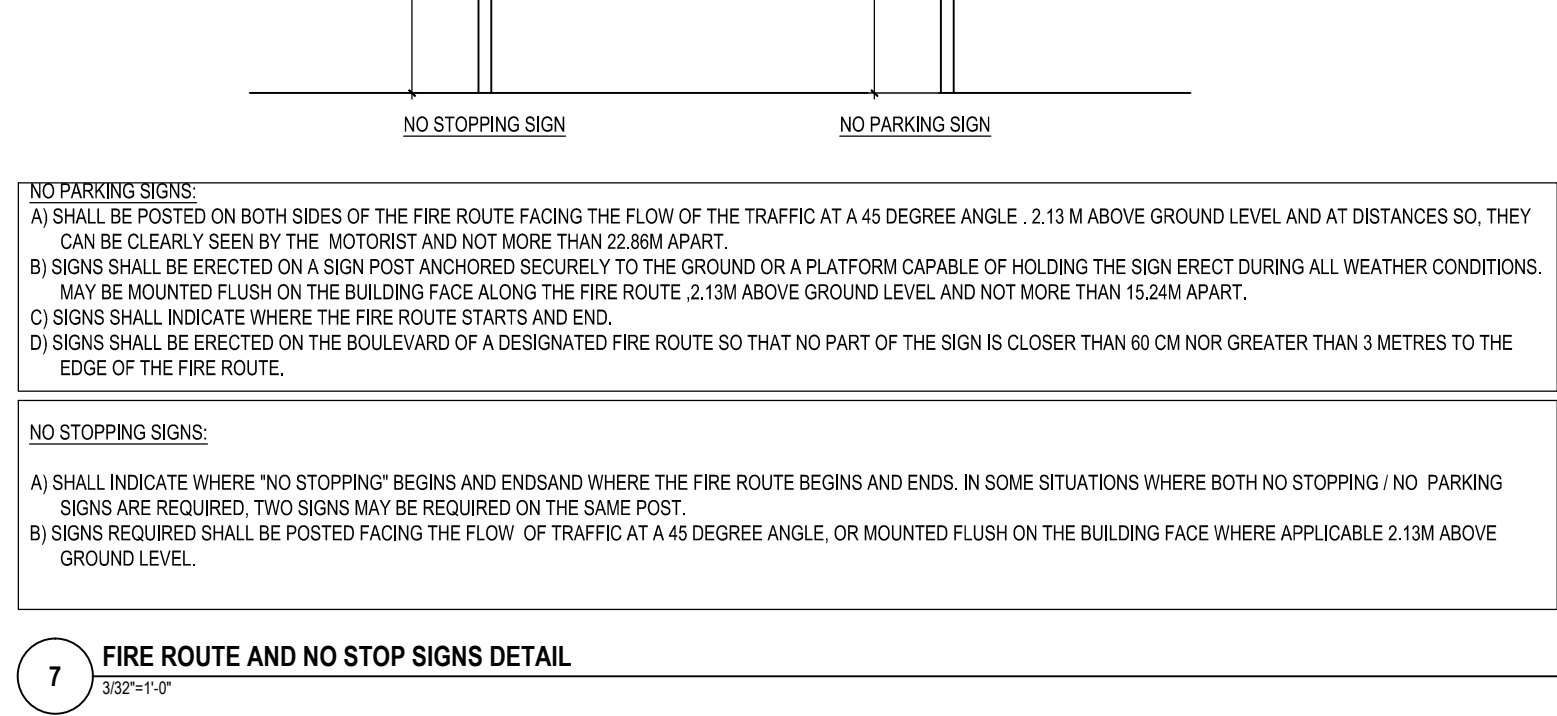
5 ACCESSIBLE PARKING SIGN TYPE B
300x300



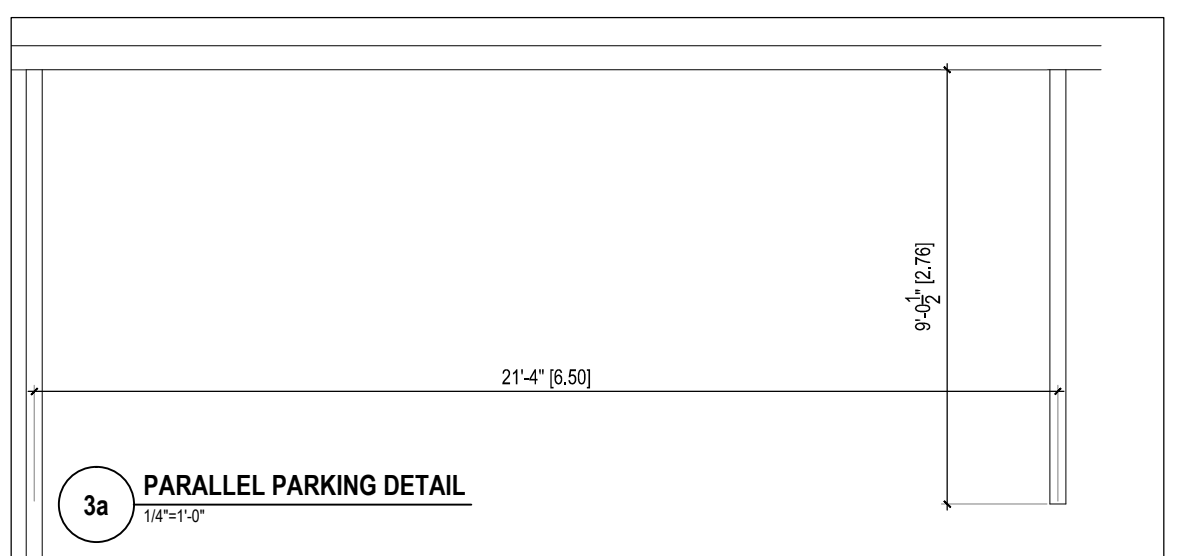
6 PARKING SIGN MARKING
N.T.S.



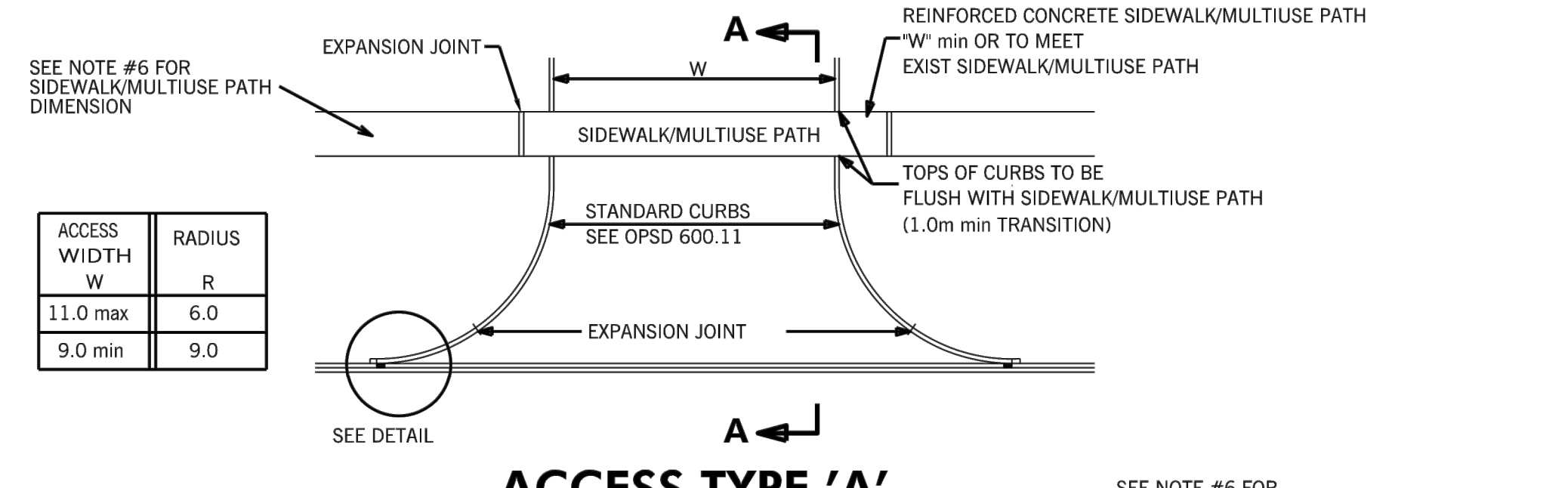
7 FIRE ROUTE AND NO STOP SIGNS DETAIL
3/4"x1'-0"



NO STOPPING SIGNS
A) SHALL BE POSTED ON BOTH SIDES OF THE FIRE ROUTE FACING THE FLOW OF THE TRAFFIC AT A 45 DEGREE ANGLE. 2.13 M ABOVE GROUND LEVEL AND AT DISTANCES SO THEY CAN BE CLEARLY SEEN BY THE MOTORIST AND NOT MORE THAN 22.89M APART.
B) SIGNS SHALL BE ERRECTED ON A SIGN POST ANCHORED SECURELY TO THE GROUND OR A PLATFORM CAPABLE OF HOLDING THE SIGN ERRECT DURING ALL WEATHER CONDITIONS. MAY BE MOUNTED FLUSH ON THE BUILDING FACE ALONG THE FIRE ROUTE. 2.13M ABOVE GROUND LEVEL AND NOT MORE THAN 15.24M APART.
C) SIGNS SHALL INDICATE WHERE THE FIRE ROUTE STARTS AND ENDS.
D) SIGNS SHALL BE ERRECTED ON THE BOULEVARD OF A DESIGNATED FIRE ROUTE SO THAT NO PART OF THE SIGN IS CLOSER THAN 60 CM NOR GREATER THAN 3 METRES TO THE EDGE OF THE FIRE ROUTE.



3a PARALLEL PARKING DETAIL
1/4"x1'-0"



