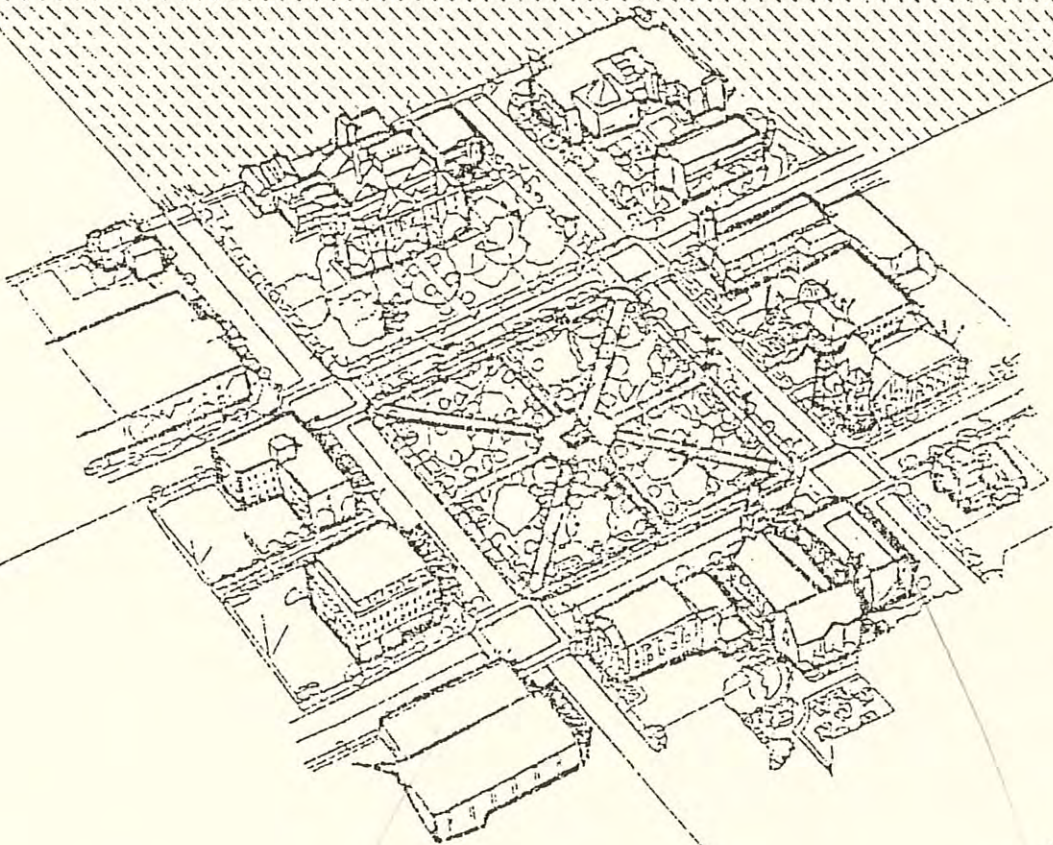


V I C T O R I A P A R K
S Q U A R E



Prepared for:
City of Brantford
Planning Department

Prepared by:
Alexander Tempore
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Acknowledgments

1.0



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Special acknowledgement must be given to the following people who gave considerable time and assistance in the development of this Report.

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Matt Reniers	Senior Planner

Acknowledgments

1.1

Brantford Heritage Committee

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Anne Westaway-Palk	Vice-Chairman
Jo Brennan	Alderman
Marguerite Ceschi-Smith	Member
Norman R. Casey	Member
Christine Czach	Member
Tietje M. Jilderda	Member
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- Identify architectural and landscape improvements with respect to private property, which will serve to assist interested owners in the protection and enhancement of the area's heritage and character.
- Identify changes to the existing land use controls to facilitate the implementation of the district goals.

Study Process

This report is the result of a five (5) stage study process:

- Inventory
- Analysis
- Policy Paper
- Recommendations
- Final Report

Public meetings were held at the Inventory stage, the formulation of a Policy Paper and at the completion of the Draft Report.

The study is jointly commissioned by the City of Brantford and the Brantford Heritage Committee. The consultant has received input from the public and the City of Brantford Planning Department.

The public participation process has resulted in the preparation of this Final Report.

In this report, Victoria Park Square will refer to the entire study area including buildings on George, Wellington, Market and Darling Streets. Victoria Park will refer to the actual park bounded by Market, George, Wellington and Darling Streets. "The Park" will refer to Victoria Park and "The Square" will refer to Victoria Park Square.

*Coat of Arms Brant County
Court House*





*Victoria Park Water Fountain
on Market Street*

Study Area

The study area is known as Victoria Park Square, and is defined by Bylaw 82-89, see Map "Study Area". In general, this area covers approximately 6.5 hectares and includes the following properties:

- Brantford City Hall and Provincial Court
- Central Presbyterian Church
- Main Public Library (designated under Part IV)
- Park Baptist Church
- Wyatt, Purcell et al (offices in converted dwelling)
- Zion United Church
- Bank of Montreal
- Toronto Dominion Bank
- Canada Trust
- Canadian Foresters
- Bell Canada
- John Lind (offices in converted dwelling)
- Brant County Courthouse and Jail
- Brant County Registry Office
- Victoria Park (designated under Part IV)

Objectives of the Study

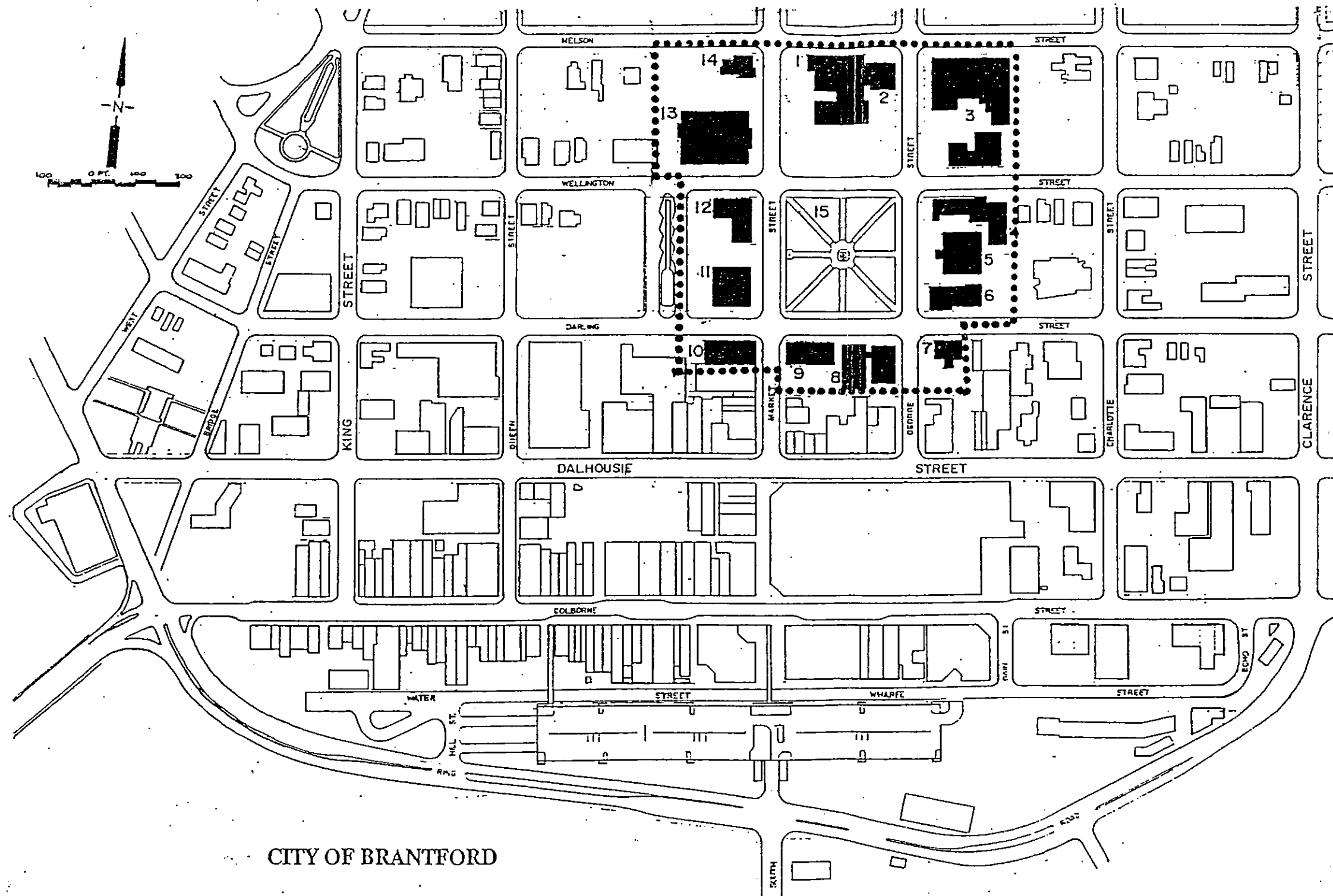
The two primary objectives of this project are:

- To determine the merits for designation of the study area as a heritage conservation district under Part V of the Ontario Heritage Act.
- To develop an implementation plan to provide direction for the long-term development and redevelopment of the area, if designation is merited.

To achieve the primary objectives, the following secondary objectives must be addressed:

- Establish the specific boundaries of the Victoria Park Square Heritage Conservation District.
- Establish goals, objectives and priorities for the heritage aspects of the study area.
- Establish policies and design guidelines for the built environment, in respect to both public and private structures.
- Identify improvements to public facilities and works which will serve to protect and enhance the area's heritage and character.

Study Area



LEGEND:

- 1. Brant County Courthouse
- 2. Brant County Registry Office
- 3. Brantford City Hall
- 4. Central Presbyterian Church
- 5. Public Library
- 6. Park Baptist Church
- 7. Wyatt Purcell Et Al
- 8. Zion United Church
- 9. Bank of Montreal
- 10. Toronto Dominion Bank
- 11. Canada Trust Building
- 12. Canadian Foresters Building
- 13. Bell Canada
- 14. John Lind Building
- 15. Victoria Park

Proposed Designated Area
 Area

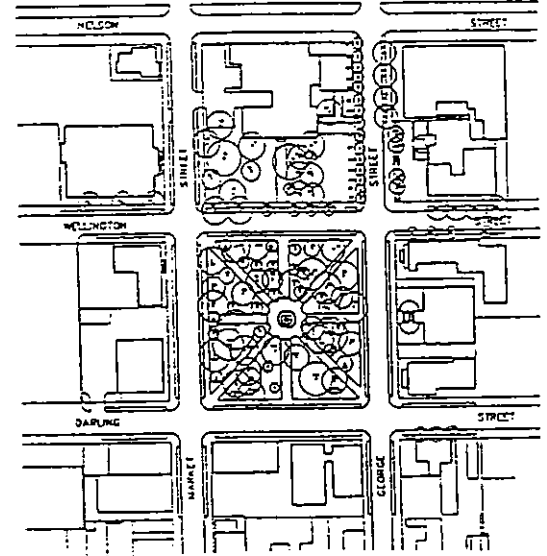
CITY OF BRANTFORD

Introduction

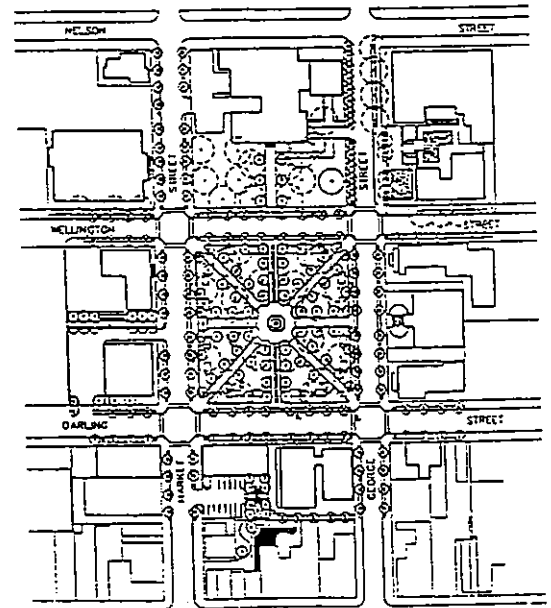
Victoria Park Square is an attractive, cohesive entity within Downtown Brantford. The inventory and analysis verifies that the study area satisfies the architectural, historical and contextual criteria of the Ontario Heritage Act for designation as a Heritage Conservation District.

The study area possesses buildings of both historic and architectural importance and displays a fine example of a traditional Town Square. The buildings within the study area form a very special collection of consistently excellent architectural quality with few exceptions. These buildings form a harmonious streetscape around the Square. In addition, the formal arrangement of buildings around the "Union Jack" design of Victoria Park form a rare composition, of not only municipal, but also provincial significance.

However, the representative, historic cohesion of this Square can be quickly lost. For example, the replacement of some fine, older structures at the southwest corner of Market and Darling Streets with modern buildings has not been sensitive to the texture, scale and character of the Square.



Existing Tree Inventory



Proposed Urban Design Elements

LEGEND: -

- | | |
|--|--|
| 1. Introduction of additional green space in City Hall Courtyard | 6. Establishment of mid-block pedestrian link to bus terminal (future and long term) |
| 2. Formalization of street tree planting program | 7. Elimination of Courthouse parking area and reinroduction of grassed and landscaped area |
| 3. Formalization of curbside, sidewalk and street crossing paving. | 8. Formalization of distinctive pedestrian-scaled lighting program. |
| 4. Introduction of additional formal planting beds within Victoria Park. | 9. Replicate the library steps to provide amphitheatre seating. |
| 5. Development of interior | ⊙ indicate existing trees |



Signage within Victoria Park

Executive Summary

Issues

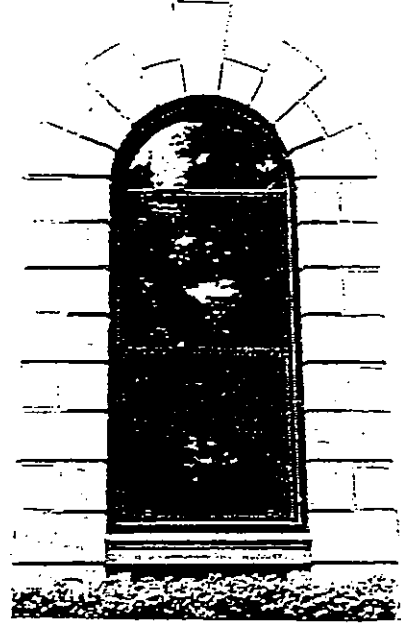
The following eight prime issues have been distilled from the inventory and analysis section of this study.

1. Definition of the boundary for the Heritage Conservation District.
2. Preservation of the historic fabric of the Square.
3. Establishment of the future identity of the Square and its related uses.
4. Expansion of the "green" nature of the park into the surrounding area.



south view of Market Street

7. Establishment of handicapped access to public buildings.
8. Establishment of a Heritage Conservation District Plan for Victoria Park and the surrounding properties.

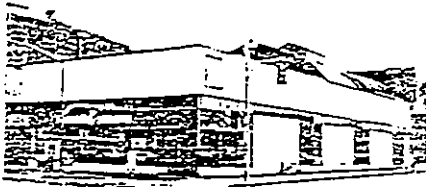


Brant County Courthouse Window

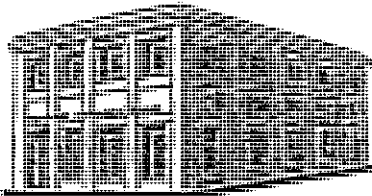
These eight prime issues will provide a basis for the establishment of Urban Design Guidelines and Policies for the built environment with respect to both public and private structures.

These guidelines and policies will serve three groups of people:

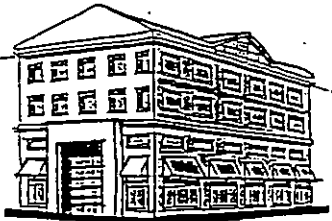
1. The Planning Department will use guidelines and policies as a part of the review of proposed projects in the Study Area.
5. Need to enhance the relationship between park and adjacent building facades.
6. Establishment of linkages with the Downtown Core and the surrounding fabric.



Existing Building



*Renovation
Simple 2-storey addition*



*Renovation
Classical design emphasis on
ground and 2nd floor*

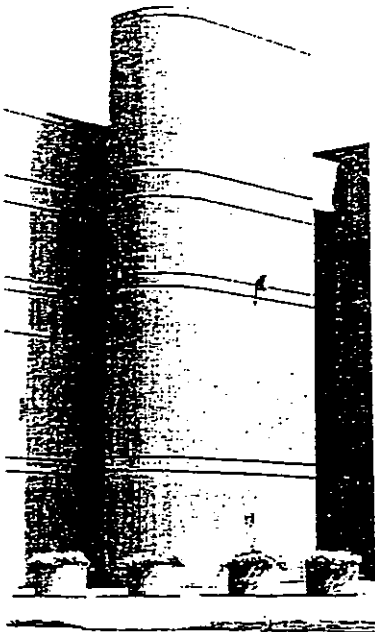


*Modern Infill
Strong entry, emphasis on
Ground Floor*

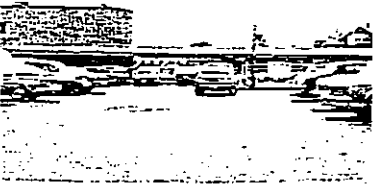


*Modern Infill
Articulated floors and roof-
repetitive columns*

Executive Summary



City Hall floral planters



opportunity for mid-block connections in the future should be preserved



Bell Telephone Signage and soft landscaping

2. These guidelines and policies should assist developers in the design of projects by providing explicit criteria for building.
 3. These guidelines and policies will benefit the public by ensuring a premium quality of built environment.
- The City of Brantford should pass a By-Law designating Victoria Park Square as a Heritage Conservation District.
 - Any infilling or redevelopment in the area must reflect the existing character.
 - Guidelines must be established for redevelopment and/or changes to buildings.

In view of this Study's main purpose to preserve and enhance the unique historical character of Victoria Park Square, the recommendations in the development of specific planning guidelines, urban design guidelines and heritage guidelines are as follow:

Planning and Heritage Guidelines

Land- use

- Victoria Park should be zoned as public open space under the open space restricted Zone (OS1).
- The park should be designated as the prime, public, open space focus within the Downtown.
- The park should be revitalized as part of a Heritage Master Plan.

Urban Design Guidelines

Traffic

- The traffic grid pattern created by Market, Darling, Welling and George Streets should be maintained.
- George Street should be considered as a public gathering area with the library steps acting as a natural amphitheatre.

Parking

- In the long term, the small parking area located in front of the Registry Office should be eliminated.

Executive Summary

Pedestrian Circulation

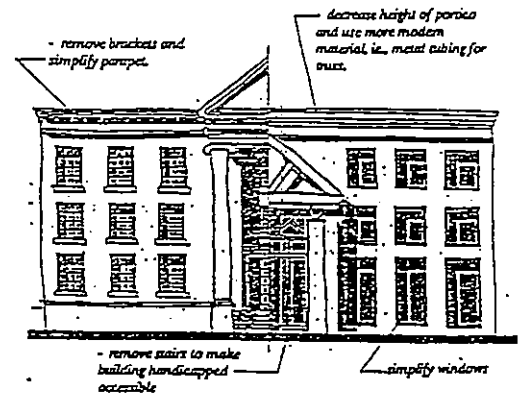
- Greater pedestrian activity should be encouraged by introducing an extensive, on-going streetscape program.
- District paving patterns should be introduced at corner crossings.
- The opportunity to develop pedestrian-scaled, mid-block connections at the bus terminal and behind the Bank of Montreal should be preserved for future implementation when merited.

Environment and Theme

- An on-going park and street tree planting program should be formalized.
- A formal floral display program should be maintained and encouraged throughout the Heritage Conservation District.
- The park should be programmed to provide year round activities for Brantford citizens.

Building Fabric

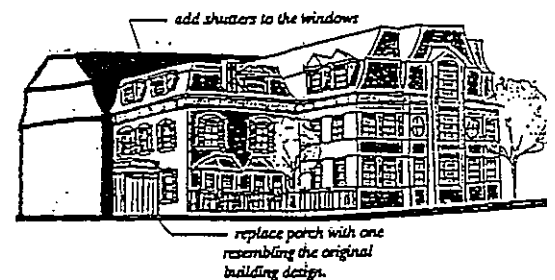
- Building materials and architectural details for renovations should match the original building.



An example of a contemporary interpretation of the classical style for use as an addition to or infill building adjoining the traditional building on the left.

Example of a modern alternative to infilling or additions employing similar elements with a contemporary interpretation.

- Architectural elements should be appropriate to the building style and integral to the design.



Wyatt Purcell et al

Executive Summary

- New construction should be compatible with existing buildings and building setbacks.

Landscape/Open Space

- Over the long term, the current lockstone/concrete paving within the walkway system should be upgraded to a more aesthetically pleasing, unique paving pattern.
- A palette of streetscape furnishings, benches, lighting fixtures, garbage containers and signage should be introduced through a Streetscape Master Plan.

Signage

- Private building signs should be designed as an integral part of the building facade.
- Consideration should be given to plaquing all buildings in the recommended Heritage Conservation District.
- Directional and informational signage should be considered for Victoria Park Square and the Downtown.

Views and Vistas

- The formalized planting program should be used to focus views within Victoria Park Square.

Inventory

Architect John Turner

Originally, John Turner was a mechanic. However, this career was soon left behind with the development of his artistic skills which led to a new and exciting profession that would change his life. He was sought after by the Cubitt's of London, the most prosperous and skillful firm of architects in the English-speaking world. Upon taking the position in their offices, John exhibited a professional strength which would be used to his advantage in later years.

In 1830, John Turner moved to the "Village" of Brantford. Throughout the following years, he watched Brantford emerge from Village to Town, and then from Town to City; and he was responsible for the design of many Courthouses, Churches, Town Halls and domestic buildings of distinction. Three of his buildings are found in Victoria Park Square today, the Brant County Courthouse, the Park Baptist Church and the Zion United Church. The magnificent buildings he created are monuments to his profession and skill.

Architectural Style

*Victorian Formal Park
(Picturesque Tree Planting)*

Introduction

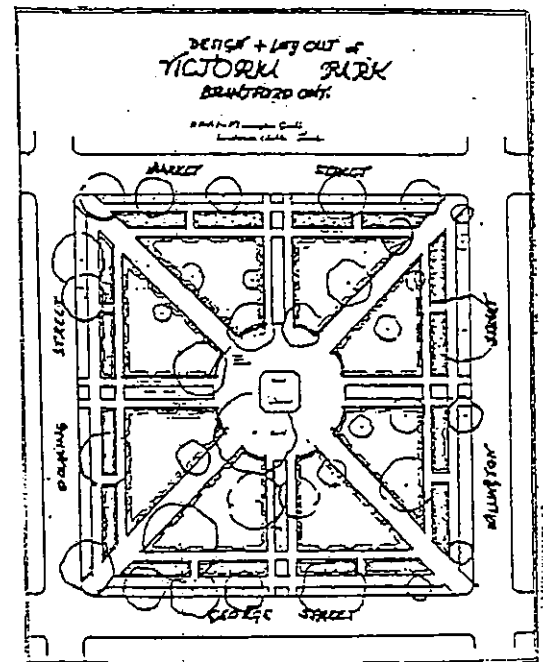
The following report is developed from a number of visits to the area to note general building characteristics, approximate ages and condition as well as to understand the general context and present character of Brantford's Victoria Park Square. In July 1990, a considerable number of photographs were taken to illustrate existing conditions and obvious problems which have to be tackled in any program for appropriate conservation and/or renewal of the Victoria Park Square area.

A brief historical background, augmented by a summary and an assessment of each property, is intended to set a context for the general guidelines of this study.

Victoria Park was originally laid out in "Burwell's Original Town Plan of 1830" and fashioned after the Union Jack by Architect John Turner in 1861.

In 1886, the bronze and granite statue of Joseph Brant was unveiled as the only statue of its kind in North America. This created a central focal point in the park, to which all paths merge. In 1892, the granite drinking fountain was donated by A. Harris, Son and Co. and stands on the west face of the park.

In the 1920's, the firm of N.B. & H.A. Dunington-Grubb proposed a classical design for the park, offering an alternative to the existing landscaping. They prepared a rigid, classical design with well-trimmed border hedges, central grass panels and raised walkway curbs, along with a considerable thinning of the trees.

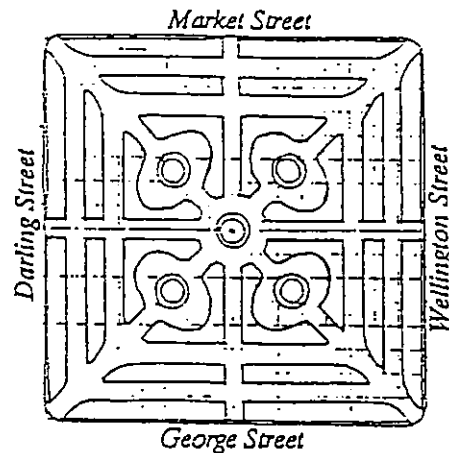


*Dunington-Grubb Victoria Park
Layout*

Architectural Significance

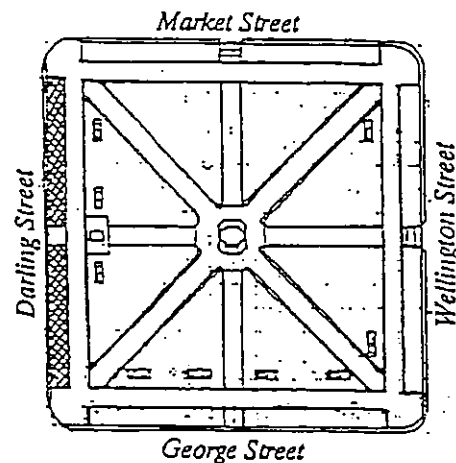
The Park's original combination of geometrical layout with a variety of unshaped trees and shrubs allowed to grow naturally makes the original plan a true statement of its time.

Inventory



Victoria Park Before 1886

The park has become more rigid and streamlined in the twentieth century, but the Union Jack plan still exists.



Victoria Park Today

Contextual Significance

Victoria Park is contextually significant. It is equally important as the surrounding buildings in defining the public square. The park is the visual focus of the square. The entrances of three of the surrounding buildings are on an axis to the radiating Union Jack Plan.

These buildings are the Andrew Carnegie Library, the Brant County Courthouse and the Brantford City Hall Complex.

The statue of Joseph Brant ties the park to the fountain at City Hall and to the statue of Alexander Graham Bell at the Bell Telephone Building. The landscaping was designed to tie the park visually to the Brant County Courthouse, and helps maintain visual ties between buildings on either side of the Square.

It is obvious that the original town plan intended for Victoria Park Square to be the focus of public activity within Brantford. Historically, the Town Square provided an area to gather and socialize on the Sabbath and to muster the troops during times of conflict.

Landscape Features of Significance

The present layout of Victoria Park is quite formal with all paths radiating from the statue of Brant at the centre.

Flower beds are limited to the four corners and to the area immediately surrounding the statue of Joseph Brant, creating a systematic layout of colour.

Originally, Turner's plan was designed to form two concentric circles, of typical tree specimens of the period such as horse chestnut,

Inventory

black walnut and, predominantly American elm. As the trees have matured, views through the park have been obstructed by the density of foliage and the low branching nature of the species.

The benches are quite comfortable and the quantities appear adequate for the number of people in the park at any given time. They are situated in such a way as to take full advantage of views.

