

Cultural Heritage Impact Assessment & Heritage Conservation District Conformity Report  
Village of Maple Heritage Conservation District  
**9575 Keele Street**  
City of Vaughan, Ontario

December 2022



Owner/Proponent  
2704660 Ontario Inc



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**ATTACHMENT 2**  
**9575 KEELE**

## Table of Contents

Table of Figures.....	4
1.0 Executive Summary.....	7
2.0 Qualifications.....	8
3.0 Background.....	8
4.0 Study Rationale and Methodology.....	9
5.0 Legislation and Policy Framework.....	10
5.1 Planning Act.....	10
5.2 Provincial Policy Statement 2020.....	10
5.3 Ontario Heritage Act.....	12
5.3.1 Ontario Regulation 569/22.....	12
5.4 City of Vaughan Official Plan.....	15
5.5 Village of Maple Heritage Conservation District Plan.....	18
6.0 Historical Background.....	19
6.1 History of Vaughan Township.....	19
6.2 History of the Village of Maple.....	19
7.0 Property Description.....	23
7.1 Architectural Description.....	26
8.0 Determining Cultural Heritage Value and Interest.....	34
8.1 Statement of Cultural Heritage Value or Interest.....	35
9.0 Proposed Development.....	36
10.0 Evaluation.....	43

11.0 Recommendation Summary ..... 74  
12.0 Conclusion..... 75  
Bibliography ..... 76  
Appendix 1 ..... 78

## Table of Figures

<b>Figure 1</b> – Detail from Tremaine's Map of the County of York, 1860 (Source: Ontario Historical County Maps Project, University of Toronto Map and Data Library) .....	20
<b>Figure 2</b> - Detail from map of Vaughan Township within the Illustrated Historical Atlas of the County of York. Toronto: Miles & Co., 1878) (Source: Canadian County Atlas Digital Project. McGill University) .....	20
<b>Figure 3</b> - Boundary of Police Village of Maple, 1955 .....	21
<b>Figure 4</b> – Detail from air photo, 1961 with subject property overlaid in yellow. (City of Toronto Archives) .....	21
<b>Figure 5</b> - Boundary of the Village of Maple Heritage Conservation District. (Source: Village of Maple HCD Plan and Guidelines)...	23
<b>Figure 6</b> - Property fabric showing 9575 Keele Street. (Source: City of Vaughan GIS) .....	24
<b>Figure 7</b> - Recent air photo showing 9575 Keele Street. (Source: City of Vaughan GIS) .....	24
<b>Figure 8</b> – Front of subject property viewed from west. (Photo: RHC 2020) .....	25
<b>Figure 9</b> - View of front of subject property from southwest (Photo: RHC 2020) .....	25
<b>Figure 10</b> - Front of principal building. (Image: Google Street View, 2020) .....	26
<b>Figure 11</b> - Rear of principal building (Photo: RHC 2020).....	26
<b>Figure 12</b> - Open gazebo structure near building. (Photo: RHC 2020).....	27
<b>Figure 13</b> - Rear parking area seen from southeast. (Photo: RHC 2020).....	27
<b>Figure 14</b> – (Upper) Gazebo structure; (Middle) Asian style gazebo; (Lower) Garden shed. (Photos: RHC 2020).....	28
<b>Figure 15</b> – (Left) Front door seen from base of stairs; (Right) Front hall stairway over basement stairs. (Photos: RHC 2020) .....	29
<b>Figure 16</b> - Front room. (Photo: RHC 2020) .....	29
<b>Figure 17</b> - Main floor kitchen. (Photo: RHC 2020) .....	30
<b>Figure 18</b> - Main floor fireplace. (Photo: RHC 2020).....	30
<b>Figure 19</b> - Main floor living room. (Photo: RHC 2020) .....	31
<b>Figure 20</b> - Former garage interior. (Photo: RHC 2020).....	31
<b>Figure 21</b> - Upper hall. (Photo: RHC 2020).....	32

<b>Figure 22</b> - Upper bedroom. (Photo: RHC 2020) .....	32
<b>Figure 23</b> - Central basement room. (Photo: RHC 2020).....	33
<b>Figure 24</b> - Basement kitchen. (Photo: RHC 2020).....	33
<b>Figure 25</b> - Basement fireplace. (Photo: RHC 2020) .....	33
<b>Figure 26</b> - Site Plan from Drawing A003 (KFA 2022) .....	36
<b>Figure 27</b> – Semi-Detached West Elevations from Drawing A200 (KFA 2022) .....	36
<b>Figure 28</b> – Semi-Detached East Elevation from Drawing A200 (KFA 2022).....	37
<b>Figure 29</b> - Coloured Elevations from Drawing A203 (KFA 2022).....	37
<b>Figure 30</b> - West elevation of condominium from drawing A205 (KFA 2022) .....	38
<b>Figure 31</b> - East elevation of condominium from drawing A205 (KFA 2022) .....	38
<b>Figure 32</b> - Brick Elevation Details from drawing A207 (KFA 2022).....	40
<b>Figure 33</b> - Building Materials and legend from drawing A800 (KFA 2022).....	40
<b>Figure 34</b> - Landscape Layout Plan (detail MHBC 2022).....	41
<b>Figure 35</b> - Plant Lists (Detail MHBC 2022).....	41
<b>Figure 36</b> - Park bench (Detail from MHBC 2022) .....	41
<b>Figure 37</b> - Lighting samples. (AEC 2022).....	42
<b>Figure 38</b> - Proposed address signage (Detail from drawing A206 KFA 2022) .....	42

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9575 Keele Street (Maple)  
Vaughan, Ontario

## 1.0 Executive Summary

This Cultural Heritage Impact Assessment (CHIA) has been prepared at the request of the owners to assess the cultural heritage value of the property at 9575 Keele Street in the City of Vaughan and to determine if there are any potential impacts to protected heritage property as a result of the proposed redevelopment of the property with two Victorian inspired semi-detached townhouse buildings facing Keele Street and a multi unit residential building with similar heritage character in behind.

The subject property is located within the Village of Maple area of the City of Vaughan on the east side of Keele Street, north of Kelly Place. The property is in the northwest corner of what was originally Lot 17 in Concession 3 of the former Vaughan Township, more recently known as Block 165 in Registered Plan 65M-2433. Air photos indicate that the entire subject property had been part of lands cultivated for agricultural purposes before the construction of the existed residential building in the mid-1970s.

The principal building on the property is a 2-storey, flat roof house form constructed in concrete block and brick veneer in the mid-1970s roughly ten years after the property had been purchased by the Battistella brothers (Domenico, Antonio and Giuseppe) of Battistella Masonry Contracting. The property was converted for use in 1995 by the Khmer Buddhist Temple of Ontario. The property also contains three roofed, gazebo-like garden structures and one small, detached gable roof shed. Based on air photos from the 1970s onward, any mature trees seen on the property today were planted during and after construction of the Battistella house or by the Buddhist Temple of Ontario after 1995.

None of the buildings on the property have been recognized or listed as built heritage resources on the City of Vaughan's Register of Properties of Cultural Heritage Value. However, the subject property has been designated under Part V of the Ontario Heritage Act since 2008 as it is within the boundary of the Village of Maple Heritage Conservation District (HCD) through City of Vaughan By-Law No.167-2007.

Provincial policy requires that for communities to intensify their residential areas development must be carried out in ways that do not negatively impact significant built heritage resources and that conserve cultural heritage landscapes.

RHC is of the opinion that none of the existing buildings at 9575 Keele Street are built heritage resources nor do they contribute to the cultural heritage value of the Village of Maple HCD. The proposed demolition of these buildings would not negatively impact the integrity or cultural heritage value of the Keele Street streetscape in the southern section of the HCD.

This Heritage Conservation District Conformity Report has been prepared to assess the proposed development for the property known as 9575 Keele Street in the Village of Maple Heritage Conservation District for conformity with the District Plan guidelines. RHC is of the opinion that the proposed design for the redevelopment of the property with two Victorian inspired semi-detached townhouses facing Keele Street and a multi unit residential building with similar heritage character in behind has been designed largely in conformity with the Village of Maple HCD design guidelines.

## 2.0 Qualifications

Robinson Heritage Consulting (RHC) has specialized in the assessment and preparation of various heritage conservation reports over the past two decades. The author is both a past and current member of the Board of Directors for the Canadian Association of Heritage Professionals (CAHP), a member of the Board of Directors for the Architectural Conservancy of Ontario for Cambridge and North Dumfries and heritage expert witness in several cases with the Conservation Review Board, the Ontario Municipal Board and the Ontario Land Tribunal. A curriculum vitae and project list has been attached to this document.

## 3.0 Background

The property at 9575 Keele Street is included within the boundaries of the Village of Maple Heritage Conservation District (VMHCD) just outside the southern border of the original Police Village of Maple. The Village of Maple HCD was established in 2007 to protect and preserve the heritage character of the small village which is one of four small historic communities found within the City of Vaughan.

The subject property is a small portion of the northwest corner of Lot 17 in Concession 3 of the former Township of Vaughan. The subject property parcel was created after 1975 from the larger agricultural lot that was under agricultural cultivation prior to the subdivision. Keele



Street (Regional Road No.6) at this point in the District is a wide, four lane main artery with modern curbs and sidewalks. The public boulevard is largely unplanted (other than sod) or planted with immature trees so there is no tree canopy at the street. There is no consistency in the planting along this part of Keele Street on private properties. The subject property has a number of maturing trees, planted after 1975, on the lot and these are identified in the Tree Inventory Plan.

Located walking distance from the commercial District in the heart of the village at Major Mackenzie Drive and Keele Street, the subject property is surrounded largely by residential properties both single and multi-unit to the north and south, an auditorium (former school), public park across the street to the west and conservation lands to the north and east managed by the Toronto Region Conservation Authority. There are no significant heritage properties immediately adjacent to or close by the subject property.

The existing dwelling is a mid-1970's single family home that has altered to accommodate a later use as a centre for religious gatherings.

## 4.0 Study Rationale and Methodology

This Cultural Heritage Impact Assessment (CHIA) was undertaken according to guidelines set out in the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industry's booklet "Heritage Resources in the Land Use Planning Process" from the Ontario Heritage Toolkit.

According to these guidelines a Heritage Impact Assessment is a study that:

- evaluates the significance of a cultural heritage resource;
- determines the impact that a proposed development or site alteration will have on a cultural heritage resource;
- recommends an overall approach to the conservation of the cultural heritage resource.

Section 6.2.4 of the City of Vaughan Official Plan provides direction as to the City's ability to require a Cultural Heritage Impact Assessment.

RHC conducted research using archival and secondary source material gathered from the City of Vaughan Archives, online resources, land registry records, historical county atlas and other historic maps. A site inspection and exterior photographic documentation was undertaken by Robinson Heritage Consulting on September 26, 2019.

## 5.0 Legislation and Policy Framework

### 5.1 Planning Act

Part 1, Section 2 of the Ontario Planning Act identifies matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. Section 3 of the Planning Act allows the Province to issue policy statements on matters of provincial interest. In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

### 5.2 Provincial Policy Statement 2020

The Provincial Policy Statement (issued under the authority of Section 3 of the Planning Act) was introduced in 2005, updated April 30, 2014 and updated again effect May 1, 2020

PPS (2020), Section 2.0: Wise Use and Management of Resources, states that

*Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage, and archaeological resources for their economic, environmental, and social benefits.*

Policy 2.6.1, in Section 2.6: Cultural Heritage and Archaeology, states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

The 2020 Provincial Policy Statement provides definitions of key terms in the heritage planning process.<sup>1</sup>

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

*Conserved:* means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

*Heritage attributes:* means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).

Heritage attributes may also have what are defined in the federal Standards and Guidelines for the Conservation of Historic Properties in Canada as “character-defining elements” or the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.<sup>2</sup>

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<sup>1</sup> <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

<sup>2</sup> <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

### 5.3 Ontario Heritage Act

Typically, the significance of a heritage conservation district is identified by evaluation criteria that define cultural heritage value or interest to local, provincial, or federal jurisdictions. Criteria to define local cultural heritage significance is prescribed in Ontario Regulation 569/22 made pursuant to section 41(1) (a) of the Ontario Heritage Act.

#### 5.3.1 Ontario Regulation 569/22

Any defined area within a municipality may be designated as a heritage conservation district under subsection 41 (1) of the Ontario Heritage Act if at least 25 per cent of the properties within the defined area satisfy two or more of the following criteria:

1. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
2. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
3. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
4. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

7. The properties have contextual value because they define, maintain or support the character of the district.
8. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
9. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

The assessment of potential impact by development on cultural heritage resources is guided by Ministry of Heritage (MCSTCI) InfoSheet #5 – Heritage Impact Assessments and Conservation Plans contained within Ontario Heritage Tool Kit booklet “Cultural Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005”.<sup>3</sup>

The Ministry of Heritage (MHSTCI) InfoSheet #5 describes “Principles in the Conservation of Historic Properties” as:

**Respect for Documentary Evidence**

Do not base restoration on conjecture.

**Respect for Original Location**

Do not move buildings unless there is no other means to save them.

**Respect for Historic Material**

Repair/conservate rather than replace building materials and finishes, except where necessary.

**Respect for Original Fabric**

Repair with like materials.

**Respect for the Building’s History**

Do not restore to one period at the expense of another period.

**Reversibility**

Alterations should allow a resource to return to its original conditions.

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<sup>3</sup> [http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_Heritage\\_PPS\\_infoSheet.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf). As indicated above, the Provincial Policy Statement was updated in 2020.

### **Legibility**

New work to be distinguishable from old.

### **Maintenance**

With continuous care, future restoration will not be necessary.

Negative impacts on a cultural heritage resource identified in MHSTCI InfoSheet #5 include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

MHSTCI InfoSheet #5 recommends methods of minimizing or avoiding a negative impact on a cultural heritage resource. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanism

#### 5.4 City of Vaughan Official Plan<sup>4</sup>

Section 6 of the City of Vaughan Official Plan contains policies for the conservation of cultural heritage resources.

6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.2.2.5. To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural heritage impact assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

a. the proposed alteration or addition requires:

- i. an Official Plan amendment;
- ii. a Zoning By-law amendment;
- iii. a Block Plan approval;
- iv. a Plan of Subdivision;
- v. a minor variance;
- vi. a Site Plan application; or

b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.