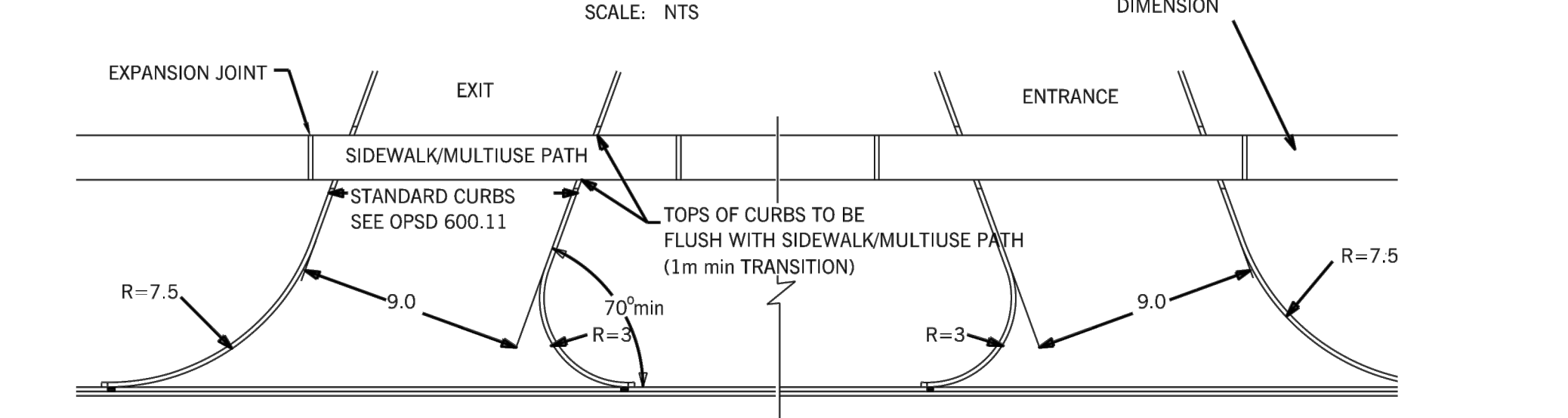
ACCESS TYPE 'A'
SCALE: NTS



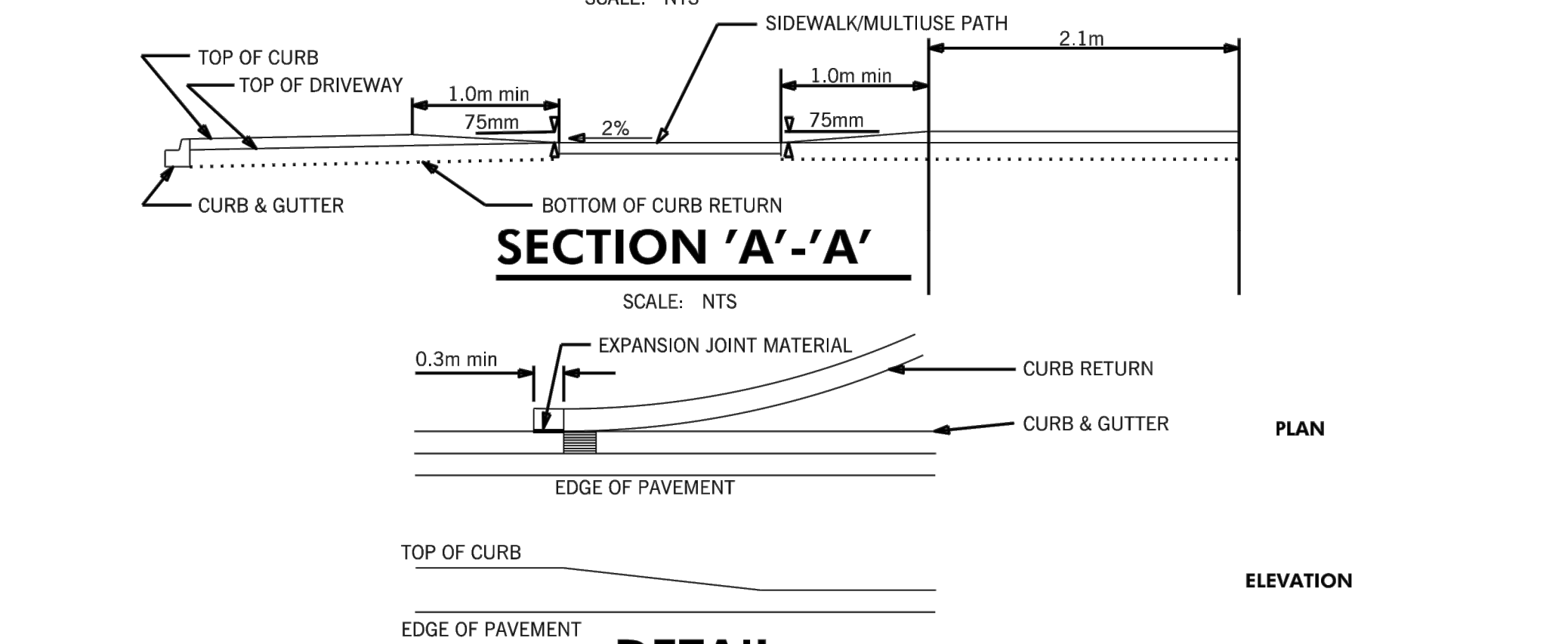
14 VISITOR PARKING SIGN
N.T.S.



15 COMMERCIAL PARKING SIGN
N.T.S.



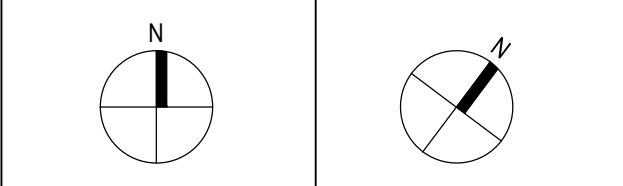
ACCESS TYPE 'B'
SCALE: NTS



SECTION 'A'-A'
SCALE: NTS

NOTES:
1 DIMENSIONS AS SPECIFIED UNLESS SHOWN OTHERWISE ON APPROVED PLAN
2 ENTRANCE TO BE PAVED WITH 40mm HL3 AND 50mm HL8. SUB BASE TO BE 150mm GRANULAR 'A' (OR 130mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR 'B' (OR 225mm OF 50mm CRUSHER RUN LIMESTONE) COMPACTED TO 100% STANDARD PROCTOR DENSITY.
3 EXISTING SIDEWALK/MULTIUSE PATH TO BE REMOVED AND REPLACED TO OPSD 310.01. SIDEWALK/MULTIUSE PATH IS TO BE CONTINUOUS THROUGH ENTRANCE. SIDEWALK/MULTIUSE PATH TO BE 200mm THICK WITH WIRE MESH.
4 MINIMUM CLEAR DISTANCE BETWEEN ANY UTILITY STRUCTURE AND THE EDGE OF THE DRIVEWAY IS 1.5m.
5 MINIMUM CLEAR DISTANCE BETWEEN THE EXPANSION JOINT AND THE EDGE OF THE DRIVEWAY IS 1.2m MIN.
6 SIDEWALK WIDTH TO BE A MINIMUM OF 1.5m AND MULTIUSE PATHWAY WIDTH TO BE A MINIMUM OF 3.0m

16 SITE ACCESS TYPICAL DETAIL
N.T.S.



PROJECTED NORTH
TRUE NORTH

00	DPS	2023-02-03
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING
AT 0 & 256 MAIN ST N, BRAMPTON
LEAD CONSULTANT :
technoarch
Unit-214 - 2550 Matheson Blvd E,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Tel : +1-905-238-0035
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www.technoarch.ca

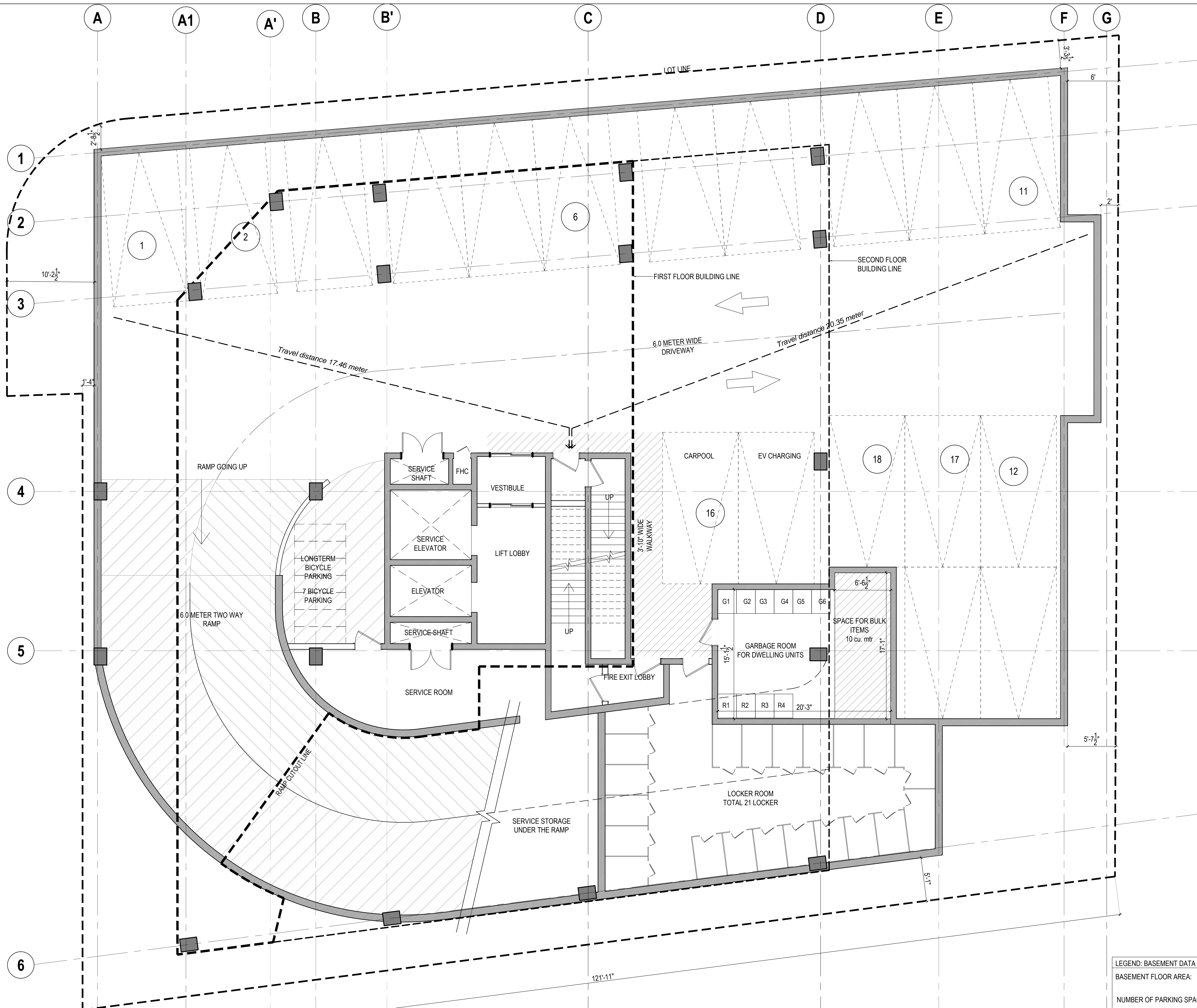


STRUCTURAL ENGINEER

MEP CONSULTANT :

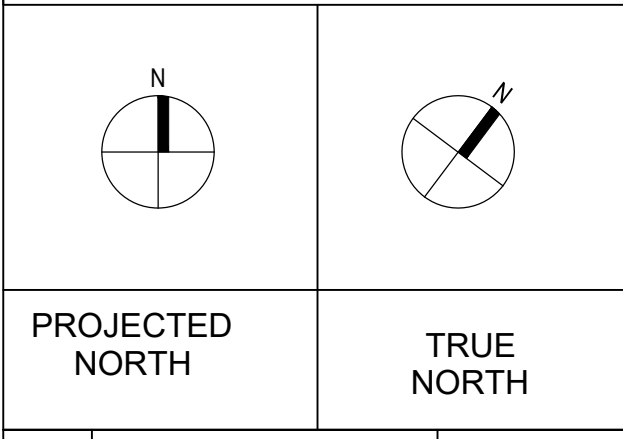
DRAWING TITLE :
ACCESS AND SIGN(S) DETAIL PLAN

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
AS SHOWN	A1
SHEET NO	STAGE
A1.1	DPS
PHASE	REV
00	00
ISSUED DATE	2023-02-03



1 BASEMENT FLOOR PLAN
3/16"=1'-0"

LEGEND: BASEMENT DATA	
BASEMENT FLOOR AREA:	10108.52SQ. FT 938.94SQ. MTR
NUMBER OF PARKING SPACES PROVIDED:	18 SPACES, (INCLUDING 2 TANDOM, 1 CARPOOL AND 1 EV)
NUMBER OF LOCKERS:	21
BICYCLE PARKING:	7 SPACES



REV	ISSUED FOR	DATE
00	REVIEW	2022-12-21

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING
AT 0 to 256 MAIN ST N, BRAMPTON