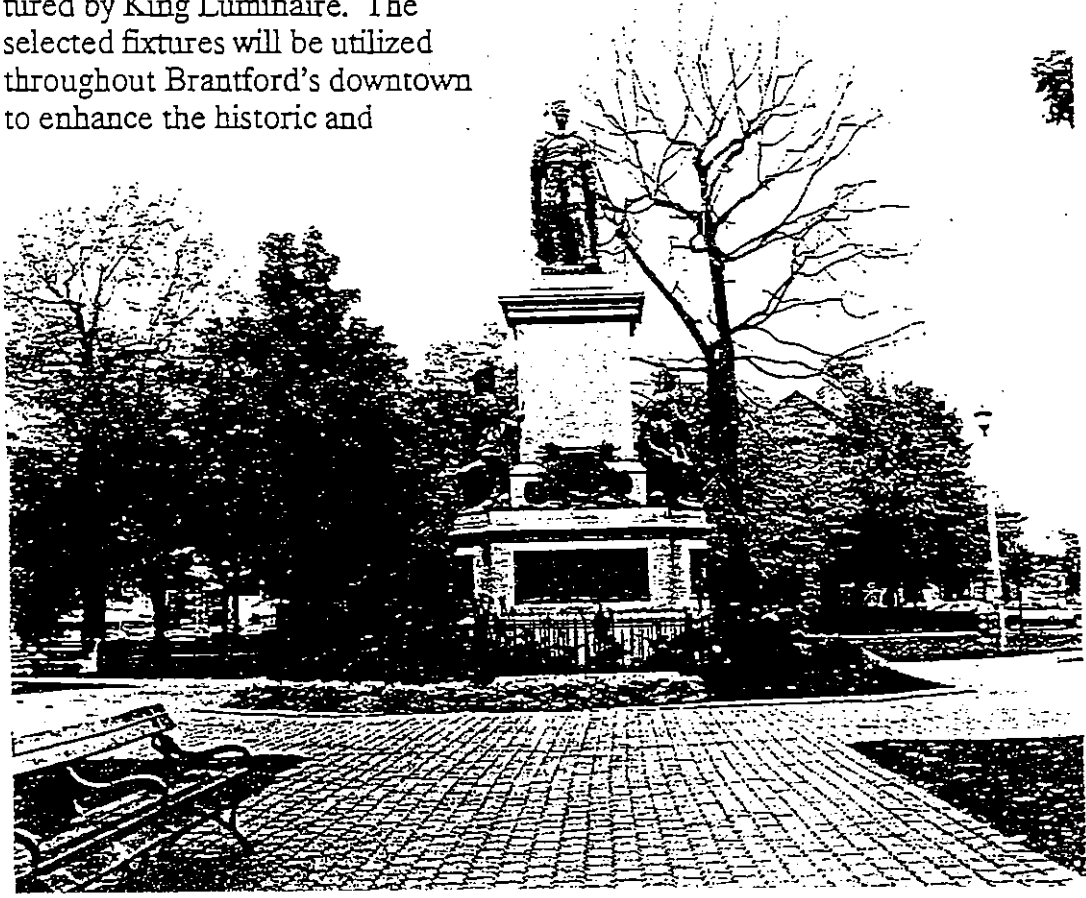
The present lighting is unsympathetic to the traditional character and formal nature of the park. The City of Brantford is planning to install new fixtures in the Square surrounding Victoria Park. These fixtures will be Coachman 14 style from the Belmont collection. These black lamp posts have Eclipse etching and are manufactured by King Luminaire. The selected fixtures will be utilized throughout Brantford's downtown to enhance the historic and

pedestrian character of the downtown. The consistent use of the one fixture is intended to unify and harmonize the sections of the Downtown.

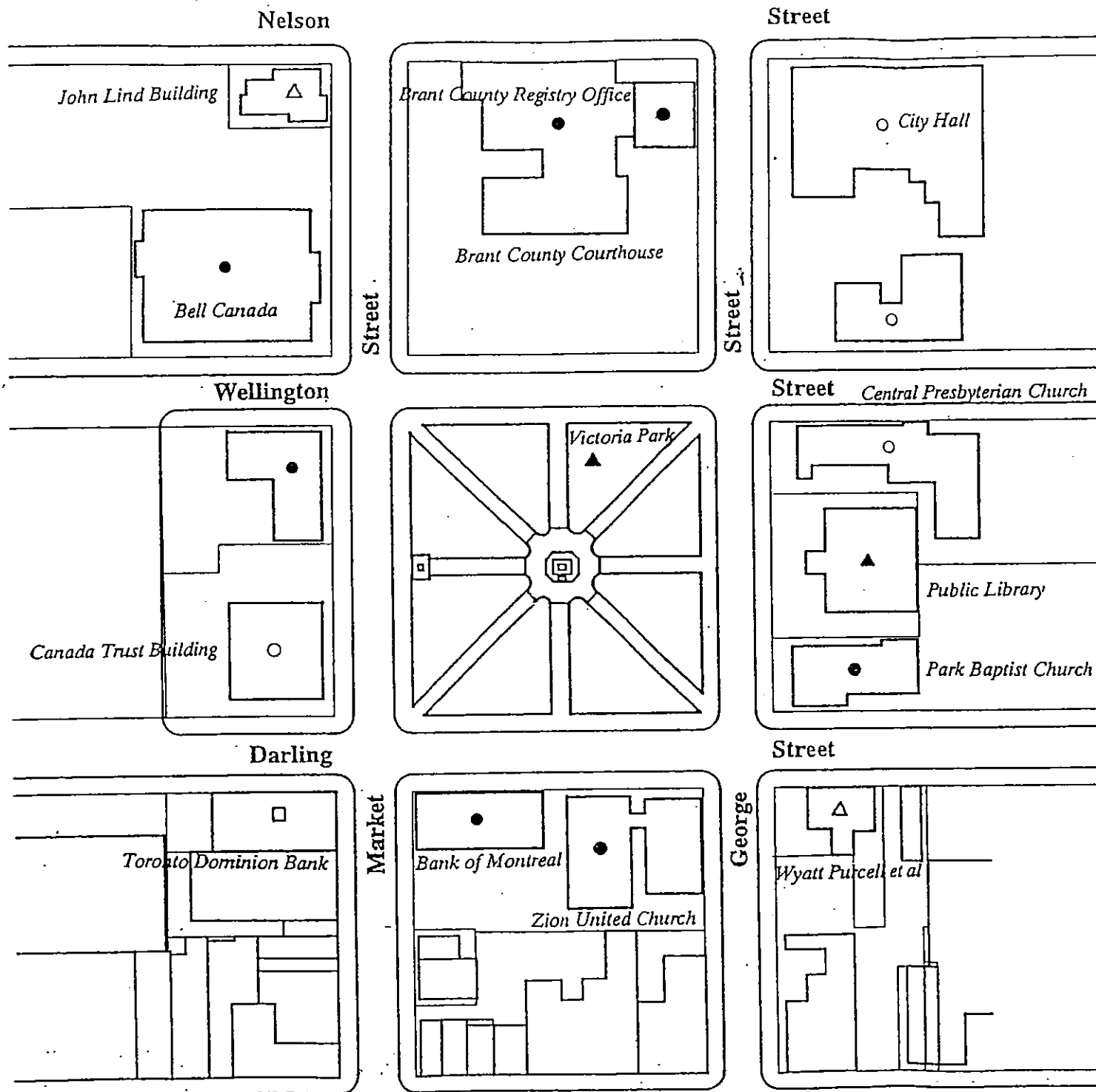
The current plans exclude the provision of any new fixtures within the park itself.

Attempts at creating any edge definition has been limited to the use of park benches and grassed boulevards, a very different layout from the one suggested by Dunnington-Grubb.

The City of Brantford has currently replaced the grass verges with interlocking stones, introducing a hard landscaping element and reducing the amount of green in the Victoria Park Square Study Area.



Building Classification



LEGEND:

- ▲ Buildings designated under Part IV of OHA.
- Buildings worthy of designation under Part IV of OHA.
- Buildings of architectural and/or historical merit which contribute to the character and quality of Victoria Park Square.
- △ Buildings of lesser architectural merit but of contextual importance due to age and architectural style, representative of the development of Victoria Park Square and Downtown Brantford.
- Buildings not of architectural or historical merit, i.e., replaceable.

Inventory

Brant County Courthouse

Built
1851-2

Architect
John Turner

Architectural Style
neo-Classical

Contractor
William Mellish

Additions
1861-62

Additions
1886

Architectural Style
Late Italianate

Master Builder:
William Mellish

Historical Significance

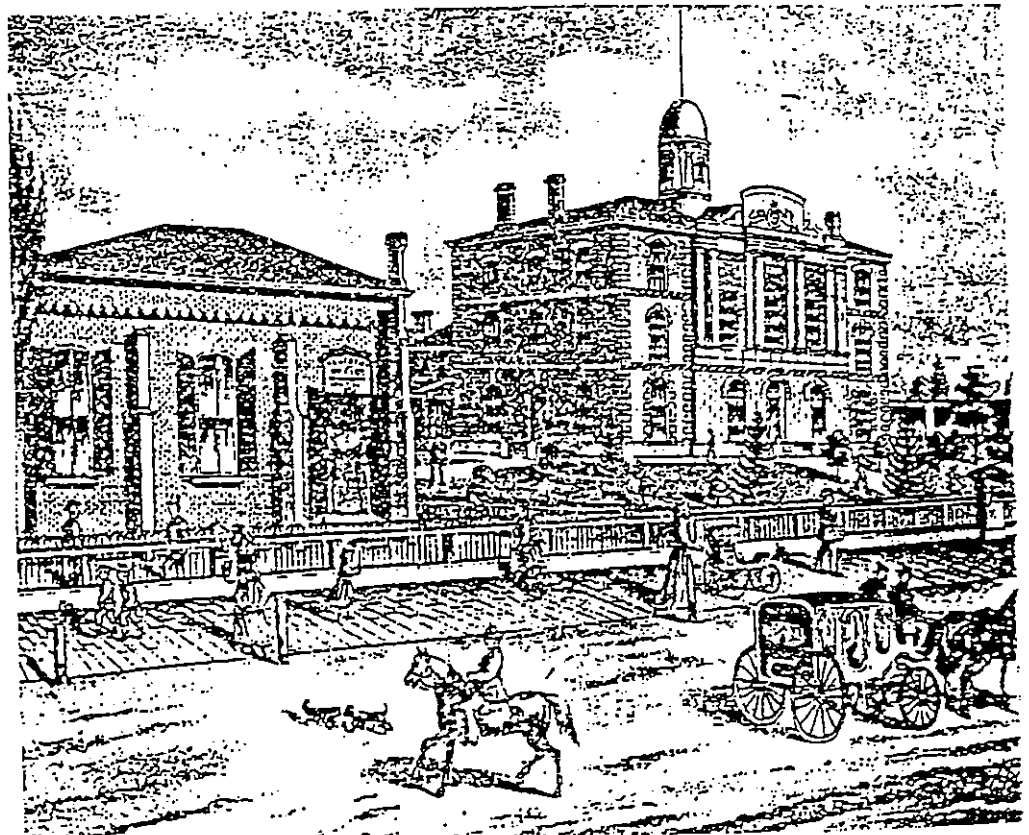
This is the building in which The Honorable Arthur Sturgis Hardy, M.P. for Brant South, Provincial Secretary-Commissioner of Crown Lands, Attorney-General and Prime Minister of Ontario, first practised law.

Architectural Significance

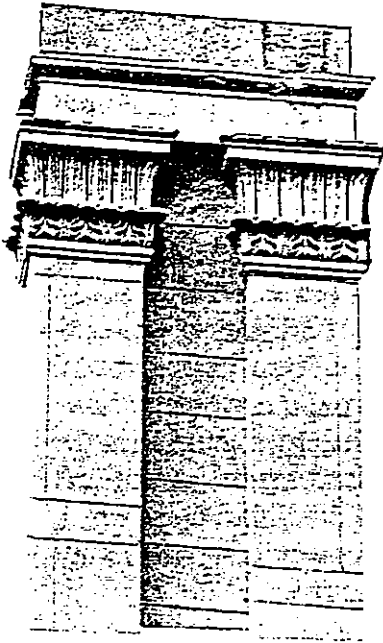
Architectural detailing reflects a number of building periods creating a picturesque, eclectic exterior. Fine examples of the neo-Classical period are reflected in the stepped doorway, the first storey window frame, the leaded glass skylights fan transom over the main doorway and the pictorial keystones.

The wings, built in 1861, duplicate the detail of the original building except for the bracketed eaves and pediments which (with the raising of the roof) create a slightly Italianate character. The detailing is somewhat eclectic common to neo-classical buildings of the early Victorian period exhibiting motifs borrowed from a classical background. The high Victorian style of 1886 adds a vertical accent to each end of the building in contrast to the essential horizontality of the composition.

The Greek Revival period is well represented in detail such as the fret and Doric pilasters of the central portion of the building, while the Renaissance period is reflected in the window heads, brackets, oversized British Coat of Arms and the massive chimneys.



Inventory



Exterior pilasters

The later towers exhibit a typical Victorian eclecticism. The rear elevation is an interesting pastiche of early and various, more modern additions.

Contextual Significance

As one of the original and most distinguished buildings in Victoria Park Square, the Courthouse sets a standard for the surrounding buildings to follow. The scale of the building makes it the most predominant in the area. It strongly defines the north-central edge of Victoria Park Square.

Interior Features of Significance

The interior of the Courthouse is finished predominantly in oak with intricately carved details at the pilasters, stairs, doors and window heads.

The courtroom space has been preserved, but its details no longer reflect the original but rather the

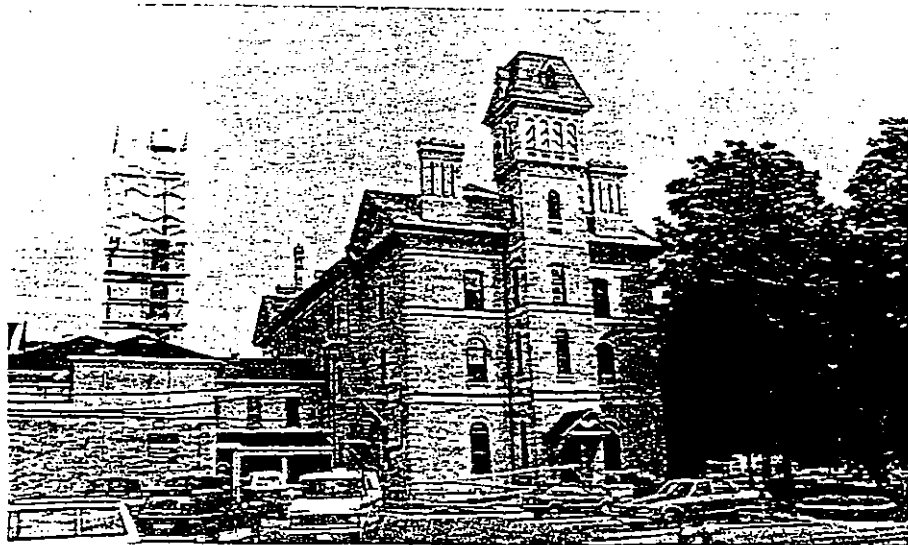
refurbishing and craftsmanship of the 1886 alterations.

The grandeur of the building is maintained through the use of mosaic floor tiles, metal ceiling panels (painted over), probably turn of the century, and frosted glass windows.

Landscape Features of Significance

The expansive lawn is the main element of the front yard of the courthouse, with large sugar maples and other specimen trees scattered throughout. The face of the building is lined with cedars and colourful flowerbeds, helping to create a visual link between Victoria Park and the Brant County Courthouse.

The symmetrical landscape plan greatly enhances the central walkway which is located on the central axis of Victoria Park and leads to the statue of Joseph Brant, acting as the central focus.



Inventory

Brant County Registry Office

Built
1920

Architect
F.C. Bodley

Architectural Style
Beaux Arts Neo-Classical

Contractor
Shultz Bros.

Architectural Significance

The building period is a fine example of Beaux Arts Classicism which is reflected in the Ionic, unfluted columns, moulded cornice and pediments.

Contextual Significance

The use of stonework and fine detailing, similar to the Courthouse, creates a harmonious relationship between the two.

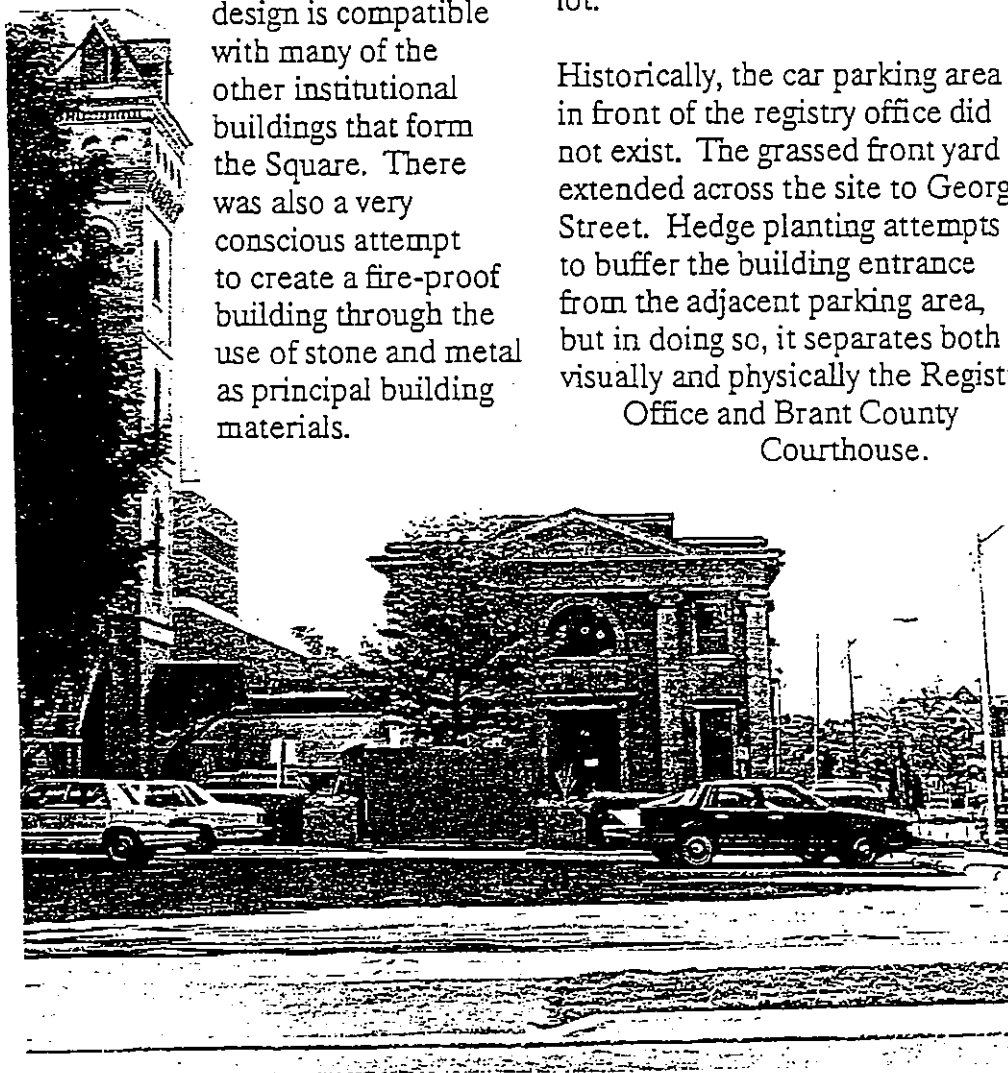
The building's classic design is compatible with many of the other institutional buildings that form the Square. There was also a very conscious attempt to create a fire-proof building through the use of stone and metal as principal building materials.

Landscape Features of Significance

There is a lack of landscape features, apart from the asphalt parking lot, at the entrance to the building.

The existing concrete planters do little to mask the parking lot. The visual continuity between the landscape of the Park, the Brant County Courthouse and the Brant County Registry Office is diminished by the existing parking lot.

Historically, the car parking area in front of the registry office did not exist. The grassed front yard extended across the site to George Street. Hedge planting attempts to buffer the building entrance from the adjacent parking area, but in doing so, it separates both visually and physically the Registry Office and Brant County Courthouse.



Inventory

City Hall Complex

Built
1966

Architectural Style
Modern

Architect
Michael Kopsa

Contractor
Ver Masun

Architectural Significance

In 1964, Michael Kopsa won the design competition set up by the City of Brantford for his City Hall design.

The building is a fine example of Modernism reflecting a definite period of architecture in Ontario, with its free form design, simplicity and "forceful" use of concrete. The extensive use of this material creates a sense of monumentality. Used for centuries as a building material concrete has a visual and physical strength that donates permanence and stability. The concrete was given added interest and texture through the use of rough-sawn Douglas fir formwork.

Similar to other buildings in the Square, the City Hall reflects a

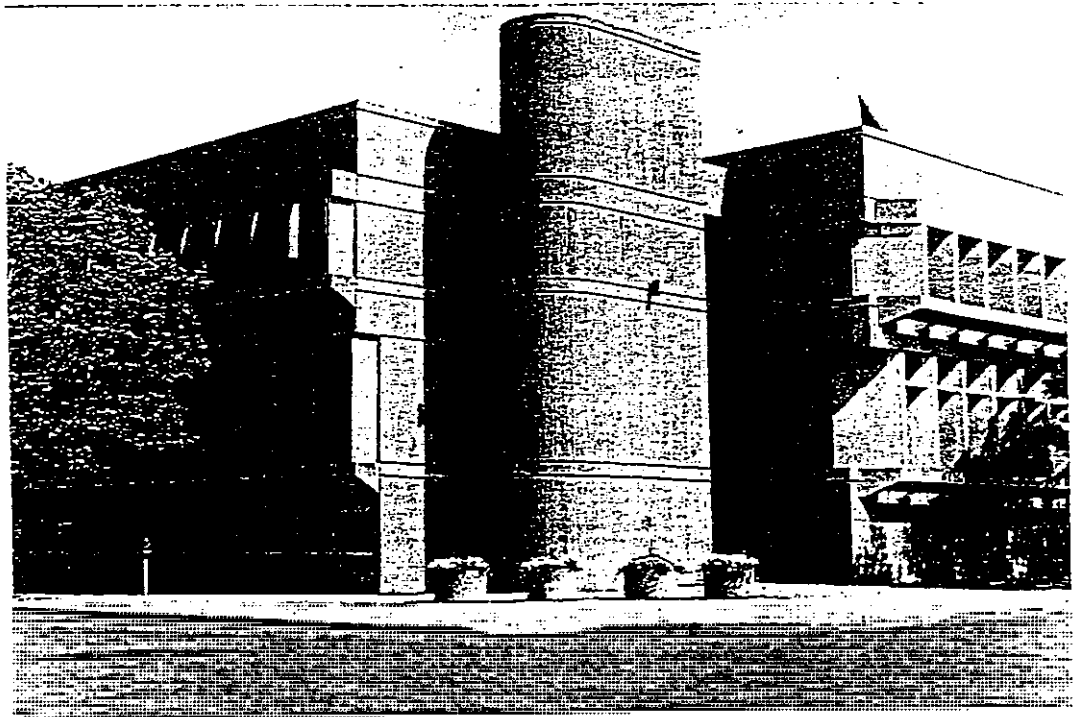
particular period of architecture.

Contextual Significance

The Architect, Michael Kopsa, wanted to maintain the County Courthouse as the prime visual focus along the north edge of the Square.

The building is successful with its integration into the Square due to its two and one half storey height, window rhythm and subdued concrete hue, (all similar to existing buildings in the Square).

As well, Michael Kopsa attempted to integrate the axiometric layout of the park into his design by creating a courtyard on a direct diagonal axis to Victoria Park, thus enhancing the existing layout and maintaining the integrity of design within the Square.



Inventory

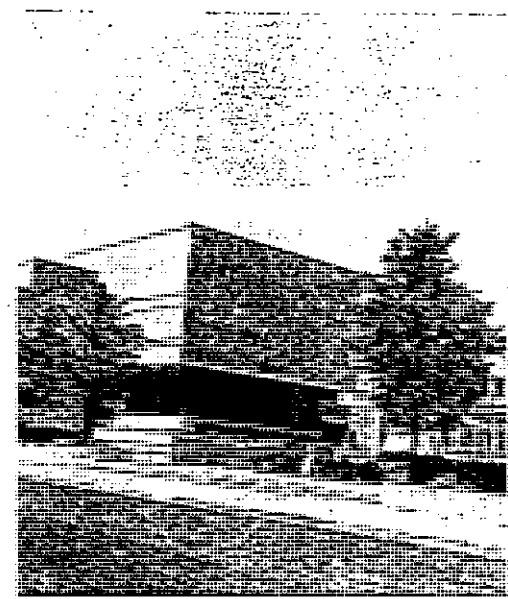
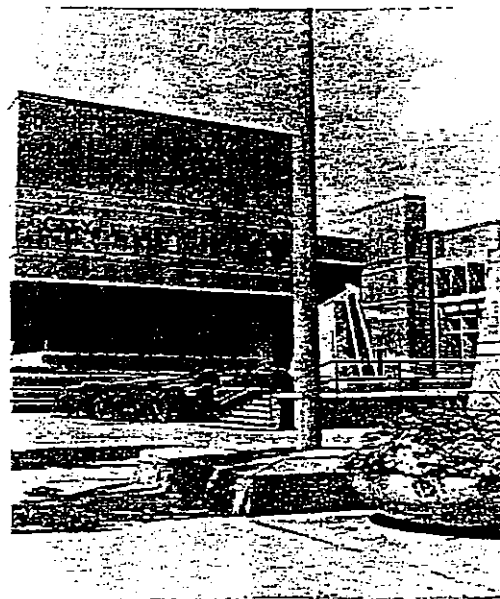
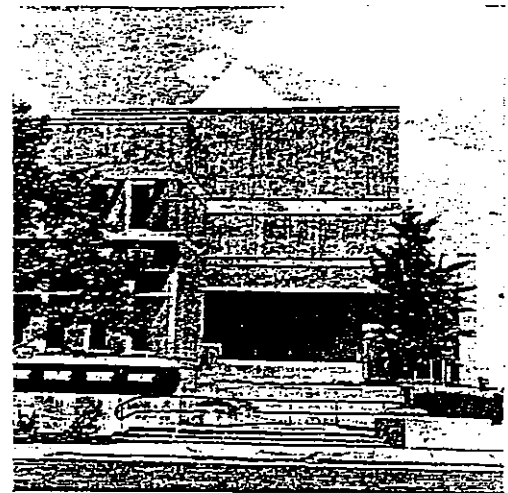
Interior Features of Significance

Unfinished concrete used on the exterior of the building is carried into the interior, maintaining the same massive forms and creating a fluid continuity from the exterior to the interior spaces.

Landscape Features of Significance

Landscaping has focused mainly on the use of hard elements such as concrete and steel. A central court and walk was established with minimal planting and green space. The central court maintains the same stark simplicity as the building.

A noticeable fault of the central courtyard, is its lack of integration with the soft landscaping of Victoria Park. There is very little opportunity to use the central court as a gathering and viewing area due to its size and use of hard landscaping.



Inventory

Central Presbyterian Church

Built
1960

Architectural Style:
Modern Ecclesiastical

Architectural Significance

The Church is a modern design with Gothic overtones. The Gothic style is reflected in the windows and the high-reaching tower, while the form and composition are a fine example of twentieth century church architecture.

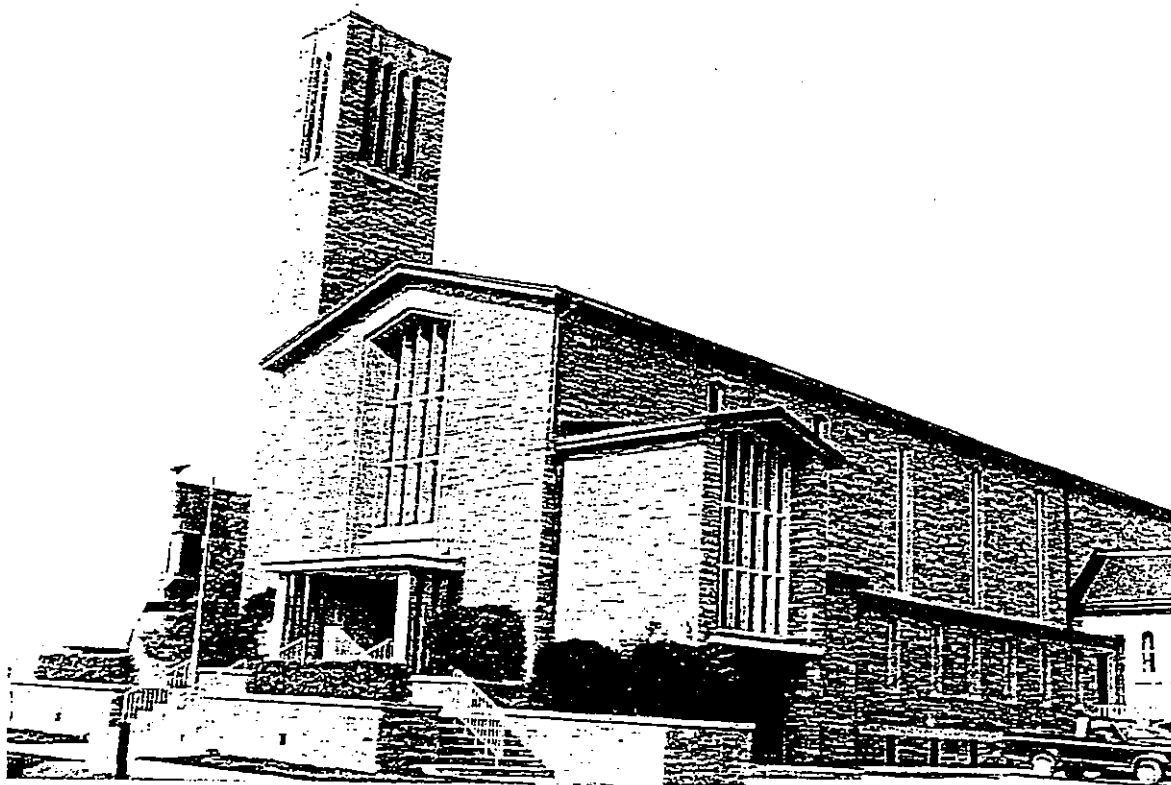
Contextual Significance

The tower and the windows create a sense of grandeur, similar to Park Baptist and Zion United Church, while the projecting portico brings the building back down to a human scale, similar to the door on the Canadian Foresters Building. The raised entrance is similar to the Public Library and

the concrete capped retaining wall visually ties the Library, Church and City Hall together. The subtle texture of rough hewn stone in warm natural hues and the use of subdued colours and finishes is compatible with the other buildings in the Square and its scale creates a visual harmony.