6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

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<sup>4</sup> City of Vaughan Official Plan, 2010, Volume 1 (As Approved by the Ontario Municipal Board) 2019 Office Consolidation.

a. Good heritage conservation practices;

**GOOD HERITAGE  
CONSERVATION  
PRACTICE**

Is the approach to conserving a cultural heritage resource generally accepted by professionals engaged in the work and is set out in the following documents:

- a. UNESCO and International Council on Monuments and Sites (ICOMOS) Conventions and Charters – Venice, Appleton, Washington and Burra;
- b. Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;
- c. The Ontario Ministry of Culture's eight guiding principles in the conservation of built heritage properties; and
- d. The respective Heritage Conservation District Plan or guidelines in which the property is located, if the property is designated under Part V of the Ontario Heritage Act.

[...]

e. new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:

- i. being similar in height, width, mass, bulk and disposition;
- ii. providing similar setbacks;
- iii. using like materials and colours; and
- iv. using similarly proportioned windows, doors and roof shape.



6.2.4.1. That Cultural heritage impact assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:

- a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;
- b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and
- c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.

6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.

6.3.2.4. That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

6.3.2.5. That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan.

## 5.5 Village of Maple Heritage Conservation District Plan

The Village of Maple Heritage Conservation District (VMHCD) has been developed using three consecutive volume documents, being:

Volume 1 - Inventory of Properties within the Maple HCD (2005)

Volume 2 - Village of Maple HCD Study (2006)

Volume 3 - Village of Maple HCD Plan (2007)

The first two volumes were carried out in preparation for the Village of Maple HCD Plan which was approved by the City of Vaughan through By-law 167-2007 which was registered on the title of each property within the approved HCD boundary in 2008.

## 6.0 Historical Background

### 6.1 History of Vaughan Township

Vaughan Township was created when Upper Canada was divided into townships to better manage the planned settlement. The Township was named in 1792 for Benjamin Vaughan, one of the peace negotiators for the end of the American War of Independence. The Township would be later surveyed and divided into land parcels with lot numbers and concession roads established.

The township was slow to settle with only 54 people recorded in the township in 1800 with most of these settlers being Pennsylvanian Germans. With the end of the War of 1812, a large number of British migrants arrived settling all arable land by 1840 with a recorded population of 4,300. The largest of the settlements were Thornhill and Woodbridge with smaller villages like Maple becoming established.

### 6.2 History of the Village of Maple

The area of the current historic Village Maple was first settled in the late 18<sup>th</sup> century by Pennsylvanian Germans followed by a large influx of British settlers by 1825. At that time, the largest settlements in what is now the Maple area were Sherwood and Teston.

The Noble family settled in the area near the current location of the intersection of Major Mackenzie Drive and Keele Street with Joseph Noble becoming the first postmaster for the area and the settlement became known as Noble's Corners.

Keele Street was dominated by marsh land and could be difficult to traverse so many travellers found alternate routes which kept population growth low.

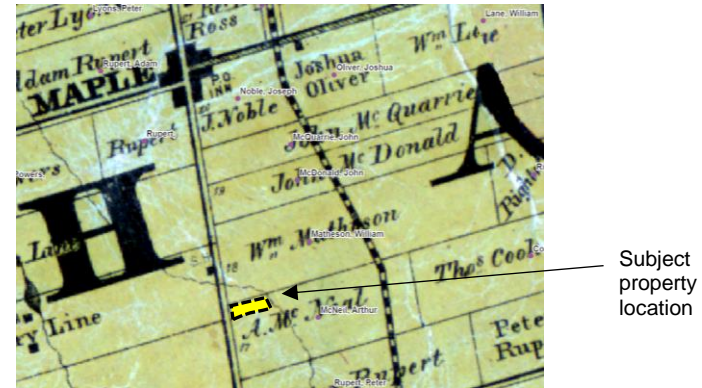
As the village population grew the name of the village was changed to Rupertsville to honour respected community member, Dr. Rupert followed by the later renaming of the village to Maple which is thought to have been inspired by the maple trees lining Keele Street.

Land was being purchased by 1855 for the Ontario Simcoe and Huron Rail Company which would then be under the ownership of the Northern Railway. By the late 19<sup>th</sup> century, the commercial district was growing and boasted a funeral parlour, hotel, hardware store,

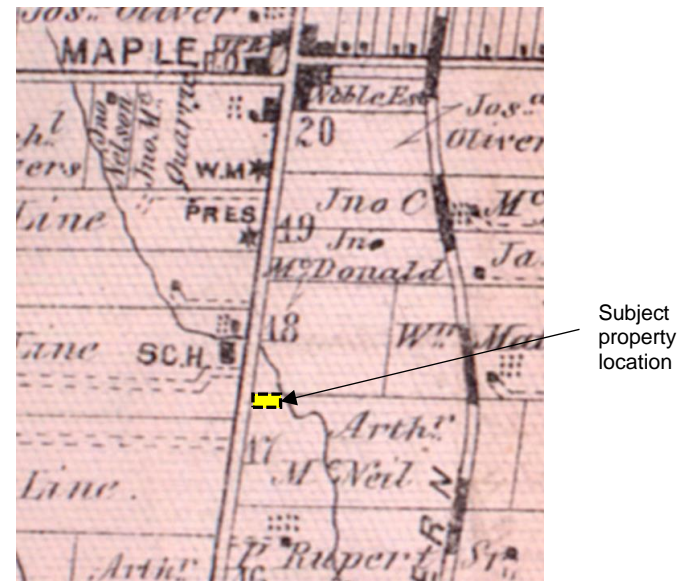
harness shop, pump factory, rope factory and sawmill and just after the turn of the 20<sup>th</sup> century the number of residences was approximately 100 and the Sterling Bank had opened in the commercial core. As the heart and meeting place of the community, at that time, a number of churches including St. Andrew's Presbyterian (1832), St. Stephen's Anglican Church 1835 and Maple United Church (originally Methodist, 1870) were constructed.

The location of the property parcel that is now known as 9575 Keele Street is in what was the northwest corner of Lot 17 in Concession 3 of the former Vaughan Township. Lot 17 is shown on Tremaine's Map of the County of York in 1860 with Arthur McNeil as landowner (Figure 1). The map of Vaughan Township within the Illustrated Historical Atlas of the County of York published in 1878 (Figure 2) shows a similar ownership in the west half of Lot 17.

**Figure 1** – Detail from Tremaine's Map of the County of York, 1860 (Source: Ontario Historical County Maps Project, University of Toronto Map and Data Library)



**Figure 2** - Detail from map of Vaughan Township within the Illustrated Historical Atlas of the County of York. Toronto: Miles & Co., 1878) (Source: Canadian County

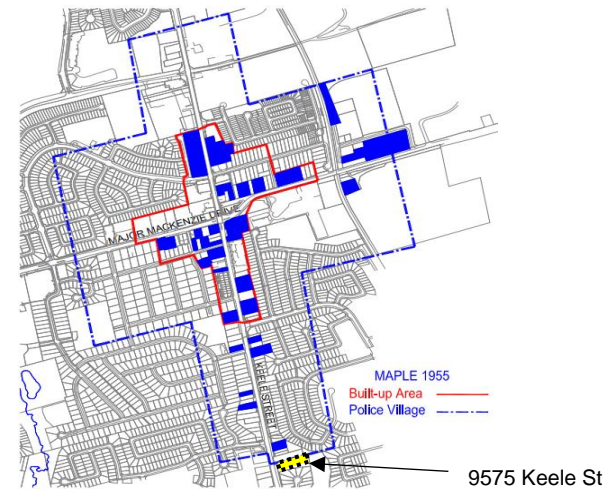


The Police Village of Maple was established in 1928 which grew and mature until in 1955 it boasted a small airport which was eventually closed.

A map of the Police Village of Maple in 1955 shows that the subject property is located just south of the southern boundary of the Village (Figure 3).

The subject property appears as part of cultivated agricultural lands (a large field) on the east side of Keele Street in air photos from 1961 (Figure 4) until at least 1975.<sup>5</sup> The exact construction date of the existing dwelling on the subject property has not been confirmed but would have occurred after 1975 and before 1988 when Domenico and Giannina Battistella sold the parcel to the Khmer Buddhist Temple of Ontario in 1988.

**Figure 3** - Boundary of Police Village of Maple, 1955



**Figure 4** - Detail from air photo, 1961 with subject property overlaid in yellow. (City of Toronto Archives)



<sup>5</sup> <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/aerial-photographs-1961/>

### 6.3 Land Title and Ownership Summary<sup>6</sup>

Captain Daniel Cozens received the patent from the Crown for the entire Lot 17 within Concession 3 of the Township of Vaughan in the County of York in 1798. By 1806 the lot had changed hands until being sold by Thomas B. Gough to Conrad Grom. In 1845 Grom and his wife sold the west half of the Lot 17 to James Braithwaite who sold to Arthur McNeil in 1850. Arthur McNeil's will transferred ownership of the west half of Lot 17 to his son James McNeil in 1882. 66 years later James McNeil's executor granted the west half of Lot 17 to Rosie and Samuel Winger in 1948. Eileen Brice purchased the property from the Wingers in the following year and then sold to Geneva Sheets and William F. Miller in 1953. Miller and his wife Viola purchased 48.63 acres of the west half of the lot in 1960 and sold the same parcel to Domenico, Antonio and Giuseppe Battistella in 1965. In the same year, the Battistella brothers received a mortgage from William F. Miller in the amount of \$80,000. The Battistella brothers sold the property to Constellation Development Incorporated in 1986 and two years later Domenico and Giannina Battistella purchased what was likely the subject property parcel from

Constellation Development Inc and sold this parcel to the Khmer Buddhist Temple of Ontario in 1988. The Khmer Buddhist Temple of Ontario sold the subject property to GBL Home Incorporated in 2018 who sold the subject property to current owner (2706440 Ontario Inc) in 2019.

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<sup>6</sup> See Appendix 2 for a table of selected entries from the land title abstract.



## 7.0 Property Description

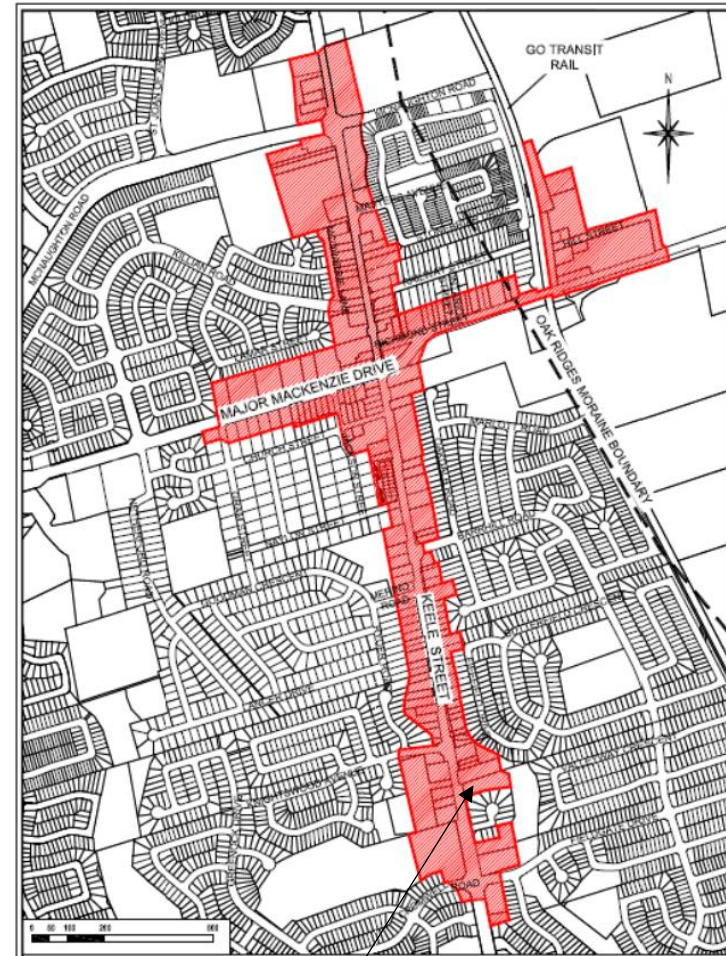
The subject property is located within the Maple area of the City of Vaughan on the east side of Keele Street, north of the Kelly Place subdivision. 9575 Keele Street is within the southern section of the Village of Maple Heritage Conservation District (Figure 5).

The subject property has been described legally as follows:

Part Lot 17, Concession 3

Block 165 of Registered Plan 65M-2433 (Note: The City of Vaughan PlanIT mapping website incorrectly describes the legal description as being part of Lot 18.)

**Figure 5** - Boundary of the Village of Maple Heritage Conservation District. (Source: Village of Maple HCD Plan and Guidelines)



9575 Keele Street

9575 Keele Street is an irregular shaped lot with an area of 5200 m<sup>2</sup> (0.52 hectares) or 1.28 acres (Figure 6).

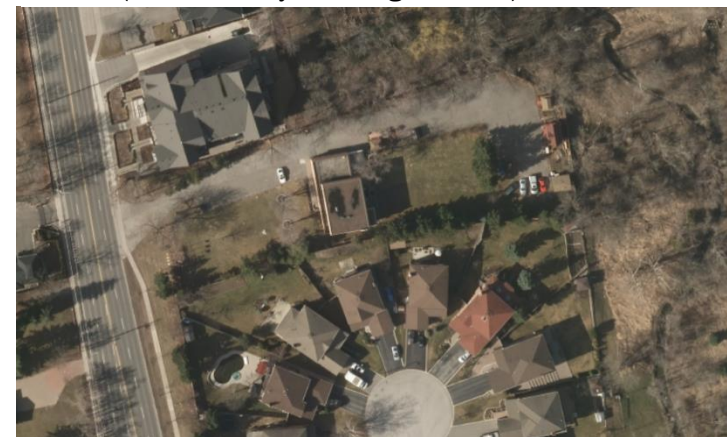
Located walking distance from the commercial district in the heart of the village at Major Mackenzie Drive and Keele Street, the subject property is surrounded largely by residential properties both single and multi-family to the north and south, an auditorium (former school), public park across the street to the west and conservation lands to the north and east managed by the Toronto Region Conservation Authority. There are no significant heritage properties immediately adjacent to or close by the subject property.