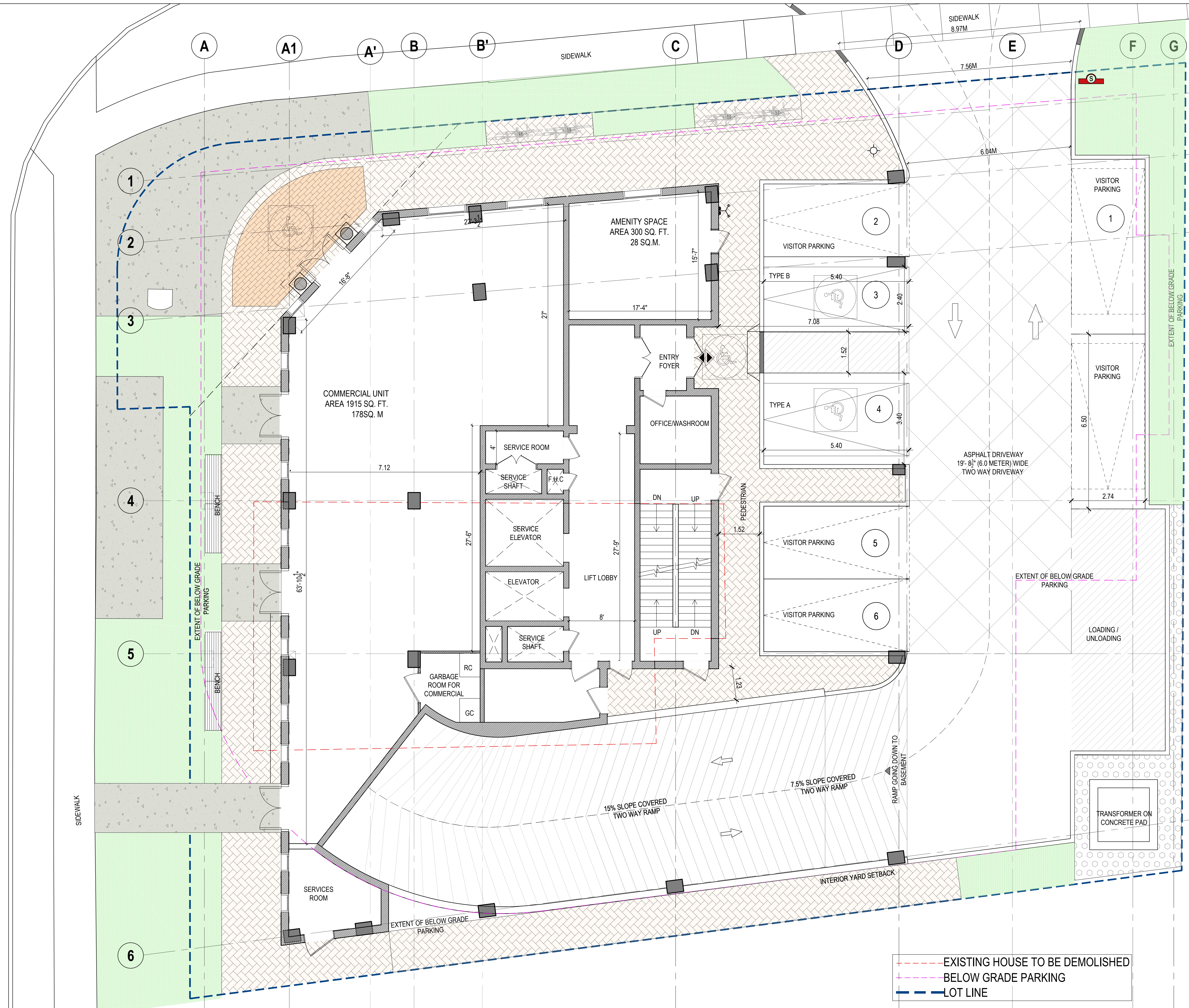
LEAD CONSULTANT :
technoarch
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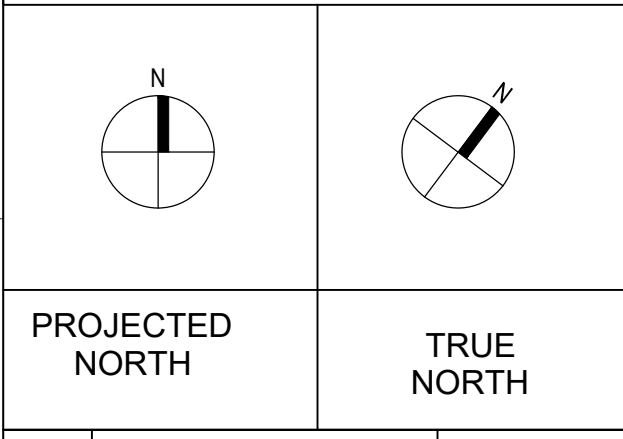
MEP CONSULTANT :

DRAWING TITLE :
PROPOSED UNDERGROUND
PARKING LEVEL (P1)

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
SHEET NO	A1.2
PHASE	REV
ISSUED DATE	2022-12-21



1 PROPOSED FIRST FLOOR
3/16"=1'-0"



00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING
AT 0 to 256 MAIN ST N, BRAMPTON

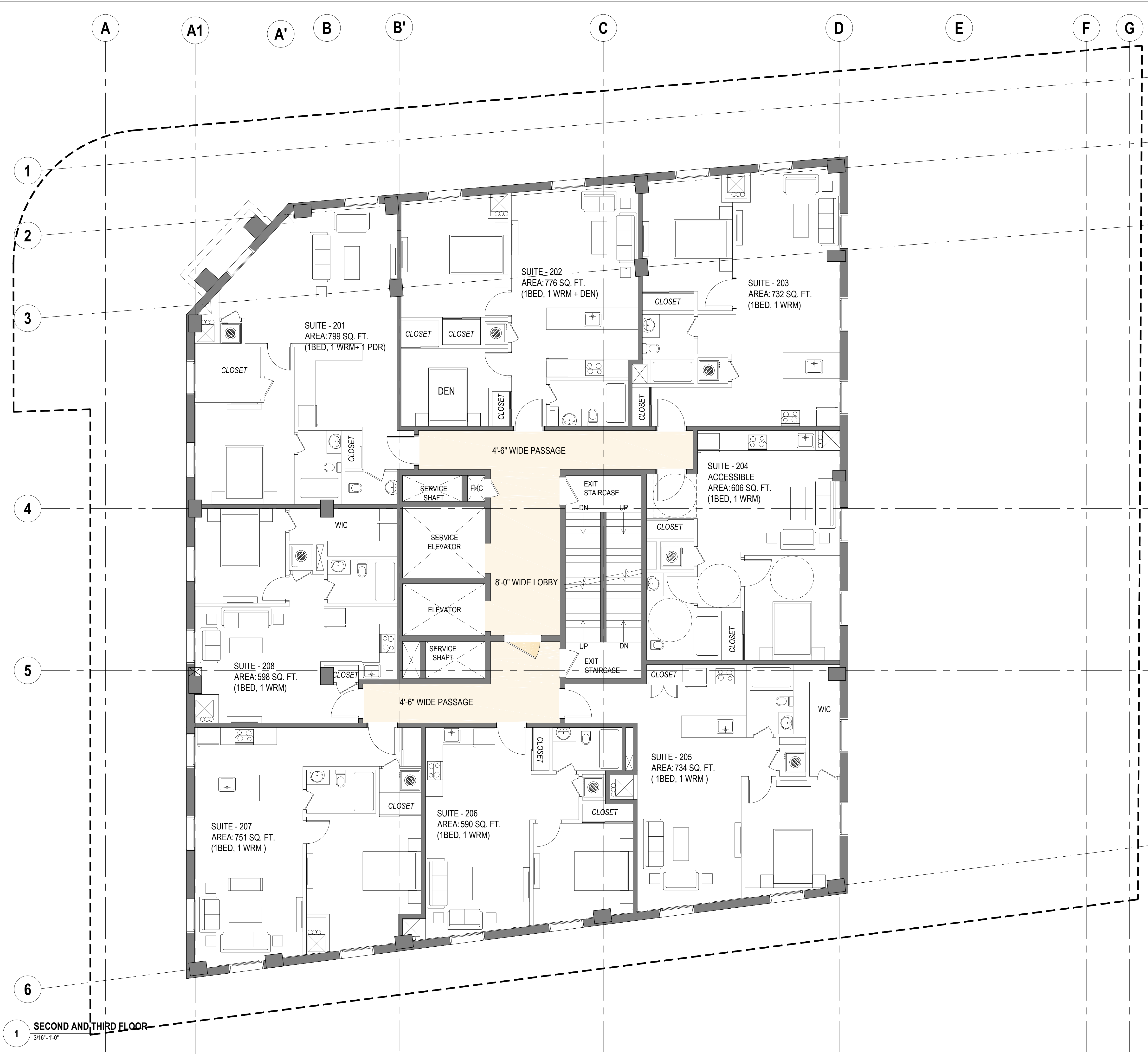
LEAD CONSULTANT :
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architects + engineers
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STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

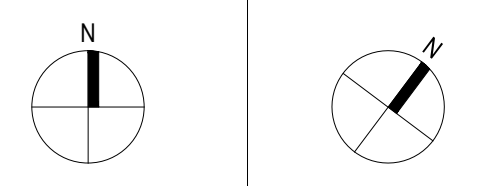
DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
1'-0" - 3/16"	A1
SHEET NO	STAGE
A1.3	REVIEW
PHASE	REV
00	00
ISSUED DATE	2022-12-21



UNIT AREA SUMMARY (AREA IN SQ.FT.):		GROSS AREA SQ.FT. (BOMA STANDARD)
SUITE NO.	DESCRIPTION	
SUITE- 201/301	1 BEDROOM, 1 WASHROOM, POWDER	799
SUITE- 202/302	1 BEDROOM, 1 WASHROOM, DEN	776
SUITE- 203/303	1 BEDROOM, 1 WASHROOM	732
SUITE- 204/304	1 BEDROOM, 1 WASHROOM (ACCESSIBLE)	607
SUITE- 205/305	1 BEDROOM, 1 WASHROOM	734
SUITE- 206/306	1 BEDROOM, 1 WASHROOM	590
SUITE- 207/307	1 BEDROOM, 1 WASHROOM	751
SUITE- 208/308	1 BEDROOM, 1 WASHROOM	598

1 BED ROOM UNIT	= 14
1 BED+1DEN ROOM UNIT	= 2
2 BED ROOM UNIT	= 0
2 BED ROOM UNIT+D	= 0
3 BEDROOM	= 0
TOTAL	=16 UNITS

CITY FILE: PRE-2021-0228



PROJECTED NORTH TRUE NORTH

00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING

AT 0 to 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

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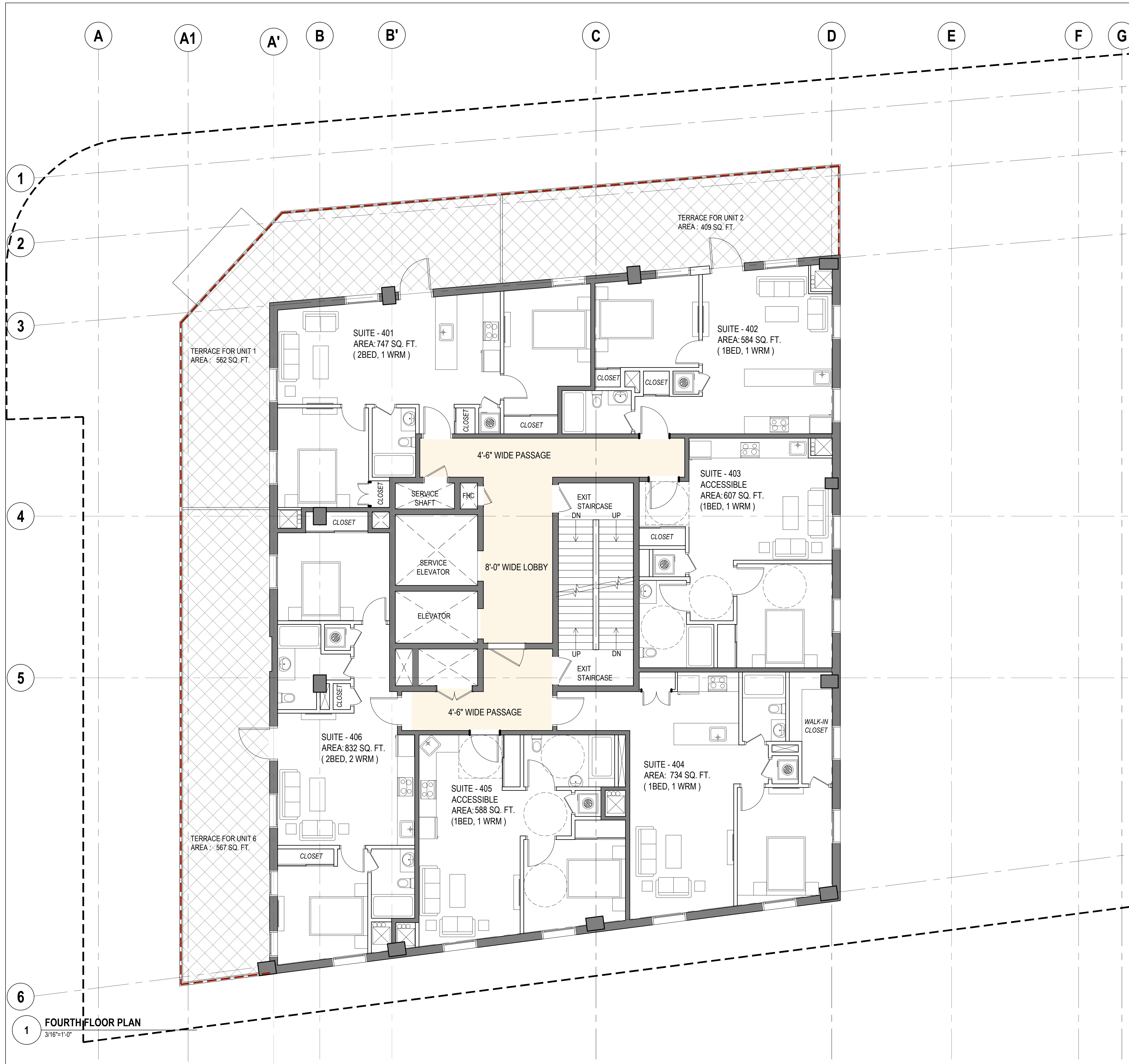
STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED SECOND AND THIRD FLOOR PLAN

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE A1
SHEET NO A1.4	STAGE REVIEW
PHASE 00	REV 00
ISSUED DATE	2022-12-21

1 SECOND AND THIRD FLOOR
3/16"=1'-0"



UNIT AREA SUMMARY (AREA IN SQ.FT.):		GROSS AREA SQ.FT. (BOMA STANDARD)
SUITE NO.	DESCRIPTION	
SUITE- 401	2 BEDROOM, 1 WASHROOM	747
SUITE- 402	1 BEDROOM, 1 WASHROOM	584
SUITE- 403	1 BEDROOM, 1 WASHROOM(Accessible)	607
SUITE- 404	1 BEDROOM, 1 WASHROOM	734
SUITE- 405	1 BEDROOM, 1 WASHROOM(Accessible)	553
SUITE- 406	2 BEDROOM, 2 WASHROOM	871

1 BED ROOM UNIT	= 4
1 BED+1DEN ROOM UNIT	= 0
2 BED ROOM UNIT	= 2
2 BED ROOM UNIT+D	= 0
3 BEDROOM	= 0
TOTAL	= 6 UNITS

----- ACOUSTIC BARRIER 1.07M HIGH

NOTE:
An acoustic barrier 1.07 m in height to ensure the sound level in the 4th floor terraces area within the requirements.