Landscape Features of Significance

The landscaping of hedges and cedars appears appropriate to the scale of the building. Like Victoria Park, the landscaping is very formal.



Inventory

Main Public Library

Built
1902-1904

Architect
Stewart, Stewart and Taylor

Architectural Style
Beaux Arts Neo-Classical

Contractor
Shultz Brothers

Historical Significance

This is one of the finest examples of an Andrew Carnegie Library of this size and cost, still remaining in Canada. It is currently designated under Part 4 of the Ontario Heritage Act.

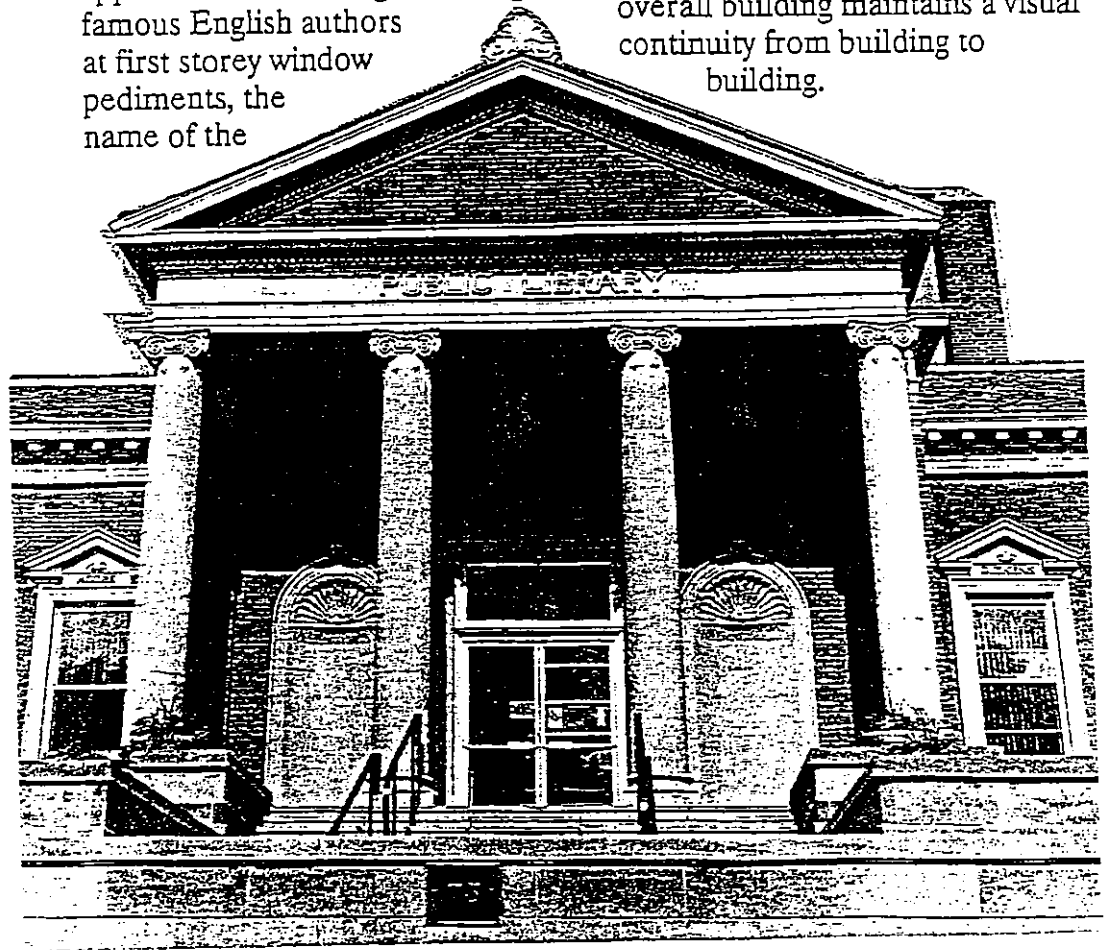
Architectural Significance

In the Carnegie tradition, the facade of the building encompasses a number of distinct architectural forms. The most noticeable is the long, hipped roof with a large portico supported by cement, Ionic columns. Many inscriptions appear on the building including: famous English authors at first storey window pediments, the name of the

Library at the portico entablature and a Latin verse above the door. The dome above the portico is significant because it completes and greatly enhances the beaux arts tradition, helping to create a formal air of learning.

Contextual Significance

The use of ionic pillars, bracketing, tight rows of deep windows and brick create a harmonious relationship between this building and the rest of the Square. The main entrance maintains the monumental sense of the Square first introduced in the County Courthouse. The scale of the overall building maintains a visual continuity from building to building.



Inventory

The Library is, as are the Courthouse and the City Hall, arranged on a horizontal axis to the park. Its siting maintains the continuity of views and the formality and integrity of the Square design.

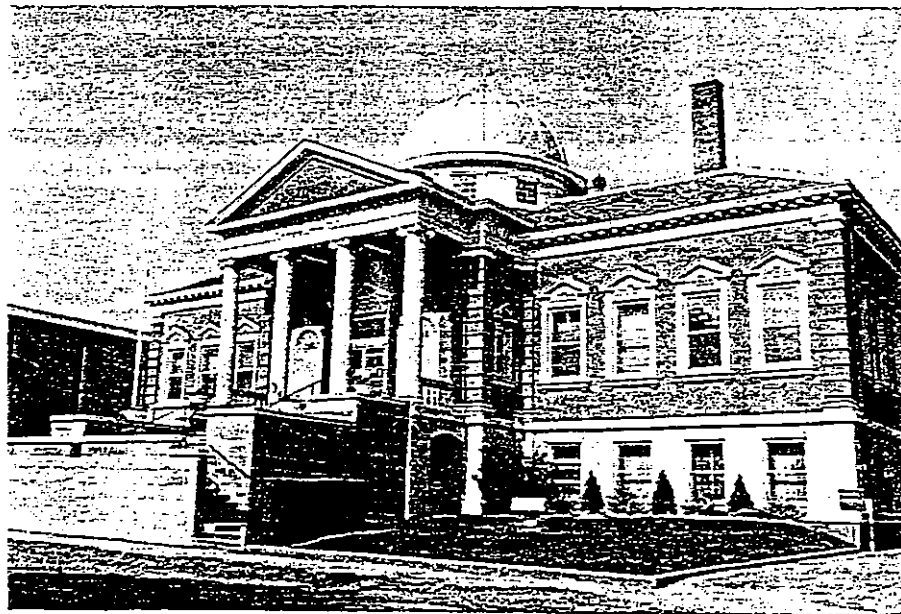
Interior Features of Significance

The grandeur of the entrance is carried to the interior of the Library through the use of such material as marble and stained glass. This is enhanced through the use of such exterior elements as Ionic pillars and moulded cornices. The dome and main vestibule is lit through the use of stained glass. Details include an iron grated rosette, reminiscent of Islamic tracery.



Landscape Features of Significance

Foundation planting consists of cedars and small flower beds lining the face of the building. The building is grand and seems to require further formal landscaping which would help link it visually to the Park and the Brant County Courthouse.



Inventory

Park Baptist Church Historical Significance

Built
1881-83

Architect
John Turner

Architectural Style
Late Gothic Revival

Additions
Vestibule built 1910

Contractor
Thomas Large

The Church represents an extension of John Turner's conception of Victoria Park Square. Built only 30 years later, the brickwork and detailing strongly resemble the Brant County Courthouse in their complexity.

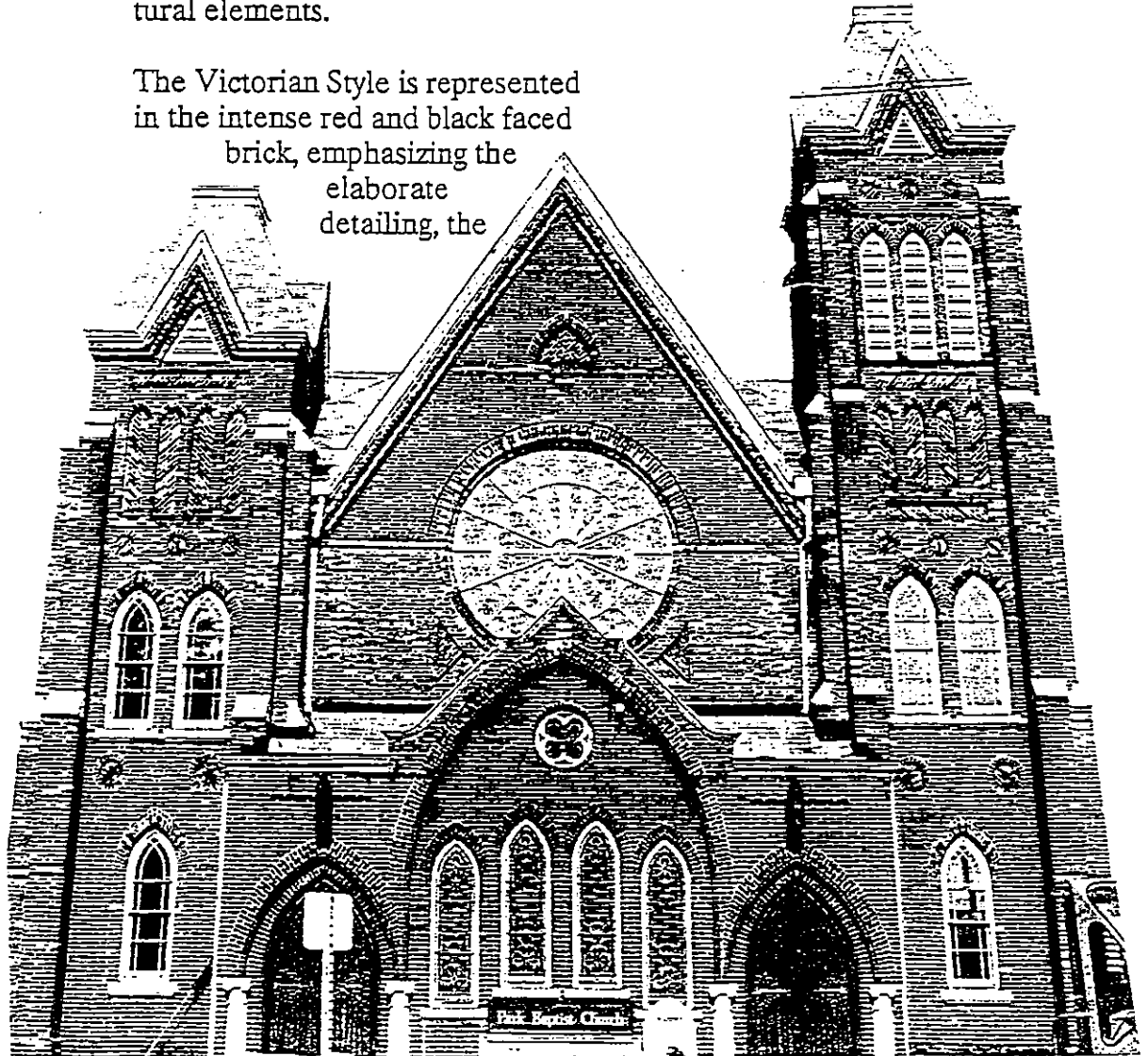
Architectural Significance

As a fine example of late Gothic Revival in its eclectic detail and High Victorian appearance, this Church has many unique architectural elements.

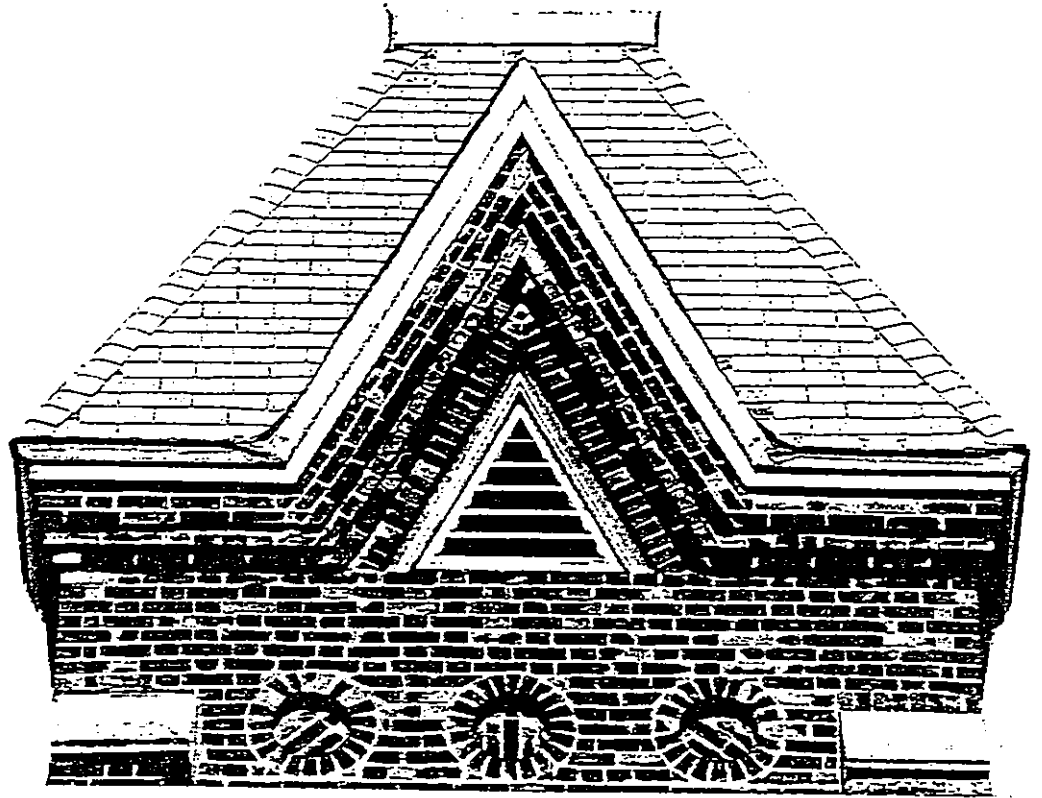
The Victorian Style is represented in the intense red and black faced brick, emphasizing the elaborate detailing, the

overpowering hip-roofed towers and the even finely polished granite Corinthian pillars. The Gothic Style is reflected in the stone-capped buttresses, pointed arch windows and blind arcading to the towers.

Perhaps the most inspiring feature of the Church is the large, stained glass wheel or rose window, above the vestibule built in 1910, and the smaller wheel windows to either side of the nave. These serve to enhance the building, helping to make it almost as prominent as the Brant County Courthouse.



Inventory



Contextual Significance

Built after the Brant County Courthouse, the Church nevertheless forms a harmonious relationship with other buildings in the Square in terms of period, scale and architecture.

As the Courthouse with its towers define the north-central edge of Victoria Park Square, the towers of the Church help to define the southeast corner of the Square.

Interior Features of Significance

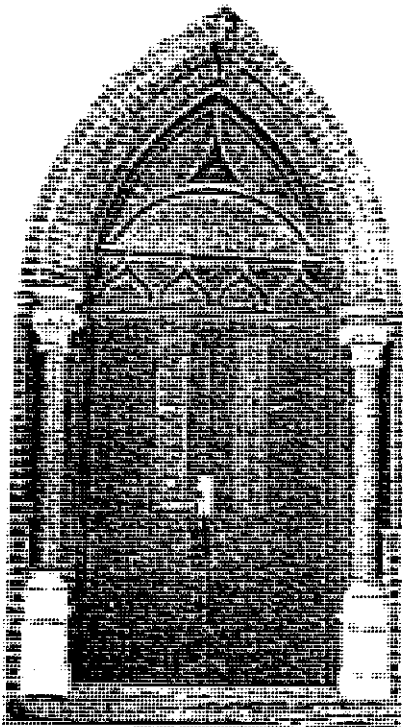
The interior of the Church is as grand as the exterior. All wood is oak finished in a very dark stain. The pews and gallery are semi-circular with railing and armrests finished in oak and wrought iron.

The front wall of the nave is filled completely with pipes for the pipe organ. The ceiling is octagonal in shape with plaster mouldings. In addition, the seating is arranged in a circular plan.

The combination of all elements maintains a continuity of form, creating an awe-inspiring sense of grandeur and elegance from exterior to interior.

Landscape Features of Significance

Typically, churches were built right to the street line where the parishioners could congregate and arrive by carriage. In many cases, elaborate street-paving patterns would designate the church entrance. As a result, there are no significant landscape elements other than the sidewalk encircling the building.



Inventory

Wyatt Purcell Building

Built
1870s

Architectural Style
Italianate and Second Empire

Architectural Significance

This building is Italianate in style with Classical overtones. The Classical style is reflected by the portico supported on Corinthian columns. The brackets at the roof, the round-headed windows, and the stained glass transom at the first storey windows are Edwardian changes. Reflecting the Second Empire style is the distinctive mansard roof, typical of the building form of the period. This building has seen a number of renovations throughout the years including the front porch.

Contextual Significance

The facade of the building reflects a very formal and symmetrical layout similar to many other buildings in the Square.

The applied, raised entrance and portico is similar to the Canadian Foresters Building and the Central Presbyterian Church. Mimicking Bell Canada and the Public Library porticos, it attempts to add a sense of grandeur and monumentality.

The building's visual presence at the intersection of George and Darling Streets has been weakened by the loss of a formal front lawn as a result of the corner parking lot.

Although grandly scaled for a house, it is less significant compared to other buildings in the Square. Restoration or sympathetic renovation of the Second Empire and Italianate building elements of the original design would greatly enhance the appearance and visual presence of this building as part of Victoria Park Square.



Inventory

Interior Features of Significance

The wrought iron used on the portico and stair railing was integrated into the interior and used as ceiling mouldings, similar to the Park Baptist Church. The floors have been retiled in vinyl asbestos, but all mouldings appear to be original.

Landscape Features of Significance

Cedars, trees, lawn and flowerbeds are well maintained, adding colour and harmony between the building and the Park. However, there has been no attempt to landscape the parking lot at the west side of the building.

Inventory

Zion United Church

Historical Significance

The Church is one of the oldest functioning public buildings in Victoria Park Square and is associated with such people as Rev. William Cochrane, one-time Moderator of the Presbyterian Church in Canada, and George Brown, Father of Confederation.

Built
1857-59

Architect
John Turner

Architectural Style
Gothic Revival

Contractor
Messrs. Rae & Broughton

Alterations:
1867 (gallery and porch); 1882
(gallery, school rooms &
stained glass windows)

Architectural Style
Victorian Jacobean Revival

Contractor
Messrs. Rae & Broughton

Architectural Significance

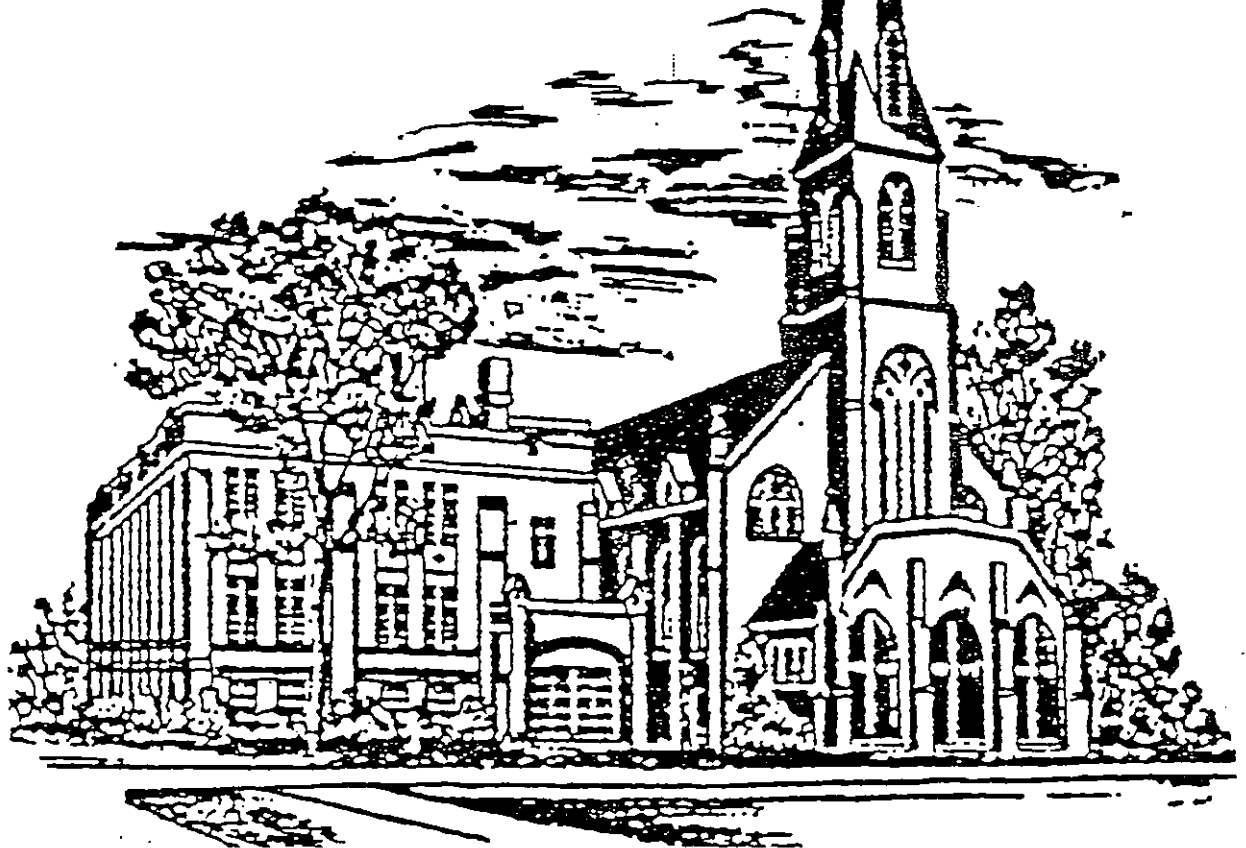
The building is a fine example of Gothic Revival. This is reflected in the buttressed tower with metal spire and the pointed arched windows, vents and doors.

The windows in the east wing are flat-headed, multi-paned double casements.

The details and strong verticality and symmetry of the church building itself allows it to dominate the composition, creating a responsive similarity to the other churches on the square.

Contextual Significance

The buff brick of the building maintains a sympathetic relationship between the Church and the rest of the buildings, surrounding the park. The high, reaching-creates, though no the more appropriate spine form of the a sense of similar to house and the Park Church, helping to the Square's south-east



Inventory

Interior Features of Significance

The interior is currently being renovated, but what remains exhibits strong Gothic overtones. The finishes are oak, stained a deep brown, similar to the Park Baptist Church. The gallery has a wrought iron balustrade.

The stained glass windows are very intricately detailed. The sconces and hanging lights are very simple.

The verticality of the exterior is carried into the interior and reflected in the hanging lights and pipe organ.

Landscape Features of Significance

There are no landscape features of significance. There is insufficient space around the building for landscaping. The back lane or walkway between the Zion United Church and the Bank of Montreal is of interest as it lies on the north-south axis of the park, which is terminated by the Courthouse entrance to the north.



Inventory

Bank of Montreal

Built
1913-14

Architect
McKim, Mead & White

Architectural Style
Beaux Arts neo-classical

Historical Significance

The Bank is a fine example of a typical Bank building built during Brantford's building boom of 1908 - 1914.

Architectural Significance

The building is one of the best examples of the Beaux Arts Style in Brantford as is reflected in the simplicity of balance, proportion and detailing of the architectural elements.

The stone has a smooth-faced finish separated by the projecting portico supported by plain-shafted Ionic columns. Any decoration is limited to the Bank inscription, the curved coat of arms in the tympanum of the portico, the architrave and entablature of the entrance and sill course above.

Contextual Significance

A relationship is established between the porticos of the Bank, the Main

Public Library, and the Bell Telephone Building, reinforcing the grandeur of the Square. The warm grey hue of the walls creates a harmonious relationship between such buildings as the City Hall and the Canadian Foresters Building.

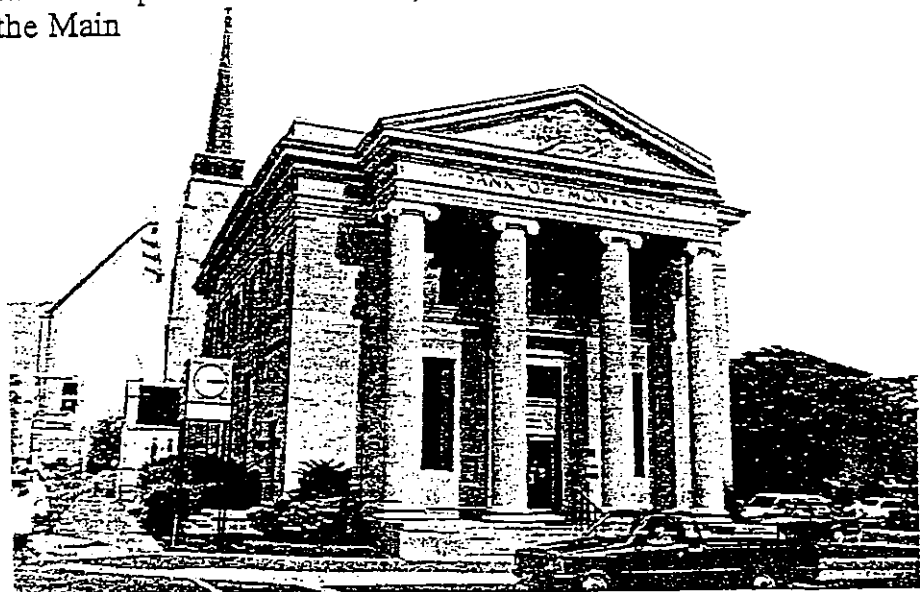
Interior Features of Significance

The interior of the Bank has recently been renovated with such elements as an acoustic ceiling and quarry tile floor.

However, the Ionic detailing has been carried within the Bank in terms of false columns. Some wall and door details appear to be original.

Landscape Features of Significance

Foundation planting is found along the north face of the building, reducing the starkness that would otherwise exist.



Inventory

Toronto Dominion Bank

Built
1978

Architectural Style
Modern

Architectural Significance

The Bank represents a typical modern Toronto Dominion Bank of the modern "International" style of the twentieth century. The rectangular, simple box form of architecture, and the "minimalist" detailing is typical of the style. The building is similar to other Toronto Dominion Branches across Southern Ontario.

Contextual Significance

The building does not appear to belong to the Square as the scale and use of materials is foreign to the majority of buildings in the study area. There is no apparent visual connection between the building and Victoria Park.

Landscape Features of Significance

There are no landscape features of significance aside from the bus stop bench to the north of the building.



Inventory

Canada Trust Building

Built
1964-1967

Architectural Style
Modern

Contractor
Pigott Construction

Architectural Significance

This building represents a modern infill similar to the Toronto Dominion Bank in terms of its storefront.

False, fluted columns line the facade of the building in an attempt to mimic the Ionic column. The first storey is clad in black granite, the second in stone panels and the third in metal siding. The use of materials help define the building levels, however, the building design is less unified due to the variety of materials on the building and lacks the sense of "presence" of the neighbouring Canadian Foresters and Bell buildings.

Contextual Significance

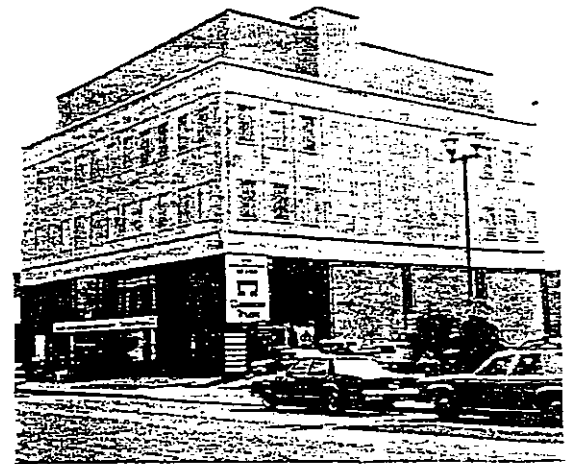
There was an attempt to maintain some form of harmony between this building and the others. The second storey windows are similar to the Bank of Montreal and the Canadian Foresters Building, with the exception that they are flush rather than recessed.

The use of black granite on the false Ionic columns is similar to the false columns at the entrance to the Canadian Foresters Building. The scale and proportion of the building were compromised by the addition of the blind third

storey. Though the setback and colour of this later feature attempt to minimize its effect, signs here are particularly disruptive to the architecture of the building.

Landscape Features of Significance

There is very little landscaping at the facade of the building. There is a break between the Canada Trust building and the Canadian Foresters building to the north, similar to that between Zion Church and the Bank of Montreal. The space is presently a car parking area on the horizontal axis of the park, directly across from the Public Library.



Inventory

Canadian Foresters Building

Built
1952

Architect
Architect H. Kemp

Architectural Style
Neo-classical Revival

Contractor
Cromar Construction

Architectural Significance

This building is a fine example of modern neo-Classicism, reflected in its use of classical proportions and building elements. For example, the use of Ionic details around the doorways. The Ionic band stretched over the doorway gives the entrance a "squat" appearance. The base or plinth of the building is black granite which acts as a visual anchor. The remainder of the building is finished in panels of smooth stone veneer.

Contextual Significance

The windows are similar in proportion to the Bank of Montreal. The raised entrance is similar to other buildings in the Square. It creates a grand entrance and reinforces the monumental and institutional character of the buildings in the study area.

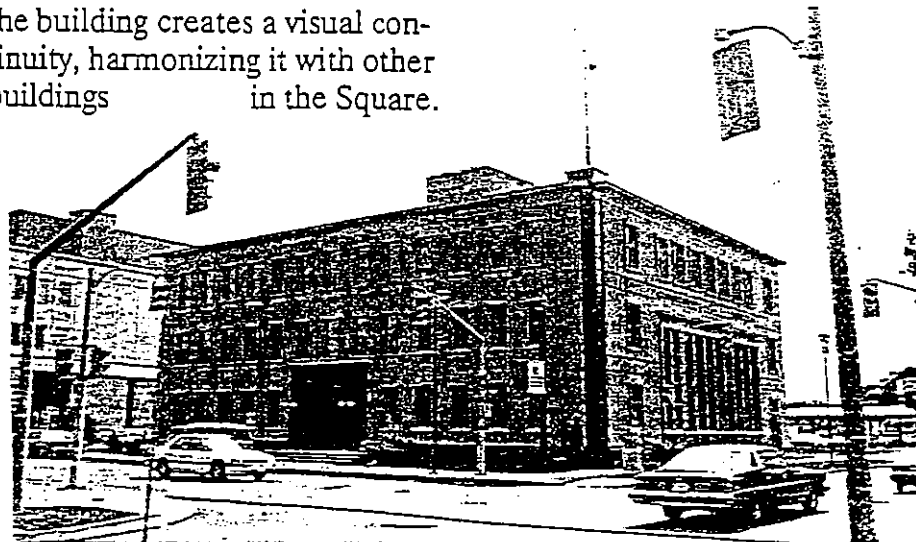
The soft colour hue and scale of the building creates a visual continuity, harmonizing it with other buildings in the Square.

Interior Features of Significance

There was an attempt to continue the grandeur of the exterior design of the building to the interior, by finishing the main vestibule in marble. The doors are finished with a wood moulding maintaining a relationship with other buildings in the Square.

Landscape Features of Significance

The small cedars and lawn in front of the building create a very formal appearance and reinforce the building style. Similar to the Bell Canada building to the north, the facade of the Foresters Building is buffered from the street edge by a grassed lawn area.



Inventory

Bell Telephone

Built
1949

Architect
Marani & Morris

Architectural Style
Modern Neo-Classical

Contractor
Johnson Bros. Co. Ltd.

Historical Significance

Represents the conversion of the telephone to the direct dial system replacing operator assistance.

Architectural Significance

The building is a fine example of simple, modern neo-classical style which is reflected in the building's austerity and emphasis on simple planes and strong linear patterns. The flat, rectangular geometry of the building displays the new modernism of the period. A horizontality of the building is created by the wide portico. The repetition of the tall columns, however, maintain a visual appearance of height and monumentality. Classicism is apparent in the symmetry, the attenuation and fluting of the columns and vertical bands of small windows alongside, yet is touched with an inescapable modernity in the subdivision of sash into horizontally proportioned rectangles. The portico and statue of Alexander Graham Bell is reminiscent of the Lincoln

Memorial in Washington D.C., lending itself to the Classical Style.

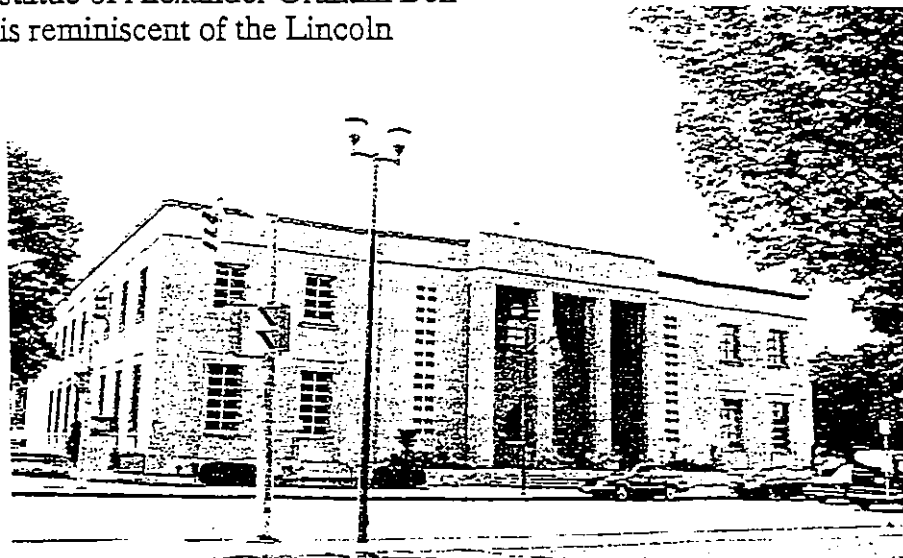
Contextual Significance

The grandeur of the main entrance and portico ties the building to the Bank of Montreal and the Main Public Library, reinforcing the formal atmosphere of Victoria Park Square. The use of subdued stonework creates visual harmony from building to building.

The Bank of Montreal, the City Hall and Bell Telephone, being very similar in colour and height, anchor the three corners of the Square. Similarly, the County Courthouse, the Park Baptist Church and Zion United Church help to define the extent of the Square.

Interior Features of Significance

The interior of the Bell Telephone



Inventory

building differs completely from the exterior of the building. The current, very modern interior has eliminated any harmony that might have existed.

Landscape Features of Significance

The landscaping is not too extensive and appears appropriate to the scale of the building. Planters and flowers add colour to the site visually linking the building to Victoria Park. Historically, the foundation planting would have been limited in order for the building to remain prominent in the landscape. The entrance steps and the stone-walled planters on either side are a dominant feature adding to the monumentality of the entrance.



Inventory

John Lind Building

Architectural Style
Italianate

Architectural Significance

The building is Italianate in style with classical overtones reflected in the portico with Doric columns. However, unlike other buildings in the Square, this entrance is recessed into an integral corner of the building. The bracketing at the roof is similar to the Wyatt Purcell Building and is typical of Italianate buildings of the period. This building, like the Wyatt Purcell, has undergone many alterations from its original form including the pilastered addition with ornate brick frieze to the south, whose form is at variance with the original house, as well as the fenestration to the Market Street front.

Contextual Significance

The windows are recessed, with a segmented head, similar to some of the windows on the County Courthouse. However, they appear out of proportion to all others due to the placement of elongated openings, two being doors to balconies above the porches at the second storey and the fixed awnings hooding the lower windows.

Landscape Features of Significance

There are no real landscape features of significance; however, some small shrubs do exist.



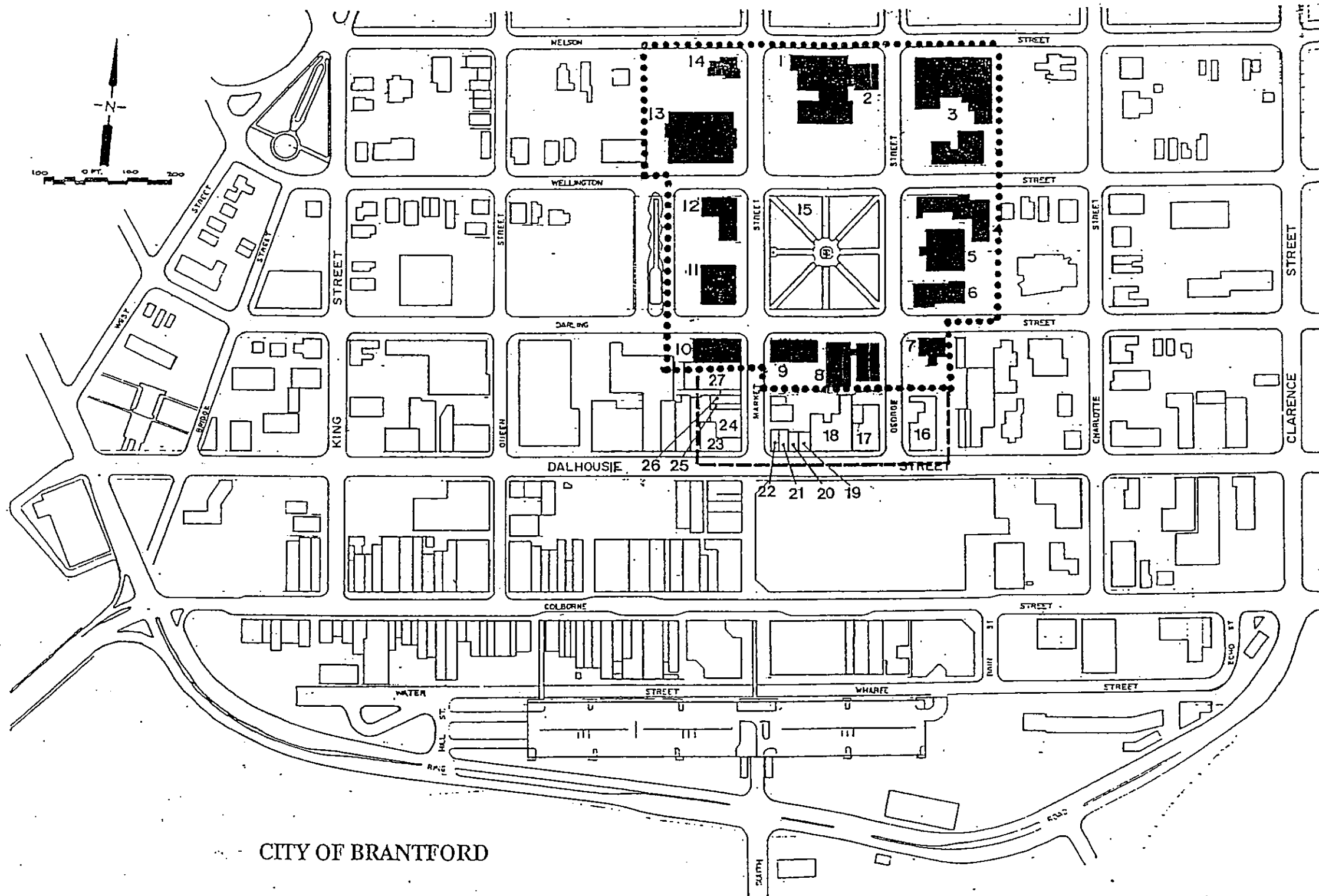
Inventory

Dalhousie Streetscape - George to Market Streets

This block plays a vital role in the support of Victoria Park Square as a historical district. The north side of the block facing the former Market Square comprises two main buildings in the east half and a series of relatively narrow fronts, mostly rebuildings or defacements, in the west half. The principal buildings are mid to late Victorian designs warranting careful consideration and a single early 20th century terra cotta "eye-stopper" requiring special mention.

Due to the architectural significance of the buildings in this block, a preliminary assessment of the principal buildings was undertaken by the consultant team. The following pages document the key buildings within this particular block of Dalhousie Street. Some historical information was extracted from reports by both G.N. Jacobs and Karel Kippers.

Proposed District of Expansion



LEGEND:

1. Brant County Courthouse
2. Brant County Registry Office
3. Brantford City Hall
4. Central Presbyterian Church
5. Public Library
6. Park Baptist Church
7. Wyatt Purcell Et Al
8. Zion United Church
9. Bank of Montreal
10. Toronto Dominion Bank
11. Canada Trust Building
12. Canadian Foresters Building
13. Bell Canada
14. John Lind Building
15. Victoria Park
16. Holstein Building
17. Commercial Building
18. Commercial Hotel
19. Salina's Jewelry/John's Camera Company
20. Vacant
21. Trust and Guarantee Co. Ltd.
22. Vacant
23. CIBC Building
24. CIBC Building
25. Moffats
26. Brant Stereo
27. Odeon Theatre

Proposed Designated Area

Proposed Brantford's Third Heritage Conservation District

CITY OF BRANTFORD

Inventory

Commercial Buildings
138 Dalhousie Street
(Royal Victoria Place)

Built
1881

Architect
John Turner

Architectural Style
Late Italianate

Contractor
William Watt

Historical Significance

Designed by Architect John Turner who was responsible for the Brant County Courthouse, the Park Baptist Church and the Zion United Church; this building once contained the Public Library and several Church offices.

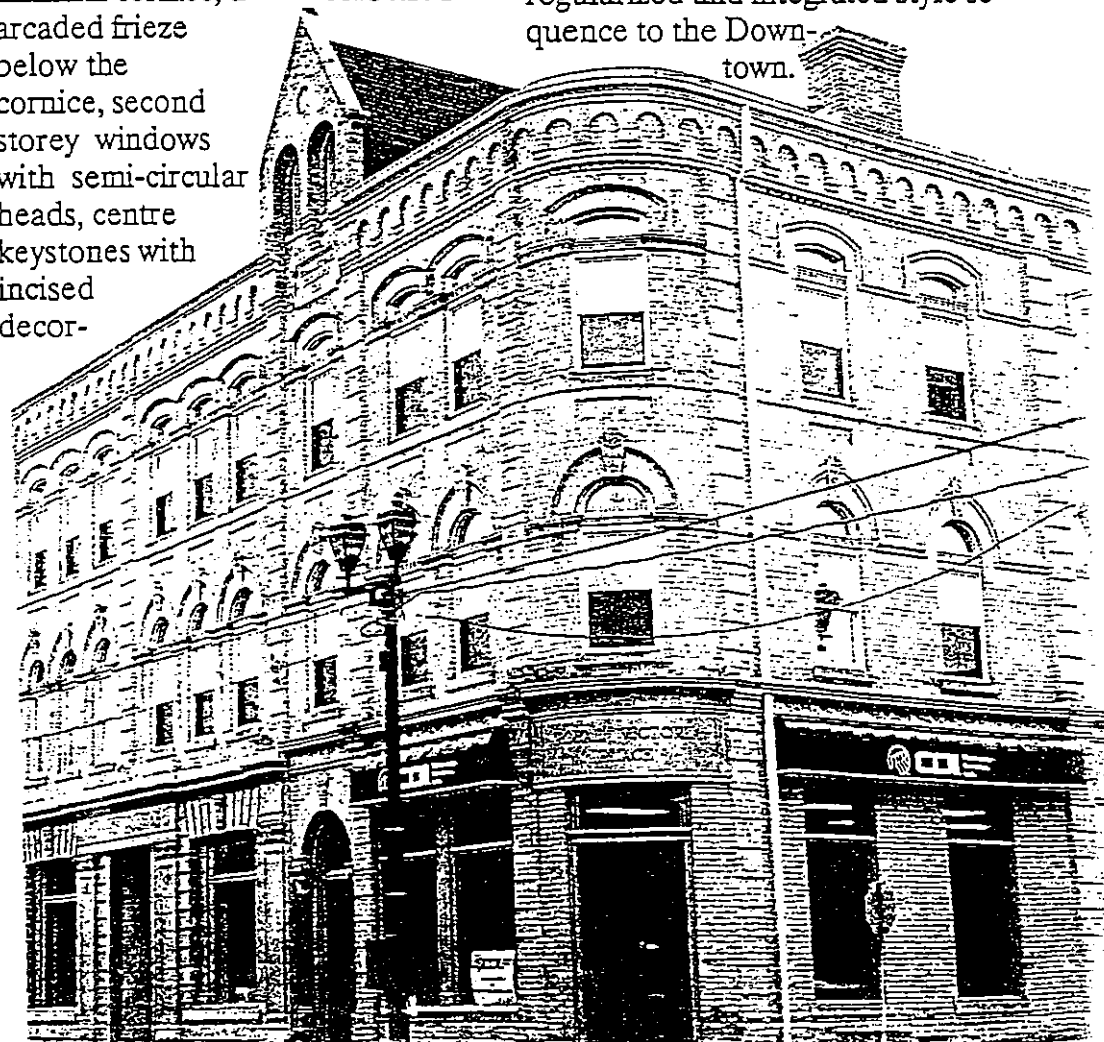
Architectural Significance

This building represents an interesting mix of Italianate and other late Victorian styles.

The main bulk of the structure incorporates a low roof, eaves with a minimal cornice, a corbelled arcaded frieze below the cornice, second storey windows with semi-circular heads, centre keystones with incised decor-

ation and hood-moulds in a slightly pointed form above, joined to form a string course or horizontal band encircling the building. All these details are of brick or stone, the material of the building's construction in 1881.

The top storey of the building exhibits segmentally-headed windows, with similar hood moulds over the windows joined to form a string course. Here the sills are joined to form a continuous sill course. This arrangement of windows on the second and third storey was often repeated in Brantford's early buildings, and at one time assured a harmonious, regularized and integrated style sequence to the Downtown.



Inventory

Tall chimneys on the George Street side complete that roofline. The six chimneys have been rebuilt, with a broader base supporting a narrower shaft. There is a black air vent toward Darling Street behind and a fire wall dividing the section on George Street, built a few years later from the original building.

This marked horizontality is interrupted by the vertical, tower-like feature which frames the entrance to the upper floors, emphasized by rusticated piers on both sides and crowned by a gable. Here there is a certain eclecticism, the detail reminiscent of a castle, the twin, round-headed windows set in deep recesses, the gable decorated with a roundel in brick, all adding a certain charm and variety. Above the third floor is the datestone denoting the structure as "Commercial Buildings".

All these features are placed harmoniously. The bold frieze resembles an arcaded machicolation. Below a brick string course with dogtoothing also serves to cap the brick pilasters dividing the facades. These pilasters are rusticated, providing a vertical emphasis to balance the horizontal elements of the design and adding stature to the building.

There are three windows closely spaced to the two sections west of the entrance to the upstairs on the Dalhousie front, and two in the bay to the east. The rounded corner serves to bring the design features smoothly from one street to the other, without a break for the eye and two windows to each bay occur along the George Street side. Both corner and entrance bays have single windows. Note also the recessed brick panels between the storeys. An interesting comparison of some of the design features can be found in the Courthouse by the same architect, John Turner.

Contextual Significance

Because the building was designed by John Turner and once housed the Brantford Public Library, the building holds a strong historical tie with Victoria Park Square itself. It helps extend the architectural influence of the Square to the Downtown, thus creating a cohesive entity within the heart of the City.

Interior Features of Significance

The structure appears to be reasonably sound but finishes in the upper floors are sadly neglected.

Inventory

Commercial Hotel

Built
1850 - 1861

Architectural Style
Neo-Classical (Vernacular)

Building includes:
122/124 Polonaise Deli
126 Bob's Tobacco
128 Mr. Submarine
130 Granada
134 Vacant

Historical Significance

One of the first of Brantford's original hotels, built from the 1850s to the 1860s.

Architectural Significance

As a fine example of the Neo-Classical vernacular of the early Victorian period, this three storey, brick block is characteristic of commercial and hotel buildings of the mid-19th century.

The original effect of the building has been compromised by its khaki green coating which covers the polychrome brickwork on the upper storey, as well as with the changes to the shopfront.

The original design of the building seems to be somewhat ahead of its time, as reflected in the segmental headed Venetian window and other openings with projecting brick labels on the second floor. These features became more common in the 1870s and 80s.

Building balance is maintained with a disciplined pilaster treatment of the third storey.

The building appears to have been extended westwards

in the same design as is reflected from the position of the large window feature.

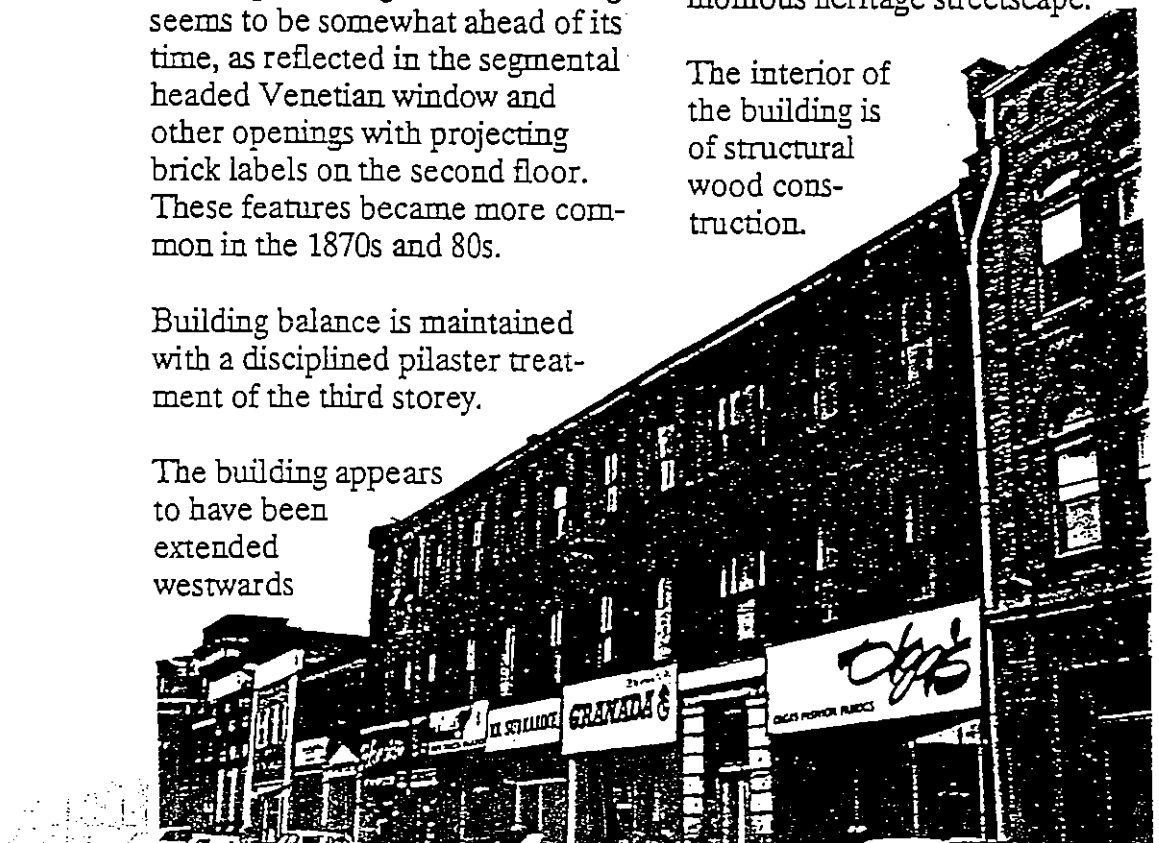
Interior Features of Significance

As the Commercial Building, the structure is reasonably sound but finishes are neglected. This is represented in slight deformations at doorways.

Contextual Significance

As part of Brantford's heritage, this building is significant in terms of reflecting Brantford's early commercial prosperity. In conjunction with the adjacent commercial buildings, the building creates a significant portion of the harmonious heritage streetscape.

The interior of the building is of structural wood construction.



Inventory

Trust and
Guarantee Co. Ltd.
114 Dalhousie Street

Built
1905

Architectural Style
Beaux Arts

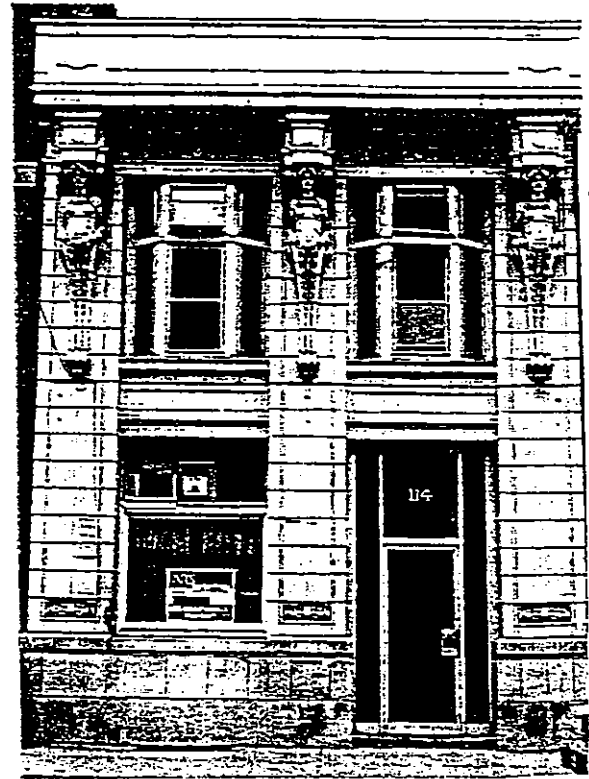
Architectural Significance

A fine example of a commercial building in the Beaux Arts style, the main facade is unique because of the derivation from the odd number of bays in the classical manner. The building contains a two-bay facade. On the main floor it contains a framed single-light window with full-width transom above and a later less sympathetic aluminum entryway with single door sidelights and transom. On the second floor, it contains two recessed bay windows which, regrettably, have been replaced by blank single-light double glazing, destroying the intimate scale of this building.

The Dalhousie Street facade exterior is largely composed of glazed terra cotta. The entablature at the top of the building is delineated with joint lines. A circular patera is located at either end of the entablature. The entablature is supported by three caryatids with ornate capitals. The three caryatids are located at the centre of the pilasters which have small decorated blocks at the base. Spandrels with five paterae complete the section above the recessed bay windows and less ornate spandrels are located above the main floor window and entrance. The base of the building is constructed of cut stone. The building has a flat roof.

Contextual Significance

The former Trust and Guarantee Co. Ltd. has a unique and intricate facade compared with the surrounding buildings. The white terracotta exterior contrasts with the brick exterior of nearby structures. The building is harmonious in its scale and massing with the surrounding streetscape. It is a "one of a kind" in Brantford's Downtown, if not one of a kind anywhere.



Inventory

Holstein/ Friesian Building

41 George Street

(Old Post Office and Custom House).

*Built
1880*

*Architectural Style
Second Empire Style*

Historical Significance

The former Post Office and Customhouse.

Architectural Significance

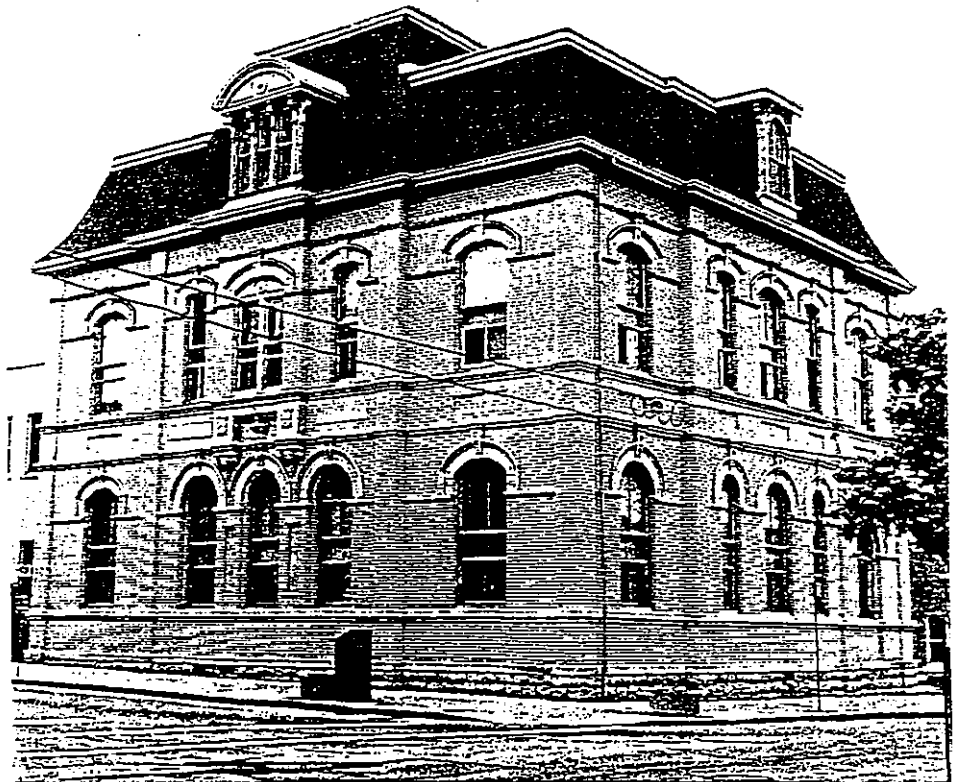
This building is a fine example of a Federal building built in the Second Empire style.