A detached, 2-storey, flat roof residential building<sup>7</sup> (267.5 m<sup>2</sup>) is located in the centre of the property (Figures 6 and 7) and three gazebo-like garden structures and one storage shed are in the rear of the property. A wide asphalt driveway runs along the north side of the main building leading to a parking area behind the house.

**Figure 6** - Property fabric showing 9575 Keele Street. (Source: City of Vaughan GIS)



**Figure 7** - Recent air photo showing 9575 Keele Street. (Source: City of Vaughan GIS)



<sup>7</sup> In this CHIA report the main building is referred to as a house or dwelling even though the property had been converted for use in the 1990s by the Khmer Buddhist Cultural Community.



The Tree Inventory Plan (Appendix 2) shows a number of mature trees that are prominent in the front portion of the property (i.e. elm, silver maple, basswood and spruce) (Figures 8 and 9), The Tree Inventory Plan states that two of the spruce trees on the right in both photos would be retained by the proposed development as well as many more trees along the side yard property lines would be retained by the development.

There is significant tree cover in the conservation lands to the north and east of the subject property.

**Figure 8** – Front of subject property viewed from west. (Photo: RHC 2020)



**Figure 9** - View of front of subject property from southwest (Photo: RHC 2020)



## 7.1 Architectural Description

### Building - Exterior

The subject property contains one residential dwelling building and several ancillary structures at the rear of the lot.

The entire front of the residential building is difficult to fully view and photograph from Keele Street and the front yard especially when the trees are in full leaf (Figure 10).

The building has two-storeys with a flat roof and a short, metal-clad roof skirt. The front elevation is clad with a mixed veneer patchwork of grey angelstone and darker, irregular shaped units simulating fieldstone. The front door is within an inset front porch. There are no architectural details that define or otherwise stand out.

The single-storey, flat roof north wing of the building appears to have been built originally as a three-car garage with the garage doors on the north elevation. The garage doors were subsequently filled in to become man doors and windows. The garage roof is a patio with a thin metal balustrade.

The rear of the building (Figure 11) has little architectural merit as well as having a secondary structure build off of the basement level that is in very poor condition as it was constructed more as a lean to and of substandard materials and standards (seen on the right of Figure 12).

**Figure 10** - Front of principal building. (Image: Google Street View, 2020)



**Figure 11** - Rear of principal building (Photo: RHC 2020)



The gardens contain several gazebo style structures of varying condition that have little relation to the architecture of the dwelling while the rear of the property is paved and clearly used for parking (Figure 13). The view from the rear of the property back toward the house illustrates the under utilized and neglected state as well as shows many of the maturing trees.

**Figure 12** - Open gazebo structure near building.  
(Photo: RHC 2020)



**Figure 13** - Rear parking area seen from southeast.  
(Photo: RHC 2020)





Two other gazebo structures and a garden shed (Figure 14) are located toward the rear of the property. There is a distinct Asian influence to the gazebos and surrounding garden that was perhaps installed during the ownership of the Buddhist congregation.

**Figure 14** – (Upper) Gazebo structure; (Middle) Asian style gazebo; (Lower) Garden shed.  
(Photos: RHC 2020)



## Building - Interior

### Front Hall

The front hall is over-proportioned for the square footage of the dwelling and contains both the curved staircase up to the second floor and the staircase to the basement level floor (Figure 15). The 1970's and 80's saw a number of revival designs that tried to capture elements of heritage architecture resulting in less than notable designs that were generally out of context and proportion as is this particular example. The treads of the stairs are deeper than usual to accommodate the desire for the sweeping stair and curved wall.

The room shown in Figure 16 is located off to the right of the front entry hall and may have been used as a study and may well have been divided from the room behind.

**Figure 15** – (Left) Front door seen from base of stairs; (Right) Front hall stairway over basement stairs. (Photos: RHC 2020)



**Figure 16** - Front room. (Photo: RHC 2020)



## Main Floor

The main floor kitchen (Figure 17) is located toward the back of the main floor and consists of oak style cabinetry that could be dated anywhere from the late 1970's through to the 1990's. The harvest gold dishwasher, flooring and backsplash were popular in the 1970's.

## Main Floor Living and Dining Room

The living room (Figure 18) has a full wall of anglestone not unlike that which is seen on the front of the house - a mixed veneer patchwork of long and thin, grey angelstone and darker, irregular shaped units simulating fieldstone. The projecting central fireplace has battered walls and is flanked with windows looking out into the back yard. The style and materials suggest that this wall is an original feature.

**Figure 17** - Main floor kitchen. (Photo: RHC 2020)



**Figure 18** - Main floor fireplace. (Photo: RHC 2020)





This large area (Figure 19) is to the left of the front door and is a simple, tiled floor area with no architectural detail. The opening that can be seen at the far end of the room was likely a closed doorway original to the house as it leads to what was originally the garage.

### Garage

The original garage interior (Figure 20) is now being accessed through a large opening in the living room wall and down a staircase. Garage doors have been infilled with wall, windows and man doors. A drop ceiling has been added but the concrete floor remains. This renovation likely happened during the ownership of the Khmer Buddhist Temple of Ontario.

**Figure 19** - Main floor living room. (Photo: RHC 2020)



**Figure 20** - Former garage interior. (Photo: RHC 2020)



## Upper Hall

Like the front entry hall, the upper hall (Figure 21) encompasses a large amount of the overall square footage of the dwelling. There are a number of bedroom and bathroom doors off the central hall which is guarded with oak balusters and handrail. An overhead framed in skylight through the flat roof lights the stairway space and a set of patio doors opens onto the front balcony. The upper flooring is hardwood strip.

## Bedrooms

The bedrooms on the second floor (Figure 22) are unremarkable and tend to have one window that is likely a replacement with horizontal slider sashes and does not complement the 1970's architecture. The closets have contemporary bifold doors and hardwood strip floors.

**Figure 21** - Upper hall. (Photo: RHC 2020)



**Figure 22** - Upper bedroom. (Photo: RHC 2020)





## Basement Level

The basement level is accessed by the curved staircase below the main stairway in the front entry hall and arrives in a large space with brick walls and a supporting column (Figure 23). This room has tiled floors.

There is a second kitchen on this level (Figure 24) with oak cabinetry that may be original but could be dated anywhere from the 1970's through to the 1990's. The same parquet flooring is in this area of the lower level.

The “recreation room” (Figure 25) is toward the back of the house centred under the living room and has wood paneling and an anglestone fireplace with a woodburning stove insert. The fireplace masonry is clearly original to the house design as are the parquet floors. The main floor and basement fireplaces are stacked to share the same chimney.

**Figure 23** - Central basement room.  
(Photo: RHC 2020)



**Figure 24** - Basement kitchen.  
(Photo: RHC 2020)



**Figure 25** - Basement fireplace.  
(Photo: RHC 2020)



## 8.0 Determining Cultural Heritage Value and Interest

The following criteria (in the left column of the table below) are prescribed by Ontario Regulation 569/22 under the Ontario Heritage Act for determining cultural heritage value or interest. In the opinion of Robinson Heritage Consulting, the property known as 9575 Keele Street in the City of Vaughan, has no cultural heritage value, does not merit individual designation under Part IV of the Ontario Heritage Act and is not a property that contributes to the cultural heritage value of the Village of Maple Heritage Conservation District.

<p>The property has <b>design value or physical value</b> because it...</p> <ol style="list-style-type: none"> <li>1. ...is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,</li> <li>2. ...displays a high degree of craftsmanship or artistic merit,</li> <li>or</li> <li>3. ...demonstrates a high degree of technical or scientific achievement.</li> </ol>	<p>9575 Keele Street has no <b>design value or physical value</b> because it does not meet criteria 1, 2 or 3 of O. Reg. 569/22.</p>
<p>The property has <b>historical value or associative value</b> because it...</p> <ol style="list-style-type: none"> <li>4. ...has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,</li> <li>5. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</li> </ol>	<p>9575 Keele Street has no <b>historical value or associative value</b> because it does not meet criteria 4, 5 or 6 of O. Reg. 569/22.</p>

<p>6. ...demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p>	
<p>The property has <b>contextual value</b> because it,</p> <p>7. ...is important in defining, maintaining, or supporting the character of an area,</p> <p>8. ...is physically, functionally, visually, or historically linked to its surroundings, or</p> <p>9. ... is defined by, planned around or is itself a landmark.</p>	<p>9575 Keele Street has no <b>contextual value</b> because it does not meet criteria 7, 8 and 9 of O. Reg. 569/22.</p>

### 8.1 Statement of Cultural Heritage Value or Interest

No statement of cultural heritage value has been prepared as no features of the subject property have architectural/design value, historical/associative value or contextual value within the Village of Maple Heritage Conservation District.

## 9.0 Proposed Development

The proposed development design (Appendix 2) would replace the mid-1970's single family dwelling with two 2-storey Victorian inspired semi-detached townhouse homes with a three-storey multi residence building in behind them (Figure 26). The design team consulted with City of Vaughan Heritage Planning and Urban Design staff and with RHC throughout the process to produce a design that achieved the development goals of an architectural design that enhanced the heritage character of the Village of Maple HCD.

The development's massing is broken into two separate residential buildings along Keele Street with a third multi-unit building in behind to make it better fit into the District. Architecturally, the two semi-detached townhouses draw inspiration from typical Victorian vernacular residential design in Maple. (Figures 27, 28 and 29) as outlined in Section 9.0 of the Village of Maple HCD Plan. Details include L- plan gable roofed two storeys with stone appearance foundations, biochromatic brick cladding (red body with buff brick detail) and two-over-two windows with brick skewback arches and stone sills, entrance doors with transom or sidelight and transom and full front porches and building materials and finishes recommended in the VMHCD Plan.

Figure 26 - Site Plan from Drawing A003 (KFA 2022)

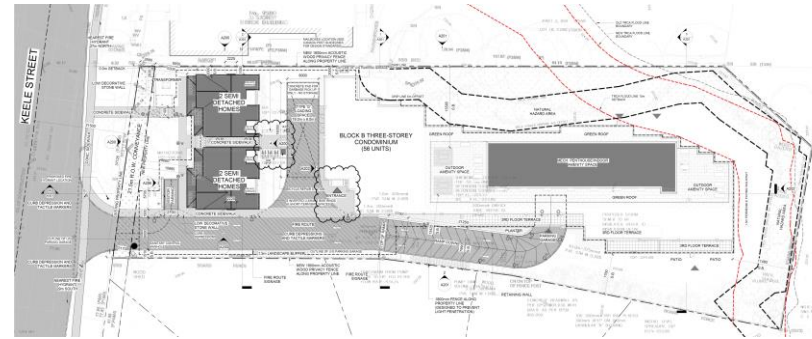


Figure 27 – Semi-Detached West Elevations from Drawing A200 (KFA 2022)



The proposed development engages the streetscape better than the 1970's residence by replicating a similar setback to that found throughout the district with residence entrances directly facing the street while the overall design of two separate semi-detached townhouses residences provide rhythm to the streetscape while the multi unit building provides density for the site.

The rear elevations of the semi-detached townhouses include rooftop terraces for amenity space with the gable roofline as so not to interrupt the side gable elevations. Otherwise, the Victorian inspired detail continues on all four elevations.

The multi unit building shape has been guided by the recommended footprint provided by City of Vaughan Urban Planning staff, the requirements for meeting the 45-degree angular plane as well as restrictions on the site from the Toronto Regional Conservation Authority (TRCA). Ultimately the footprint of the buildings is of its time and is subservient to the two semi-detached dwellings from the street. The elevations of the multi unit building have a rhythm of regularly spaces one-over-one windows with brick flat arches and stone sill as well as some articulation and visual interest utilizing the same materials and colour palette as the semi-detached townhouses dwellings.

**Figure 28** – Semi-Detached East Elevation from Drawing A200 (KFA 2022)



**Figure 29** - Coloured Elevations from Drawing A203 (KFA 2022)





The west elevation is the front of the multi unit condominium building and includes the entry and lobby area on the right side of the distinct entry. The centre door is distinguished with a flat cantilevered door hood with industrial inspired supports. The glazing of this entry is inspired by heritage store fronts .

On this elevation the windows, pilasters, coping, cornice and buff brick details provide rhythm and animation across the elevation both horizontally and vertically. The materiality and palette support the Victorian inspired semi-detached townhouses.

The east elevation is the rear of the building which continues the same architectural features, materiality and colour palette. While not visible from the street or most neighbouring properties the rear appears to be four stories in height as the land slopes significantly. The lower level is also in part the parking level.

**Figure 30** - West elevation of condominium from drawing A205 (KFA 2022)



**Figure 31** - East elevation of condominium from drawing A205 (KFA 2022)



## Brick Detailing

A sand molded heritage style red brick (Beldon Brick Belcrest 730) will be the body of the buildings with a sand molded heritage style buff brick (Beldon Brick Lakeshore Blend) for quoins and pattern details will be used in keeping with the rich tradition of masonry in the Village of Maple.

Brick detailing shows a cornice with dentils, parapets at balconies topped with glazing to provide both interest and uninterrupted rhythm of windows and doors. Details provided in limestone and buff brick over red brick body.

The cornice coping on the condominium provides some visual interest and breaks up expanses of wall horizontally whereas the pilasters provide rhythm and vertical animation on the elevations.

Skewback jack arches are to top all doors and windows.

## Windows and Entries

All windows are wooden double hung with aluminum clad exteriors and door are similar wood or wood and glazing. The proposed entrance doors of Victorian inspired semi-detached townhouses buildings include doors with transoms and/or sidelights. The doors will be half glazed. They are located at the

front facing the street and are accessed front the front porch. All glazing will be clear.

The multi-unit building includes glazed doors onto terraces to be more in keeping with the windows and not draw attention by being solid. Windows are traditional wood double hung with aluminum covered exteriors. All glazing will be clear.

The lobby entrance to the multi -unit building as proposed is reminiscent of a commercial storefront with heritage storefront style glazing framed out with Hardietrim. Repeating panel base with significant 'wood' pilasters and entablature to provide rhythm and anchoring for this important aspect of the design.

All non masonry elements are to be painted in Benjamin Moore historic palette Monterey White (HC 27).

This aspect of the proposed development is in compliance with the District Plan.