CITY FILE: PRE-2021-0228

PROJECTED NORTH

TRUE NORTH

REV	ISSUED FOR	DATE
00	REVIEW	2022-12-21

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING
AT 0 to 256 MAIN ST N, BRAMPTON
LEAD CONSULTANT :
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architects + engineers
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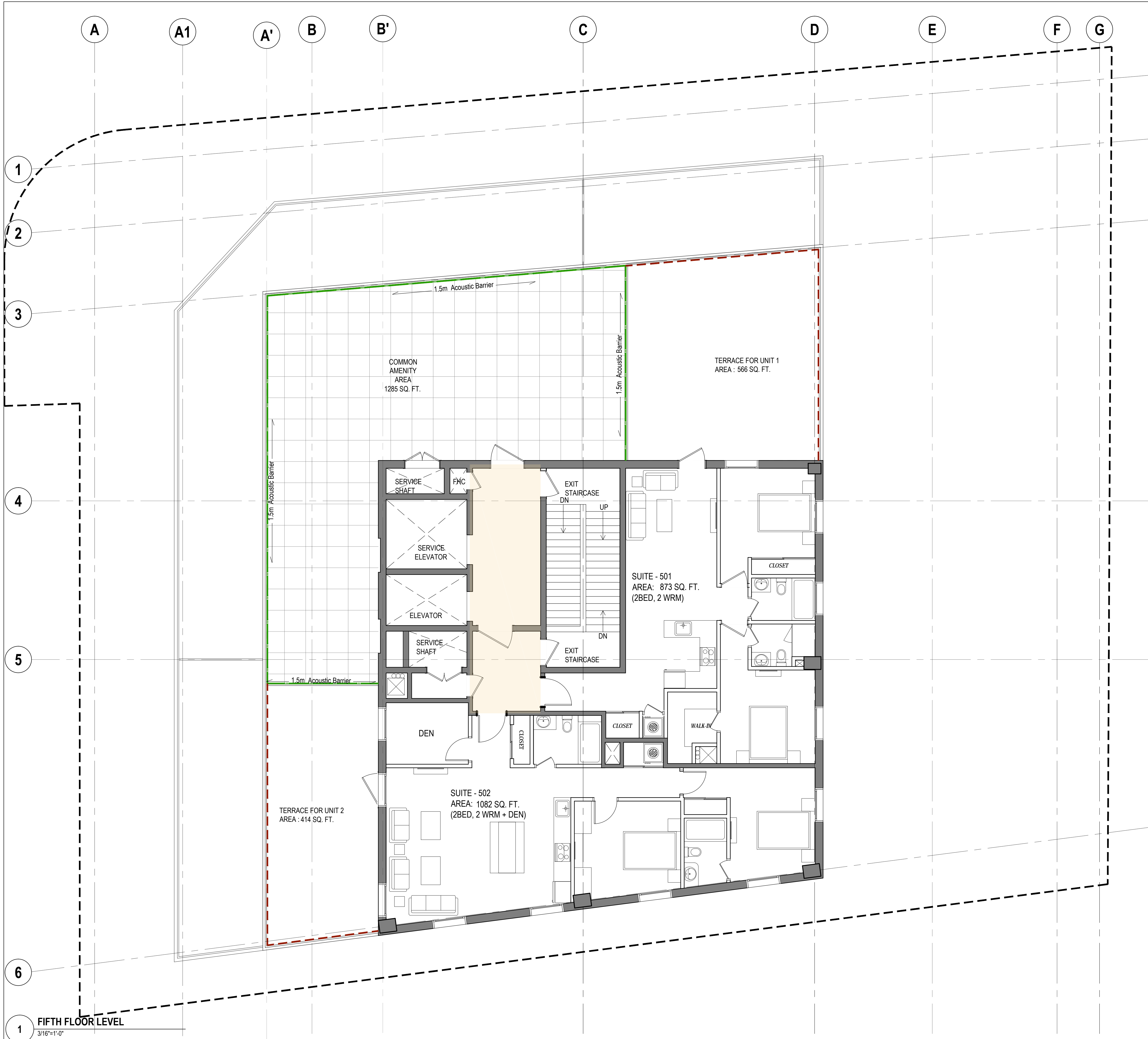
STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED FOURTH FLOOR PLAN

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE A1
SHEET NO A1.5	STAGE REVIEW
PHASE 00	REV 00
ISSUED DATE	2022-12-21

FOURTH FLOOR PLAN
3/16"=1'-0"



UNIT AREA SUMMARY (AREA IN SQ.FT.):		GROSS AREA SQ.FT. (BOMA STANDARD)
SUITE- 501	2 BEDROOM, 2 WASHROOM	873
SUITE- 502	2 BEDROOM, 2 WASHROOM, DEN	1082

1 BED ROOM UNIT	= 0
1 BED+1DEN ROOM UNIT	= 0
2 BED ROOM UNIT	= 1
2 BED ROOM UNIT+D	= 1
3 BEDROOM	= 0
TOTAL	= 2 UNITS

	ACOUSTIC BARRIER 1.5M HIGH
	ACOUSTIC BARRIER 1.07M HIGH

NOTE:
 An acoustic barrier 1.5 m in height should be used to reduce the sound level in the 5th floor common rooftop amenity area to within the requirements. The barrier should extend across the south and west edges of the terrace so that it provides shielding from Main Street North and the CN/Metrolinx rail line. The typical 1.07 m high barrier will be sufficient to ensure the sound levels remain within the requirements at the remaining terraces.

CITY FILE: PRE-2021-0228

PROJECTED NORTH

TRUE NORTH

00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED MIXED USE BUILDING
 AT 0 to 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

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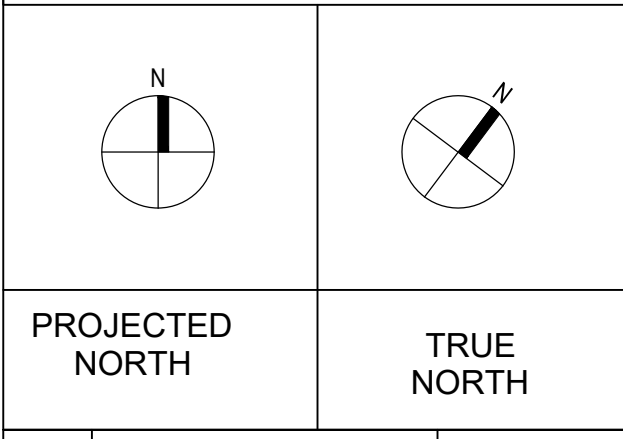
STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED FIFTH FLOOR PLAN

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE A1
SHEET NO A1.6	STAGE REVIEW
PHASE 00	REV 00
ISSUED DATE	2022-12-21

1 FIFTH FLOOR LEVEL
 3/16"=1'-0"



00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED MIXED USE BUILDING
 AT 0 TO 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

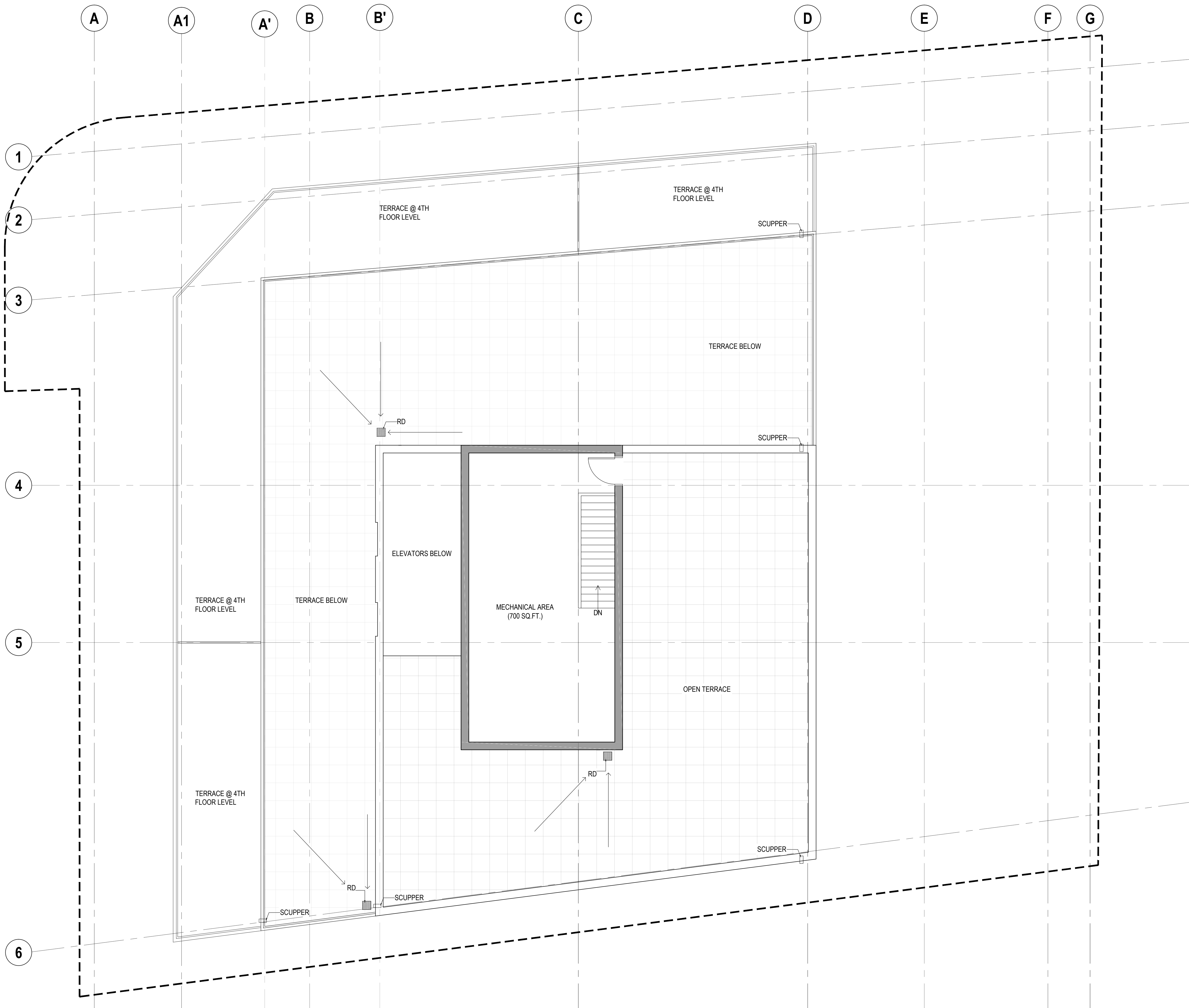
 Unit-214 - 2550 Matheson Blvd E,
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STRUCTURAL ENGINEER