The two and a half storey building has five bays each on George Street and Dalhousie Street. The original floor plan is rectangular. Later, a rectangular addition with eight bays was added on the George Street facade which compromised the facade of the building.

The building is finished in "white" (ie., buff) brick laid in a Flemish bond pattern. Brick detailing includes voussoirs, radiating bricks springing from ornamented haunch stones to the central projecting keystone.

Stone detailing includes four horizontal string courses, semi-circular haunched and segmented labels with keystones at the first floor and second floor. There is a British crown emblem located at the centre bay above the first floor windows.

The third floor fenestration of the building is characterized by mansard dormers. The dormer facing George Street consists of a group of three wood, double hung windows, and an elliptical dormer roofline. The dormer is adorned with brackets.



Essential Concepts

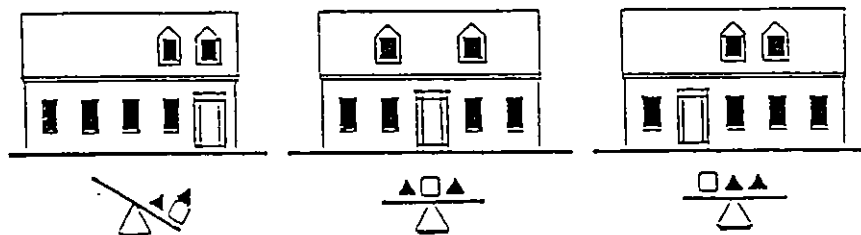
Architectural Design

In considering the guidelines for urban design in Brantford's Victoria Park Square, it is important to understand essential architectural design concepts that apply to broad urban patterns, as well as to the design of an individual building.

Scale

Good infill development will possess a predominance of elements within its facade that do not exceed 1 1/2 times the height of the human body (the human body with outstretched arms). Elements such as window and door openings, balconies or terraces can provide a desired effect when viewed by pedestrians at street level.

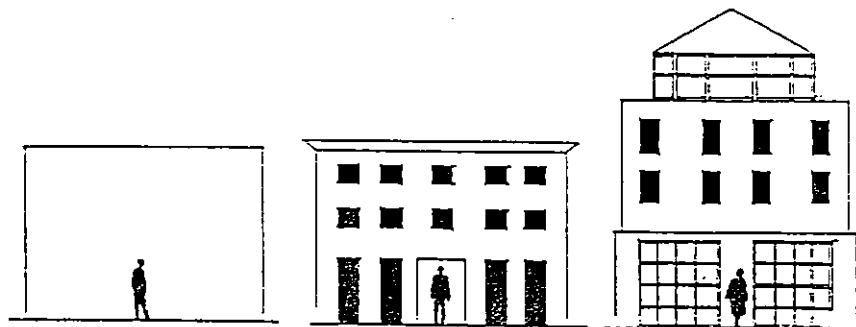
Buildings of one, two and three storeys may possess a sense of human scale due to their height; however, unless the facade elements reinforce the visual sense of scale, these buildings may appear dominating and oppressive to the pedestrian.



Imbalance

Symmetrical static balance

Asymmetrical dynamic balance



Visual accessibility is enhanced by well-scaled entrance treatment.

Scale also applies to space. Spaces between buildings are very important.

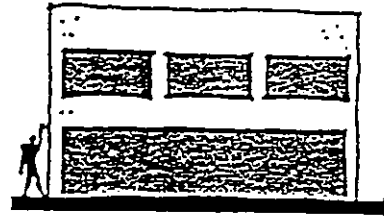
Balance/Unity

Balance can exist in one facade or several through careful manipulation of solids or voids. A symmetrical or "static" balance exists when one side of a facade is the identical reverse of another. An asymmetrical or "dynamic" balance, while more complex, can be achieved by the arrangement of non-identical or unpaired parts.

Unity through balance can be achieved while each facade retains its individuality and yet extends that characteristic beyond to adjacent structures.

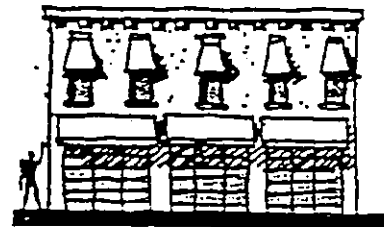
Proportion

To prevent incohesive and fragmented streetscapes, the relation of one dimension to another must be acknowledged. Ratios of length to width, as shapes of an architectural facade, have different effects.



Openings too wide in proportion to height

Where buildings are aligned and seen together, the relationship between their proportions is different. Established architectural proportions have proven to work well visually.



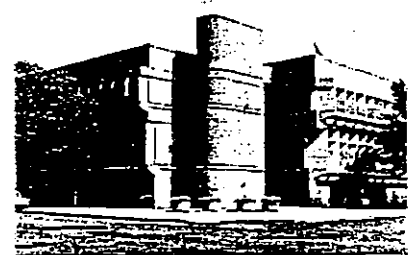
Openings in proportion and in harmony with building height

An agreement along a street facade as to proportion brings harmony to the streetscape. Consistency is important and is reflected through well proportioned design.

Rhythm

Rhythm of a building facade is demonstrated through the placement of windows, wall areas or architectural features. Solids and voids create interest when variation in rhythm is applied. A 1:1:1 rhythm can be found monotonous.

The alignment of building facades should possess overall qualities that tie them visually in a unified composition. Strong rhythms can be attained in a composition using repetitive elements such as windows, doorways, columns, and roofs.

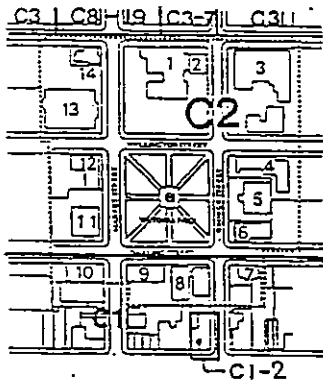


Good example of rhythm



Good example of rhythm

Land Use



Zoning map of the study area

LEGEND:

1. Brant County Courthouse
2. Brant County Registry Office
3. Brantford City Hall
4. Central Presbyterian Church
5. Public Library
6. Park Baptist Church
7. Wyatt Purcell Et Al
8. Zion United Church
9. Bank of Montreal
10. Toronto Dominion Bank
11. Canada Trust Building
12. Canadian Foresters Building
13. Bell Canada
14. John Lind Building
15. Victoria Park

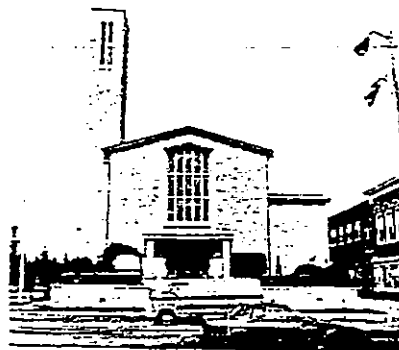
The current zoning is: "Core Commercial" (C1), South of Darling Street and "Fringe Core Commercial" (C2), north of Darling Street which allows many different types of uses. These are as follows:

Apartment dwellings; art galleries; assisted housing in apartment dwellings; bakeries; places of worship; convention centres; crisis residences; day nurseries; dwelling units in a building containing one or more non-residential uses; farmers' markets; financial institutions; general offices; group correctional homes; group correctional residences; group homes; group residences; health clubs; hotels; junior department stores; libraries; major department stores; medical clinic; medical offices; mini-group homes; museums; parking lots or structures; personal service stores; photocopy shops; photographers' studios; places of assembly; places of entertainment; post-secondary schools; postal stations; private clubs; private parks; public halls; public parks; public transit

facilities; restaurants: full service, take-out and fast food (excluding drive-through service); retail stores; second-hand shops; service or repair shops; shopping centres-comprised of combination of any of the permitted uses in the C1/C2 Zone; specialty retail stores; supermarkets; taxi establishments; telecommunications services; theatres; accessory uses; buildings and structures; uses permitted in Section 6.1.

Problems

- Current land use could permit higher density uses on existing building sites, resulting in buildings taller and more massive than currently exist.
- Victoria Park is not zoned as open space and is therefore subject to possible development in the future that could destroy the fabric of the area.
- Higher density buildings and increased development could lead to increased traffic and parking problems in the area.
- Some uses may change in the future. Change could be detrimental if the new uses are incompatible with the institutional character of the area.
- The Main Library will be leaving the Carnegie Library Building. The future use is as yet undetermined.
- The churches in Victoria Park Square have been experiencing declining congregations and there is a possibility that ownership could change for one or more chronicles.



Opportunities

- Additional temporary public events and festivities could be introduced into Victoria Park Square to compliment the activities in the Downtown area, and to reinforce the role of the Square as a focal point in Downtown Brantford. However, these events must be predominantly passive in nature to complement the park itself.
- Size of the study area is significant to the Downtown as a possible public focus.
- Current uses are generally quite compatible i.e., institutional and major corporations.
- Existing uses are generally stable. The existing buildings represent a long term investment in the community and the ability to maintain existing structures.
- The intensification of grade-oriented, commercial uses fronting Market and George Streets could increase public use of the Square as an oasis for shoppers.
- Compatible uses are being considered for the Carnegie Library, i.e., the relocation of Brant County Museum or office uses from City Hall.

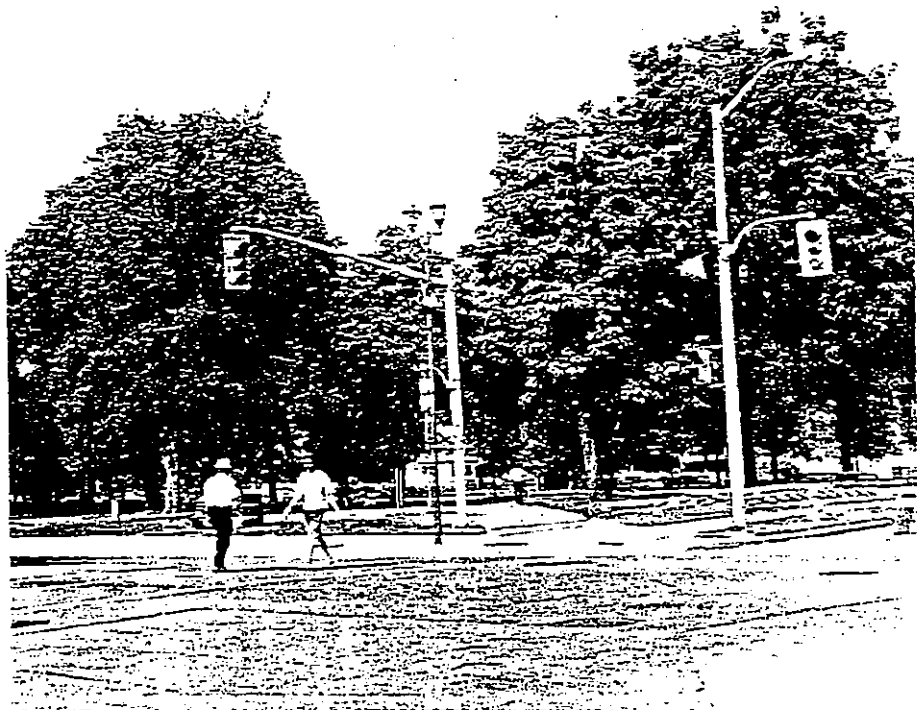
Traffic

Problems

- The downtown area generates large volumes of traffic which spill off Dalhousie and Colborne Streets on to Market Street. The traffic on Market Street is greater than on George, making Victoria Park less accessible for pedestrians from the west than from the east.
- Traffic along Market Street is fairly steady but increases in volume at rush hour.
- Wellington and Darling Streets are part of a two-way street system and serve as important bus access routes to and from the terminal.

Opportunities

- The steady flow of traffic on Market Street means that many residents and visitors are aware of Victoria Park and can see it from a passing vehicle.
- A pedestrian link could be established between the park and the bus terminal at a future date.
- The recent temporary closure of George Street displays that the system is capable of accommodating additional traffic volumes on a temporary basis for important events.
- At present, there are no major traffic problems in the immediate study area.



Intersection Market and Darling Streets

Parking

Problems

- There is a lack of both hard and soft landscaping in the parking lots buffering Victoria Park as well as in the immediate area.
- The parking lot in front of the Brant County Registry Office currently creates an imbalance with the formal lawn of the Brant County Court House.
- A few of the parking lots such as the one beside the Wyatt Purcell Building, fronting Victoria Park, create gaps in the urban fabric and visually separate the park from the surrounding buildings.
- The library and the churches generate high parking demand on weekends and periodically during the week. Many of the problems occur during peak times including noon-hour and after school (3:30pm-5:30pm).

Opportunities

- Landscape improvements could reduce the visual impact of the parking lots.
- The parking lot fronting onto Market Street between the Canada Trust and Canadian Foresters Building could serve as a possible link to the new transit terminal.
- Parking in the Downtown area is more than adequate to meet the demand.
- The parking lots are generally not visible from Victoria Park because the majority of parking is found behind the buildings fronting Victoria Park.

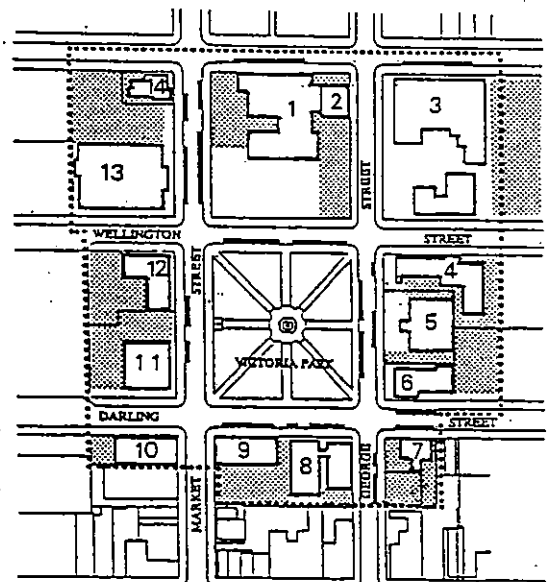
LEGEND:

▨ Off-street parking area

→ On-street metered parking

1. Brant County Courthouse
2. Brant County Registry Office
3. Brantford City Hall
4. Central Presbyterian Church
5. Public Library
6. Park Baptist Church
7. Wyatt Purcell Et Al
8. Zion United Church
9. Bank of Montreal
10. Toronto Dominion Bank
11. Canada Trust Building
12. Canadian Foresters Building
13. Bell Canada
14. John Lind Building
15. Victoria Park

Existing Parking Area:



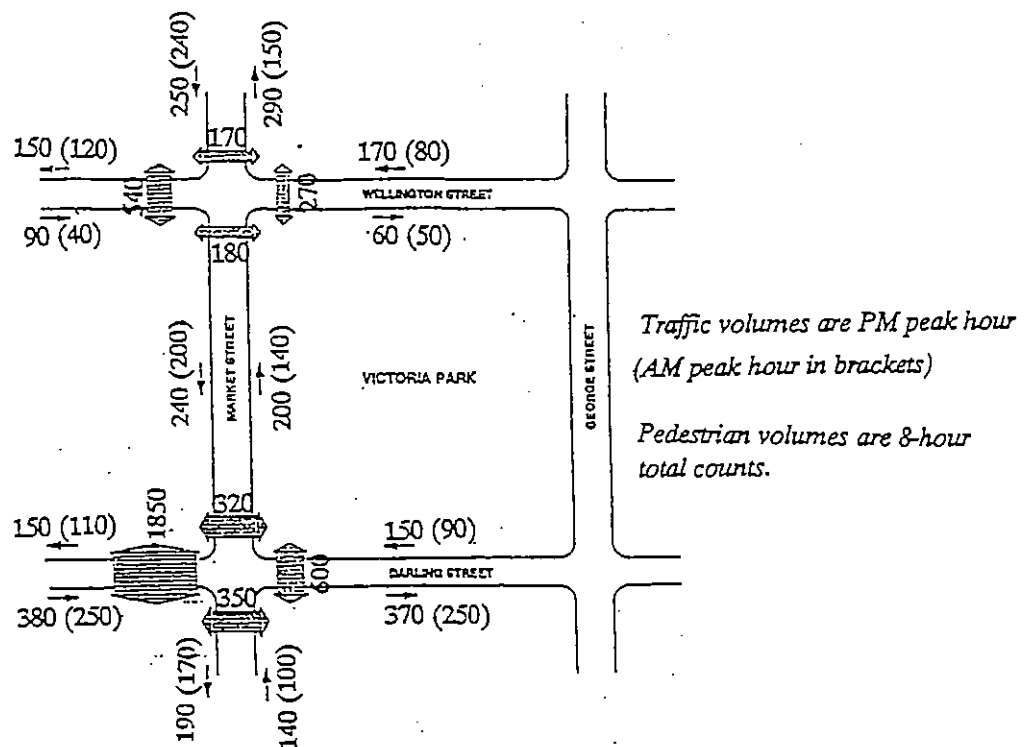
Pedestrian Circulation

Problems

- Most of the buildings are not handicapped accessible.
- Currently, there is not a significant flow of retail shoppers from the Downtown Core to Victoria Park Square.
- There are no pedestrian identified/designated routes to the Square from such areas as the Downtown, the bus terminal, the theatre, Market Square, etc. through signage or other means.

Opportunities

- Periodic events and festivities such as lunch hour concerts and public art displays could draw retail shoppers and office workers to the park.
- The park is well used by pedestrians either working in or going to the various uses in the Square.
- The scale of existing landscape features in the park is complimentary to pedestrian activity.
- The use of special landscape materials or elements in conjunction with the streetscape improvements proposed could help establish the Square as a unique entity within the area.



Traffic volumes and pedestrian crossing counts: (February 1990)

Opportunities

- The Union Jack Plan of Victoria Park works well in responding to the "desired lines of pedestrian circulation". Victoria Park Square could be linked to the Downtown by the use of planting, lighting and paving materials consistent with the planned Downtown improvements.
- A historic tour route could be established through the use of specific pedestrian linkages, paving materials and proper programming.
- At intersections where pedestrian circulation is particularly heavy, signalization as well as paved walkways could be used to assist pedestrian movement. However, the signalization's operating characteristics must reflect the Provincial and local municipality's standards.

Signage

Problems

- There is no signage identifying the area as Victoria Park Square other than that in the park itself.
- Signage in the study area is not consistent. It varies from the large backlit, illuminated sign for The Canada Trust Building to the non-illuminated building sign on the Zion United Church.
- There is a lack of signage indicating parking, private or municipal.



Fine example of integrating sign with facade of building.



Example of an overpowering sign.

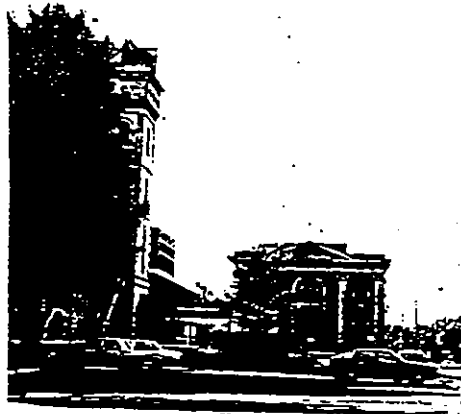
Opportunities

- The use of basic principles with the aim of integrating private signage with the building facade could add to the visual cohesion.
- Some existing signage can serve to demonstrate positive examples of the proposed signage guidelines, such as the Bell Canada Building and the Foresters Building.
- Although recognizing a high maintenance requirement, new public signage should be introduced indicating clear direction to the study area from key locations in the Downtown.
- Signage could be used to link all the major public amenities in the Downtown.
- Heritage plaques could be erected creating a heritage walk in the study area.
- Small plaques could be established for Victoria Park to identify certain species of flowers, trees and plants within the horticultural displays, specifying when and why they were planted. However, the plaques must be of a sturdy, permanent nature to withstand vandalism and theft.

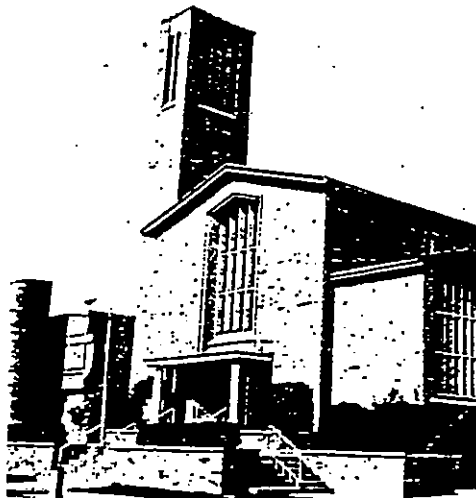
Landscape/Open Space

Problems

- The streetlighting program for the streets surrounding the park excludes the park itself, as the 1991 budget does not include funds to upgrade lighting or install new lighting on any areas other than dedicated road allowances.
- Many buildings lack sufficient soft landscaping to visually integrate their sites with the park.
- Some areas of the Square, such as the City Hall Courtyard, become very hot due to use of extensive hard paving and the lack of street trees.



Example of excessive hard paving



Examples of limited, but sufficient, soft landscaping

Opportunities

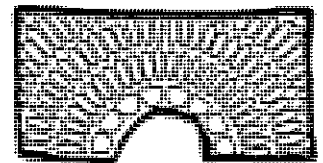
- New, attractive, pedestrian-scaled, street lighting is proposed for the streets surrounding Victoria Park. This will help to establish a connection between the Downtown Core and Victoria Park Square itself.
- Landscaping enhances the quality of a public space and creates a unified image.
- More landscaping/streetscaping could be introduced linking the park to the surrounding building sites.
- Public amenities sympathetic to the passive nature and scale of the park could be introduced to draw people to the area.
- The public streetscape surrounding the park has currently undergone improvements to visually unify the area with the Downtown streets of Colborne and Dalhousie. Interlocking paving and lighting will be identical in Victoria Park Square and the Downtown.



Proposed light standard



Proposed tree guards

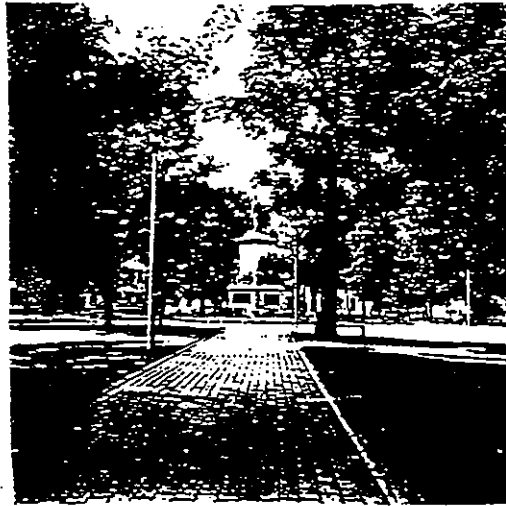


Proposed tree grates

Environment and Theme

Problems

- The Square has a strong character. New buildings, however, if poorly sited and designed, could weaken the composition of the Square.
- The traffic on Market Street currently creates a visual and physical barrier between the park and the buildings on the west side of the Square.
- There are too many hard surface areas surrounding Victoria Park, such as the City Hall Courtyard, that provide little vegetation, shade or air circulation (cooling), during the warm months of the year and moderate shelter during the cold months.



View of the Statue of Brant amid the well treed Victoria Park.

Opportunities

- The exposure of Victoria Park and the Square to Market Street should be considered in the placement of future signage and displays.
- Period signage could be used to help distinguish and identify Victoria Park Square.
- Many of the buildings have limited setbacks from their front lot line as sited. This reduces the extent of change that can occur as a result of additions to their facades and inhibits extensive landscape alterations.
- The green nature of Victoria Park could be expanded into the surrounding Square.
- Maintenance of existing buildings could create a strong historic theme.
- Generally, the present, consistent building setbacks create an edge to the Square.

Building Fabric

Problems

- Some buildings, such as the John Lind Building, are in need of repair and possible restoration.
- Introduction of new buildings is not always sympathetic with existing fabric.
- A few buildings have been altered unsympathetically over time, i.e., John Lind Building and the Canada Trust Building.
- The axial layout of the walkways radiating from the parks are discontinued on the south and west side of Victoria Park Square.
- Use of different materials is not always sympathetic to other buildings in the Square, i.e., the Toronto Dominion Bank.

Opportunities

- Compatible building types, forms, materials, styles and periods provide a cohesive streetscape when combined with the current landscape program.
- Revitalization of certain buildings or portions thereof, could greatly enhance the building fabric of the area, i.e., the Carnegie Library.
- There is generally a successful combination of old and new buildings.
- Many buildings are fine examples of the architectural styles of their period.
- The buildings represent periods of growth and prosperity in Brantford.



The Bell Telephone building reflects a fine example of the architectural style of its period.

Opportunities

- The present use of formal and classical architectural styles creates a focus, a monumentality, and a sense of stability for the entire community.
- The grouping of buildings in Victoria Park Square is architecturally significant due to the conscious effort of locating those buildings on the axis of the park plan. The town square concept has been maintained by having these same buildings front on the Park.
- Secondary open space, outside the Park, ie., Courthouse lawn, City Hall courtyard etc., could be designed to complement the axial layout of the Square.

Building Mass

Problems

- The rhythm created by the buildings fronting on to Victoria Park breaks down at some points due to smaller building masses, ie., John Lind Building, Wyatt Purcell, TD Bank and a number of adjacent parking areas.

Opportunities

- Heights of the existing buildings are very complimentary to one another and this relationship should be maintained throughout the entire Square.
- The layout of the park itself is complimentary to buildings surrounding it. Similarly scaled landscape/streetscape massing should continue along both sides of the street.
- The scale and massing of most buildings in the study area define well the edge of the Square and establish fine models on which to base future development.
- The different roofscapes and building forms provide variety and interest within Victoria Park Square.

Building Edge

Problems

- Currently, the informal pattern of the park's tree layout is not complimentary to the formal or classical building edges. Historically, a formal planting pattern at the street edge, and within the Park itself, would have been used to reinforce the importance of the Square in relation to the important civic buildings surrounding the Square.

Opportunities

- The larger buildings provide a visual boundary to Victoria Park Square and will help to define the Heritage Conservation District.
- The location of parking, at the rear of a number of the buildings, has been a successful concept because it maintains a consistent building street edge.
- The use of a distinctively-shaped building cap gives definition to the building profile. This approach is generally more successful than those designs lacking definition of the building cap such as the Toronto Dominion Bank.
- The edges of Victoria Park are not sharply defined by barriers such as hedges, walls or fences. As a result, the park is open in character and inviting to passers-by to enter and enjoy.

Visual boundary within Victoria Park Square breaks down at the Toronto Dominion Bank.



Views and Vistas

Problems

- Views of the Brant Memorial, and other buildings fronting the Square, are blocked by low branching trees within the Park.
- The Courthouse, the most dominant building in the Square, is also partially hidden by mature trees.
- Views within the park are arranged on an axis radiating from the centre of Victoria Park. However, approximately one half of the building's original sitings have not taken advantage of such sight lines.

Opportunities

- The statue of Joseph Brant provides an important view and a focus for the park.
- Revitalization projects for buildings and open space could enhance the available views of each axis on the park.
- The view of Victoria Park Square from the corner of Market and Darling Street is the broadest, giving a panorama of the entire study area.
- Views along any of the streets within the study area, could be enhanced through additional streetscape planting on both sides of those streets.



View through the park

Introduction

Victoria Park Square is an attractive, cohesive entity within Downtown Brantford. It is a magnificent space, already well-respected by its building accompaniment and an impressive statement of Brantford's response to its original planner's provision for a notable civic square. The inventory and analysis verifies that the study area satisfies the architectural, historical and contextual criteria of the Ontario Heritage Act for designation as a Heritage Conservation District.

The study area possesses buildings of both historic and architectural importance and displays a fine example of a traditional Town Square. The buildings within the study area form a very special collection of consistently excellent architectural quality with few exceptions. These buildings form a harmonious streetscape around the Square. In addition, the formal arrangement of buildings around the "Union Jack" design of Victoria Park forms a rare composition, of not only municipal, but also provincial significance.

However, the representative, historic cohesion of this Square can be quickly lost. For example, the replacement of some fine, older structures at the southwest corner of Market and Darling Streets with modern buildings has not been sensitive to the texture, scale and character of the Square.

Issues

The following eight prime issues have been distilled from the inventory and analysis section of this study.

1. Definition of the boundary for the Heritage Conservation District.
2. Preservation of the historic fabric of the Square.
3. Establishment of the future identity of the Square and its related uses.
4. Expansion of the "green" nature of the park into the surrounding area as a contemporary enhancement of its qualities..
5. Need to enhance the relationship between park and adjacent building facades.
6. Establishment of linkages with the Downtown Core and the surrounding fabric.
7. Establishment of handicapped access to public buildings.
8. Establishment of a Heritage Conservation District Plan for Victoria Park and the surrounding properties.