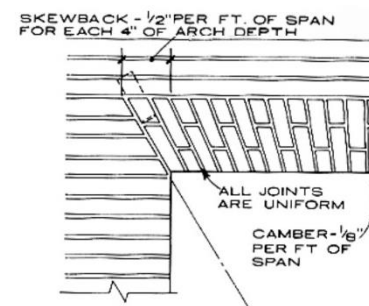
## Porches

The proposed Victorian vernacular inspired semi-detached townhouses buildings include porches with hip roofs. The porches are to be constructed with traditional square columns chamfered with proportionate base, shaft, capital and entablature and tongue and groove wood-like porch ceiling. The balusters are square with chamfering. All non masonry elements are to be painted in Benjamin Moore historic palette Monterey White (HC 27).

**Figure 32** - Brick elevation details from drawing A207 (KFA 2022)



**Figure 33** - Building material samples from drawing A800 (KFA 2022); (bottom image) Diagram of a proper skewback jack arch in brick (Image from Woodbridge HCD Plan).



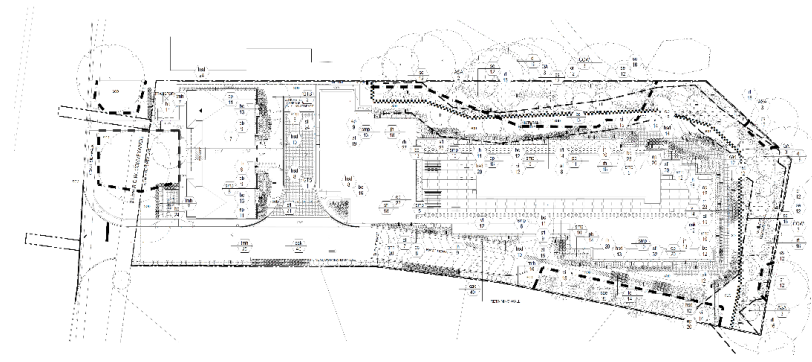


## Landscaping

Landscaping includes hardscaping in the form of sidewalks connecting the semi-detached townhouses and multi-unit building to the public sidewalk for safe and efficient pedestrian use and soft landscaping that include a variety of native trees, shrubs and perennials.

The public benches provide seating in a traditional form which further supports the historic feel of the space.

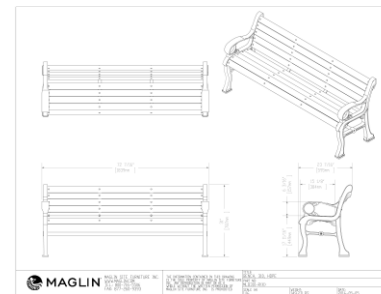
**Figure 34 - Landscape Layout Plan (detail MHBC 2022)**



**Figure 35 - Plant Lists (Detail MHBC 2022)**

PLANT LIST		PLANT LIST - RESTORATION			
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...	1	...
2	...	2	...	2	...
3	...	3	...	3	...
4	...	4	...	4	...
5	...	5	...	5	...
6	...	6	...	6	...
7	...	7	...	7	...
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49	...	49	...	49	...
50	...	50	...	50	...

**Figure 36 - Park bench (Detail from MHBC 2022)**



## Lighting

Lighting both post and bollard will be a simple Victorian inspired lantern style to complement the architecture.

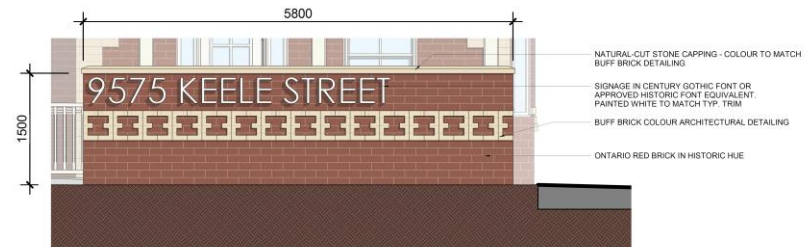
## Signage

The street address will be displayed on a ground sign parallel to Keele Street and will be constructed in brick with detailing that matches the proposed buildings with a precast stone cap and will be in a garden setting.

**Figure 37** - Lighting samples. (AEC 2022)



**Figure 38** - Proposed address signage (Detail from drawing A206 KFA 2022)



## 10.0 Evaluation

The proposed development has been assessed using the Village of Maple Heritage Conservation District Plan (VMHDCP) Volume 3 as it is located at the southern portion of the District boundary. The applicable sections of the District Plan are tabled below along with the assessment discussion and comment on whether the proposed development is in compliance. Sections that are not addressed are not applicable to this particular development due to the type or location. The numbering and headings below correspond directly to the VMHCDP and can be found within that document.

### 2.0 Heritage Character and Heritage Statements

As the property contains a non-heritage building and structures and a new development within the District, Sections 2.4.3, 2.4.4. and 2.4.5. apply.

#### 2.4.3. Objectives for Non-Heritage Buildings

#	Guideline	Assessment
1	To retain and enhance complementary characteristics of non-heritage buildings.	The existing building and structures located on the subject property are not listed on the City of Vaughan's Register of Properties of Cultural Heritage Value and are not identified in the VMHCD (Vol 1) Inventory. Furthermore, the findings of the CHIA (RHC, Nov 2020) determined there was no cultural heritage value or interest in the building and structures on the subject property and therefore would not be considered

		heritage buildings. This aspect of the proposed development is in compliance with the District Plan.
2	To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District.	The proposed development does not retain the existing building as its extreme setback, design and condition does not lend itself to either intensification or improvement that would enhance the heritage character of the District. This aspect of the proposed development is in compliance with the District Plan.

#### 2.4.4 Objectives for Landscape/Streetscape

#	Guideline	Assessment
1	To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.	The proposed development has a setback closer to the street than the existing 1970's dwelling which would create a setting more in keeping with the village setbacks and will be landscaped with small shrubs, tree and perennials typical of front yards along the streetscape in the historic neighbourhood. This aspect of the proposed development is in compliance with the District Plan.

2	<p>To preserve trees and mature vegetation and encourage the planting of species characteristic of the District, where possible. Native urban-tolerant trees are preferred; however, non-native species with compatible forms and characteristics should be allowed in recognition of the harsher urban conditions that now exist.</p>	<p>The subject property was under agricultural cultivation until the mid-1970's with no visible trees (in air photos from the early 1970's) on the lot. The trees and shrubs on the lot have been planted since the single-family dwelling was built in the mid-1970's; some are native species, but many are non-native species. Several trees, in particular, along the streetscape have been identified by the City as preferred for retention, to this end the driveway was relocated to the south edge of the lot and protections for the roots of these trees are planned for. Other trees will be retained as condition and construction permits and the landscape plans call for a significant number of native trees, shrubs and perennials. Trees around the perimeter and rear of the lot are planned for retention wherever possible. The landscape plan calls for numerous native deciduous and coniferous trees, shrubs and perennials. This aspect of the proposed development is in compliance with the District Plan.</p>
3	<p>To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.</p>	<p>The proposed landscape plan along with the construction of two residential dwelling forms with shallower front setbacks than the 1970's dwelling combined enhance the heritage character of the street and is in keeping with adjacent properties the development immediately to the north and is walking distance to the commercial core. This aspect of the</p>

		proposed development is in compliance with the District Plan.
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## 2.4.5 Objectives for New Development

#	Guideline	Assessment
1	To ensure compatible infill construction that will enhance the District's heritage character [...]	The proposed development has a setback closer to the street than the existing 1970's dwelling which is more in keeping with setbacks of many of the historic properties. The two Victorian vernacular inspired semi-detached townhouses buildings along the street have porches and entrances that face Keele Street which enhances neighbourhood feel of the Village of Maple. This aspect of the proposed development is in compliance with the District Plan.
2	[...] and complement the area's village-like, human scale of development, [...]	The proposed development is 2.5 storeys in the semi-detached townhouses units along Keele Street at the front (west) of the lot with walk-up entrances facing the street. The permeable walkways edged with garden beds encourage pedestrian activity and continues between the two, semi-detached townhouses to access the 3-storey condominium building in behind. From the street, the viewer first sees the 2.5-storey units while the 3-storey condominium would not likely appear taller in perspective. This aspect of the proposed development is in compliance with the District Plan.

3	[...] promoting densities sufficient to secure the District's future economic viability.	The proposed semi-detached townhouses and condominium building development increases the density on the existing lot in keeping with the development immediately to the north and is also walking distance to the commercial core. This aspect of the proposed development is in compliance with the District Plan.
4	To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.	The proposed development is both sympathetic and compatible on the streetscape in which it is located as well as in the District as a whole. The two Victorian vernacular inspired semi-detached townhouses buildings along the street with simple condominium in behind meets the contemporary need for increased density that is compatible with the village character. This aspect of the proposed development is in compliance with the District Plan.

### 3.1 Review of Activities in the District

As a new development proposed for the District, Section 3.1.1. applies.

#### 3.1.1 Activities subject to review

#	Guideline	Assessment
3.3.1.	<p>In accordance with section 42.1 of the Ontario Heritage Act, the Goal and Objectives, Policies, and Design Guidelines in this document will be used to review the following types of activities in the District (other than those exempted below). In particular, as it relates to the review and approval of a Heritage Permit application:</p> <ul style="list-style-type: none"> <li>• The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 3.1.2, below. (A 'Structure' is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes.)</li> <li>• All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.</li> <li>• All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations, and street and infrastructure improvements.</li> </ul>	<p>The proponent has commissioned both a Cultural Heritage Impact Assessment (CHIA) and this Heritage Conservation District Conformity Report (HCDCR) in partial fulfillment of their Site Plan Approval Application and Zoning Bylaw Amendment Application. This aspect of the proposed development is in compliance with the District Plan.</p>

	<ul style="list-style-type: none"> <li>• All activities of the municipal and regional governments.</li> </ul>	
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#### 4.0 District Policies - Building and Sites

As the proposed development includes the demolition of a building within the District, Section 4.2.4. applies.

##### 4.2.4. Demolition of Heritage Buildings

#	Guideline	Assessment
4.2.4.	<p>a) The demolition of heritage buildings within a Heritage Conservation District is not supported.</p> <p>b) The City, under the Ontario Heritage Act, may refuse a demolition permit for either an individually designated building or a building located within the District.</p>	<p>The existing building and structures on the subject property are not listed on the City of Vaughan's Register of Properties of Cultural Heritage Value and are not identified in the VMHCD (Vol. 1) Inventory. Further, the findings of this CHIA have determined there is no cultural heritage value or interest in the building and structures on the subject property and therefore would not be considered a heritage building. This aspect of the proposed development is in compliance with the District Plan.</p>

#### 4.3 Non-Heritage Buildings

As the proposed development includes demolition of the existing building and design of a new building, Sections 4.3.1., 4.3.2 and 4.3.3. apply.

#### 4.3.1 Additions and Alterations

#	Guideline	Assessment
4.3.1.	The majority of the properties in the Village of Maple Heritage Conservation District are non-heritage buildings. Some of these properties are good neighbours to the heritage buildings in scale, massing, and design. There are also newer buildings that have been consciously designed to complement the heritage buildings in the village, some of these have been successful.	The existing building and structures on the subject property are not listed on the City of Vaughan's Register of Properties of Cultural Heritage Value and are not identified in the VMHCD (Vol. 1) Inventory. Further, the findings of this CHIA have determined there is no cultural heritage value or interest in the building and structures on the subject property and therefore would not be considered a heritage building. This aspect of the proposed development is in compliance with the District Plan.

#### 4.3.2 Design Approach

#	Guideline	Assessment
4.3.2.	Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: Historical Complementary or Modern Complementary as described in the Guidelines in Section 9.4.	The proposed development has been designed to complement the heritage character of the Village of Maple HCD. This aspect of the proposed development is in compliance with the District Plan.

#### 4.3.3. Demolition of Non-Heritage Buildings

#	Guideline	Assessment
4.3.3.	Generally, the demolition of a non-heritage building is not supported if the building is supportive of the overall heritage character of the District.	<p>The existing building on the subject property is not listed on the City of Vaughan’s Register of Properties of Cultural Heritage Value, are not identified in the VMHCD (Vol. 1) Inventory and the findings of this CHIA has determined there is no cultural heritage value or interest in the building on the subject property and therefore would not be considered a heritage building therefore should be permitted to be demolished.</p> <p>The proposed development has been designed to complement the heritage character of the Village of Maple HCD. This aspect of the proposed development is in compliance with the District Plan.</p>

#### 4.4 New Residential Buildings



As the proposed development includes the design of a new building, Section 4.4.1. applies.

#### 4.4.1 Design Approach

#	Guideline	Assessment
4.4.1.	<p>a) The design of new buildings will be products of their own time but should reflect one of the historic architectural styles traditionally found in the District.</p> <p>b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.</p>	<p>a) The proposed two semi-detached townhouses residences have been inspired by the Victorian vernacular as outlined in Section 9.1.1. The proposed buildings have a gable roofline with open patios tucked in the rear roof slope, exterior walls with a red brick field and buff brick quoins and detailing, stone-like foundation and cast stone details, segmental and flat arched windows and bay windows both with either 1-over-1 or 2-over-2 pane arrangements in wood sashes. The three-storey condominium building takes its design cues from the two semi-detached townhouses residences complementing them with a simpler design using the same materials of red and buff brick and one-over-one windows with brick arches and cast stone sills. This aspect of the proposed development is in compliance with the District Plan.</p> <p>b) The two Victorian vernacular inspired semi-detached townhouses buildings along the street complement the streetscape by eliminating the deep set back of the 1970's dwelling with a new set back similar to the adjacent building which in turn is more consistent with the</p>

	<p>c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.</p> <p>d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.</p>	<p>heritage character of the historic village. This aspect of the proposed development is in compliance with the District Plan.</p> <p>c) The two Victorian vernacular inspired semi-detached townhouses buildings along the street will be largely centred to the north of the driveway allowing more mature trees to be retained. The natural slope of the land will also be maintained with the lower floor of the condominium (parking/residential level) exposed as the land slopes down to the west making the most of the natural landform. Mature trees will be retained wherever possible and numerous new trees (predominately native) both deciduous and coniferous will be planted along with shrubs and perennials. This aspect of the proposed development is in compliance with the District Plan.</p> <p>d) The Victorian vernacular inspired semi-detached townhouses buildings along the street have single family residential massing each with historically appropriate details for the selected architectural style to compliment the existing heritage character of the Village of Maple HCD. The condominium building behind the semi-detached townhouses buildings would be flat roofed and constructed from the same materials as the semi-detached townhouses buildings so that it does not conflict nor compete with the semi-detached townhouses buildings</p>
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	<p>e) Historically appropriate façade heights for residential buildings have been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the District should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.</p>	<p>intended to be the focal point along the street. This aspect of the proposed development is in compliance with the District Plan.</p> <p>e) The proposed Victorian vernacular inspired semi-detached townhouses buildings along the street are similar in height to the roof ridge of the adjacent apartment complex and the three-storey height of the condominium building behind is not expected to be seen above the roofline of the semi-detached townhouses buildings. There are no historic buildings in the immediate vicinity of this proposed development. This aspect of the proposed development is in compliance with the District Plan.</p>
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## 4.5 Landscapes

As the proposed development includes removals and plantings, Sections 4.5.1. and 4.5.2 apply.