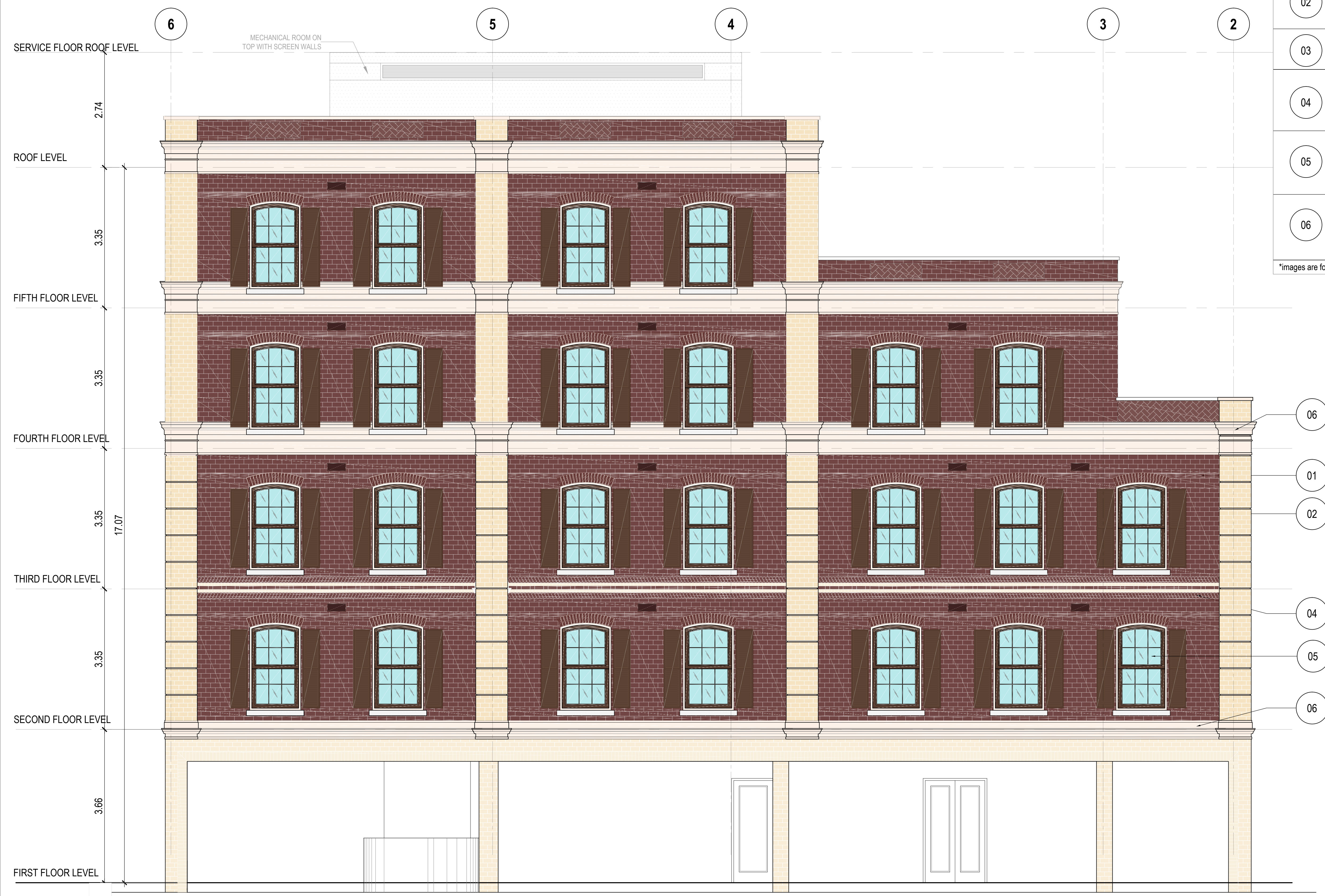
MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED MECHANICAL AND
 ROOF PLAN

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
SHEET NO	STAGE
A1.6a	REVIEW
PHASE	REV
00	00
ISSUED DATE	2022-12-21



1 ROOF LEVEL
 3/16"=1'-0"



MATERIAL FINISHED ON WALL		
TAG	REFERENCE*	DESCRIPTION
01		DICHROMATIC BUFFED BRICK ENDS
02		RUSTICATED BUFF BRICK IN STRETCHER BOND PATTERN
03		PRECAST DECORATIVE COLUMNS
04		DECORATIVE COURSEWORK
05		CLEAR THERMAL GLAZED AND CLEAR ANODIZED ALUMINIUM DOOR / WINDOW. WITH DOT FILM TO AVOID BIRD COLLISION
06		PRECAST DECORATIVE MOLDINGS

*images are for reference purpose only

CITY FILE: PRE-2021-0228		
00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED MIXED USE BUILDING
 AT 0 to 256 MAIN ST N, BRAMPTON
 LEAD CONSULTANT :

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 Tel : +1-905-792-0038
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 www.technoarch.ca

STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED EAST SIDE ELEVATION

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
1/4"=1'-0"	A1
SHEET NO	STAGE
A1.7	REVIEW
PHASE	REV
00	00
ISSUED DATE	2022-12-21

1 EAST ELEVATION
 1/4"=1'-0"



1 WEST SIDE ELEVATION
1/4"=1'-0"

00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED MIXED USE BUILDING
 AT 0 TO 256 MAIN ST N, BRAMPTON
 LEAD CONSULTANT :

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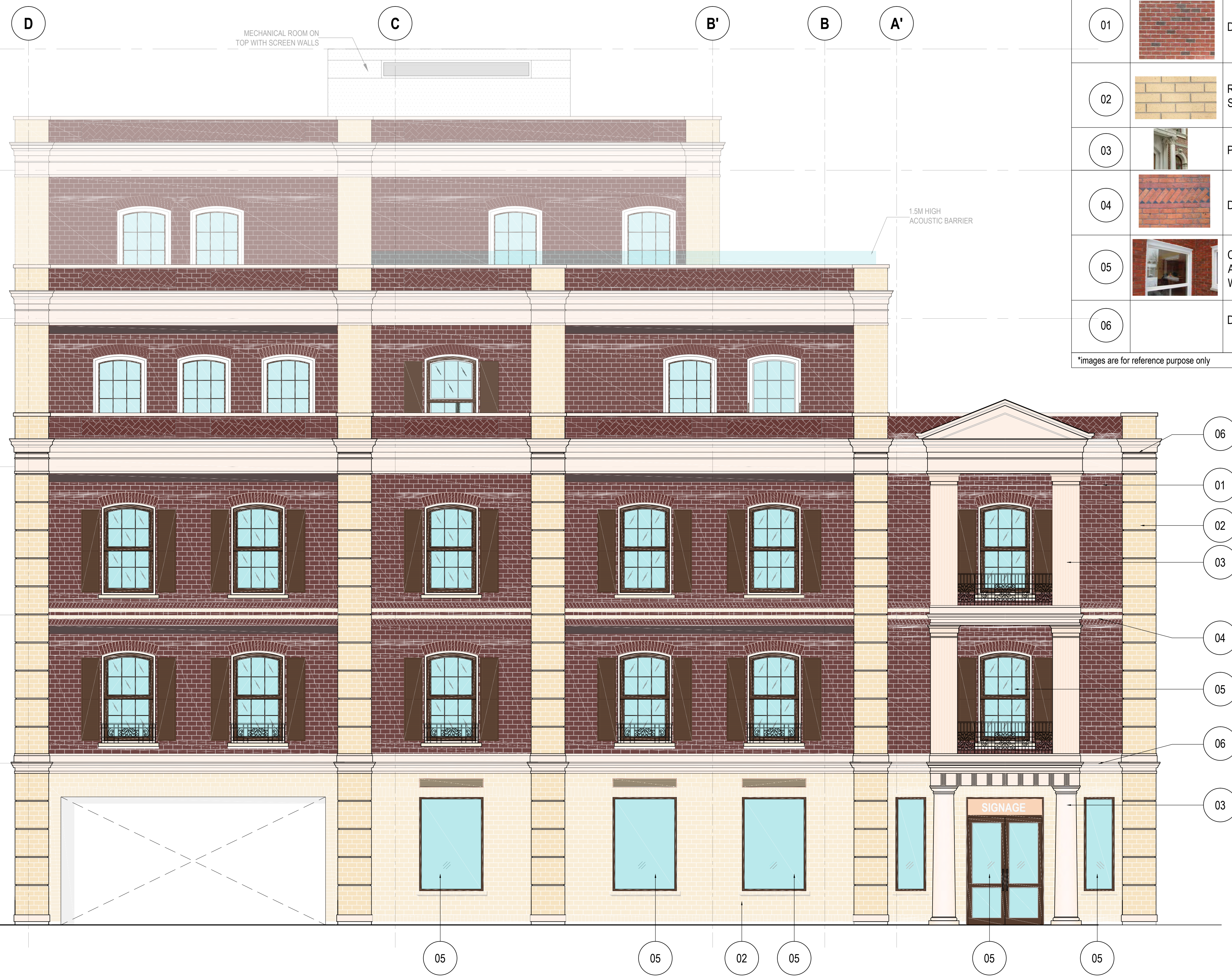
STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED WEST SIDE ELEVATION

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
SHEET NO	A1
A1.8	STAGE
PHASE	REVIEW
00	REV
ISSUED DATE	00
	2022-12-21

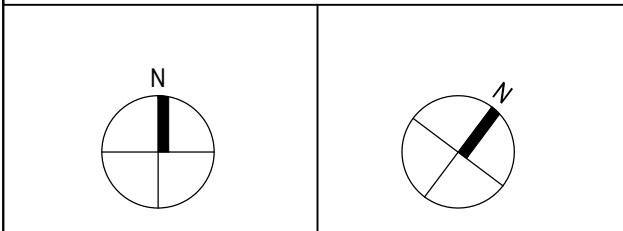
SERVICE FLOOR ROOF LEVEL
 2.74
 ROOF LEVEL
 3.35
 FIFTH FLOOR LEVEL
 3.35
 FOURTH FLOOR LEVEL
 3.35
 17.07
 THIRD FLOOR LEVEL
 3.35
 SECOND FLOOR LEVEL
 3.66
 FIRST FLOOR LEVEL



MATERIAL FINISHED ON WALL		
TAG	REFERENCE*	DESCRIPTION
01		DICHROMATIC BUFFED BRICK ENDS
02		RUSTICATED BUFF BRICK IN STRETCHER BOND PATTERN
03		PRECAST DECORATIVE COLUMNS
04		DECORATIVE COURSEWORK
05		CLEAR THERMAL GLAZED AND CLEAR ANODIZED ALUMINIUM DOOR / WINDOW. WITH DOT FILM TO AVOID BIRD COLLISION
06		DECORATIVE MOLDINGS