Victoria Park Square's Role

Prior to formulating detailed recommendations to address the eight prime issues noted previously, there must be a "vision" of the existing and future character of the Study area. The future role and character of the Victoria Park Square is contingent on the resolution of three key issues:

- **Future public and private sector uses.**
- **Relationship of the Square to the Downtown area and to the City as a whole.**
- **Objective of heritage guidelines for the Heritage Conservation District.**

In reviewing the variety of options that exist, the Consultant Team came to the following consensus:

Uses

- Victoria Park must be maintained as a largely passive open space, although the introduction of compatible amenities and temporary activities should be introduced. The park should be zoned as public open space under the open space restricted zone (OS1) to formalize its use and to prevent the construction of public or private structures on the site.

- The role of Victoria Park Square should be expanded. The park should be designated as the prime, public, open space focus within the Downtown, and treated accordingly.
- The significance of the open space to the citizens of Brantford should be clearly displayed by a streetscape improvement program which should include revitalization of the park as part of a Heritage Master-Plan, largely through the introduction of a formal planting and maintenance program.

Relationships to Surrounding Fabric

Victoria Park Square's orientation to the Downtown is important. It represents a historic Town Square and provides the Downtown area an entity to which visitors are attracted. Its physical proximity to the retail commercial area could be strengthened to create a more vibrant Downtown.

Preservation of Victoria Park Square maintains the heritage of the City of Brantford. It imparts Brantford's residents a sense of identity, stability and order to an area which functions largely to serve the public.

Victoria Park provides an oasis break in the hard landscape of the Downtown.

- It is therefore recommended that Victoria Park Square be maintained as a traditional Town Square, largely as originally designed, but enhanced through streetscape improvements, to give the area greater prominence.
- Through additional public sector investment, and in accordance with the urban design guidelines, the site plan approval process, zoning designation and Heritage District Designation, Victoria Park Square could become a distinctive entity and tourist attraction.
- Major new public facilities, such as the Sanderson Theatre, have and are being developed in the Downtown. Victoria Park should be part of a pedestrian walkway system which physically links these major elements, i.e., Transit Terminal, Eaton/Market Square Complex, Market Centre Parkade, Central Library.
- Currently, Victoria Park Square is adjacent to the commercial activity of the Downtown. Its future role should be an integral part of the Downtown and as such, should have strong physical links to Dalhousie Street.

Heritage Guidelines

In order to preserve Victoria Park Square, a principal mechanism available to the Municipality within the Planning Act of the Province, is through Part V of the Heritage Act, Heritage District Designation. Some of the buildings in the study area are already designated under Part IV of the Heritage Act, "Conservation of Buildings of Historic or Architectural Value", and would therefore not be included within the new district designation.

- The objective of design guidelines for the Heritage District is the continued conservation and maintenance of the existing fabric.
- Major changes are not anticipated due to the fact that most buildings have been conscientiously maintained.
- Major redevelopment is generally unlikely and unwarranted, although guidelines for redevelopment and/or changes to buildings is required.

Specific Policies

Land Use

Policy

- The current permitted use under the City of Brantford's zoning by-law No. 160-90 for all building sites fronting on Victoria Park Square is "Fringe Core Commercial, (C2) north of Darling Street and" Core Commercial" (C1) south of Darling Street.
- The "Fringe Core Commercial Zone" (C2) allows many different types of development and range of densities including a wide range of uses allowed in the "Core Commercial Zone" (C1).

Analysis

- The character of the study area is influenced by current uses which are: institutional/religious/office commercial and banking. Because the existing zoning permits a broad range of permitted uses and densities, the ambiance and character of the area could easily be altered.
- The only current factors restricting the size of redevelopment are: the provision of adequate parking and a height restriction, which dictates that no building shall exceed one times the width of the street on which it fronts.

Recommendations

- Given the study's major recommendation to proceed with Heritage Conservation District designation, the following recommendations are made within the context of the Ontario Heritage Act and the Ontario Planning Act:
- The "definition of the boundary for the Heritage Conservation District" (Prime Issue #1) is as outlined in the Terms of Reference section of this paper.
- The City of Brantford's Official Plan should be amended to designate the Victoria Park Square study area as a special interest area with the main objective of preserving the open space and historical character of the area (Prime Issue #2). The foremost consideration is the preservation of the historic fabric of the Square through the establishment of a Heritage Plan for Victoria Park Square and surrounding properties (Prime Issue #8).
- The current height restrictions should be maintained to prevent future alterations, additions, infilling, or redevelopment visually dominating the streetscape.

Specific Policies

- The uses under the current zoning should be maintained and not expanded. These uses are as follows: art galleries; places of worship; financial institutions; general offices; health clubs; libraries; museums; places of assembly; places of entertainment; private clubs; private parks; public halls; public parks; restaurants; theatres.
- A **Phase-Two Area** including the Holstein/Freisian Building and all buildings on the north side of Dalhousie Street, between George and Market Streets should be identified and studied as Brantford's third Heritage Conservation District. These buildings form part of a physical link between the Downtown and Victoria Park Square. The Commercial Buildings designed by Architect John Turner and others, provide a sense of Brantford's heritage; therefore, these buildings should be strongly considered in relationship to Victoria Park Square and the surrounding fabric.

Specific Policies

Parking

Existing Conditions

- Adequate parking is provided for the central business activity and off-hour institution/religious activities. On-street hourly parking allows for short-term access to a number of businesses and institutions which front onto Victoria Square.

Analysis

- The parking areas surrounding the study area provide adequate public opportunity during peak and off-peak hours.

Recommendation

In the long-term, the small parking area located in front of the Registry Office should be eliminated. The landscaped grass area should be extended in order to provide for a symmetrical landscape area directly adjacent to or adjoining Victoria Park which will act as an expansion of the green nature of the park into the surrounding area (Prime Issue #4).



Specific Policies

Traffic

Policy/Existing Conditions

- In accordance with Brantford's Official Transportation System, Market Street provides an important access into the heart of the central business district with Darling and Wellington Streets providing important bus/vehicular routes into the core also.
- George Street completes the street grid pattern that emphasizes Victoria Park Square as the central focus to the Downtown Core.

Recommendations

- Traffic grid pattern created by Market, Darling, Wellington, and George Streets should be maintained.
- George Street should be considered (when the opportunity arises), as a public gathering area with the library steps acting as a natural amphitheatre. Programming should allow for the closing off of the street in a temporary fashion for possible street gatherings and presentations, using Victoria Park as a backdrop to the activity.

Analysis

- The through grid pattern created by Market, Wellington, Darling and George Streets should be maintained, as well as the on-street parking.
- George Street, although not acting as a bus route, provides good access to the Downtown grid pattern.

Specific Policies

Pedestrian Circulation

Policy/Existing Conditions

- The City of Brantford's Zoning By-Law provides for the use of the sidewalk within the "Fringe Core Commercial" (C2) zone as a primary pedestrian walkway.
- **Establishment of handicapped access to public buildings** (Prime Issue #7) is a present day necessity. The City of Brantford has maintained a policy of equal access for the handicapped, and wherever possible during reconstruction or upgrading, has introduced handicapped accessible features into the streetscape. Some of the buildings in the area have provided handicapped accessibility and others plan to do so in the future.
- Brantford has introduced an attractive, pedestrian-scaled lighting system to encourage pedestrian movement through the core.

Analysis

- The open space/pedestrian system between Victoria Park Square and the central business district could be enhanced with improvement of the pedestrian-scaled streetscape character, the introduction of mid-block connections and the formalization of a street lighting program.

- Existing conditions may not facilitate such connections; however, the opportunity should be maintained for implementation at a future date. The planning and execution of such linkages must be sensitive to the heritage quality of the buildings affected and the parking/servicing requirements of the uses within adjacent building.
- The existing walkway pattern within and surrounding Victoria Park should remain as it exists and possibly be enhanced over the long term through the use of a higher quality paving material and pattern.

Recommendations

- The City Hall courtyard and front/rear entry areas should be upgraded or redesigned to allow for a greater area of green space which would be more inviting to public gatherings than is the current situation. The introduction of greenspace may be achieved through a variety of means from additional lawn area to the introduction of planters. The design must be sensitive to the character of the building and avoid structural changes to implement.

Specific Policies

- Greater pedestrian activity within the Study Area should be encouraged by introducing an extensive, on-going streetscape program which includes upgrading sidewalks, making provisions for handicapped access, a formal tree planting and floral display program, and attractive, pedestrian-scaled lighting.
- Distinct paving patterns should be introduced at corner crossings in conjunction with drop curbs which allow for safer and easier access for all pedestrians.
- At specific intersections such as Market and Darling Streets, coordinated signalization should be used to facilitate and to give priority to pedestrian movement in a variety of directions as demand requires.
- Through redevelopment proposals in the future attractively designed, pedestrian scaled, mid-block connections such as to the bus terminal and behind the Bank of Montreal to the Downtown Core should be considered and encouraged (Prime Issue #6). Current uses require existing parking; however, future uses or other parking alternatives may facilitate implementation at a future date. This potential should be preserved for long range implementation.

Specific Policies

Environment and Theme

Policy/Existing Conditions

- The City of Brantford, through their Parks and Recreation Department, has maintained over the years a policy of street tree planting, maintenance and replacement.
- Within Victoria Park, there is currently a program of replacing dead and dying mature trees with young nursery stock, preferably hardy, deciduous species, such as Norway and Crimson King Maples and Green and Red Ash.
- The current tourism and convention facilities Marketing and Development Strategy Study for Brantford and Brant County prepared by Laventhol & Horwath proposes a policy of additional floral displays, especially in and around the perimeters of parking lots, streets and building facades.

Analysis

- The establishment of linkages with the Downtown Core and the surrounding fabric is virtually non-existent. A streetscape master plan would provide the basis for upgrading the pedestrian character in and around Victoria Park and identify the park as a central focus to the Downtown Core.
- An increase in floral displays will add to a vibrant streetscape and identify Market Street as a gateway into the core.
- Extension of the streetscape program to include an upgrading of the sidewalk paving and possible reintroduction of grass boulevards will greatly enhance the pedestrian character of the street.

Recommendations

- Establishment of the future identity of the Square and its related uses (Prime Issue #3) should become the first priority to the City of Brantford.
- An on-going park and street tree planting program should be formalized which recognizes that few of the park's trees are over-mature and dying. These should be replaced with new plantings that reflect the proposed formalized planting pattern of the master plan. This design should retain the classical layout of the park plan.
- A formal floral display program, including both planting beds and hanging baskets should be maintained and encouraged throughout the Heritage Conservation District Area.

Specific Policies

- The Park should be programmed to provide year round and seasonal activities for Brantford citizens such as lunch hour music, art-in-the-park and ice sculpture displays. However, these displays should be compatible with the largely passive nature of the park and must be in keeping with its formal, public and traditional character.
- Attractive displays in keeping with the formal and traditional character of the park should be encouraged. These may correspond to the changing seasons and special events.

Specific Policies

Building Fabric/ Built Form

Policy/Existing Conditions

- Existing buildings within the Victoria Park Square Study area have maintained a similar massing both in terms of height and scale. The buildings are generally one or two stories in height, enhanced frequently by projecting towers and spires up to four storeys in height. Typically the lower floors are well-articulated creating a pleasing pedestrian scale to Victoria Park Square.
- The City of Brantford has maintained a height restriction in Victoria Park Square in an effort to retain some of the historical quality of the area.
- The quality of Victoria Park Square is clearly identified with a number of significant landmark buildings that frame the formal Park at its centre.
- The inventory analysis undertaken by the Study team has ascertained that the majority of buildings have been altered appropriately; however, there are three sites within the Study Area which could be significantly enhanced through restoration or renovation. (John Lind, Wyatt Purcell and the Toronto Dominion Bank). Replacement/redevelopment should only occur as a last resort. Only one of the three (the T.D. Bank) is noted as lacking architectural, historical and/or contextual significance. Refer to the Architectural Assessment Map.

Analysis

- The majority of Victoria Park Square's buildings were built between 1850 and 1920, a number of which were designed by John Turner in an attempt to create a traditional Town Square.
- Currently, only the Public Library and Victoria Park itself are designated. Those buildings which are not designated could be altered detrimentally in a manner unsympathetic to their original design and/or neighbouring buildings.
- It has previously been established that Victoria Park Square warrants designation as a Heritage Conservation District. The fact that the existing structures are large and formal in appearance suggests that any infilling that does occur should maintain the existing classical proportions. The majority of renovations that have occurred have been very sympathetic to the original style of the building; further other owners have maintained their properties with little change over the long period, or have restored their building to its original appearance.

Specific Policies

- As a result of being well maintained, the prime objective of guidelines for buildings in Victoria Park Square should be to encourage continued maintenance and conservation.

Approach

- Prior to undertaking any exterior improvements to any of Victoria Park Square's existing fabric, it is important to establish an approach. The approach is based upon the assumption that the building meets minimum life safety standards, and is structurally sound. The majority of buildings in Victoria Park Square appear, from the exterior, to have been well maintained. All building standards should be upgraded to meet the new Ontario Building Code (OBC) standards.
- It is recommended that prior to undertaking any major renovation, an Owner should contact an Architect, an Engineer, or local Building Inspector to obtain advice. In addition, the Heritage Committee should be contacted to ensure that any renovation that does occur is in keeping with the historical qualities of the building.

Fire and Life Safety Standards

- Some of Victoria Park Square's building owners may wish to renovate in the future. Minimum standards must be met. Such standards are set out in the Ontario Building Code (OBC) for new construction and renovation, and in the Ontario Fire Code for required upgrading. Typical issues which are of concern in older buildings are: wall and ceiling finishes, fire rating of existing assemblies, fire separations, fire walls within and between buildings, fire alarm and detection systems, exiting and emergency lighting. The maintenance of adequate fire and life safety standards in older buildings is achieved through the Building Department and the Building Permit application process, by enforcement of Minimum Standards By-Law, and lastly through periodic inspections of the Fire Department.

Structural Stability

- The structural stability of any older building is equally important. Buildings in Victoria Park Square appear to be relatively stable, however, there can be smaller, apparently less significant elements which frequently pose very dangerous conditions for public safety.

Specific Policies

- For example, deteriorated balcony railings, loose balustrades, deteriorated steps and stairs, poorly bonded brick work, and deteriorated cornices may go undetected.

Handicapped Access

- Equal access to the handicapped is a necessity and most older buildings are being renovated to accommodate all individuals. Accessibility should comply to minimum standards set out in the Ontario Building Code (O.B.C.). Sympathetic access ramps can be incorporated into the facade of the building with little detriment to the original design of that building and its intrinsic heritage value. Refer to Renovation Recommendations following on page 8-13 under Section titled "Front Access".

Energy Conservation

- Of equal importance is energy conservation. Typical issues of concern are mechanical and electrical systems. Ontario Hydro has a funding program for those property owners interested in upgrading and maintaining these systems. This could result in future economic savings and tenant appeal.

Design Options

- It has been previously established that Victoria Park Square warrants designation as a Heritage District. Guidelines have been set out to assist property owners with future improvements. These guidelines include renovation, restoration, and/or replacement. Many of the buildings in Victoria Park Square have been maintained with only a few buildings being altered in some manner. Any renovations that have occurred have generally been sympathetic to the original building design.
- Due to the quality of the individual buildings, and of the streetscape in total, our recommendation is as follows:
 1. Maintain many of the existing buildings as they are with little or no alterations to their facades.
 2. Sympathetic renovation and restoration should be encouraged.
 3. Major redesign or remodelling of existing facades should be discouraged.
 4. Remodelling should only be supported in cases where the facade has already been significantly altered to the extent that it is no longer architecturally significant; or it is clear that an improvement will enhance an existing facade of such a building.

Specific Policies

Restoration/Maintenance

- Opportunity exists to maintain or restore the existing buildings in Victoria Park Square due to the property owners' careful and continued maintenance of those buildings. Utilizing the policies of this Study, there is adequate information to assure the sympathetic renovation, maintenance and restoration of every building in Victoria Park Square.
- The Brantford Heritage Committee and the Public Library have a great deal of information regarding the history of individual buildings in Victoria Park Square. Many of these buildings provide a number of examples of building elements which may form the basis for future renovation, restoration and/or replacement. If detailed technical information is required, information and services can be obtained from various sources:

The Architectural Conservancy of Ontario; Ontario Historical Society; Ontario Heritage Foundation; The Ontario Ministry of Culture and Communications; Heritage Canada; Parks Canada; Canadian Heritage Magazine; and the association for Preservation Technology.

Once designated as a Heritage District, individual owners will be able, through the various provincial funding programs, to draw on the resources of the Ministry to assist in assuring that both the design and construction are properly undertaken. In response to demand for programs, the Ministry of Culture and Communications has established a program entitled Preserving Ontario's Architecture. It is a two-part program, offering education and technical support as well as financial assistance. The Province offers advice and training to Heritage Committee members, municipal officials, property owners, heritage groups and building professionals involved in conservation projects. Education support involves: technical publications, fact sheets and check lists, workshops, seminars and training programs.

Recommendations

The following recommendations are based upon a sympathetic renovation and/or restoration approach. These recommendations should be considered not only for existing buildings but also for additions to existing buildings and new infill development which may occur.

Specific Policies

Materials

- Renovation/restoration projects should, whenever possible, utilize the original facade design components and materials.
- New materials should be used in a manner consistent with the original design and should be adapted to replicate existing forms or conditions.
- There are a wide range of products available in the market which have been designed for restoration projects, or for new construction involving traditional details and design elements. There are also numerous craftsmen and companies who specialize in exact replication of older profiles and details in the materials of the past. Stone and masonry provide greater challenge in the restoration process than wood or metal. Almost any-

thing that was created in wood by carpenters can be replicated today.

- In selecting materials, those which typify the building period and style should be utilized in lieu of current contemporary products. If this is not feasible, new materials should be similar or complimentary in appearance, texture, colour and detail.

Entrance Door

- Traditionally, the front facade was the most important building elevation although, in many cases, all elevations were carefully executed. The visual focus of the main facade was typically the front entrance, usually centrally located in a symmetrical facade. The quality and character of the front door was very important.



Specific Policies

- Traditional wood doors should be encouraged. These doors should be protected by repainting or staining, proper flashings and weatherstripping. The selection of the front door should be carefully considered in order to ensure that it enhances the facade, and adds the distinctive character required.
- Handicapped access can enhance building design.
- Elements should be sympathetic to the materials and design of the building.

Front Entrance

- An entrance porch should reinforce the importance of the main entrance. The entrance canopy should add character to the design of the building. Its size should be proportional to the scale of the building and should not shroud or conceal the entrance door.
- If replacement of an existing entrance canopy is required, the original parts and materials should be replicated.

Front Access

- Many of the buildings around Victoria Park Square have a raised ground floor. (Difficult to provide access for everyone).
- Handicapped ramps should be integrated into the design of the building/landscape.
- Symmetrical facades will require a balanced, formal approach with the introduction of handicapped ramps. One solution

will be the use of landscape (hard and soft) to replicate or visually balance the ramp form.

Exterior skin

- The use of sandblasting to clean masonry surfaces should be forbidden in any Heritage District.
- Masonry should be restored and cleaned with the most mild chemicals available that will do the job. (High power water or acid cleaners should be avoided).
- The joint between brick and stone masonry units binds the masonry together, and provides a water-tight seal to prevent moisture penetration into the brick. When repointing the existing masonry, utilize low strength mortar, matching the texture and colour of the existing mortar joints.
- Sandblasting stone is also not recommended. Cleaning by water misting or mild detergents/chemicals is preferable; otherwise, stone edges will be dulled or removed. This is particularly important with regards to ornamental work.

Specific Policies

- Wood was a traditional material used for window and door frames, cornices, porches and canopies. In order to preserve and maintain wooden elements, a protective coating of paint or stain must be applied periodically.

Architectural Details

- In the process of repair and maintenance, frequently architectural details are removed rather than undertaking the cost of replacement or replication. Where possible, deteriorating and decorative ornamental details should be repaired, maintained and replicated. Early repair and maintenance avoids costly replication and reconstruction at a later date.
- Building materials and architectural details for renovations and additions should preferably match the original building. If this is not feasible, new materials/details should be similar or complimentary in appearance, texture, colour and detail. When new components are added to an existing building, these components should replicate the design features of the original building.

Openings

- The replacement of windows should comply with the shape and size of the original opening.
- Whenever possible, the original configuration of the muntins and glazing bars should be replicated in replacement windows.

Compatibility

- New construction, as part of either additions or redevelopment projects, should align with adjacent building setbacks and compliment the scale, proportion, massing, rhythm and heights established by the existing, attached or adjacent building.
- The repetition of elements such as windows and columns should be maintained in any addition or redevelopment project but a plainer treatment is in order where a dominant feature, such as portico, is used.

Following is a list of all elements that typify classical building forms and the landmark buildings that surround the Square. These same aspects should be addressed in the design of any renovation to buildings in the Square or any new infill project.

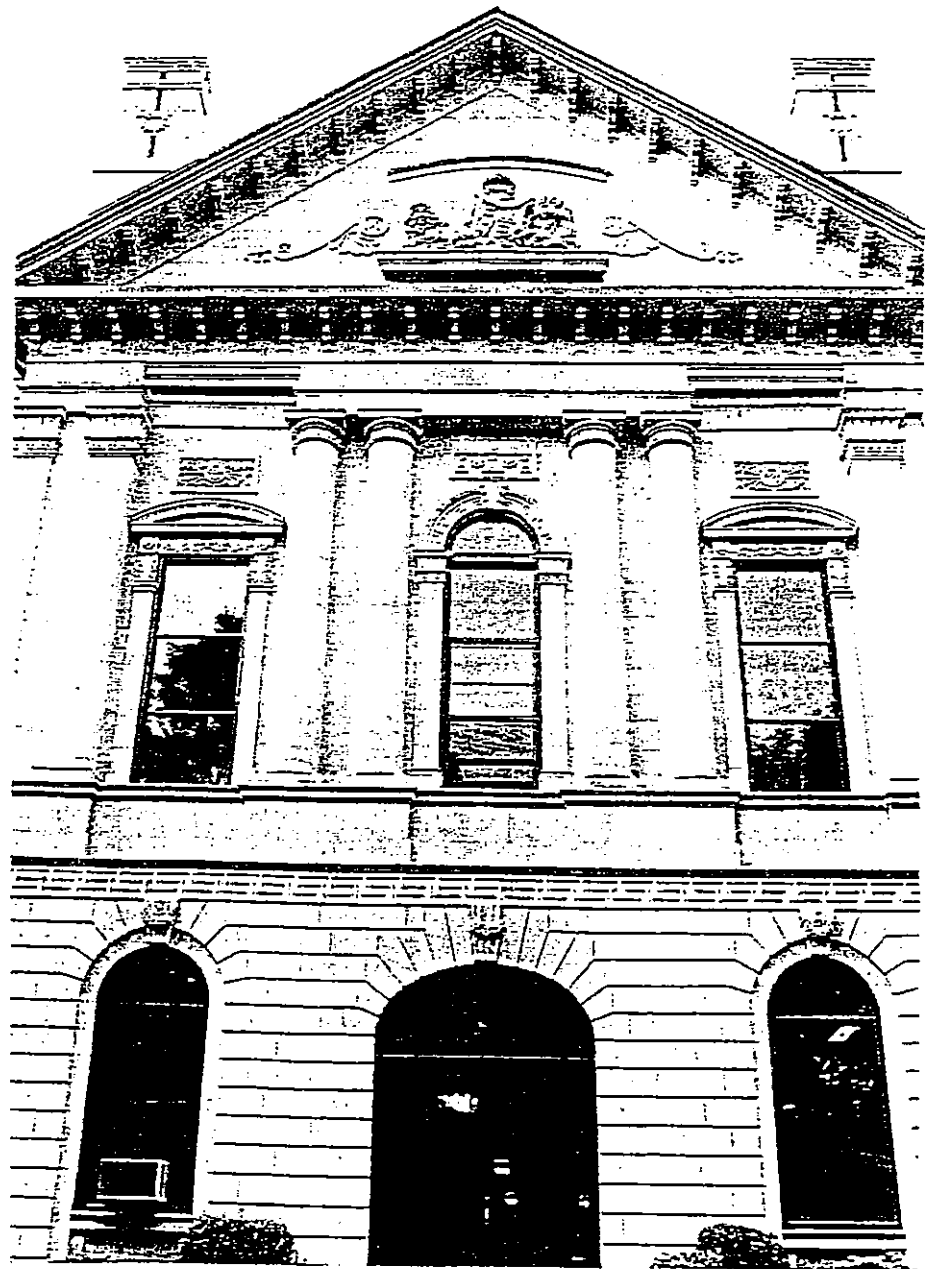
Specific Policies

Classical buildings such as the Bell Building, the Carnegie Library, and the Provincial Court-house Building are:

- Formal, stately and monumental with a strong axial symmetry.
- Classical proportions and balance between elements.
- Centralized entrance forms a focal point.
- Building components are strongly emphasized ie., base, body and cap.
- The combination of special roofscape can add interest to the streetscape. Building caps should be distinctively roofscape similar in definition to those existing within the Square.
- Building edges should be emphasized through the use of such elements as quoining, columns and pilasters.
- A well articulated or identified ground floor, frequently taller in height either actually or physically should be conveyed.
- The building dominates the landscape rather than vice versa.
- Landscaping is formal and reinforces the entrance as a focal point.
- An expression of structure as part of the exterior building design (in reality or visually) through the use of elements such as columns, colonnades and arches or by design, ie, where openings or voids and intervening walls or solids are aligned and upper floors appear to be sufficiently supported, at least visually by the lower storey.
- Three dimensional quality of the facade, all of the architectural elements should be expressed in detail on the building "skin" through colour or material changes as well as through changes in texture and depth.

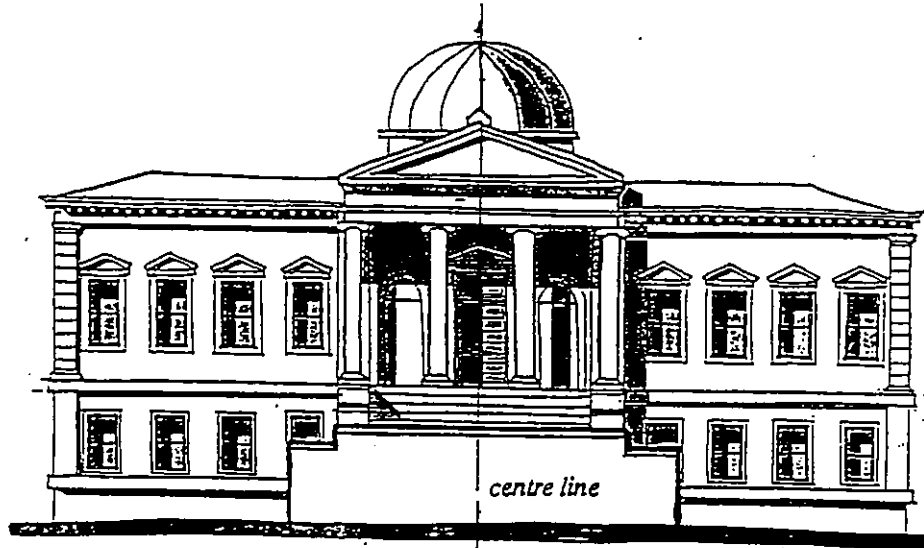
Specific Policies

- The approach to building design is extremely important; frequently, height was used to create a grand entry by an exterior flight of steps (less appropriate in a modern context for achieving ease of access for all citizens).
- Building should visually appear to have a quality of prominence through:
 - a) durable and hard materials
 - b) richness and quality of materials
 - c) proportion of mass at the building base
 - d) the appearance of structural soundness and apparent thickness of structure.



Illustrative Examples

The classical form is displayed in the repetition of windows and in the grand entrance with columns and portico. This building represents a fine example of the classical style and should be considered with any redevelopment that might occur in Victoria Park Square. The symmetrical facade has a grand formal entrance.



Public Library

both halves of the building are matching/identical

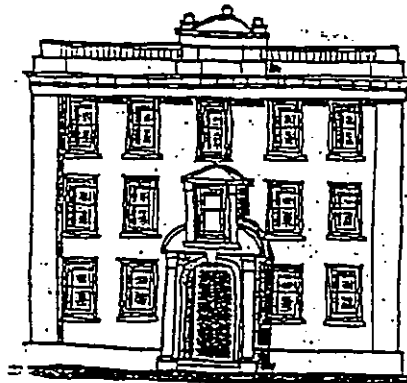
This building represents the neo-classical style in a modern form. The repetition of building elements present is in the design (ie. windows and columns). The grand entrance mimics the Public Library. Any renovation, retrofit or redevelopment could borrow elements from these two fine buildings.