### 4.5.1. Landscape Treatment

#	Guideline	Assessment
4.5.1	Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Landscape Guidelines are provided in Section 9.7.	The proposed development proposes to retain the mature trees in the landscape where possible and that are in good health. Native tree species and historically appropriate shrubs and perennials will be planted in green spaces

		around the buildings and along the driveway where possible as per Section 9.7. of the VMHCD Guidelines.
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#### 4.5.2. Trees and Shrubs

#	Guideline	Assessment
4.5.2.	<p>a) Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by a professional arborist. Lost trees should be replaced.</p> <p>b) New trees and shrubs should be hardy, urban tolerant in recognition of harsher environmental conditions, but that express form, canopy, leaf and colour characteristics of native, indigenous trees, where possible. Large, urban-tolerant and long-living character trees are to form the framework of street tree plantings in the area and become a</p>	<p>a) The subject property prior to the construction of the existing building was under agricultural cultivation and as such did not have trees or shrubs on the lot. All planting has been undertaken post 1970's construction. A tree inventory for the subject property has been undertaken that identifies the individuals and their health. Trees are being removed if the health is poor and those inside the construction zone. Efforts are being made to minimize removals and many new trees will be planted particularly along the sides of the driveway to provide screening for the residences to the south as well as the views of the multi residence building from Keele Street. This aspect of the proposed development is in compliance with the District Plan.</p> <p>b) Native tree, shrub and perennials of varying heights will be planted in gardens surround the buildings and along the perimeter of the walkways as per Section 9.7. of the District. More natural varied planting is encouraged where possible to better mimic historic residential gardens which</p>

	<p>defining characteristic of the area. Where sufficient space does not exist for large trees, smaller ornamentals are preferred to induce a pedestrian scale while providing seasonal interest and colour.</p> <p>c) Planting should not obscure heritage buildings but can frame important features. Planting should screen less attractive sites and prospects in the District.</p>	<p>have a tendency to softer curvilinear lines as shown on the north side of the multi-unit building. Larger tree species that provide a canopy have been recommended as well as species that provide seasonal interest and colour. This aspect of the proposed development is in compliance with the District Plan.</p> <p>c) Garden beds are being designed to complement the District and historic architectural style of the new buildings. This aspect of the proposed development is in compliance with the District Plan.</p>
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## 9.0 Architectural Styles

### 9.1.1. Heritage Styles Residential Buildings

An architectural style has been selected from the HCD guidelines to emulate and to contribute to the overall character of the District - therefore Section 9.1.1 applies.

The proposed development consists of two two-storey Victorian vernacular inspired semi-detached townhouses buildings along Keele Street and a separate flat roofed three storey multi unit building in behind. The entrances for the two Victorian vernacular inspired semi-detached townhouses buildings face west toward Keele Street. The entry drive, located on south side of the subject property, includes a sidewalk along its north side leading from the public sidewalk to the entry doors of the multi unit building after branching off to lead to, and between, the two semi detached buildings. This provides intuitive and safe pedestrian access consistent with District design guidelines for new residential construction.

Elements of the architectural style include red brick facade with buff brick quoins and details, vertically oriented 1-over-1 or 2-over-2 segmentally arched windows, cast sills, doors with transoms and/or sidelights and lighting and landscaping that supports the character of the Victorian village character.

## 9.2 Architectural Styles

An architectural style has been selected from the HCD guidelines to emulate and to contribute to the overall character of the District - therefore Sections 9.2.2, 9.2.3., 9.2.5., 9.2.7, 9.2.8., and 9.2.9 apply.

VICTORIAN VERNACULAR  
1850-1880





### 9.2.2. Composition

#	Guidelines	Assessment
9.2.2.	<p>a) The elevations of heritage buildings, whether designed by an architect or by a builder using a “pattern book”, were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context. Helpful sources of information are listed in Section 10.</p> <p>b) The proportion of windows to walls and the proportions of individual window openings and windowpanes are an important aspect of composition.</p> <p>c) Traditionally, windows are between 15 and 20 percent of a wall, and windows are taller than they are wide, usually with a ratio of 2:1 or more. In most heritage styles, individual windowpanes are also taller than they are wide.</p>	<p>a) The proposed development has taken inspiration from the Victorian vernacular architecture of the village in its proportions, simplified details and materials. The multi-unit building is simplified further and takes its design cue from the semi-detached townhouses units in front of it in terms of materiality, doors and windows in style and orientation to capture the essential elements of the Victorian vernacular.</p> <p>b) The proposed design adheres to the form and proportion of windows to walls with vertically oriented 1-over-1 or 2-over-2 flat arched windows with appropriate brickwork for both the semi-detached townhouses and multi-unit buildings.</p> <p>c) In the proposed design both the windowpane arrangements are period appropriate for the style, are vertically oriented and are arranged in the correct locations and ratios expected for the style and period. The windows in the multi-unit building are similarly arranged around the facades.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

## 9.2 Architectural Styles

### 9.2.3. Entrances and Doors

#	Guideline	Assessment
9.2.3.	<p>Entrances in heritage buildings are usually provided with some elaboration. In the simplest Georgian cottages this might only consist of fluted casings and a simple cornice, but a plain transom above the door was common. Later styles made use of sidelights as well, which always had solid panels below the glazing. The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building. Entrance doors were not glazed until the Victorian era.</p>	<p>The proposed entrance doors of Victorian vernacular inspired semi-detached townhouses buildings include doors with transoms and/or sidelights. The door in this case can be solid or half glass (not divided) and can be in wood tones rather than painted or painted in a deep complementary heritage colour to draw attention to the front doors in a traditional way. They are located at the front facing the street and are accessed front the front porch. All glazing will be clear.</p> <p>The multi-unit building includes glazed doors onto terraces to be more in keeping with the windows and not draw attention by being solid. Windows are traditional wood double hung with aluminum covered exteriors. All glazing will be clear.</p> <p>The lobby entrance to the multi-unit building as proposed is reminiscent of a commercial storefront with heritage storefront style glazing framed out with a Hardietrim. Repeating panel base with significant 'wood'pilasters and</p>

		<p>entablature to provide rhythm and anchoring for this important aspect of the design. Historic storefronts provide inspiration for this type of large entry with a lot of glazing to light the spaces.</p> <p>All non masonry elements are to be painted in Benjamin Moore historic palette Monterey White (HC 27).</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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### 9.2.5. Bay Windows

#	Guideline	Assessment
9.2.5.	<p>Bay Windows provide visual interest on the exterior and create a well-lighted nook on the interior. They appear on several historic styles, but not all. There is a tendency to overuse them in new buildings when they are not appropriate to the overall architectural style. Care should also be taken to use window shapes and glazing patterns suitable to the overall architectural style. Most bay windows in most styles are angled, usually at 45 degrees, but the Arts &amp; Crafts style, and some Victorian Vernacular buildings used square bays. In Maple, most bay windows are on the ground floor only, and extend to the ground. Some Arts &amp; Crafts houses have square bay windows that do not extend to the</p>	<p>This proposed design includes bay windows on the semi-detached townhouses buildings which is appropriate for the Victorian vernacular inspired architectural style.</p> <p>The bay windows in this design are located on the ground floor as appropriate for this Victorian vernacular architectural style.</p> <p>Windows are traditional wood double hung with aluminum covered exteriors. All glazing will be clear.</p> <p>All non masonry elements are to be painted in Benjamin Moore historic palette Monterey White (HC 27).</p>

	ground, as seen at 18 Richmond Street. A protruding bay high on a wall is called an oriel window.	This aspect of the proposed development is in compliance with the District Plan.
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### 9.2.7. Dormers

#	Guidelines	Assessment
9.2.7.	Dormers provide useful light in attic spaces, and as described in Section 9.1, the use of an attic avoided the higher taxes on a two-storey house in the early 19th Century. Victorian Gothic dormers rise from the main wall of the house and are not set back from the roof. When the bargeboard meets the main eaves, they are usually considered gables rather than dormers. In Maple, roof dormers appear on the Second Empire, Edwardian, Foursquare, Arts & Crafts, California Bungalow Styles. When designing new dormers, care should be taken that they are appropriate to the architectural style in all details: roof slopes, fascias, soffits, window shapes and glazing.	As there are no dormers in the developments this aspect of the proposed development is in compliance with the District Plan.

### 9.2.8. Porches

#	Guideline	Assessment
9.2.8.	<p>Georgian wood columns, round or square classical design. Columns may be plain or fluted. Flat metal roof or front-facing pediment.</p> <p>Victorian Gothic wood columns, often turned. Ornate “gingerbread” brackets. Often with metal roof, often “bell-cast” in shape. Balusters on railing usually square. Edwardian Styles Classical columns on stone-capped brick piers. Front-facing pediment or hipped shingle roof.</p> <p>Classical detailing like column capitals and dentils. Balusters on railing turned or bellied. Arts and Crafts Rustic timber columns, often clustered, often on rubble base. Sense of exposed carpentry, with exposed joist tails, often cut to form a bracket. Balusters often installed with thin face outward, often bunched in groups of 2 or 3.</p>	<p>The proposed Victorian vernacular inspired semi-detached townhouses buildings include porches with hip roofs. The porches are to be constructed with traditional square columns chamfered with proportionate base, shaft, capital and entablature and tongue and groove wood-like porch ceiling. All non masonry elements are to be painted in Benjamin Moore historic palette Monterey White (HC 27).</p> <p>The balusters are square with chamfering and should be of larger diameter stock so that the balustrade is visually more ‘present’ and thus anchoring the porch in traditional style helping reduce any potential for the porches to feel overly tall. While the stock for Victorian porches is square at top and bottom where they meet the upper and lower rails they are most often turned in between. The height of the bottom square should be slightly taller than the top to provide traditional proportions and balance.</p> <p>The chamfered porch posts should continue the square base up to just a few inches above the upper handrail then begin the chamfer. The simple entablature should balance the height and weight of the porch balustrade.</p>

		The Victorian inspired porches with described details would be in compliance with the District Plan.
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**9.2.9. Brickwork**

#	Guideline	Assessments
9.2.9.	<p>a) Historic brick walls were solid masonry, and in order to carry the weight of floors and roofs they were two or more bricks thick. It was structurally necessary to tie the inner and outer wythes together, and the simplest and surest way to do this was to put headers across the thickness of the wall at some regular interval. The pattern in which the bricks are laid is called the “bond”. Modern brickwork is usually a veneer in front of a frame or concrete block structural wall. The veneer is typically tied to the structure with metal ties, and there is no structural need for headers. Because it is quick and easy, the running bond, shown at upper left, is commonly used for modern brick veneer walls. Historic bonds, which use headers, provide a subtle but lively texture to a wall. The cost of laying one of the historic bonds by using half-bricks to replicate the headers is extremely small, and it is a simple way to maintain heritage character in new construction.</p> <p>b) Before the use of iron and steel in construction, lintels over structural openings in brick walls were either solid stone or brick arches. Modern construction commonly uses steel lintels, hidden by the brickwork. To create an authentic appearance, the bricks should be laid to replicate historic structural arches. It is common practice to use a</p>	<p>a) A running or stretcher bond pattern shown for the development is correct for this development. Many Victorian era dwellings including those in the VMHCD are of frame construction with brick veneer. Historically the brick in the case of running bond the brick would have been tied in by driving large nails into the wooden substructure between brick courses and secured within the mortar joint.</p> <p>A sand molded heritage style red brick (Beldon Brick Belcrest 730) will be the body of the buildings with a sand molded heritage style buff brick (Beldon Brick Lakeshore Blend) for quoins and pattern details will be used in keeping with the rich tradition of masonry in the Village of Maple.</p> <p>Traditional skewback jack arches will be constructed over all doors and windows.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>



	<p>simple soldier course above an opening, without the outward slant that provides arch action in an authentic arch.</p> <p>c) Victorian and Queen Anne Revival brickwork was rich in colour and pattern. Projecting and recessed courses, the use of headers, rowlock, and dogtooth courses, and contrasting quoins were all used to enliven masonry. It is not unusual to find designers limiting themselves to quoins and soldier courses. However, when working in the vocabulary of historic styles, it is more authentic to make use of the full variety of historic brickwork. Some manufacturers provide shaped bricks, which were also part of many historic styles.</p>	<p>b) The lintels in the proposed design are flat arched with traditionally constructed skewback jack arches.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p> <p>c)The proposed design is from the Victorian era and includes quoins, traditionally constructed skewback jack arches in order to remain as simple supporting buildings to the more elaborate historic buildings in the District.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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## 9.5. New Development

### 9.5.1. Overview

#	Guideline	Assessments
9.5.1	<p>New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.</p> <ul style="list-style-type: none"><li>• Use Section 9.1 for preliminary guidance on styles.</li><li>• Use Section 9.2 gives further preliminary guidance on details of design and construction.</li><li>• It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District.</li></ul>	<p>Sections 9.1 and 9.2 of the VMHCD were consulted in the architectural design of the proposed residential development.</p> <p>An architect and heritage consultant familiar with the District assisted and prepared the design proposal assessed herein. Heritage Planning staff was also consulted.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

### 9.5.2. Residential Area Overview

As the proposed development is located within the District, historic setbacks and lot coverages are assessed and Sections 9.5.2, 9.5.2.1., 9.5.2.2 and 9.5.2.3. apply.