*images are for reference purpose only

1 NORTH ELEVATION
 1/4"=1'-0"



PROJECTED NORTH TRUE NORTH

00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED MIXED USE BUILDING

AT 0 TO 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

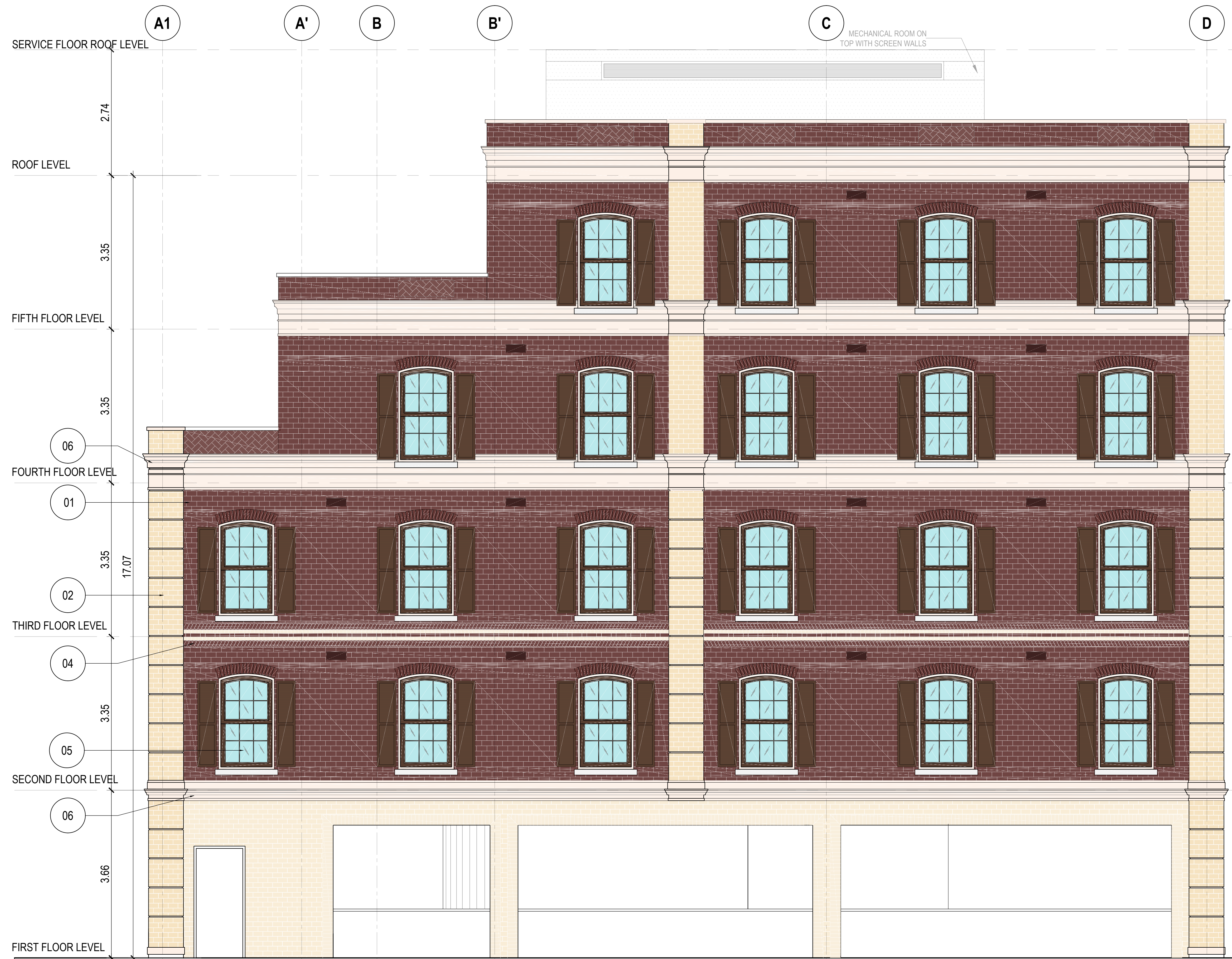
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 architects + engineers
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 Mississauga, Ontario, Canada L4W 4Z1
 Tel : +1-905-792-0038
 Cell : +1-416-729-9454
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STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED NORTH ELEVATION

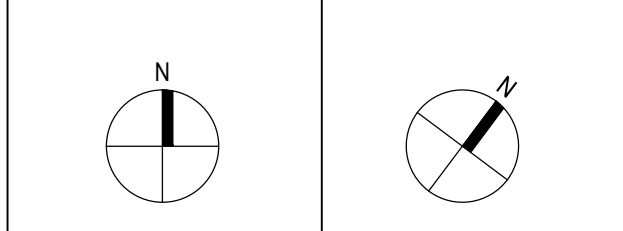
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CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE A1
SHEET NO	STAGE REVIEW
A1.9 PHASE 00	REV 00
ISSUED DATE	2022-12-21



1 SOUTH ELEVATION
1/4"=1'-0"

MATERIAL FINISHED ON WALL		
TAG	REFERENCE*	DESCRIPTION
01		DICHROMATIC BUFFED BRICK ENDS
02		RUSTICATED BUFF BRICK IN STRETCHER BOND PATTERN
03		PRECAST DECORATIVE COLUMNS
04		DECORATIVE COURSEWORK
05		CLEAR THERMAL GLAZED AND CLEAR ANODIZED ALUMINIUM DOOR / WINDOW WITH DOT FILM TO AVOID BIRD COLLISION
06		PRECAST DECORATIVE MOLDINGS

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PROJECTED NORTH TRUE NORTH

00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING

AT 0 to 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :

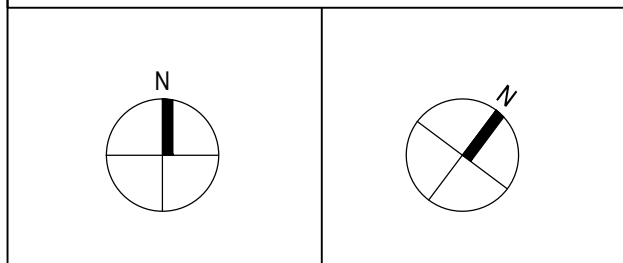
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Tel : +1-905-792-0038
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STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED SOUTH ELEVATION

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE A1
SHEET NO A1.10	STAGE REVIEW
PHASE 00	REV 00
ISSUED DATE	2022-12-21



PROJECTED NORTH TRUE NORTH

00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING
AT 0 TO 256 MAIN ST N, BRAMPTON

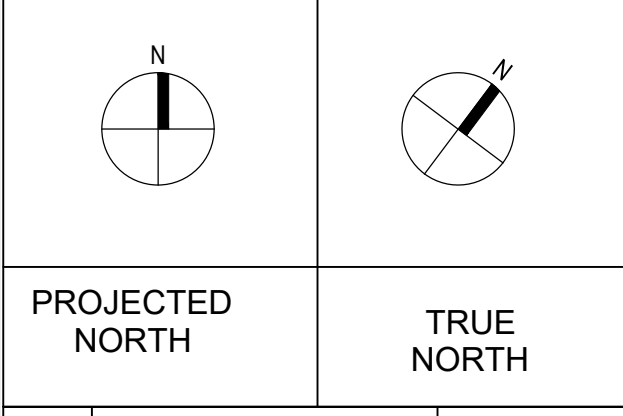
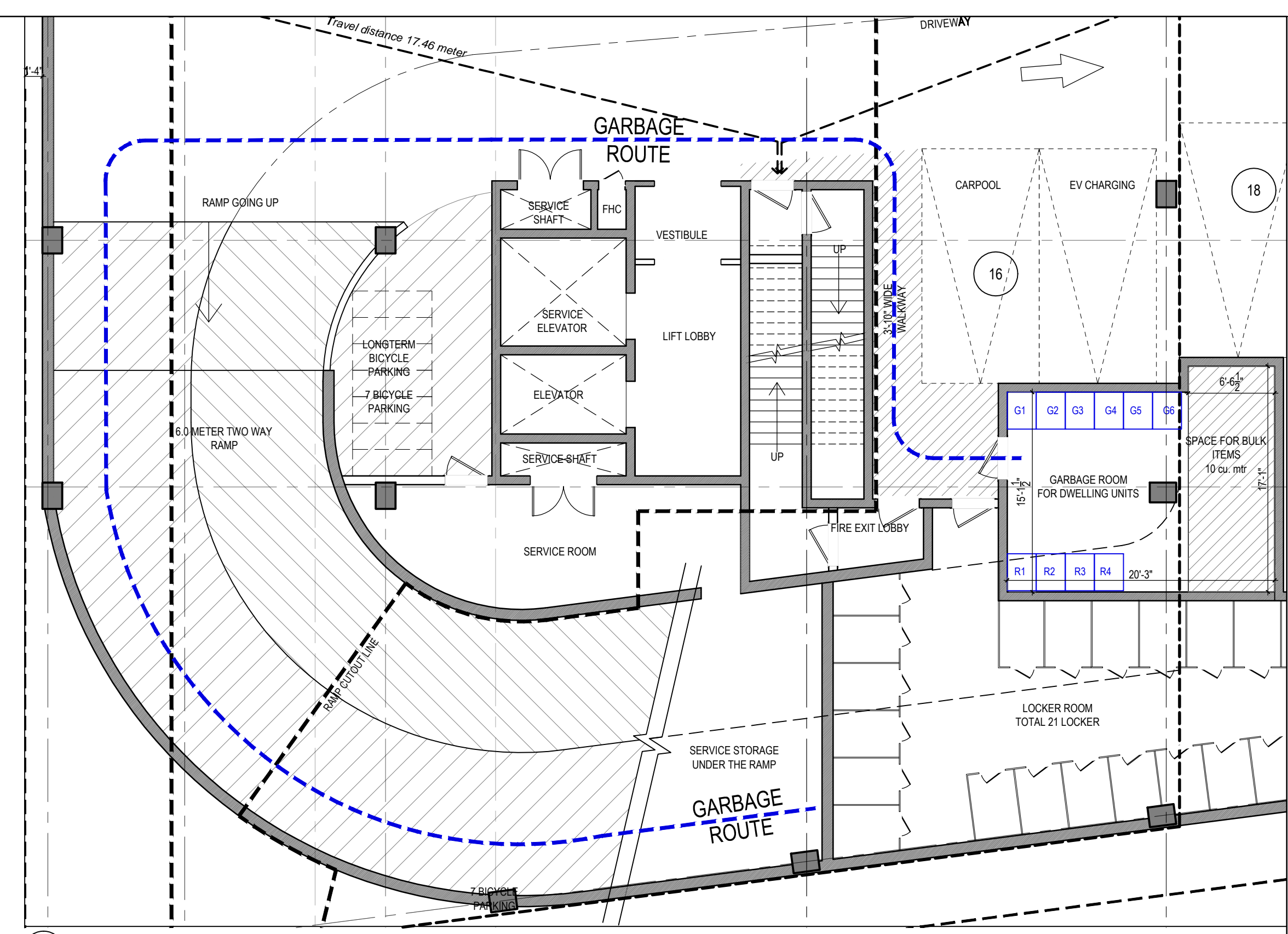
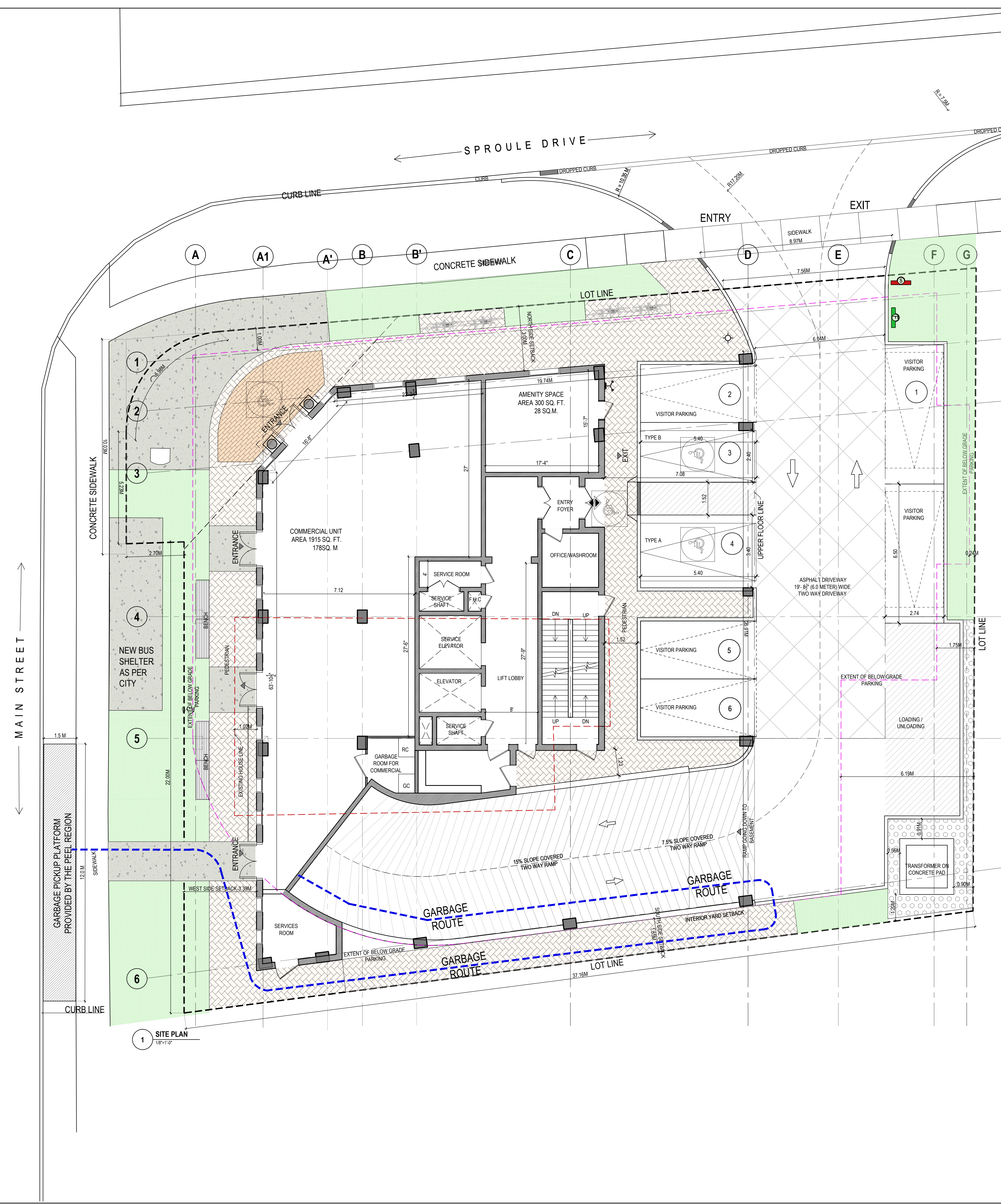
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STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED SITE SECTION 1-1'

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
3/16" = 1'-0"	A1
SHEET NO	STAGE
A2.0	REVIEW
PHASE	REV
00	00
ISSUED DATE	2022-12-21



00	REVIEW	2022-12-21
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
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 AT 0 TO 256 MAIN ST N, BRAMPTON
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 www.technoarch.ca

STRUCTURAL ENGINEER

MEP CONSULTANT :

DRAWING TITLE :
**WASTE MANAGEMENT PLAN
 PARKING LEVEL PART PLAN**

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
1/8"=1'-0"	A1
SHEET NO	STAGE
A3.0	REVIEW
PHASE	REV
00	00
ISSUED DATE	2022-12-21

NOTES :
 CONDO MANAGEMENT WILL DROP OFF THE GARBAGE AND RECYCLABLE MATERIALS ALONGWITH BULKY ITEMS TO THE DESIGNATED COLLECTION POINT, BEFORE 7:00AM ON MONDAY AND THURSDAY.