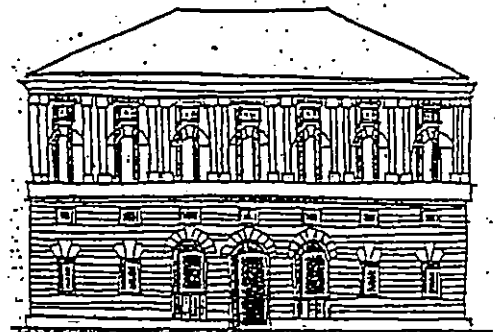
Bell Telephone Building

both halves of the building are matching/identical

Examples of buildings can be found outside Brantford, in Southern Ontario and in the United States. The adjacent sketches illustrate alternate means of achieving classical goals of balance, symmetry, proportion and scale. In addition, they employ classical elements such as columns, colonnades and pediments.



Emory University Hospital, "American Classicist," E.M., Dowling, 1983, p. 186.

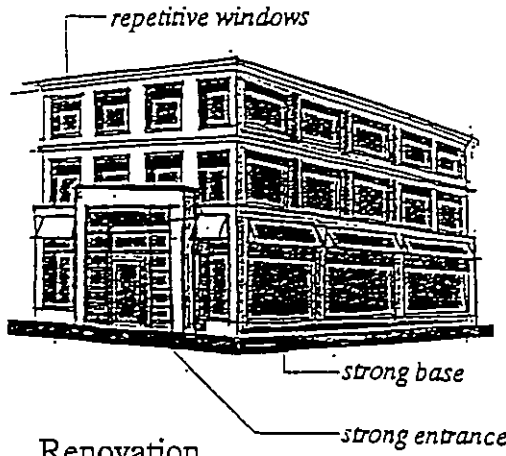


Palazzo Canossa, "American Classicist", E.M. Dowling, 1983, p. 83

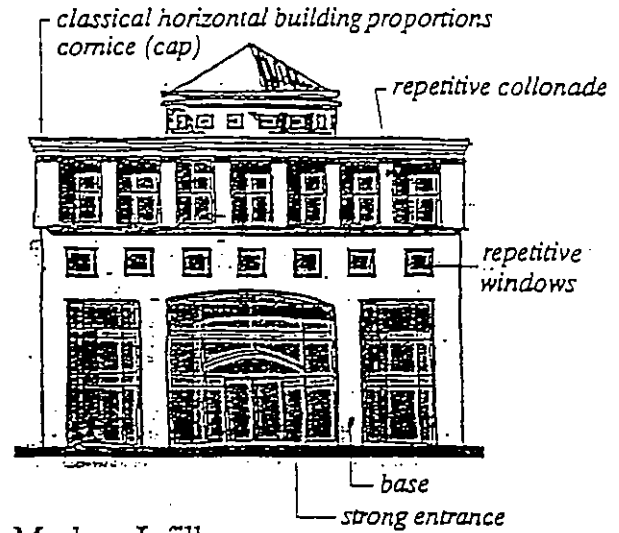
Illustrative Examples

Toronto Dominion Bank

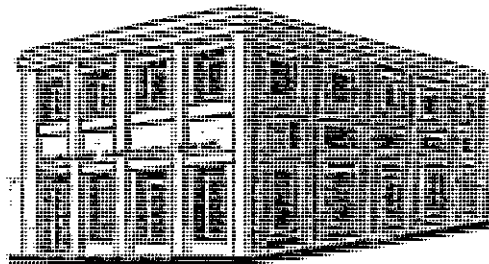
The following sketches illustrate examples of appropriate designs which might enhance the existing situation if renovation/ replacement is a consideration. If the aforementioned is considered, it is recommended that the footprint of the building remain the same but that one or two storeys be added to the main floor. This would result in a height increase at this corner. Replacement and renovation of the main entrance would make it more prominent and would help to establish a focus to the building through a sense of stability and greater monumentality. The use of materials on the building should be compatible with materials already existing on buildings within the Square.



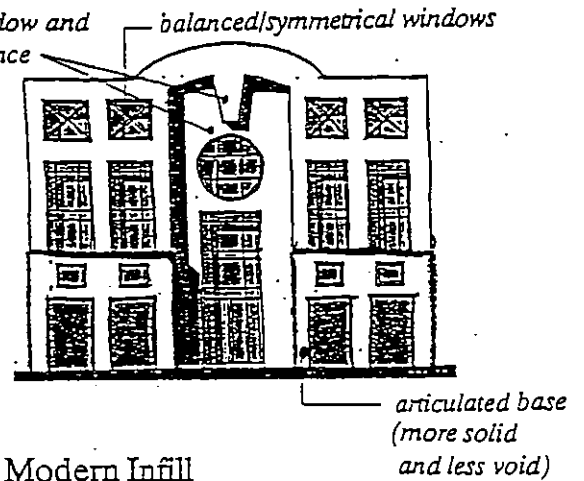
Renovation



Modern Infill



Renovation

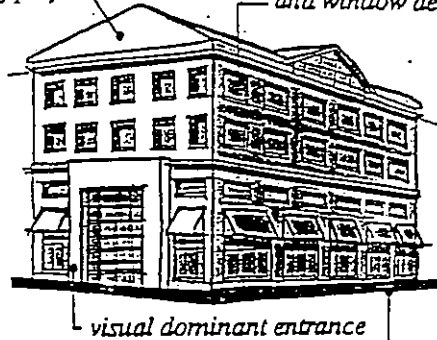


Modern Infill

articulated roof profile

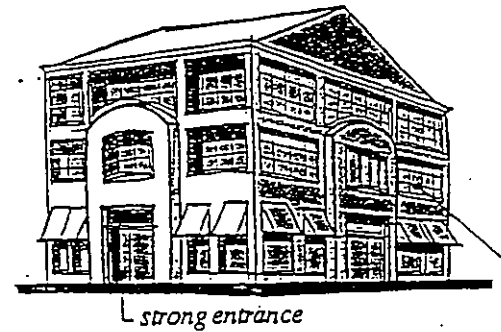
upper and lower floor articulated by string course and window design

The introduction of canopies adds a new level of depth to the building facade. The combination of a heavy base and projecting entrance further enhances this three-dimensional quality.



Renovation

utilizes broad surround and to emphasize entry

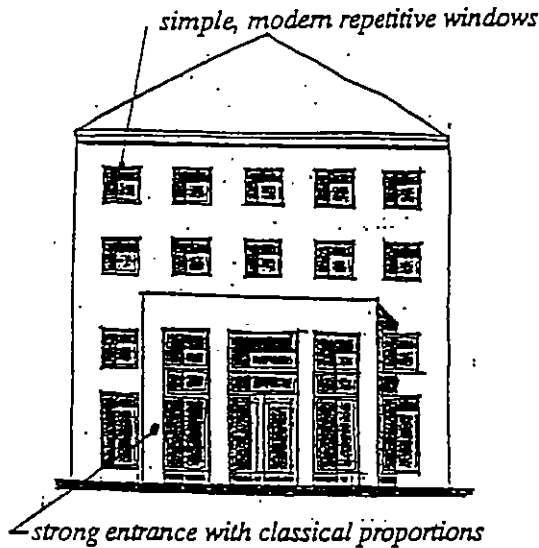


Modern Infill

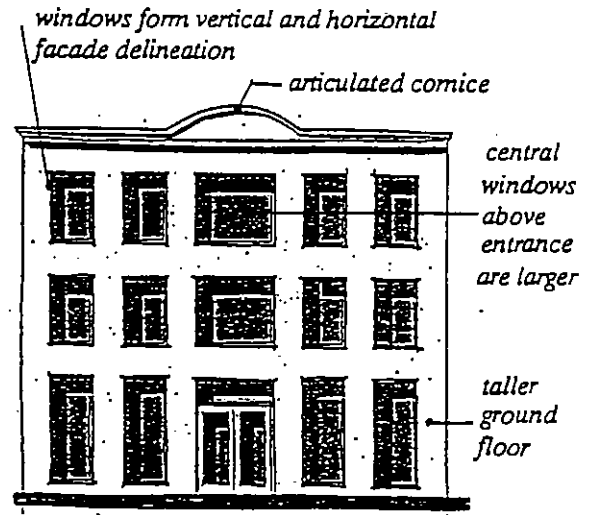
grouping of windows as large punched opening

The following four (4) pages display a series of renovation, retrofit and redevelopment ideas that should provide guidelines for any future redevelopment.

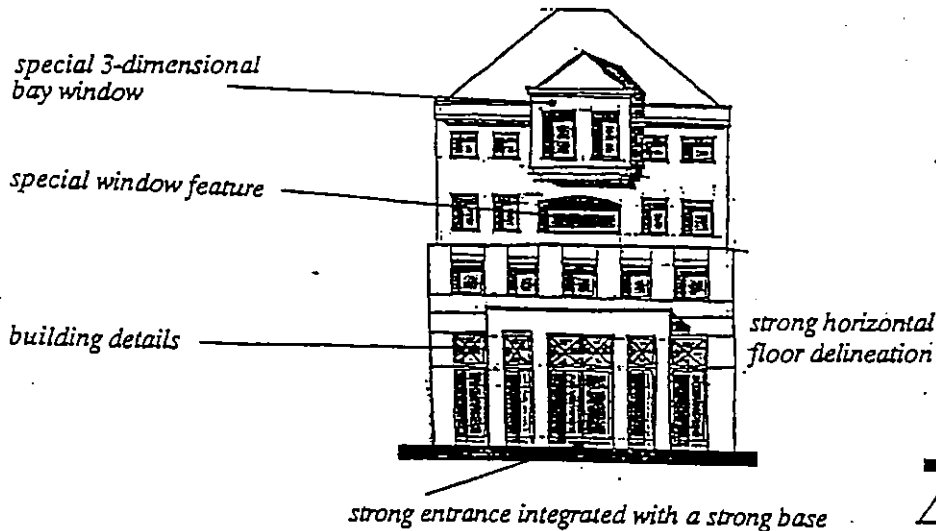
The height and proportion of the following buildings are compatible with those already existing in Victoria Park Square. The following sketches illustrate how classical elements characteristic of the study area can be interpreted in modern designs to create a harmonious relationship between existing and new buildings. The modern sketches proposed have simplified the design, but maintain the symmetry and proportions established by the original historical examples. The grand entrance is an important element in many of the existing buildings and should be maintained wherever possible.



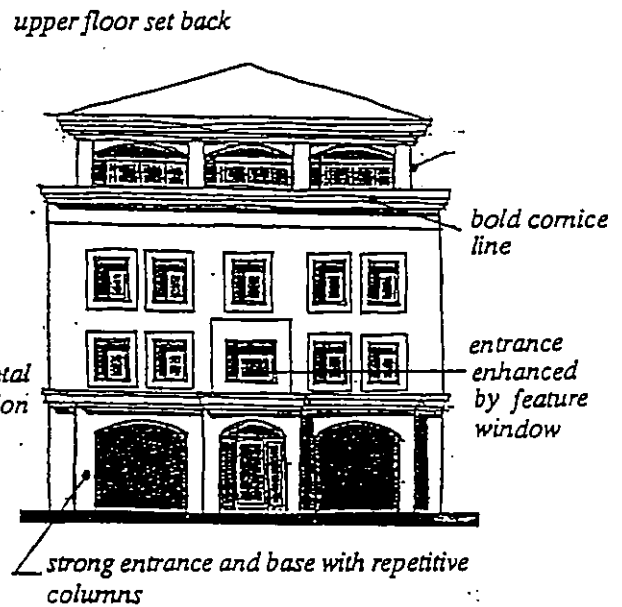
Modern Infill



Modern Infill



Modern Infill



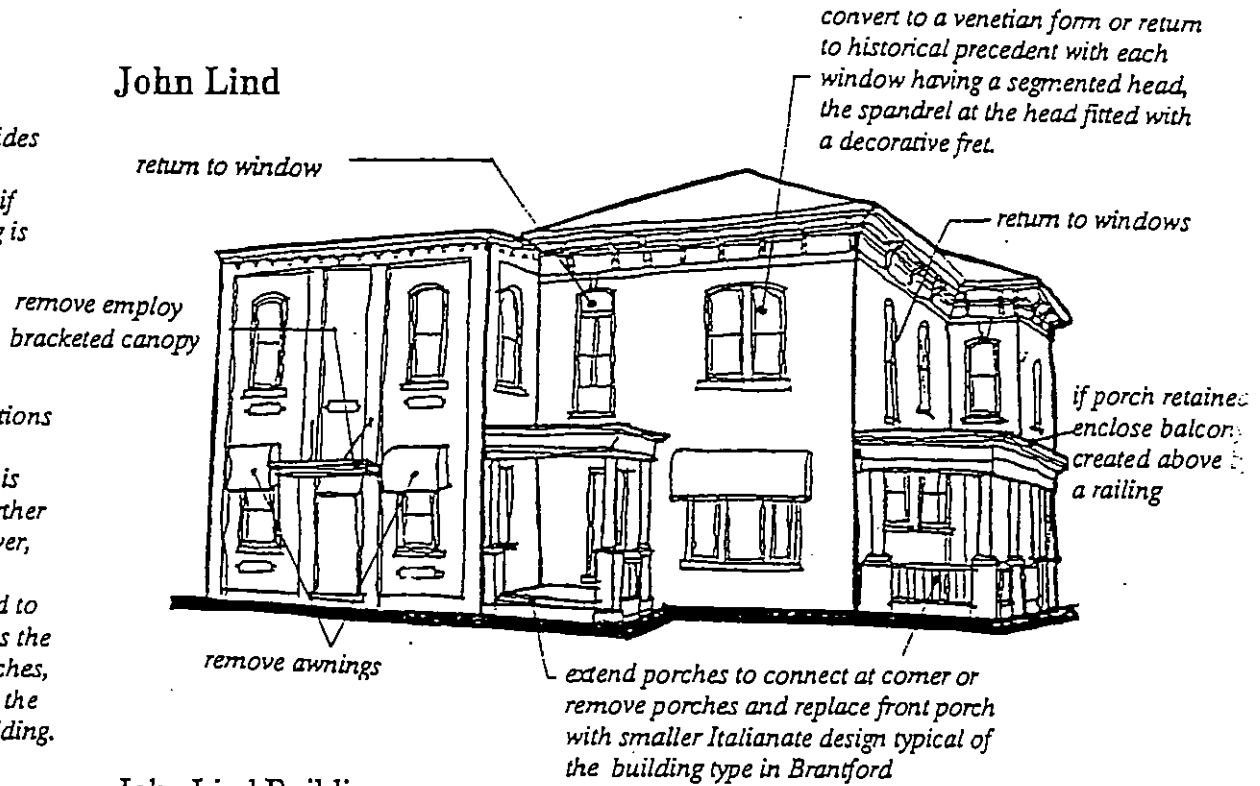
Modern Infill

Illustrative Examples

John Lind

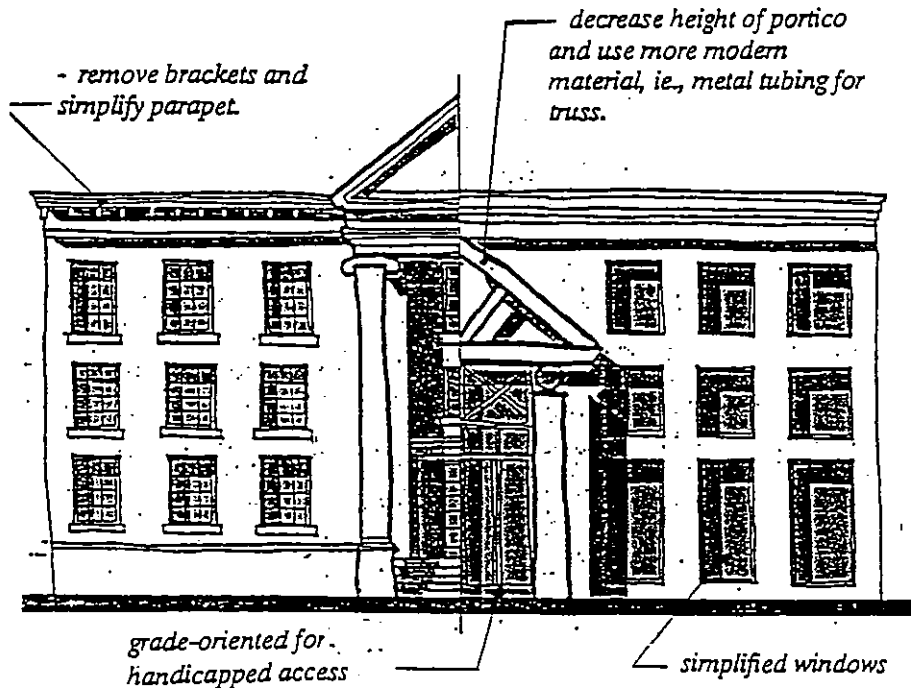
The adjacent sketch provides comments as to what approach might be taken if renovation to the building is considered.

Due to the extensive additions that have occurred to this building over the years, it is recommended that no further renovation occur. However, elements that have been altered should be returned to their original state or, as is the case with the existing porches, be altered to comply with the original design of the building.



John Lind Building

The adjacent sketch illustrates a historical building in the classical style. The modern interpretation is a simplification of the historical precedent maintaining the same symmetry, rhythm and proportion.



Existing Building

Modern Interpretation

(design example for an addition or infill project)

Specific Policies

Landscape/Open Space

Existing Conditions

- The City has currently undergone changes in the streetscape of Victoria Park Square. These changes have occurred with regards to street paving and lighting.
- There is no formal plan for future alterations to Victoria Park Square in terms of streetscaping.
- There is no formal plan for future alterations to streetscaping within Victoria Park itself.

Analysis

- The landscaping link between the Park and the surrounding area is very minimal. In order to tie the entire area into one cohesive unit, the strategy of expanding the green nature of the park into the surrounding area should be used (Prime Issue #4).
- Greater open space and soft landscape areas adjacent to Victoria Park would provide an extension to the Park.
- A delineation between paving materials exists only within Victoria Park itself and could be enhanced through the introduction of different paving materials.

Recommendations

- Over the long term, the current lockstone/concrete paving within the walkway system should be upgraded to a more aesthetically pleasing, unique paving pattern, using materials such as granite sets or cobble stones or clay paving brick. This would add to the uniqueness of the Victoria Square Heritage Conservation District.
- A palette of streetscape furnishings including benches, garbage containers, light standards and signage should be identified and introduced throughout the Victoria Park Square area through a Streetscape Master Plan.
- Street tree planting, including tree guards and utilizing hardy species should be introduced for both sides of Darling and Wellington Streets, along with an extension of the pedestrian-scaled lighting standards. Location of trees is contingent on the location of underground services to be verified during the implementation phase of this study.

Tree Inventory

8.22

No.	COMMON NAME	BOTANICAL NAME	CALIPER (mm)	QUALITY	REMARKS
1	SUGAR MAPLE	<i>Acer saccharum</i>	75	GOOD	STREET TREE PLANTING
2	SUGAR MAPLE	<i>Acer saccharum</i>	75	GOOD	STREET TREE PLANTING
3	SUGAR MAPLE	<i>Acer saccharum</i>	75	GOOD	STREET TREE PLANTING
4	SUGAR MAPLE	<i>Acer saccharum</i>	75	GOOD	STREET TREE PLANTING
5	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	205	GOOD	
6	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	355	GOOD	
7	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	305	GOOD	
8	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	305	GOOD	
9	GINKO		130	EXCELLENT	PLANTER SPECIMENS
10	GINKO		150	EXCELLENT	PLANTER SPECIMENS
11	GINKO		180	EXCELLENT	PLANTER SPECIMENS
12	GINKO		150	EXCELLENT	PLANTER SPECIMENS
13	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	255	GOOD	WITHSTANDING STRESS
14	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	255	GOOD	WITHSTANDING STRESS
15	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	305	GOOD	WITHSTANDING STRESS
16	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	305	GOOD	WITHSTANDING STRESS
17	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
18	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
19	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
20	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
21	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
22	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
23	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
24	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
25	RED MAPLE	<i>Acer rubrum</i>	305	POOR	EXPERIENCING STRESS DUE TO HORDING
26	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	NEWLY PLANTED, BRANCHES STRIPPED
27	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	
28	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	
29	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	
30	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	
31	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	
32	HONEY LOCUST	<i>Gleditsia triacanthos</i>	25-50	POOR	
33	MAPLE SUGAR	<i>Acer saccharum</i>	25	GOOD	STREET TREE PLANTING
34	MAPLE SUGAR	<i>Acer saccharum</i>	25	GOOD	STREET TREE PLANTING
35	MAPLE SUGAR	<i>Acer saccharum</i>	25	GOOD	STREET TREE PLANTING
36	MAPLE SUGAR	<i>Acer saccharum</i>	25	GOOD	STREET TREE PLANTING
37	MAPLE SUGAR	<i>Acer saccharum</i>	305	POOR	STRESSED OUT, DYING
38	SILVER MAPLE	<i>Acer saccharinum</i>	355	GOOD	COURT HOUSE PLANTINGS
39	SILVER MAPLE	<i>Acer saccharinum</i>	130	GOOD	COURT HOUSE PLANTINGS
40	SILVER MAPLE	<i>Acer saccharinum</i>	510	GOOD	COURT HOUSE PLANTINGS
41	SILVER MAPLE	<i>Acer saccharinum</i>	305	GOOD	COURT HOUSE PLANTINGS

Tree Inventory

8.24

No.	COMMON NAME	BOTANICAL NAME	CALIPER (mm)	QUALITY	REMARKS
42	SILVER MAPLE	<i>Acer saccharinum</i>	405	GOOD	COURT HOUSE PLANTINGS
43	SILVER MAPLE	<i>Acer saccharinum</i>	355	GOOD	COURT HOUSE PLANTINGS
44	SILVER MAPLE	<i>Acer saccharinum</i>	150	GOOD	COURT HOUSE PLANTINGS
45	SILVER MAPLE	<i>Acer saccharinum</i>	710	EXCELLENT	COURT HOUSE PLANTINGS
46	SILVER MAPLE	<i>Acer saccharinum</i>	355	GOOD	COURT HOUSE PLANTINGS
47	SILVER MAPLE	<i>Acer saccharinum</i>	455	GOOD	COURT HOUSE PLANTINGS
48	SILVER MAPLE	<i>Acer saccharinum</i>	200	GOOD	COURT HOUSE PLANTINGS
49	SILVER MAPLE	<i>Acer saccharinum</i>	760	EXCELLENT	COURT HOUSE PLANTINGS
50	SILVER MAPLE	<i>Acer saccharinum</i>	455	EXCELLENT	COURT HOUSE PLANTINGS
51	SILVER MAPLE	<i>Acer saccharinum</i>	255	GOOD	COURT HOUSE PLANTINGS
52	SILVER MAPLE	<i>Acer saccharinum</i>	560	GOOD	COURT HOUSE PLANTINGS
53	SUGAR MAPLE	<i>Acer saccharum</i>	560	FAIR	OLDER STREET TREE PLANTING
54	WHITE ELM	<i>Ulmus americana</i>	510	DEAD AND DYING	COURT HOUSE PLANTINGS
55	BLACK MAPLE	<i>Acer nigrum</i>	560	GOOD	OLDER STREET TREE PLANTING
56	BLACK MAPLE	<i>Acer nigrum</i>	560	GOOD	OLDER STREET TREE PLANTING
57	BLACK MAPLE	<i>Acer nigrum</i>	560	GOOD	OLDER STREET TREE PLANTING
58	CRIMSON KING MAPLE	<i>Acer platanoides</i>	50	FAIR	SPECIMEN PLANTING, TOP TRIMMED
59	SUGAR MAPLE	<i>Acer saccharum</i>	130	POOR	STRESSED
60	CRIMSON KING MAPLE	<i>Acer platanoides</i>	200	GOOD	SPECIMEN PLANTING
61	BASSWOOD	<i>Tilia americana</i>	355	EXCELLENT	WELL MAINTAINED
62	OSAGE-ORANGE	<i>Maclura pomifera</i>	150	EXCELLENT	WELL FORMED CANOPY
63	SUGAR MAPLE	<i>Acer saccharum</i>	25	EXCELLENT	NEWLY PLANTED
64	WHITE ELM	<i>Ulmus americana</i>	915	GOOD	EXHIBITING SIGNS OF STRESS, POLLUTION
65	SUGAR MAPLE	<i>Acer saccharum</i>	25	GOOD	NEWLY PLANTED
66	HORSE CHESTNUT	<i>Aesculus hippocastanum</i>	455	GOOD	SPLIT TRUNK
67	SUGAR MAPLE	<i>Acer saccharum</i>	355	EXCELLENT	MIDDLE AGED
68	SILVER MAPLE	<i>Acer saccharinum</i>	660	GOOD	OLDER SPECIMEN
69	BLACK MAPLE	<i>Acer nigrum</i>	200	EXCELLENT	WELL FORMED CANOPY
70	WHITE SPRUCE	<i>Picea glauca</i>	300	FAIR	SHOWING SIGNS OF STRESS
71	SILVER MAPLE	<i>Acer saccharinum</i>	660	GOOD	FAIRLY OLD
72	CRIMSON KING MAPLE	<i>Acer platanoides</i>	130	EXCELLENT	NEWLY PLANTED
73	WILD CRABAPPLE	<i>Malus coronaria</i>	200	GOOD	SPLIT TRUNK
74	SUGAR MAPLE	<i>Acer saccharum</i>	355	EXCELLENT	MIDDLE AGED
75	SILVER MAPLE	<i>Acer saccharinum</i>	130	EXCELLENT	15 YEARS OLD
76	SILVER MAPLE	<i>Acer saccharinum</i>	25	POOR	NEWLY PLANTED, VANDALIZED
77	SYCAMORE MAPLE	<i>Acer pseudoplatanus</i>	700	GOOD	OLDER SPECIMEN
78	SUGAR MAPLE	<i>Acer saccharum</i>	25	GOOD	NEWLY PLANTED
79	SUGAR MAPLE	<i>Acer saccharum</i>	25	GOOD	NEWLY PLANTED
80	BLACK WALNUT	<i>Juglans nigra</i>	760	EXCELLENT	ORIGINAL SPECIES
81	SUGAR MAPLE	<i>Acer saccharum</i>	25	GOOD	NEWLY PLANTED
82	BLACK LOCUST	<i>Robinia pseudoacacia</i>	305	EXCELLENT	MIDDLE AGED

Specific Policies

Signage

Policy

- Currently, the City of Brantford has no formal by-law recognizing a particular signage style within Victoria Park Square, other than those guidelines which fall under Heritage District Designation for specific buildings.

Analysis

- Signage in the area is not consistent. It varies from large back-lit, illuminated signs of the Toronto Dominion Bank and the Canada Trust Building to the non-illuminated sign on the Zion United Church.
- Signage which indicates particular parking areas is virtually non-existent.

Recommendations

- Private building signs should be designed as an integral part of the building facade to complement and enhance the building's appearance.
- In general, illuminated back-lit plastic signs should not be encouraged, particularly on historic, institutional and religious buildings.

- All buildings should be limited to one main identification sign and a secondary identification sign on one other elevation, with no signage allowed above the first floor level. The total permitted area for both signs on commercial buildings should not exceed 7.0 m² or 75 sq.ft. in total. The largest sign should not exceed 4.6 m² or 50 sq.ft. In the instance of institutional, public and religious buildings, the total permitted area for the two building signs should not exceed 4.6 m² or 50 sq.ft. and 2.3 m² or 25 sq.ft. maximum for the largest. In some instances, signage on the building is inappropriate for the architectural style and design of the building and should be discouraged.
- A freestanding lawn sign should be encouraged not to exceed 2.3 m² or 23 sq.ft. in total area.
- The typography utilized in the design of the sign should be appropriate to the period of the architecture.
- Consideration should be given to plaquing all buildings in the recommended Heritage Conservation District and to inform residents and visitors of the study areas historic and architectural significance.

Specific Policies

- A signage program should be initiated for the Downtown to visually link the major amenities with Victoria Park Square through directional signage and information kiosks.
- An educational program utilizing small permanent signs should be considered for Victoria Park to identify horticulturally the species of trees and plants in the various floral displays and lawn areas.
- As part of an all encompassing streetscape program, directional signage for public parking should be initiated.

Specific Policies

Views and Vistas

Policy/Existing Conditions

- The City of Brantford does not currently have a formal tree planting plan for Victoria Park Square.

Analysis

- Over the years, existing trees have been placed informally and allowed to grow in such a manner that they block a number of existing views.
- The location of the Courthouse, the City Hall and the Public Library terminates views along the formal axes of the park layout. This could be further enhanced through a formal landscaping layout.