#	Guideline	Assessments
9.5.2.	<p>The residential village has a variety of lot sizes, frontages, and setbacks. Houses are mostly of a modest scale, leaving generous yards on all sides. In the historic area front yards tend to be shallow compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:</p> <ul style="list-style-type: none"> <li>• Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;</li> <li>• A variety of front-yard setbacks;</li> <li>• The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.</li> </ul>	<p>The setback of the two Victorian vernacular inspired semi-detached townhouse buildings is shallow typical of the residential village. Mature trees are being retained wherever possible with new trees, plantings and decorative shrubbery plantings to provide an improved tree cover.</p> <p>The driveway and sidewalk are located within the south side yard setback and while it is preferable to have trees along the driveway and the condominium building to provide some screening the space and soil constraints for successful tree planting in this area are significant. Shrubs and perennials have been identified for planting in this area as an alternate. Trees are retained/planted on the south side setback toward the rear of the condominium.</p> <p>This aspect of the proposed development is largely in compliance with the District Plan with the exception of new tree planting along the south side setback towards the front (west setback).</p>

### 9.5.2.1. Site Planning

#	Guideline	Assessments
9.5.2.1.	<p>Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.</p> <p>Site new houses to preserve existing mature trees. See Section 9.7</p>	<p>The frontage and setbacks of the proposed development are relatively shallow and typical in the District.</p> <p>The driveway was relocated to the southern edge of the lot and the building set further back at the request of Urban Design and Heritage Planning departments to protect several of the trees closest to Keele Street. As many of the other mature trees as possible are being retained and new trees, plantings and decorative shrubbery are proposed to provide an improved tree cover.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

### 9.5.2.2. Architectural Style

As the proposed development is located within the District a historic architectural style has been selected to emulate to contribute to the overall character of the District therefore Section 9.5.2.2. applies.

#	Guideline	Assessments
9.5.2.2.	<p>New buildings in the residential areas should reflect the historic built form of their historic neighbours. Guidelines:</p> <ul style="list-style-type: none"> <li>• Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1.</li> <li>• Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate. • Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.</li> <li>• Research the chosen Architectural Style. See Section 10 for useful research sources.</li> <li>• Use appropriate materials. See Section 9.8.</li> </ul>	<p>The proposed residential development has been designed in the Victorian vernacular architectural style with guidance from Section 9.1, 9.2.1. and 9.8.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>

### 9.5.2.3. Scale and Massing

As the proposed development is located within the District a historic architectural style has been selected to emulate to contribute to the overall character of the District therefore Section 9.5.2.3. applies.

#	Guideline	Assessments
9.5.2.3.	<p>New buildings should be designed to preserve the scale and pattern of the historic District.</p> <ul style="list-style-type: none"> <li>• New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.</li> <li>• As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.</li> <li>• Follow the policies in Section 4.4 of this Plan concerning height and depth of buildings and garages.</li> <li>• For garages, see Section 9.3.8.</li> </ul>	<p>The proposed residential development is similar in height to the multi-unit residential development immediately to the north and while the overall lot coverage would increase significantly this is accompanied by a Zoning Change Application from the current single-family use to multi-family use increases density in a way that contributes to the character and the economic viability of the District.</p> <p>Parking is limited to underground preserving the residential quality of the property.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>



## 9.7. Landscaping

As the proposed development is located within the District, appropriate landscaping is assessed and Section 9.7.1. applies.

### 9.7.1. Planting

#	Guideline	Assessments
9.7.1.	Maintain health of mature indigenous tree by pruning and fertilizing. • Over time, remove unhealthy, invasive and non-indigenous species. <ul style="list-style-type: none"><li>• Site buildings and additions to preserve suitable mature trees.</li><li>• Protect and preserve mature trees during construction.</li></ul>	Construction of the proposed residential development will provide protection from heavy machinery for the trees to be retained. Damaged, unhealthy and some of the non-native species are being removed for the construction and are being replaced with appropriately sized native species along with ornamental shrubs and perennials that reflect the character of the District. With the proposed planting and successful retention of the existing and new trees this aspect of the proposed development is in compliance with the District Plan.

## 9.8. Building Materials Checklist

As the proposed development is located within the District a historic architectural style has been selected to emulate to contribute to the overall character of the District therefore Section 9.8.1. applies.

### 9.8.1. Heritage Buildings: Appropriate Materials

#	Guideline	Assessments
9.8.1.	This guideline offers examples of Appropriate Materials for Heritage Buildings, Inappropriate Materials for Heritage Building and Appropriate Materials for Non-Heritage Buildings.	<p>As the proposed development is new construction in the Victorian Vernacular architectural style the guideline for Appropriate Materials for Heritage Buildings has guided the selection of exterior building materials.</p> <p>The masonry units are sand molded in historic colours of red and buff of the Village of Maple and will be utilized in traditional biochromatic placements over the buildings.</p> <p>Trim, doors and windows are wood or wood like and painted as are the soffits, eavestrough and downspouts for a cohesive look. The colour palette for most of the “painted elements” (items that traditionally would be made of wood and painted like window and doors, porches, etc.) are in Benjamin Moore Monterey White (HC 27) from their Heritage Collection and the front doors of the two Victorian inspired houses will be natural wood-stained finish or painted a complementary deep colour</p>

		<p>from the Benjamin Moore Heritage Collection compatible with the District Guidelines.</p> <p>Windows are traditional wood double hung with aluminum covered exteriors. All glazing will be clear.</p> <p>This aspect of the proposed development is in compliance with the District Plan.</p>
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## 11.0 Recommendation Summary

Most of the original recommendations made by RHC regarding the design of the proposed development have been incorporated in the submission presented. This coupled with the fact that no heritage significance was determined for the mid-1970's residential dwelling constructed by a local builder no avoidance, salvage or historical or commemoration mitigation is required or recommended.

Further recommendations for the proposed new building include the following:

**Windows:** Brick window headers are flat arches and should be constructed as a true skewback jack arches rather than out of cut brick to simulate. Arches tend to be three to four brick wythes in height and should extend two brick thicknesses beyond the window opening and be consistent for each building massing and style. Sill size should balance the brick header proportionately.

**Front Doors:** The doors on the two Victorian inspired houses can be solid or half glass (not divided) and can be in wood tones rather than painted or painted in a deep complementary heritage colour to draw attention to the front doors in a traditional way. There need to be skewback jack arches above the door openings (including sidelights and transoms). All glazing should be clear, and any complementary paint colour should be drawn from the Benjamin Moore Heritage Colour Collection .

**Porch:** The balusters are square with chamfering and should be of larger diameter stock so that the balustrade is visually more 'present' and thus anchoring the porch in traditional style helping reduce any potential for the porches to feel overly tall. While the stock for Victorian porches is square at top and bottom where they meet the upper and lower rails they are most often turned in between. The height of the bottom square should be slightly taller than the top to provide traditional proportions and balance. The chamfered porch posts should continue the square base up to just a few inches above the upper handrail then begin the chamfer. The simple entablature should balance the height and weight of the porch balustrade.

**View:** The view of the condominium building in between the two Victorian inspired houses should provide visual interest and appear intentionally designed. Currently the view is of half windows and should be realigned to centre windows and doors at this termination of the view.

## 12.0 Conclusion

Upon review and assessment of the proposed development against the applicable guidelines within the Village of Maple Heritage Conservation District Plan, the author has found that the existing mid-1970's single family residential dwelling is not a heritage building nor is it a contributing building to the District. With the exception of some fine adjustments to the window and door and door arches and the semi-detached townhouse porches the proposed development has found that it is largely in compliance with the District guidelines as detailed in Section 10.0 above.

Therefore, the authors respectfully submit this professional opinion that the proposed development for 9575 Keele Street is in compliance with the Village of Maple Heritage Conservation District Plan based on the knowledge and information available to RHC at the time of preparation. RHC denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of RHC and the client.

Sincerely,



Tracie Seedhouse  
Principal Robinson Heritage Consulting



Stephen Robinson MA CAHP  
Principal Robinson Heritage Consulting

## Bibliography

### Maps

Google Maps, 2009 - 2020

Tremaine's Map of the County of York (1860)

Ontario Historical County Maps Project (University of Toronto)

<http://maps.library.utoronto.ca/hgis/countymaps/york/index.html>

Illustrated Atlas of the County of Waterloo. H. Parsell & Co., Toronto, 1881

The Canadian County Atlas Digital Project (McGill University)

<http://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php>

### Policy, Legislation and Guidelines

Ontario Heritage Act, R.S.O. 1990, c. 0.18

Ontario Regulation 9/06 (under the Ontario Heritage Act)

Planning Act, R.S.O. 1990, c. P.13

Provincial Policy Statement (2020), Policy Section 2.6

<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

“Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities” from the Ontario Heritage Toolkit, (Toronto: Queen’s Printer for Ontario, 2006) available online at:

[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_HPE\\_Eng.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf)

“Heritage Resources in the Land Use Planning Process” from the Ontario Heritage Toolkit. Ministry of Tourism, Culture, and Sport (Toronto: Queen’s Printer for Ontario, 2000)

[http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)



City of Vaughan Official Plan 2010, Volume 1 (As partially approved by the Ontario Municipal Board), 2019 Office Consolidation.  
[https://www.vaughan.ca/projects/policy\\_planning\\_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf](https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf)

Village of Maple Heritage Conservation District

Volume 1 - Inventory of Properties within the Maple HCD (2005)

Volume 2 - Village of Maple HCD Study (2006)

Volume 3 - Village of Maple HCD Plan and Guidelines (2007)

[https://www.vaughan.ca/services/business/heritage\\_preservation/Pages/Heritage-Conservation-Districts.aspx](https://www.vaughan.ca/services/business/heritage_preservation/Pages/Heritage-Conservation-Districts.aspx)

### Other Sources

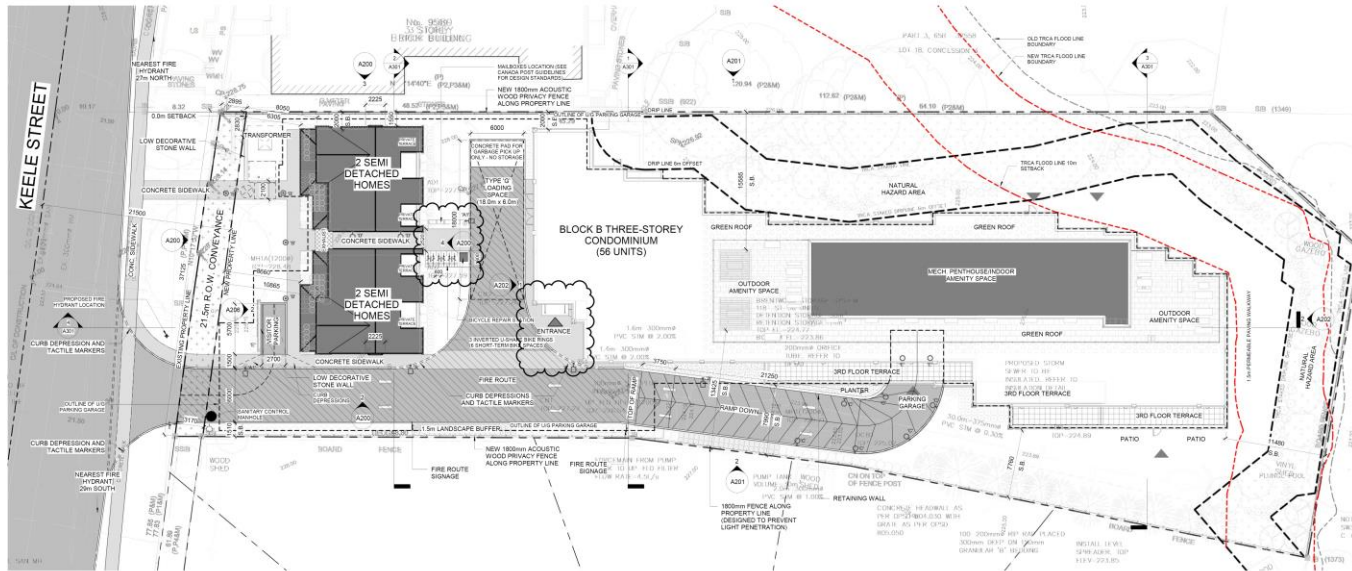
OnLand: Ontario Land Registry Access [www.onland.ca/ui](http://www.onland.ca/ui)

City of Toronto Archives, Aerial Photographs 1961-1975

<https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs>

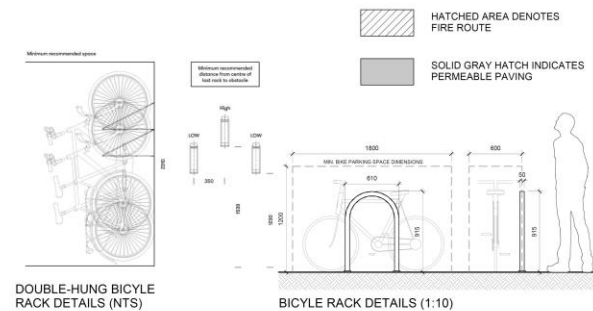
# Appendix 1

## Architectural Drawings dated December 21, 2022 (KFA Architects & Planners Inc.)



- NOTES:
1. THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE TO THE ZONING BY-LAW NO. 1-88 OF THE TOWN OF VAUGHAN.
  2. ACCESS ROADWAYS SHALL BE MAINTAINED AND SUITABLE FOR HEAVY VEHICLES.
  3. OUTDOOR PARKING AREAS, AISLES, AND DRIVEWAYS SHALL BE SURFACED WITH HOT MIX ASPHALT OR CONCRETE AND SHALL BE PROVIDED WITH ADEQUATE DRAINAGE.
  4. ALL CURBING AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL.
  5. ALL WALKWAYS WILL BE VISIBLE, ACCESSIBLE, CONTINUOUS, EVEN SURFACED WITH CURB DEPRESSIONS AND TACTILE MARKERS.
  6. TACTILE INDICATORS WILL BE PROPOSED IN LOCATIONS WHERE A BARRIER-FREE ACCESS TRANSERES A DRIVEWAY, STAIRS OR FIRE ROUTE.
  7. TACTILE INDICATORS WILL BE INSTALLED AT A STAIRWAY OR BEFORE A STEEP CHANGE IN GRADE HAVING A SLOPE OF 1:10 OR LESS.
  8. ALL STAIRS EXCEEDING 2 M IN HEIGHT WILL BE PROVIDED WITH LEVEL LANDING / RESTING AREA NO SMALLER THAN 1.6 M X 1.6 M.

9. ALL WAY-FINDING AND WARNING SIGNS LOCATED WITHIN THE SITE CLARE FREE, EASILY VISIBLE AND LEGIBLE.
10. ALL WAY-FINDING AND WARNING SIGNS WILL BE INSTALLED WITH BRAILLE AND LOCATED FOR EASY ACCESS AND RECOGNITION.
11. ALL PORTIONS OF BARRIER-FREE PATH OF TRAVEL, INCLUDING POTENTIAL HAZARDOUS AREAS, I.E. CHANGES IN ELEVATION AND BUILDING ENTRANCES, WILL BE LIT AT A MINIMUM OF 5 LUX.
12. LIGHTING STANDS OR POSTS CLEAR FROM A PEDESTRIAN WALKWAY SO AS TO NOT HINDER A BARRIER-FREE PATH OF TRAVEL FOR PERSONS USING MOBILITY AIDS.
13. ALL SITE AREA LIGHTING IS TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS, ROADS AND STREETS.
14. REFER TO PAVEMENT MARKING AND SIGNAGE PLAN FOR DETAILS.

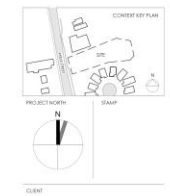


# 9575 KEELE STREET

VAUGHAN, ONTARIO

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No.	Description	Date
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2	ISSUED FOR REVIEW	2021/06/10
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**KFA**  
architects + planners inc.

PROJECT NO.	17043
SCALE	AS SHOWN
DATE	2022/12/24
DRAWN BY	NE
CHECKED BY	

SITE PLAN  
DRAWING NO. A003

# 9575 KEELE STREET

VAUGHAN, ONTARIO

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All dimensions to be checked on site by the contractor. Changes are not to be made, any discrepancies are to be reported to the architect before proceeding with the work.

No.	Description	Date
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8	ISSUED FOR REVIEW	2022/07/03
9	ISSUED FOR REVIEW	2022/06/01
10	ISSUED FOR REVIEW	2022/06/10
11	ISSUED FOR REVIEW	2022/06/23
12	ISSUED FOR REVIEW	2022/06/24
13	ISSUED FOR SPA	2022/07/07
14	ISSUED FOR COORD.	2022/07/08
21	RE-ISSUED FOR SPA/PC	2022/06/25
22	ISSUED FOR COORD.	2022/07/07



1 Semi-Detached - West Elevation  
1 : 100



2 Semi-Detached - South Elevation  
1 : 100



4 Semi-Detached - East Elevation  
1 : 100



3 Semi-Detached - North Elevation  
1 : 100

CUSTOMER



PROJECT NO: 19543  
SCALE: 1:100  
DATE: 2022/12/24  
DRAWN BY: AC  
DRAWING TITLE

SEMI-DETACHED ELEVATIONS

DRAWING NO:

A200

# 9575 KEELE STREET

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All dimensions to be checked on site by the contractor. Damages are not to be made, any discrepancies are to be reported to the Architect before proceeding with the work.

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13	ISSUED FOR SPAKE	2022/09/07
14	ISSUED FOR COORD.	2022/11/08
21	RE ISSUED FOR SPAKE	2022/08/23
22	ISSUED FOR COORD.	2022/12/01



1 Condo - North Elevation  
1:150



CLIENT



2 Condo - South Elevation  
1:150



PROJECT NO: 18043  
SCALE: 1:150  
DATE: 2022/12/24  
DRAWN BY: Author  
DRAWING TITLE

CONDO  
ELEVATIONS

DRAWING NO:

A201









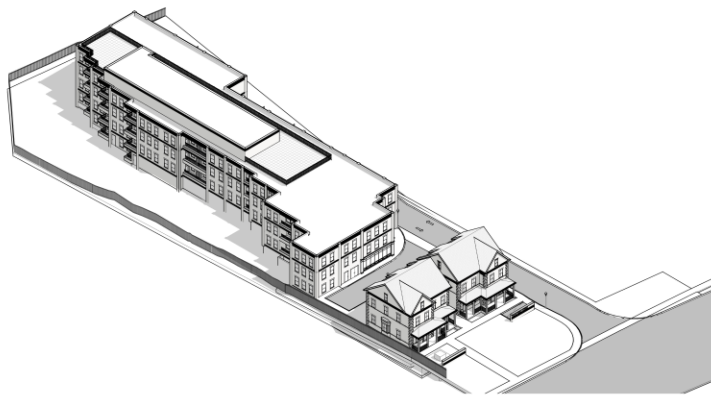


# 9575 KEELE STREET

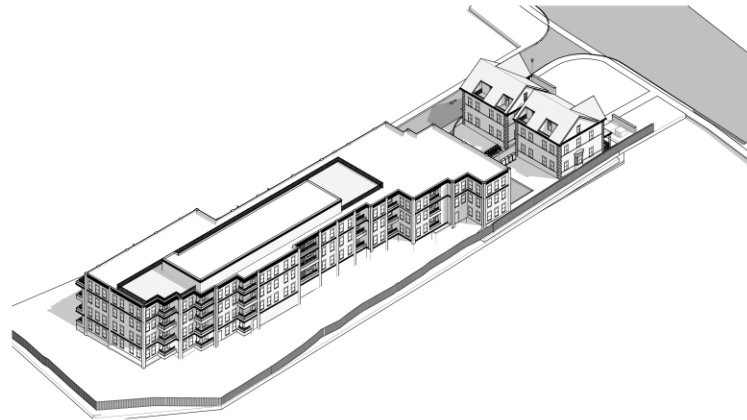
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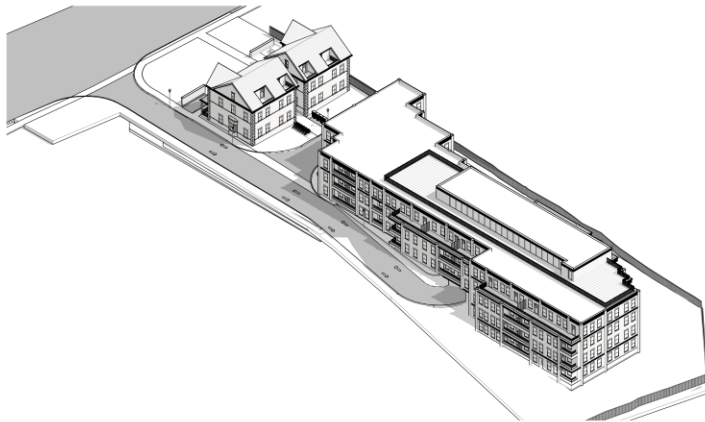
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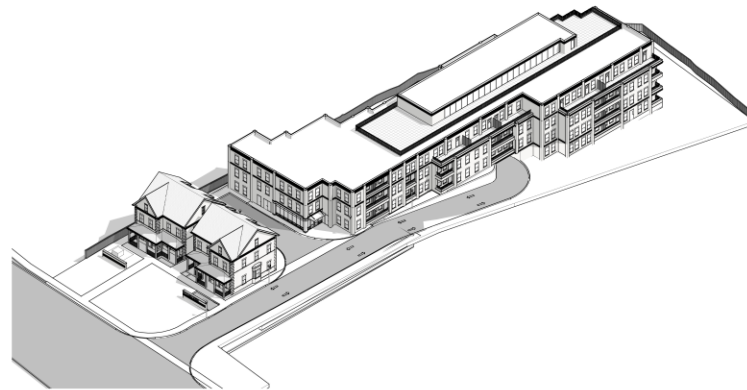
1 S-W View



2 N-E View



4 S-E View



3 N-W View



CURB



PROJECT NO: 1990  
SCALE:  
DATE: 2022/12/04  
DRAWN BY: HB  
DRAWING TITLE

AERIAL VIEWS

DRAWING NO:

A900

## Appendix 2

### Robinson Heritage Consulting – Curriculum Vitae and Project List

## Stephen Robinson

---

Professional Member, Canadian Association of Heritage Professionals (CAHP)  
Certificate in Heritage Planning, University of Waterloo (1999)  
M. A., Canadian Art & Architectural History, Concordia University Montreal (1992)  
B. A., University of Toronto and Sheridan College, Oakville (1986)  
Senior Heritage Planner, Planning Services, City of Guelph (July 2009 to present)  
Cultural Heritage Co-ordinator, Cultural Services, Department of Recreation & Culture, City of Vaughan (March 2005 to June 2009)  
Heritage Inventory Researcher, Planning Department, City of Brantford (June 2001 to Feb 2005)



## Tracie Seedhouse

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Certificate in Heritage Planning, University of Waterloo (1999)  
Diploma, Construction Engineering Technology Program, Conestoga College (1993)  
Member, Heritage Kitchener, Municipal Heritage Committee (1996-1999)  
President of Architectural Conservancy of Ontario, Cambridge and North Dumfries (2006)



Established in 1999, Robinson Heritage Consulting (RHC) has provided clients with solid heritage advice through specialized knowledge and commitment to conserving our collective cultural heritage resources. Working independently or within a team, RHC has the experience and skill to undertake studies and prepare reports including Cultural Heritage Evaluation Reports, Heritage Impacts Assessments, Conservation Plans and Cultural Heritage Landscape studies to assist with restoration, rehabilitation, adaptive reuse and commemoration of cultural heritage resources. RHC applies sound heritage planning principles and a thorough understanding of associated legislation, guidelines and current practice to provide the client or design team with advice to help realize goals and aspirations of projects involving cultural heritage resources.

## 24 Carlton Place Centre Wellington (Elora), Ontario



24 Carlton Place, Elora, Ontario was built by Joseph Walser to expand the Elora Furniture Company's factory in 1911. Referred to as Building No. 2, it was a functional space that housed finishing, shipping and administration for the company. More recently it is remembered as the Little Folks children's furniture factory administration building before being left vacant. 24 Carlton Place now enjoys its role in the Elora Mill revitalization project which has been a masterful reinvigoration of the picturesque Elora Mill on the north bank and surrounding buildings into gracious wedding facilities and hotel accommodations. 24 Carlton Place was the first building on the south bank to be brought back from its vacant state of disrepair and reimagined as a chapel and offices in concert with the mill facilities on the north bank. RHC prepared the Heritage Impact Assessment and Conservation Plan that identified the property's heritage attributes and guided their conservation as well as advising on the new elements to be incorporated in the building envelope. With RHC's guidance the design team has reimagined the building keeping the simplicity of its industrial heritage intact while adding details that mark the building in Pearle Hospitality's signature style. RHC is continuing work on the balance of the development on the south bank of the Grand River in Elora.

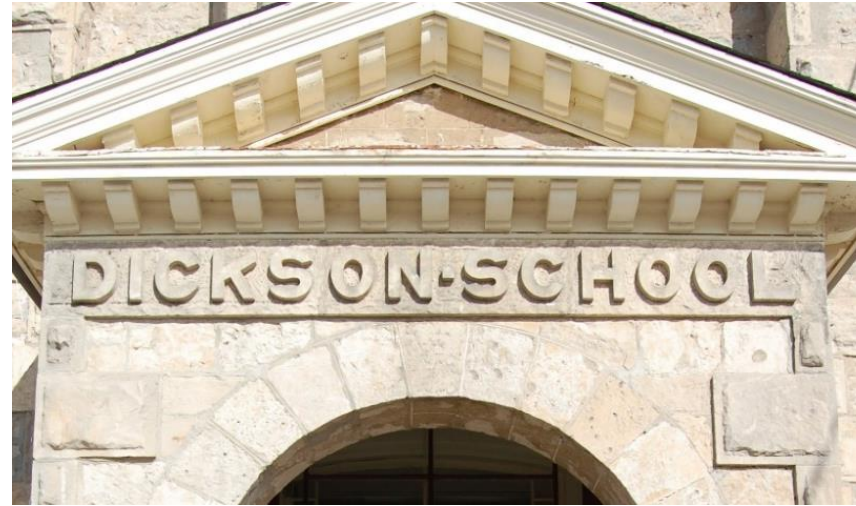
## Fergus High School Centre Wellington (Fergus), Ontario



Built in 1929 this cut limestone school building was the Fergus High School for many Centre Wellington teens before the doors closed when a modern high school was built to accommodate a growing population. First imagined as apartments or office suites, the building was eventually purchased by the Emmanuel Christian School to be reopened as their high school. This landmark building marks an architectural period when form and function were embraced even within the constraints of limited budgets. When heritage buildings can continue in the service for which they were built it is always an exciting project. RHC prepared a Heritage Impact Assessment and Conservation Plan that resulted in the restoration of the old GIRLS entrance leaving the stone exterior exposed inside the new addition and restoration of stonework on the remaining facades. The Conservation Plan remains a relevant guiding document for future such changes as window replacement and repointing.



## Dickson Public School Cambridge, Ontario



Dickson Public School, located at 65 St. Andrews Street in the old Galt area of Cambridge, was originally built in 1876 with two expansions for the growing town made by 1894. Closed by the school board as being inadequate for the community's needs it was sold and plans are underway to convert the space into high end commercial office space. RHC prepared a Heritage Impact Assessment that uncovered the history of the additions and original layout of the building that kept the style and proportion of the original design. Rehabilitation is underway that would retain and highlight the wonderful heritage attributes in these new sophisticated offices.

**Robert Orr Farmhouse**  
**Huron Road, Kitchener, Ontario**



Rural cultural heritage landscapes may be protected by retaining views of original farms with treed laneways that dot the countryside as landmarks of craftsmanship and prosperity. This Huron Road property is one of the few remaining farmhouses along a portion of the Huron Road within the City of Kitchener. RHC worked with Mattamy Homes and the City of Kitchener to integrate the historic home within a residential subdivision that established an appropriate lot and dedicated lands in front of the home protecting the views of the house and treed laneway to and from the Huron Road. RHC prepared the Heritage Impact Assessment and the Conservation Plan which guided the removal of the rear outbuilding and recommended protective measures until restoration began. The new owners of the property have restored the windows and front door, had new storm windows created and are restoring interior features using the Conservation Plan which also guides recreating the front porch and addresses landscaping and potential additions.