**NUMBER OF UNITS 24 + 1 COMMERCIAL
 GARBAGE ROOM REQUIREMENT**

	REQUIRED	PROVIDED
COMMERCIAL	1Garbage cart + 1Recycling cart	1Garbage cart + 1Recycling cart
GARBAGE CART (non compacted)	1 BIA CART PER 4 UNIT	6 BIA CARTS OF SIZE : 2.8FT x 2.2FT x 3.6FT
RECYCLE BIN	1 BIA CART PER 7 UNIT	4 BIA CARTS OF SIZE : 2.8FT x 2.2FT x 3.6FT
BULKY ITEM STORAGE	10 CUBIC METER	10 CUBIC METER IN BASEMENT

- Mixed Use Buildings
 - Must satisfy the Waste Storage Room and Collection Point requirements for Multi-Residential Complexes and Stacked Townhouses of the same number Dwelling Units as set out in Sections 4.1 to 4.2.
 - If the Mixed-Use Building is within a BIA and includes a Small Business(es) requesting Region Waste Collection services, the Waste Management Division must be consulted.

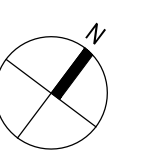
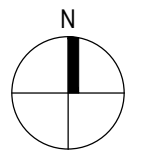
- Bulky Items Storage
 - The storage space provided for Bulky Items is 10 cubic metres for each Multi-Residential Complex.
 - The Concealed Collection Point for Bulky Items must (via a dividing wall) be separate from the Concealed Collection Point for Front-End Bins.
 - A lockable gate is required.

Multi-Residential Complexes and Stacked Townhouses proposing less than 60 Dwelling Units will receive one Recycling Cart for every 7 Dwelling Units. The required numbers of bins should be rounded up to the nearest whole number.

FLOOR NAME	TOTAL NO. OF UNITS (COMMERCIAL)	TOTAL NO. OF UNITS (RESIDENTIAL)	1B	1B+D	2B	2B+D	BARRIER FREE ACCESSIBLE PROVIDED
FIRST FLOOR	1	0	0	0	0	0	0
SECOND FLOOR		8	7	1	0	0	1
THIRD FLOOR		8	7	1	0	0	1
FOURTH FLOOR		6	4	0	2	0	2
FIFTH FLOOR		2	0	0	1	1	0
TOTAL	1	24	18	2	3	1	4 UNITS



CITY FILE: PRE-2021-0228



PROJECTED NORTH

TRUE NORTH

REV	ISSUED FOR	DATE
00	REVIEW	2022-12-21

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING

AT 0 to 256 MAIN ST N, BRAMPTON

LEAD CONSULTANT :


technoarch
 architects + engineers
 Unit-214 - 2550 Matheson Blvd E,
 Mississauga, Ontario, Canada L4W 4Z1
 Tel : +1-905-792-0038
 Cell : +1-416-729-9454
 Email: hbhons@technoarch.ca
 www.technoarch.ca

STRUCTURAL ENGINEER

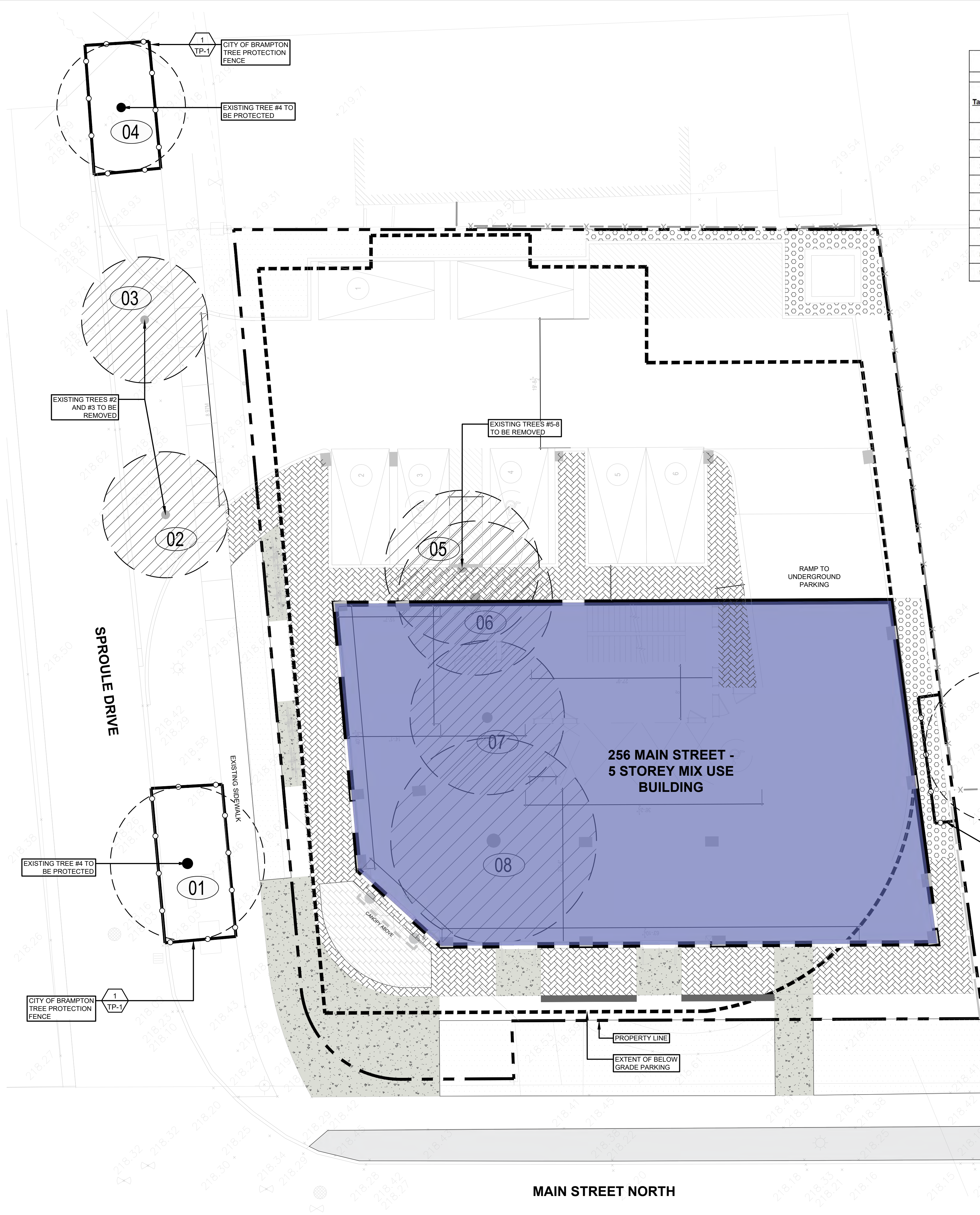
MEP CONSULTANT :

DRAWING TITLE :
PROPOSED 3d MASSING

DRAWN BY	HT
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE A1
SHEET NO A4.0	STAGE REVIEW
PHASE 00	REV 00
ISSUED DATE	2022-12-21

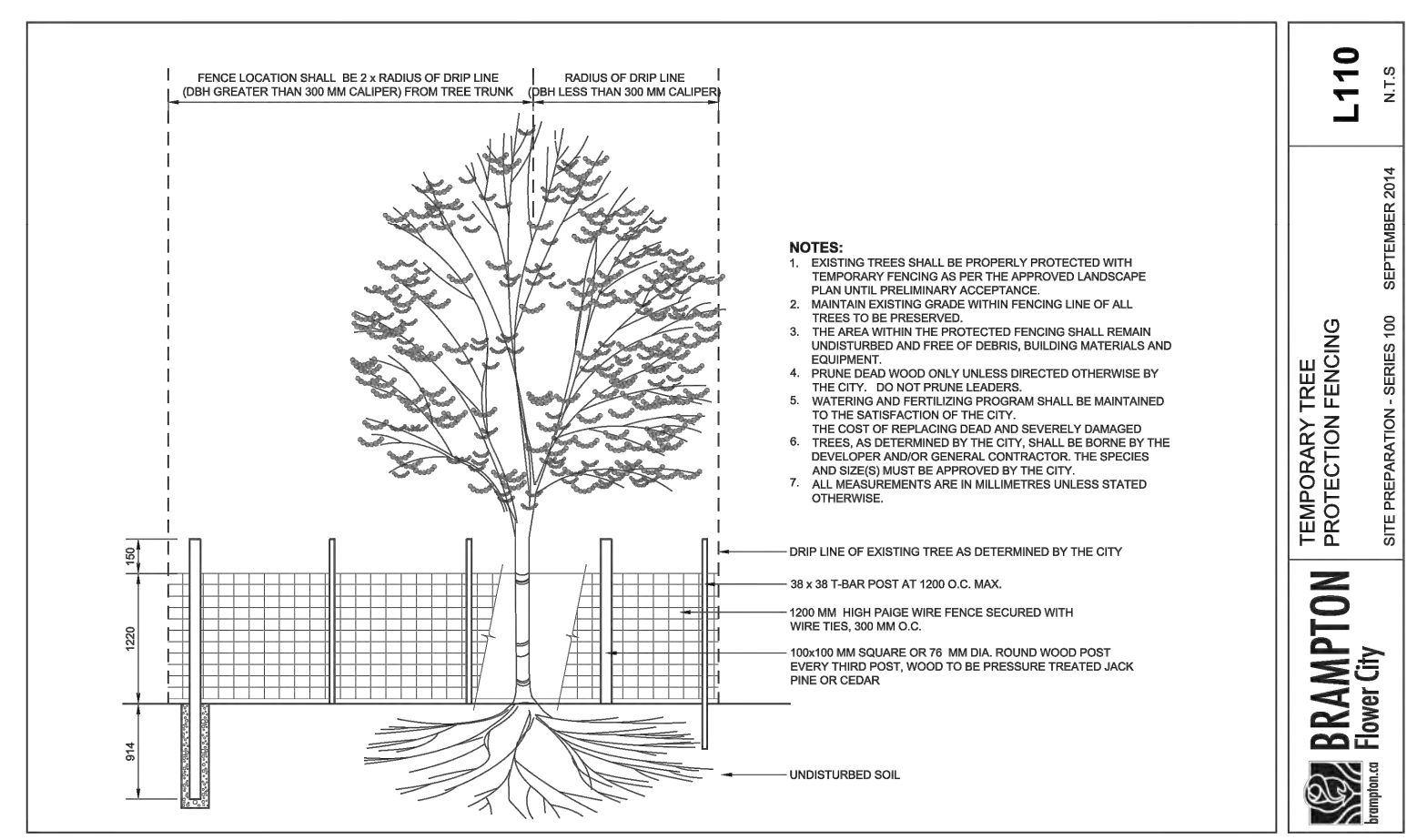
APPENDIX D: TREE PROTECTION PLAN

user: sscott file: L:\LPL_P\Projects\2022\2022-131 - 256 Main Street (Brampton)\1.0 Site Plan Phase\CAD\2021-131-220811_R00_SPA\2022-131_220824_R00_SPA.dwg plot: Aug 31, 2022 - 11:52am



