



## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, November 22, 2022

**WARD(S):** 1

**TITLE:** THE MAPLE HERITAGE CONSERVATION DISTRICT PLAN  
UPDATE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** ~~DECISION~~ FOR INFORMATION

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### **Purpose**

To seek approval from the Committee of the Whole for the Maple Heritage Conservation District Plan Update leading to the adoption of the updated plan and repeal of existing By-law 167-2007 and 167-2008 respectively, as shown in Attachment 1, which implemented the previous MHCD Plan.

### **Report Highlights**

- The current Maple Heritage Conservation District Plan was adopted and implemented in 2007
- The Maple Heritage Conservation District Plan update responds to policy and legislative changes since its original adoption
- The Maple Heritage Conservation District Plan Update is comprised of two phases: the Study and the Plan (see Attachments 3-4)

### **Recommendations**

1. THAT the information outlined in this report and the staff presentation of the Maple Heritage Conservation District Plan Update, set out in Attachment 2, be RECEIVED.

### **Background**

A Heritage Conservation District Study and Plan for the Village of Maple were prepared in 2005 by Philip Carter and Paul Oberst, and adopted in 2007. Since that time there have been a number of policy and legislative changes which have and continue to have influence on planning decisions.

In spring 2020, the City of Vaughan commenced a comprehensive update to the 2007 Maple Conservation District ('MHCD') Plan. The initiative was undertaken in two phases. The first phase was an update to the MHCD Study, and the second phase was an update to the 2007 MHCD Plan, including the design guidelines. This presentation provides a comprehensive update of both documents and will form the MHCD Plan Update (2022) by introducing a new "District-within-the-District" Plan addressing the new inner boundary of the Village of Maple Core.

### **Previous Reports/Authority**

[Presentation of Phase One "The Study" on 17 February 2021.](#)

[Presentation of Phase Two "The Plan" on 24 November 2021.](#)

### **Analysis and Options**

The 2007 MHCD Plan has provided high-level guidance for development activity in the Maple Heritage District for the last 15 years to protect and conserve the MHCD's heritage and character, amidst the many regulatory and policy changes introduced by the Province of Ontario.

The purpose of the MHCD Plan Update is to build upon the existing MHCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community's long-term vision. Key objectives of the MHCD Plan Update include:

- update the maps of existing cultural heritage resources with information on architectural styles, construction dates, and level of 'contribution' to the MHCD
- address the findings of the SWOT analysis of the 2007 MHCD Plan
- update the list of heritage attributes
- integrate new and updated context for the Plan, including policy frameworks, performance-based design guidelines and policies

The first phase of the MHCD Plan Update was the update to The Study. The MHCD Study Update process commenced in Q1 2020, with the review and mapping of the heritage resources inventory, site walks, Townscape survey, background study and policy review, and the Strengths, Weaknesses, Opportunities and Threats ('SWOT') analysis of the 2007 MHCD Plan.

A public and stakeholder virtual meeting was hosted online in April 2020. The input received, along with the evaluation and gap analysis of the 2007 MHCD Plan, has guided the updated MHCD Study. The updated Study draft was made available online for digital engagement with the community. The comments received from all stakeholders contributed to the compilation of the draft MHCD Plan document that was presented to the Heritage Vaughan Committee in February 2021.

The second phase of the MHCD Plan Update was the update to The Plan. The updated Plan draft was made available online for digital engagement with the community. A subsequent public and stakeholder meeting was hosted in February 2021. The input

received, along with feedback from City staff, guided the final “draft” of the MHCD Plan Update to morph into the “District-within-the-District” MHCD Core Plan. The first “draft” of the MHCD Core Plan document was presented to the Heritage Vaughan Committee in November 2021, and to the public and stakeholders online between December 2021 and February 2022. Final staff and public input were compiled into this package presented herewith.

The key highlights of the MHCD Plan Update are:

- the existing Maple HCD Plan remains unchanged and unaltered, and in full effect
- a reduced area Maple Core HCD is designated atop of the existing MHCD Plan subject to a new by-law and appeal process
- the existing Maple HCD will not have an updated Plan or By-law so it would not be subject to appeal
- the Maple Core HCD has more defined and stronger-enforced policies
- clarification and additional options are provided for ‘appropriate materials’, streetscaping and landscaping, signage and public art
- clearer definition of MHCD architectural styles is provided
- the Maple HCD Plan Update recommends that the City amend the Official Plan to include policies that enable establishment of a Development Permit System (DPS)
- the DPS is a separate planning process that would not occur as part of this MHCD Plan update

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Broader Regional Impacts/Considerations**

None.

### **Conclusion**

The Maple Heritage Conservation District Plan is being updated to build upon the existing MHCD Plan’s past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community’s long-term vision. Cultural Heritage staff recommend that the Committee of the Whole receive the Maple Heritage Conservation District Plan Update documents and presentation, and support staff recommendation for Council to adopt the update under the *Ontario Heritage Act*.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, Development Planning, ext. 8191

### **Attachments**

1. By-law 167-2007 and 168-2007
2. Location Map
3. MHCD Plan: The Study (SWOT Report)
4. MHCD Plan: The Plan

### **Prepared by**

Nick Borcescu, Senior Heritage Planner, ext. 8191

Shahrazad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653

Nancy Tuckett, Director, Development Planning, ext. 8529

### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager