

Summary of Key Issues: Main Street South HCD Public Workshop

Key Issue	Comment
<p>Clarity and Organization of the Draft District Plan</p>	<ul style="list-style-type: none"> • Document needs to have better a better flow. • Should be more defined and detailed. • Organize details better to clarify what is allowed in the District and what is not. • Language needs to be clear throughout the document (separation between policies, more emphasis on what we are trying to protect, etc.) • Plan is too restrictive, too detailed and micro-manages residents. • Plan should use plain language so that non-planners can understand. • Wording of document needs to be clarified, i.e. bullet points with references, more lists, definitions etc. • Use of words such as “we” and “may” are vague and not helpful. • Remove unnecessary summaries and insert lists of items. • Definitions need to be included in the guidelines, including definitions of what contributes to the concept of sympathetic (height, massing and rhythm). • Consider adding zoning information for the area as an Appendix. • Clarify the grant process and explain what is available to assist property owners financially.

	<ul style="list-style-type: none"> • Define “replace” vs “maintain”. • Clarify what is considered contemporary. • Need more clarity on the preservation and restoration of porches.
<p>Topics Requiring More Discussion</p>	<ul style="list-style-type: none"> • Need to provide more details about each property regarding what needs protection and what does not. • “History of properties” section should be moved to the front of document. • Include “Debunking the Myths” as an Appendix to address common misconceptions about the Heritage Conservation District Plan. • Include more detail about what contributes to the District and who the District is for. • Provide more detail for certain concepts such as representative styles, setbacks, massing and landscape. • The District Plan should focus more on helping property owners.

<p>Better Explanation of the Cultural Heritage Value of Properties in the District.</p>	<ul style="list-style-type: none"> • Fix errors in the individual property descriptions. • Value statements should not stop consideration for change. • Some existing homes do not have value and are not worth keeping. They should be replaced with something better. • Property descriptions should be reviewed with fresh eyes – do 1950s bungalows need to be included, or 1970s chalets? • Some homes have value, others do not. Those that lack value can be enhanced to be aesthetically pleasing. • Benchmark for protection of architecture should be 40 years. • Need better explanation of the significance of attributes and the statement of cultural heritage value/interest and what these mean. • Need to narrow down the scope in the Plan of what constitutes cultural heritage value. • Need to review the description of properties in Plan – some properties/buildings should be excluded. • <i>South of Frederick – Mega Mansion</i>: a good example of a home that could be incorporated in the District but is not.
<p>Widen Sidewalks and Calm Traffic</p>	<ul style="list-style-type: none"> • Sidewalks are too narrow and are not safe for kids anymore. A more pedestrian-centric walkway would benefit the Heritage Conservation District.

	<ul style="list-style-type: none"> • The speed along Main Street South is too fast. • Don't want LRT running up Main Street. Need to try to keep the pedestrian feel of street, there is value in less traffic. • Make a walking/pedestrian friendly environment a priority for the neighbourhood.
<p>Lot Sizes, Consolidation, and Setbacks</p>	<ul style="list-style-type: none"> • The size of lots in the Main Street South neighbourhood are not common in other municipalities. • Heritage Conservation District takes away from ability to consolidate lots to create a larger lot, similar to Oakville. • Heritage Conservation District should focus on setbacks. • This is an eclectic area – front yard setbacks are different in different areas of the street.
<p>Reconsider the Significance of Houses from Specific Time Periods</p>	<ul style="list-style-type: none"> • Select a specific time period to focus on instead of blanketing an entire area. For example, preserve 19th century homes, not those from the 20th century. • Different styles from different periods appeal to different residents. • Modern buildings can fit into the Heritage Conservation District without being contributing properties. • We should only protect the “true” heritage properties. • We should look at Main Street South by period of significance instead – everything can be in its place and time.

<p>Clarify Policies and Guidelines</p>	<ul style="list-style-type: none"> • Rules should not be the same for all property owners. • Property owners should have the opportunity to replace non-sympathetic buildings. • Criteria 9/06 of the <i>Ontario Heritage Act</i> for designation is not tightly worded. • Some properties do not lend themselves to a District. • Policies should not restrict the ability of property owners to change houses for the better. • Policy should be outlined clearly. • List or requirement of what constitutes a guideline should be clear.
<p>Landscape Is Important to Main Street South. Discussion of Landscape in the Draft District Plan Requires Clarification</p>	<ul style="list-style-type: none"> • Require clearer distinction between cultural heritage value of architecture and landscape. • Landscapes should be the main focus of the District Plan because the architecture of the area is mixed. • Create more green space beside the sidewalks. • Landscape designation should only apply to some properties, but should be prioritized. • Need to provide clarity about what type of landscape works would trigger a heritage permit. • Provide an understanding of the significance of pathways and laneways behind

	<p>certain properties, and driveways (curvilinear).</p> <ul style="list-style-type: none"> • Need to provide numbers regarding driveway widths. • Protecting trees on Main Street South is fine, but not dictating what to do with trees in our backyard • Green spacious setting of Main Street South is the key attribute, sets the tone for the area. • Focus the District Plan on the area’s park-like setting. • Provide more guidance on topography alterations.
Heritage Permit Process	<ul style="list-style-type: none"> • Clarify when heritage permit is required, what the difference is between a heritage permit and a building permit. • Include and clearly outline mechanisms for the appeal of heritage permit decisions.
Focus on the Public Realm	<ul style="list-style-type: none"> • Include clear language about visibility from the public realm [public realm being what is visible from Main Street South]. • Reconsider the format for the Map of Contributing properties in Section 1.9. • If you cannot see it from the public realm, then it should not have to conform to the Plan or be applied to list of heritage attributes. • Clarify whether property alterations seen from Elizabeth Street South are included in the definition of public realm.

	<ul style="list-style-type: none"> • Consider oblique angles from public realm (perhaps a diagram).
Installation/Protection of Public Art	<ul style="list-style-type: none"> • Art is missing in the public realm – interpretive public art displays and signage should be included to provide direction. • Endorse a sign that states “you are entering the Main Street South HCD...” • Public art and monuments in Gage Park should be identified and protected as part of the Heritage Conservation District.
Public Information	<ul style="list-style-type: none"> • Provide monthly updates on timing of the study on the website. • Hold another Open House before report to Council, information session, education for community. • Publish events/information about the District in various Brampton print and websites. • Provide a prospective timeline of the project for residents.
Questions	<ul style="list-style-type: none"> • Is Part IV or Part V of the <i>Act</i> more restrictive (FAQ?) • Why is my entrance protected if it is not visible from the street? • Why make the area a Heritage Conservation District if owners are responsible for the work on individual homes? • How can we indicate where another ‘process’ is triggered? • What is the flexibility of control, change, following style, if an “Act of God” does

occur? What are the guidelines for this?

- Can we make the area a low volume of vehicular traffic corridor again? Can we return Main Street South to two lanes?
- Is there opportunity to change the boundaries of the District?
- Do I need a heritage permit to plant a tree?
- How important is the visual character to the Main Street South Heritage Conservation District?
- Does the Heritage Incentive Grant apply to landscape alterations?
- How does one meet the test of “sympathetic” to the District, especially with the diversity of architecture?