Tree Inventory Table – 256 Main St. Brampton

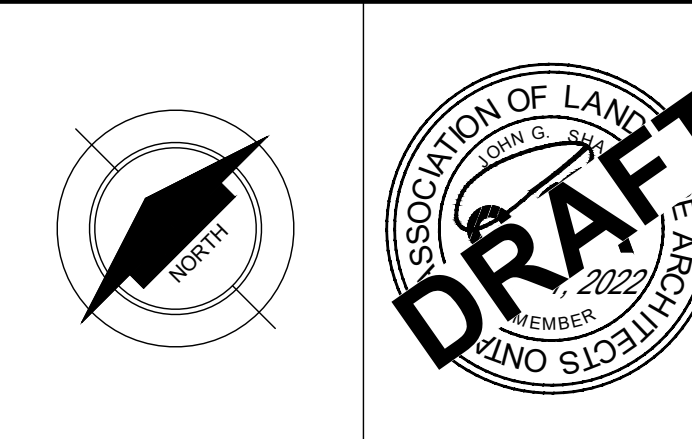
Tag #	Common Name	Botanical Name	DBH (cm)	Overall Condition (D), (P), (F), (G)	Min. Tree Protection Zone (TPZ) (radius in m)	Tree Impacts (R)removal (I)njury	City of Brampton Tree Compensation Requirement	Comments
1	Linden	Tilia americana	43	G	3.0	P	3	adventitious shoots
2	Linden	Tilia americana	46	G	3.0	R	3	verticle seams up trunk, adventitious shoots
3	Linden	Tilia americana	50	G	3.0	R	3	adventitious shoots, decay at pruning wounds
4	Linden	Tilia americana	48	G	3.0	P	4	exposed surface roots with signs of decay, adventitious shoots, decay at pruning wounds
5	Norway Maple	Acer platanoides	52, 46	F	3.6	R	4	co-dominant (2 stems), leader broken off, included bark, decay at pruning wounds
6	Norway Maple	Acer platanoides	55	F/P	3.6	R	4	significant deadwood in canopy, broken branch hanging from tree, decay at pruning wounds
7	Linden	Tilia americana	57	F	3.6	R	4	tree cavity, broken leader, included bark, adventitious shoots, decay at pruning wounds
8	Norway Maple	Acer platanoides	73	F/P	4.8	R	5	verticle seams up trunk, significant deadwood in canopy, included bark, decay at pruning wounds
9	Norway Maple	Acer platanoides	~60	G	3.6	I		



- LEGEND:**
- 1 TP-1 DETAIL #
 - D-0 SHEET #
 - PROPERTY LINE
 - EXISTING TREES TO REMAIN
 - EXISTING TREES TO BE REMOVED
 - TREE PRESERVATION FENCE
 - EXTENT OF UNDERGROUND SLAB
 - 25 TREE TAG

NO.	ISSUED FOR SPA SUBMISSION	8/31/2022	SS
REV.	revision	date	by

THESE DRAWINGS ARE THE PROPERTY OF LANDSCAPE PLANNING LIMITED AND SHALL NOT BE ALTERED, MODIFIED, REVISED OR CHANGED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED. SEAL IS NOT VALID WITHOUT SIGNATURE OF THE LANDSCAPE ARCHITECT. DRAWINGS CANNOT BE USED FOR TENDER/CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT.



project number
2022-131

project title
256 MAIN STREET NORTH, BRAMPTON

city file: TBD
municipality: BRAMPTON, ONTARIO

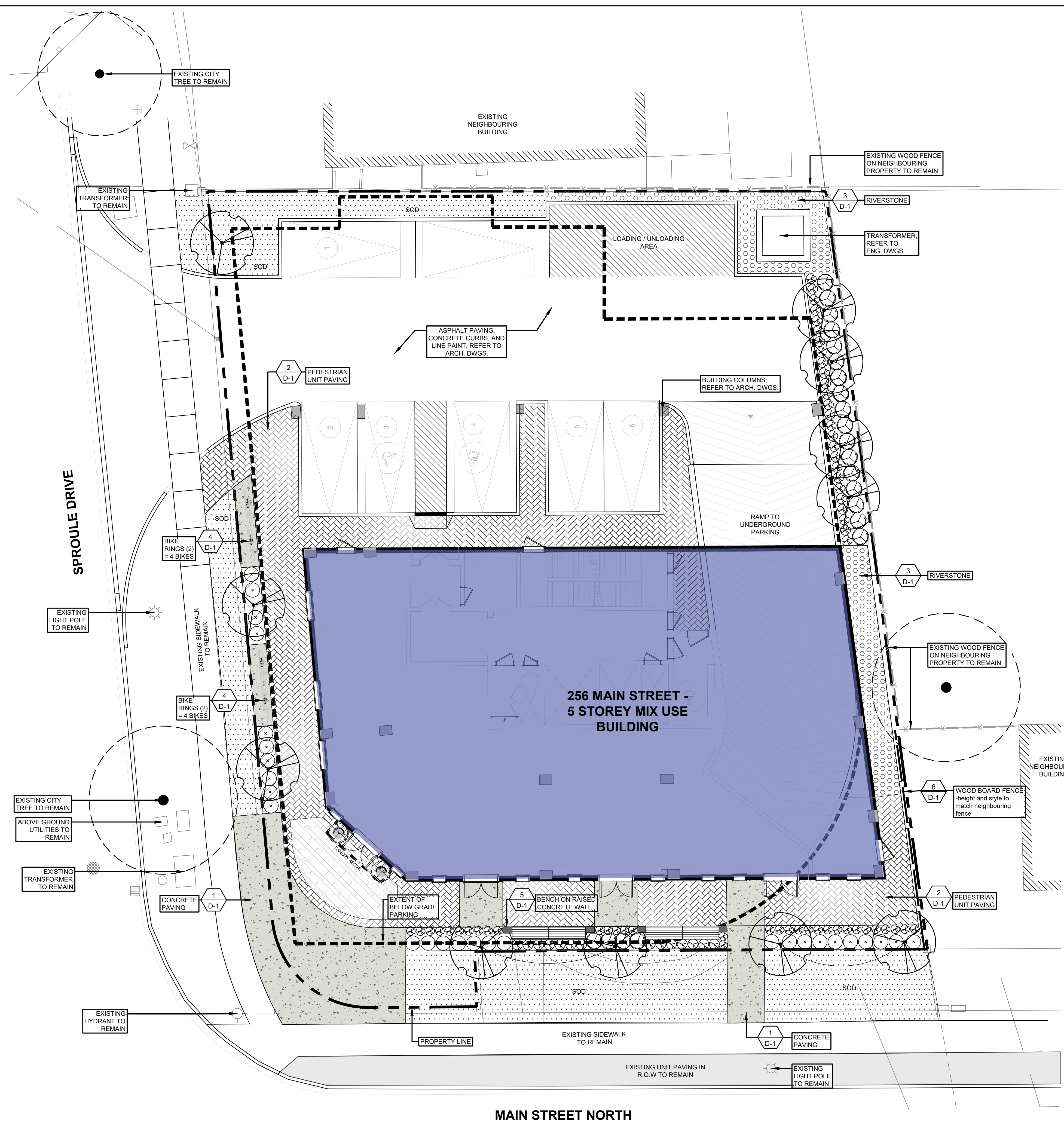
drawing title
TREE INVENTORY, PRESERVATION, AND REMOVALS PLAN

drawn by	reviewed by	drawing number:
SS	SG	TP-1
date	scale	
AUGUST 2022	1:100	

CITY OF BRAMPTON
LANDSCAPE PLAN
APPROVED
subject to an agreement
On This ___ Day of _____
Allan Parsons
Director, Development Services

APPENDIX E: LANDSCAPE PLAN

user: sscott file: L:\LPL_Projects\2022\2022-131 - 256 Main Street (Brampton)\1 to Site Plan Phase\CAD\2022-131 - 256 Main Street (Brampton)\1 to Site Plan Phase.dwg plot: Aug 31, 2022 - 11:52am



GENERAL NOTES:

- CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.
- CONTRACTOR SHALL PROTECT ALL IRON BARS. ANY DISTURBED BARS SHALL BE REPLACED BY OWNER AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REVIEW AND VERIFY SITE GRADES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. COMMENCEMENT OF GRADING SHALL CONSTITUTE ACCEPTANCE OF SITE CONDITIONS. NO CLAIMS FOR EXTRAS WILL BE ENTERTAINED THEREAFTER.
- STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION; ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
- ALL TEMPORARY PROTECTIVE & SEDIMENT CONTROL FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE L.A. FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL SUPPLY & INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS, WATER METER CHAMBERS, AND UTILITIES.
- CONTRACTOR SHALL REPAIR AT HIS COST ANY DAMAGE ARISING DURING CONSTRUCTION.
- ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED BY THE GENERAL CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
- THE CONDITION OF CURBS, SIDEWALKS, STREET TREES AND UTILITIES LOCATED WITHIN THE R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION.
- DUST CONTROL:** CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.

GENERAL PLANTING AND BED PREPARATION NOTES:

PLANT PERFORMANCE:

- ALL PLANT MATERIAL SHALL BE NURSERY STOCK CONFORMING TO THE LATEST EDITION OF THE CANADIAN STANDARDS FOR NURSERY STOCK AS PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN-SCALD INJURIES, BARK ABRASIONS, PLANT DISEASES AND PESTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
- ALL PLANTS SHALL BE TRUE TO NAME, SIZE, CONDITION AND QUANTITY AS PER PLAN AND PLANT LIST SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE UNWRAPPED PRIOR TO INSPECTION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AND REJECT ALL MATERIAL THAT DOES NOT MEET THE STANDARDS LISTED HEREIN.
- SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN REQUEST BY THE CONSULTING LANDSCAPE ARCHITECT. ADDITIONAL PLANT QUANTITIES WILL BE REQUIRED TO COMPENSATE FOR APPROVED REDUCTION IN SIZE DUE TO UNAVAILABILITY OF MATERIALS, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE OPEN-GROWN FOR WIND-FIRMNESS. TREES SHALL NOT BE LEANING OR HAVE SIGNIFICANT SWEEP, CROOK OR BEND. DECIDUOUS TREES SHALL HAVE APPROXIMATELY TWO-THIRDS OF THEIR TOTAL HEIGHT IN LIVING BRANCHES. ALL TREES SHALL HAVE GOOD CROWN SHAPE AND COLOUR (EVERGREENS) CHARACTERISTIC OF THEIR SPECIES. TREES SHALL HAVE A SINGLE DOMINANT LEADER WITH NO SIDE BRANCHES TALLER / LONGER THAN THE MAIN LEADER.
- IF REQUIRED, TREES SHALL BE PROPERLY TARGET PRUNED (NEVER FLUSH CUT, TRIMMED, ROUNDED-OVER, HEDGED, TIPPED OR TOPPED) AND DEAD / DAMAGED BRANCHES SHALL BE REMOVED. BRANCHES THAT CROSS-OVER EACH OTHER OR RUB AGAINST EACH OTHER, CO-DOMINANT LEADERS, AND BRANCHES GROWING UPWARD INSIDE THE CROWN SHALL BE PROPERLY PRUNED. TREES SHALL NOT BE TREATED AT ANY TIME WITH WOUND PAINT.
- ALL TREES SHALL HAVE ROOT BALL SIZES THAT MEET OR EXCEED NURSERY STANDARDS. ROOT BALLS SHALL BE FIRM AND STRUCTURALLY INTEGRAL WITH THE TRUNK.
- SHRUBS AND GROUND COVERS SHALL HAVE FULL, WELL BRANCHED CROWNS TYPICAL OF SPECIES OR VARIETY. ROOT SYSTEMS SHALL BE AMPLE, WELL-BALANCED AND FIBROUS, CAPABLE OF SUSTAINING VIGOROUS GROWTH. PLANTS THAT ARE WEAK OR THIN, UNDERSIZED, OR HAVE BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFICATIONS SHALL BE REJECTED.
- ALL SOD SHALL BE TURFGRASS NURSERY S