## PROJECT HISTORY

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2020

**Potter Foundry, Elora, Township of Centre Wellington – Conservation Plan**

Client: Elora South Inc., January 2020

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2019

**Cambridge Farmer’s Market Revitalization – Cultural Heritage Evaluation**

Client: City of Cambridge, November 2019

**134 Kitchener Road – Cultural Heritage Impact Assessment**

Client: Tim Tavares, November 2019

**209 West River Road – Cultural Heritage Impact Assessment**

Client: Mark Melo, October 2019

**11 Irwin Avenue, Town of Aurora – Heritage Impact Assessment**

Client: Mehraj Sarwor, May 2019

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2018

**Potter Foundry and the Elora South Condominiums, Elora, Township of Centre Wellington – Heritage Impact Assessment (Scoped)**

Client: Elora South Inc., December 2018

**3650 Eglinton Avenue West, Mississauga – Heritage Impact Assessment**

Client: Minuk Contracting Company Ltd., November 2018

**Robert Orr Farmhouse, Huron Road, Kitchener – Interpretive Panel**

Client: City of Kitchener, November 2018

**1040 Garner Road West (Ancaster), Hamilton – Heritage Impact Assessment**

Client: Garner Investments Inc., October 2018

**St. Mary’s Parish Rectory Building, Owen Sound – Heritage Impact Assessment**

Client: St. Mary’s and the Missions, September 2018



**45 James Street, Cambridge – Heritage Impact Assessment (Scoped)**

Client: Ed Gazendam, August 2018

**Ross Street Properties, Elora, Township of Centre Wellington – Heritage Impact Assessment**

Client: Elora South Inc., April 2018

---

2017

**7177 Lancaster Avenue, Mississauga – Heritage Impact Assessment**

Client: Balkar Singh Garcha, November 2017

**Little Folks Building, 24 Carlton Place, Elora, Township of Centre Wellington – Heritage Impact Assessment/Conservation Plan**

Client: Elora South Inc., September 2017

**“The Gore”, 266 and 280 Northumberland Street, Ayr, Township of North Dumfries – Heritage Impact Statement**

Client: Engel Developments, April 2017

**6830 Main Street West, Town of Milton – Heritage Impact Assessment**

Client: Paul De Battista, March 2017

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2016

**22 Shade Street, Cambridge – Heritage Impact Assessment**

Client: Salvation Army, August 2016

**Reid Farmhouse, 20 Stokes Trail (Campbellville), Milton - Heritage Impact Assessment**

Client: Carson Reid Homes, August 2016

**Dickson Public School, 65 St. Andrews Street, Cambridge – Heritage Impact Assessment**

Client: Summerco Properties, May 2016

**St. Agnes Anglican Church, 69 Long Branch Boulevard and 24 Marina Avenue, Toronto - Heritage Impact Statement**

Client: Gil Shcolyar, March 2016

**4908 Highway 7 (Woodbridge), Vaughan - Heritage Impact Assessment**

Client: Camelot on 7 Inc., January 2016

**Huronia Regional Centre, 700 Memorial Avenue, Orillia - Heritage Impact Assessment**

Client: Infrastructure Ontario (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

**Chatham Provincial Courthouse and Walkway, 21 Seventh Street, Chatham - Heritage Impact Assessment**

Client: Infrastructure Ontario (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

**Cassidy Farmhouse at St. Thomas Psychiatric Hospital, 467 Sunset Drive - Heritage Impact Assessment**

Client: Infrastructure Ontario; (represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc.) December 2015

**York Detention Centre, 354 George Street, Toronto - Heritage Impact Assessment**

Client: Infrastructure Ontario; represented by MHPM Development Solutions Inc. and DST Consulting Engineers Inc., December 2015

**Brooklyn and College Hill Heritage Conservation District - Expert Witness at Ontario Municipal Board Hearing (MM140079)**

Employer: City of Guelph, October 2015

**7575 Kennedy Road, Brampton - Heritage Impact Assessment**

Client: City of Brampton, June 2015

**Lot 22 Concession 9 Bridge, Township of Windham (Norfolk County) – Cultural Heritage Evaluation Report**

Client: County of Norfolk, and G. Douglas Valee Limited, March 2015

**Fergus High School, 680 Tower Street, (Fergus) Township of Centre Wellington - Scoped Heritage Impact Assessment/Conservation Plan**

Client: Emmanuel Christian High School, February 2015

**2 William Street, Elmira - Heritage Impact Assessment**

Client: Scott and Libby Playford, January 2015

**Herb & Elsie Crawford Farm, Brampton – Heritage Impact Assessment**

Client: City of Brampton, August 2014

**Silvercreek Farm, Caledon – Review of Reasons for Designation**

Client: Town of Caledon, August 2014

**111 Mary Street, Milton - Heritage Impact Assessment**

Client: Andrew and Caroline Kocher, May 2014

**New Toronto Hydro Substation, 124 Birmingham Street, Toronto - Heritage Impact Statement**

Client: 5th Essential Inc., April 2014

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2013

**150 King Street South, Waterloo – Heritage Impact Assessment**

Client: ABA Architects Inc., December 2013

**58 Richmond Street, Richmond Hill - Cultural Heritage Impact Statement**

Client: Alex Boros Planning + Design Associates, December 2013

**Bob Devereaux Bridge, County of Brant – Cultural Heritage Evaluation Report**

Client: County of Brant, and G. Douglas Valee Limited, August 2013

**Concession A Bridge, Township of South Walsingham – Cultural Heritage Evaluation Report**

Client: County of Norfolk, and G. Douglas Valee Limited, July 2013

**“Heritage Square” Condominium, Fergus – Heritage Impact Assessment**

Client: Jennark Homes Ltd., May 2013

**1683 Huron Road, Kitchener – Conservation Plan**

Client: Mattamy Homes Ltd., May 2013

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2012

**9307 Union Drive, Strathroy-Caradoc – Heritage Impact Assessment**

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

**8338 Scotchmere Drive, Strathroy-Caradoc – Heritage Impact Assessment**

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

**1216 Penetanguishene Road, Township of Springwater – Heritage Impact Assessment**

Client: Canadian Solar Developers and Exp Inc., Renewal Energy Approval, September 2012

**Dolby House, 6003 Regional Road 25, Milton – Heritage Impact Assessment**

Client: Regional Municipality of Halton, October 2012

**7030 Walker's Line, Milton - Heritage Impact Assessment**

Client: Jay Robinson Custom Homes, Inc., June 2012

**Wilson Farmhouse, 80 Simmonds Drive, Guelph – Expert Witness at Conservation Review Board Hearing (CRB1103)**

Employer: City of Guelph, June 2012

**John Love House, 630 King Road, Richmond Hill – Heritage Impact Assessment**

Client: Evans Planning, February 2012

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2011

**“Rural Church Architecture: Ellis Church, Puslinch Township”**

Public presentation given at Ellis Church, 150<sup>th</sup> Anniversary, July 2011

**Dolby Garage, 6009 Regional Road 25, Milton – Heritage Impact Assessment**

Client: Regional Municipality of Halton, April 2011

**2485 Conservation Road, Milton - Heritage Impact Assessment**

Client: K. Strobele, February 2011

---

2010

**5761 First Line, Milton - Heritage Impact Assessment**

Client: Scrap Metal Depot Inc., November 2010

**61 Usher Street, Brantford - Heritage Impact Assessment**

Client: First Home Construction Inc., July 2010

**Alexandra School, 1525-7th Ave. E., Owen Sound – Cultural Heritage Property Evaluation**

Client: Bluewater District School Board, May 2010

**124 Birmingham Street, Toronto – Heritage Impact Assessment**

Client: City of Toronto Economic Development Corporation, March 2010

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2009

**8656 Creditview Road, Brampton - Heritage Research Report**

Client: Phillip H. Carter Architect, December 2009

**13941 Airport Road, Town of Caledon - Heritage Impact Assessment**

Client: Glen Schnarr & Associates, November 2009

**9381 Guelph Line, Milton - Heritage Impact Assessment**

Client: Loedige (Canada) Limited, October 2009

**8763 Bayview Avenue, Richmond Hill - Heritage Impact Assessment**

Client: Signature Developments Inc., July 2009

**1524 Countryside Drive, Brampton - Heritage Impact Assessment**

Client: City of Brampton, July 2009

**418 Glasgow Street, Kitchener - Heritage Impact Assessment**

Client: Doug Cornwell, June 2009

**7435 Ninth Line, Mississauga - Heritage Impact Statement**

Client: ProLogis Canada and Erin Mills Development, April 2009

**340 Oak Street, Milton - Heritage Impact Assessment**

Client: 52457 Ontario Limited, April 2009

**501 and 511 John Street, Burlington – Heritage Impact Assessment**

Client: Carriage Gate Group Inc., and Millington & Associates, February 2009

**11859 Hurontario Street, Brampton – Heritage Impact Assessment**

Client: Dinesh Patel, January 2009

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2008

**47-49 Alice Street, Guelph – Expert Witness at Conservation Review Board Hearing (CRB0816)**

Client: City of Guelph, December 2008

**1571 Fisher Hallman Road, Kitchener – Salvage Documentation Report**

Client: Mattamy Homes Ltd., November 2008

**Branningham Grove, 2010 16<sup>th</sup> Street East – Cultural Heritage Property Evaluation**

Client: City of Owen Sound, October 2008

**12 Henderson Avenue, Brampton – Heritage Impact Assessment**

Client: 1753849 Ontario Inc., October 2008

**318 Guelph Avenue, Cambridge – Heritage Assessment**

Client: Doug Craig, Mayor of Cambridge, June 2008

**48 George Street North, Cambridge – Heritage Impact Assessment**

Client: Maison Canada Holdings Ltd., May 2008

**27-31 Cambridge Street, Cambridge – Heritage Impact Assessment**

Client: Techno Steel Canada, April 2008

**1120 Bovaird Drive West, Brampton – Heritage Impact Assessment**

Client: Weston Consulting Group Inc., March 2008

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2007

**St. Mary's High School – Heritage Documentation Report**

Client: Bruce Grey Catholic District School Board and SRM Architects Inc., December 2007

**Fergus High School – Heritage Impact Assessment**

Client: Reid's Heritage Homes, December 2007

**“An Uncertain Future – The Royal Hotel, Cambridge”**

in *ACORN, The Journal of the Architectural Conservancy of Ontario*, Fall 2007, p.19

**33 Southwood Drive, Cambridge – Heritage Impact Assessment**

Client: Geoffrey Reid, September 2007

**Carnegie Public Library, Owen Sound – Reasons for Designation**

Client: City of Owen Sound, September 2007

**Harrison Park, Owen Sound – Reasons for Designation**

Client: City of Owen Sound, September 2007

**1683 Huron Road, Kitchener – Heritage Impact Assessment**

Client: Mattamy Homes Ltd., June 2007

**1571 Fisher Hallman Road, Kitchener – Heritage Impact Assessment**

Client: Mattamy Homes Ltd., June 2007

**Preston Meadows, 633 Margaret Street, Cambridge – Heritage Impact Assessment**

Client: Reid's Heritage Homes, in collaboration with Stantec Consulting, April 2007

**443 Dover Street North, Cambridge – Heritage Impact Assessment**

Client: Carl Csanits, January 2007

2006

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**Barber Paper Mill, Town of Halton Hills – Heritage Impact Assessment**

Produced in collaboration with The Ventin Group Architects

Client: Everlast Restoration, December 2006

**806 Gordon Street, Guelph – Heritage Documentation Report**

Client: Mar-Cot Homes Ltd., November 2006

**Revue Theatre, Roncesvalles Avenue, Toronto – Heritage Documentation Report**

Client: Chris McQuillan, September 2006

**Interpretive Plaque Project on Queen Street, Cambridge (Hespeler)**

Client: Heritage Cambridge, July 2006

**John Abell Factory, Toronto - Preliminary Heritage Assessment**

Client: Verdiroc Development Corporation, and AREA Architects, May 2006

**Peer Review of Heritage Assessment of Proposed Duntroon Quarry Expansion**

Clearview Township, County of Simcoe, Ontario

Client: R. J. Burnside & Associates Ltd., June 2006

**Queen's Hotel, Owen Sound – Reasons for Designation**

Client: City of Owen Sound, April 2006

**299 & 313 Plains Road W., Burlington – Heritage Impact Assessment**

Client: Recchia Developments Inc., and Greg Poole & Associates, February 2006

**246 Crawley Road, Guelph – Heritage Impact Assessment**

Client: Industrial Equity Guelph Corp., LM Real Estate Consulting and Astrid J. Clos Planning Consultants, January 2006

***Industry & Perseverance: A History of the City of Brantford***

(Compact disc) in collaboration with Dr. Peter Farrugia

Client: Wilfrid Laurier University and Brant Historical Society, 2006

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2005

**148 Crawley Road, Guelph – Heritage Impact Assessment**

Client: Royal-LePage Commercial, June 2005

**Brantford Heritage Inventory**

Built heritage assessments/ research for over 5,000 properties in the City of Brantford

Employer: Brantford Planning Department, June 2001 to February 2005

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2004

**63-67 Woolwich Street, Guelph – Heritage Documentation Report**

Client: Wellington Catholic District School Board, February 2004

***Grand Old Bridges: The Grand River Watershed Bridge Inventory***

Assessment of heritage bridges within the Grand River watershed

Client: Grand River Conservation Authority, 2004

***John McCrae in Flanders Fields – web tour***

produced with Tracie Seedhouse for the *Keys to History* series

Client: Guelph Civic Museum / McCord Museum, Montreal, April 2004

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2003

**Brant Arts, Culture & Heritage Centre (BACH Project)**

Heritage assessments for Roger Jones & Associates and The Ventin Group Architects

Client: BACH Steering Committee, September 2003

**340 Clair Road, Guelph – Heritage Documentation Report**

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003



**1471 Gordon Street, Guelph – Heritage Documentation Report**

Produced in association with The Ventin Group Architects

Client: Reid's Heritage Homes, July 2003

2002

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**341 Forestell Road, Guelph – Heritage Documentation Report**

Produced in association with TSH Engineers Architects and Planners

Client: City of Guelph, September 2002

***Heritage Sampler and An Interactive Guide to Tremaine's Map of County of Waterloo, 1861***

Client: Waterloo Regional Heritage Foundation, 2002 (compact disc)