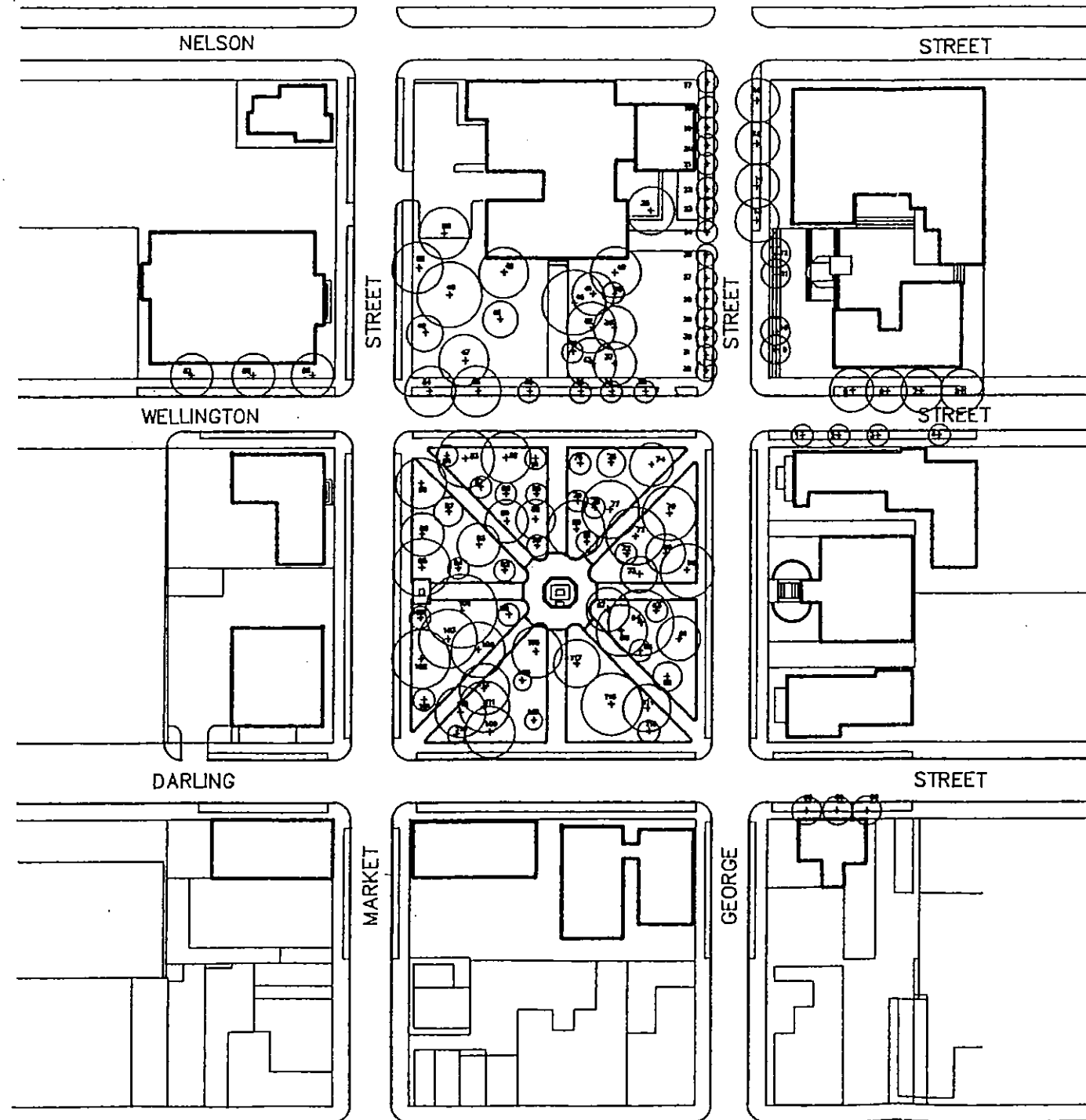
Recommendations

- The proposed formalized planting pattern of the master plan should be used to focus views within the Square along the axis of the Union Jack Plan.
- Street tree planting should be used to focus views and vistas along Darling and Wellington Streets drawing attention to the more monumental buildings within the Square and linking the park with the surrounding area.

Views and vistas from Market Street, which carries the most traffic in the area, should be considered in the place

Specific Policies - Schedule 1

Streetscape Master Plan Redevelopment



Existing Tree Inventory

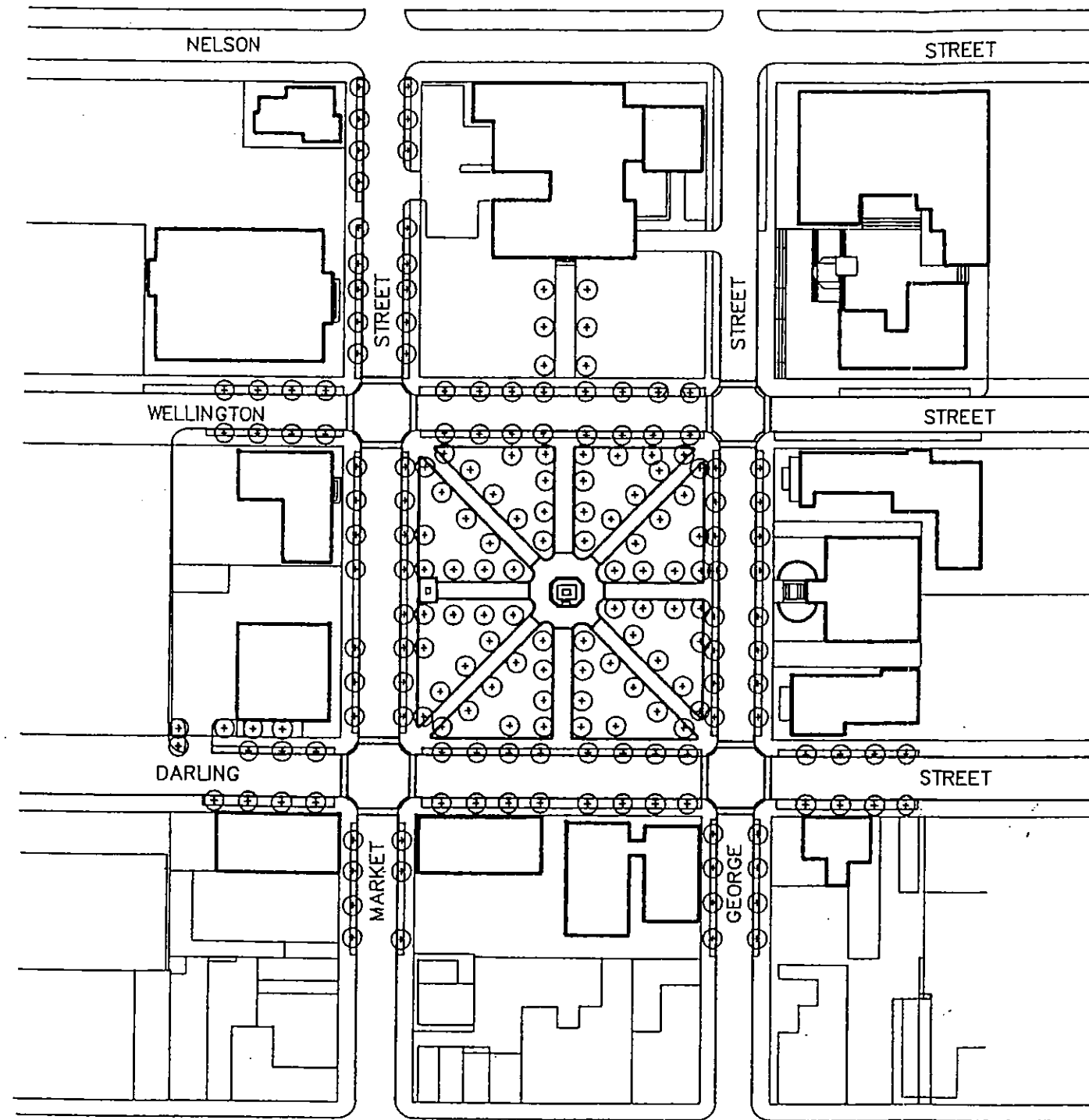
Schedule #1 illustrates in site plan form, the existing trees within the Victoria Park Square Study Area. Each tree over two inches caliper was located, identified and assessed in terms of quality and significance.

The City of Brantford's Department of Parks and Recreation is maintaining a tree replacement program. This is evident through the significant number of recently planted nursery stock within the park itself and along Wellington and George Streets. Of special note is the number of semi-mature specimen plantings which exist within the Park itself, such as London plane trees, ginkgos, catalpa and honey locusts.

Historically, more native species such as sugar maple, horse chestnut, black walnut and American elm would have been used. This is demonstrated by the remaining mature species within the park and on the courthouse lawn. However, a few of the individual mature species such as the elms, are exhibiting extreme signs of stress due in part to the ever increasing urban conditions (ie., pollution, salt spray, local construction, disease, etc.)

Specific Policies - Schedule 2

Streetscape Master
Plan Redevelopment



Proposed Street Planting

Within the specific policy recommendation of this Study, the major objective of formalizing an on-going park and street tree planting program was recognized in order to replace a few of the parks over-mature and dying trees and to formalize the planting pattern of the master plan.

Schedule #2 illustrates the pattern of new tree planting generally desired within the Study area. Obviously, the locations are approximate and should be adjusted in accordance with existing utilities, trees, planting beds and light fixtures.

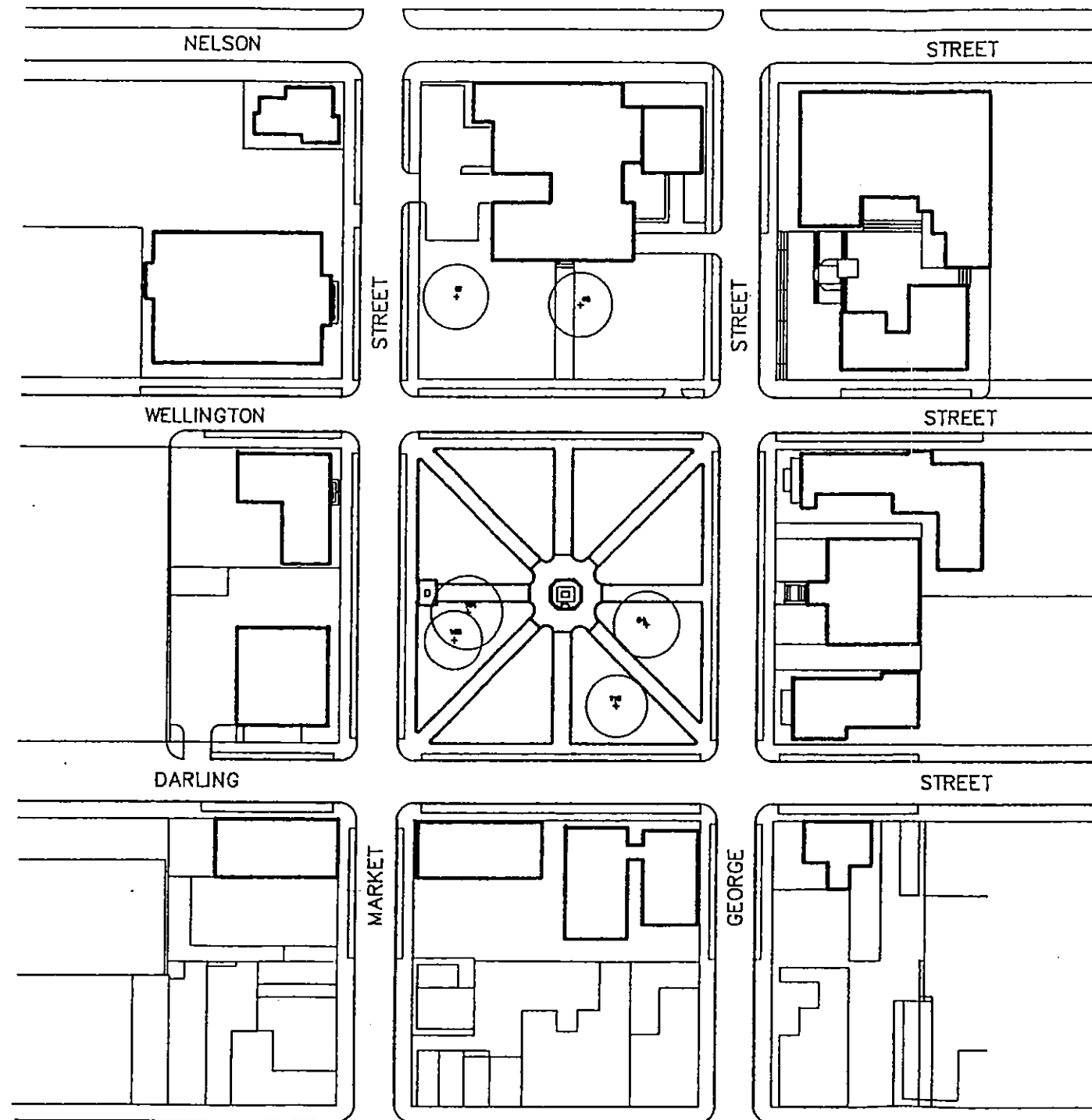
It is also recommended that native species, conditional on their nursery availability, be preferred as replacement stock due to their historical precedent and hardiness.

For those trees intended within the right-of-way and within lock-stone paving, it is recommended that tree guards be provided in order to prevent the trees from being damaged by adjacent pedestrian and vehicular traffic.

Specific Policies - Schedule 3

Streetscape Master Plan Redevelopment

- 45 - Silver maple
- 49 - Silver maple
- 64 - White elm
- 103 - Horse chestnut
- 104 - Basswood
- 116 - Sugar maple



Tree Cutting Program

For illustrative purposes only, Schedule #3 demonstrates the removal, over approximately the next 10 years, of those existing trees which are dead or dying, exhibiting stress, showing signs of over-maturity, or are of an undesirable specimen species.

The increased outside diameter of the conceptual tree canopy demonstrates the infilling of the vegetation canopy, even through selective thinning. This demonstrates the notion that a few additional trees will have to be removed over the long-term in order to increase the views and vistas through Victoria Park Square and to allow the new plantings to establish themselves.

Although it is always seen publicly as a "foolish program", the ongoing removal of dying and over-mature trees and their replacement with younger, hardier species is an arboricultural necessity to the long-term maintenance of the landscape character of Victoria Park Square.

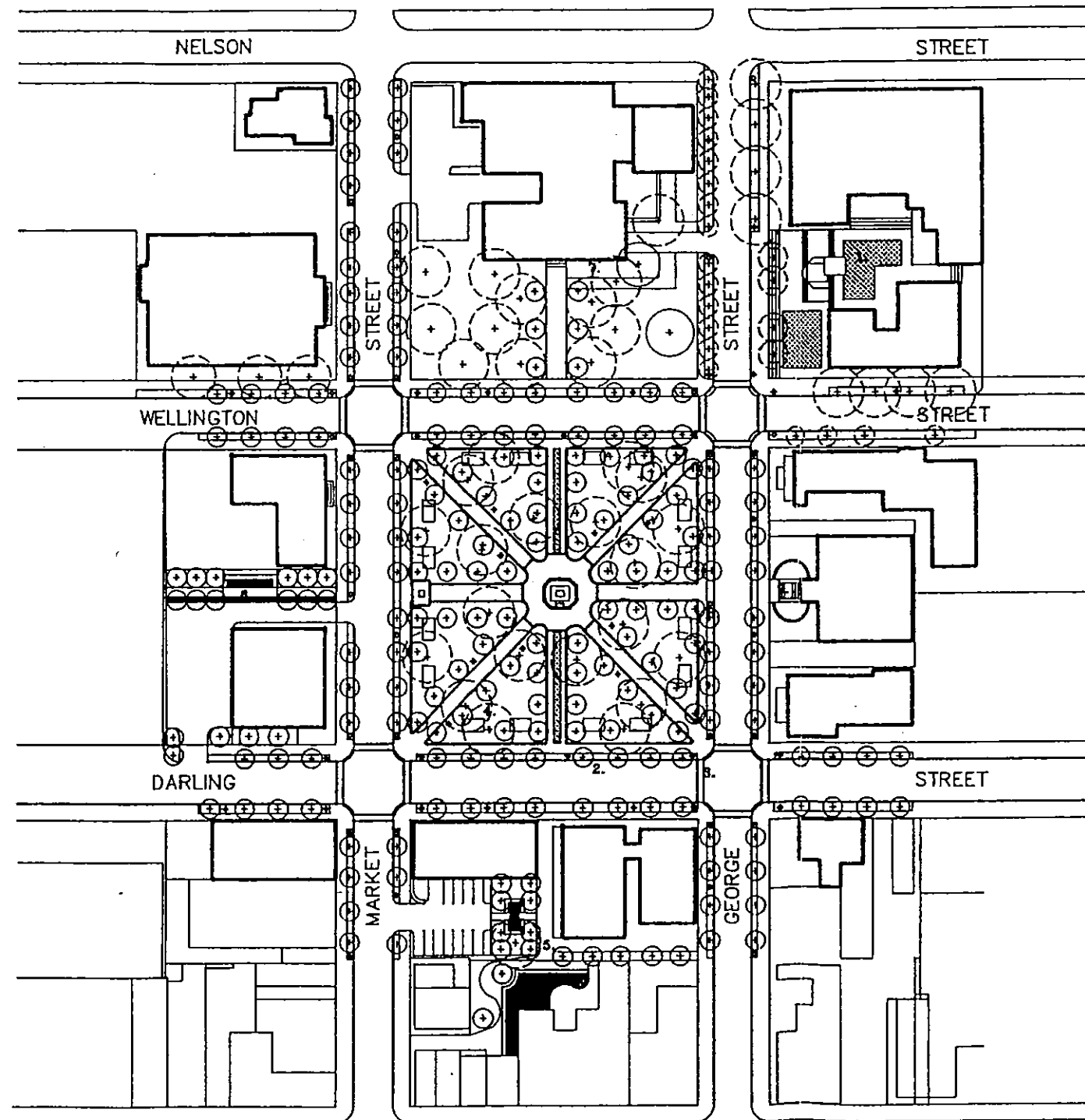
Specific Policies - Schedule 5

Streetscape Master Plan Redevelopment

LEGEND:

1. Introduction of additional green space in City Hall Courtyard
2. Formalization of street tree planting program
3. Formalization of curbside, sidewalk and street crossing paving.
4. Introduction of additional formal planting beds within Victoria Park.
5. Opportunity for courtyard and pedestrian link (future and long term)
6. Opportunity for mid-block pedestrian link to bus terminal (future and long term)
7. Elimination of Courthouse parking area and reintroduction of grassed and landscaped area
8. Formalization of distinctive pedestrian-scaled lighting program.
9. Replicate the library steps to provide amphitheatre setting.

⊕ indicate existing trees to be retained.



Proposed Urban Design Elements

Based on an analysis of the existing conditions, environmental and social, Schedule #5 identifies in a conceptual manner, the proposed urban design elements which should be considered over the long term for the Victoria Park Square study area. These recommendations are derived from a desire to maintain and enhance the existing historical fabric of Victoria Park Square.

The proposals also recognize that the development of the Square is an ongoing evolution that must consider everyday use and maintenance requirements.

As previously indicated, the following proposed urban design elements must be considered within a comprehensive Streetscape Master Plan Program:

- Formalization of curbside, sidewalk and street crossing paving.
- Introduction of additional formal planting beds within Victoria Park.
- Preserve opportunities for development of an interior courtyard and pedestrian link behind the Bank of Montreal the time of a future development proposal.
- Preserve opportunity for establishment of a mid-block pedestrian link to the bus terminal at the time of a future development proposal.
- Elimination of the Courthouse parking area and reintroduction of a grassed and landscaped area.
- Formalization of a distinctive pedestrian-scaled lighting program.
- Reintroduction of the original library steps to provide an amphitheatre setting.
- Introduction of additional green space in the City Hall courtyard.
- Formalization of a street tree-planting program.

Implementation

Based on Part V of the Heritage Act, Sections 40 to 46, the following actions must be undertaken:

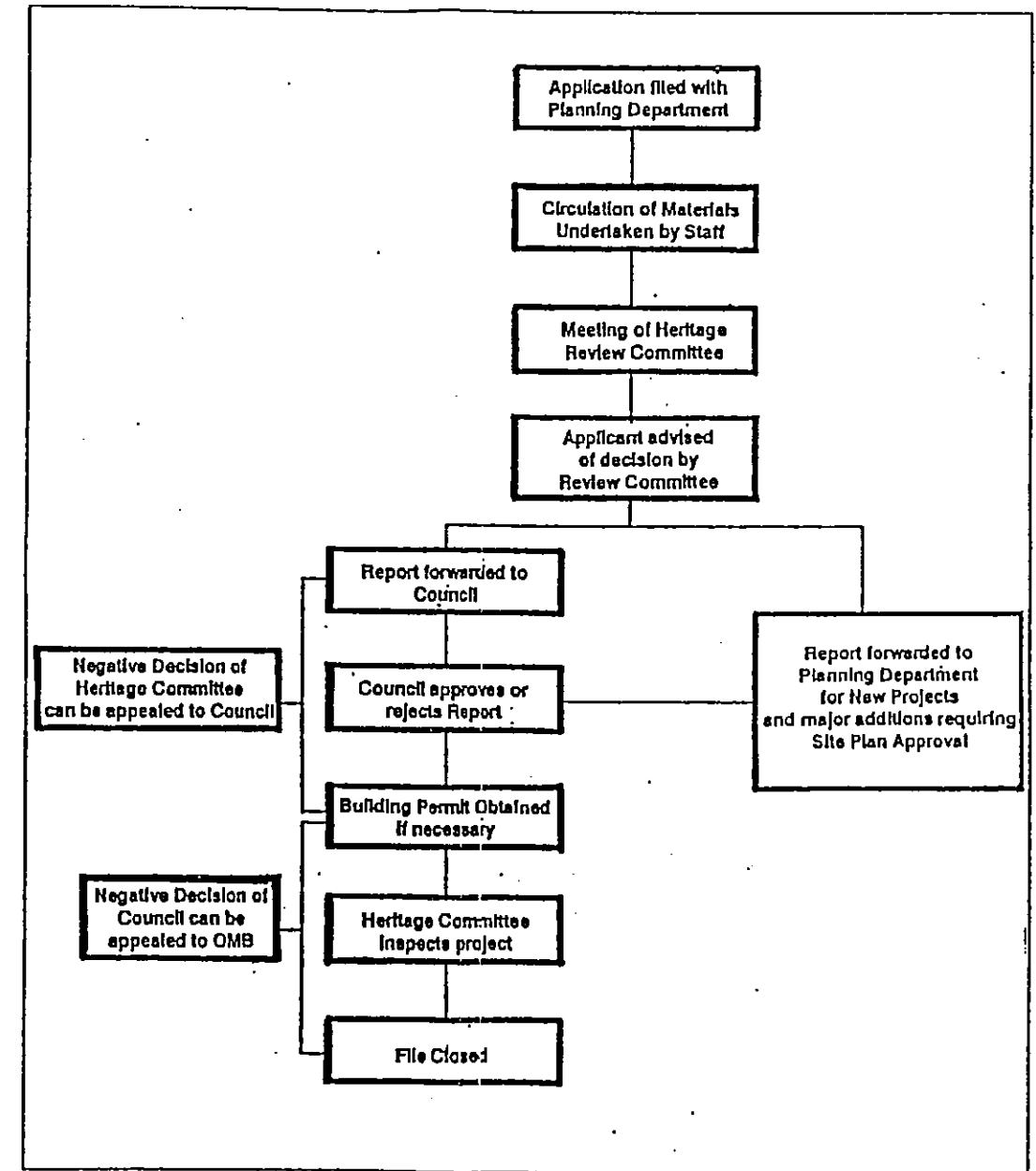
1. The Municipality must apply for approval of the by-law from the Ontario Municipal Board (O.M.B.) 14 days after it is passed by Council.
2. The Municipality must inform all affected persons as the O.M.B. may direct. (The by-law cannot come into effect without approval of the Board; in addition, no designated property can be part of a heritage conservation district.
3. The Municipality must inform the Ontario Heritage Foundation.
4. Prior to approving the by-law, the O.M.B. shall hold a public hearing for the purpose of inquiring into the merits of the application, and of receiving any objections that may be brought to the attention of the Board.
5. The Board may approve the by-law in whole or in part.

After the Heritage District by-law has been approved and passed, no building can be demolished, removed or the external portions altered without a permit issued by the Municipality.

Anyone wishing to undertake any of the above actions within the Brantford Heritage District will be required to make application to the Municipality. Refer to the following chart, which outlines the process.

An individual property owner, if refused approval, will have the right to appeal the decision of the Heritage Committee to Council, and if refused by Council, shall have the right of appeal at the O.M.B.

Where an application for a permit to demolish or remove a building or structure is refused, or the Council fails to make a decision, the applicant upon expiration of a period of 180 days from date of refusal without a satisfactory resolution may proceed.



RECOMMENDED PROCESS FOR HERITAGE APPROVAL

Implementation

SECTION "A"

1.	Formation of Heritage District Review Committee	Council Heritage Committee	Summer of 1991	minimal	after OMB approval
2.	Prepare District Heritage Plan *(provision under Official Plan including: : Community Improvement Policies development/restoration guidelines : planning policies : planned public improvements	Planning Dept. (within input from (the Review Committee	Fall 1991		
3.	Incorporate District Plan as part of Official Plan (optional)	Council Ministry appro. for Municipality	Fall/Winter 1991	minimal for City 2 days for Ministry	after action 2
4.	Undertake public improvements within defined Heritage Conservation District to Streetscape and Victoria Park	Council: Planning Dept.; Engineering Department	1991 and ongoing	variable; phased capital requirements	after action 3
5.	Develop promotional and educational materials, e.g. : walking tours : pamphlet : signs and plaques : talks and seminars	Brantford Heritage Committee	1991 and ongoing	variable; some for printing, signage signage, etc.	after action 4
6.	Encourage private owner improvements, ie., facades, handicapped access, parking lots, landscaping, etc. : public praise of good examples	Brantford Heritage Committee Council Heritage Comm. (if appropriate, requires by-law)	ongoing	minimal	after OMB approval

* based upon the recommendations contained in this report.

Implementation

The success of this Study will be in its implementation.

This Study has been prepared for the City of Brantford and it is primarily the City's task to receive and adopt it.

We have prepared an Implementation Plan for the City of Brantford to establish a Heritage Conservation District. The approach is based upon that outlined in Ontario's Heritage Conservation District Guidelines (Ontario Ministry of Culture and Communications, 1989). An outline of the process is included; however, the Planning Department Staff and Council should refer to this document for more detailed guidance as to the implementation procedure which we have outlined.

The first step in the implementation is commitment. We recommend that the Study be adopted as policy of the City of Brantford.

The implementation of the recommendations will increase municipal responsibilities. Additional costs will be incurred for Victoria Park Square and the extension of the streetscape program.

The City of Brantford shall inform the public and use the study as a basis for designation.

If designation is approved, there will be a number of activities required on the part of Council, the Planning Department, and other established organizations.

A Heritage District Review Committee will need to be formed to review new development proposals within the area and to assist and advise in the processing of various grant applications. For example, this Committee could be composed of 2 representatives from Council, 2 property owners, and a representative of the Heritage Committee. It would need to meet only on an "as required" basis to review specific applications.

Victoria Park Square has been referred to in the Brantford Tourism Study. Upgrading of Victoria Park Square supports the recommendations of this Study and will add to the revitalization of the Downtown Core.

The City of Brantford has within its Official Plan provisions with respect to designation of Heritage Conservation Districts. Council has established, and has in operation, an Advisory Committee, the Brantford Heritage Committee.

Implementation

The Brantford Heritage Committee has been very active in the identification and preservation of structures of architectural or historical interest in the community. This effort in Brantford's Victoria Park Square is critical in maintaining the best of the remaining structures as part of the future fabric of the area.

Of particular concern to the recommendations of the Study is the preservation of the existing, fine, heritage structures in Victoria Park Square.

Prior to passing any By-Law designating a Heritage District, Council must consult with the Brantford Heritage Committee and its Heritage Review Subcommittee, to examine the area and determine if it meets the criteria established within the Municipality's Official Plan. This Study shall form the basis of the assessment. If Council agrees with the findings of this Study and the recommendations of the Brantford Heritage Committee, the City of Brantford may pass a by-law to designate Victoria Park Square as a Heritage District.

This Implementation Plan should be regarded as a general framework only, where the timing and sequence of actions is proposed as a guide. For example, it is quite possible that OMB approval may take longer than anticipated, thus delaying the entire schedule. Also, unforeseen events (such as the sudden emergence of significant and vocal opposition to the concept of designation) may arise that also must be dealt with on an "ad hoc" basis. This plan, then, reflects a general sequence of events and realistic timing, assuming such unforeseen contingencies do not arise.

The following charts outline this Implementation Plan in some detail. Each recommended action is detailed in terms of:

1. responsibility for the action;
2. timing of the action;
3. resources required (human, financial);
4. contingencies (i.e., activities that need to occur before the action can be undertaken).

