

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 020-2023

A By-law to amend By-law 167-2007, as amended by By-law 168-2007, a by-law to adopt a District Plan for the Village of Maple Heritage Conservation District, in the City of Vaughan, Regional Municipality of York, under Part V of the *Ontario Heritage Act*, R.S.O. 1990.

WHEREAS the Council of The Corporation of the City of Vaughan has enacted a by-law to designate an area within the Maple Village as the Village of Maple Heritage Conservation District ('MHCD') pursuant to subsection 41(1) of Part V of the *Ontario Heritage Act*;

AND WHEREAS the Council of The Corporation of the City of Vaughan has adopted the Maple Heritage Conservation District Study, Plan, and Inventory, which documents the examination of the District and established policies and guidelines for consideration in processing applications under sections 42 and 43 of the *Ontario Heritage Act* for the erection, demolition, alteration or removal of structures within the Maple Heritage Conservation District;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT By-law 168-2007 be amended by adding a "Schedule B" with the linked digital copy of the Maple Heritage Conservation District Plan Update (2022) Parts 1, 2, 3 respectively, representing the Core Maple Heritage Conservation District, shown in grey in Schedule A of this amending By-law.
2. THAT the Clerk is hereby authorized to cause a copy of this amending by-law to be served on the Ontario Heritage Trust.
3. THAT this by-law comes into force on the day it is passed.

Enacted by City of Vaughan Council this 22nd day of February, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 40
of the Committee of the Whole (Working Session)
Adopted by Vaughan City Council on
November 29, 2022.

Maple Heritage Conservation District Plan Update (2022)

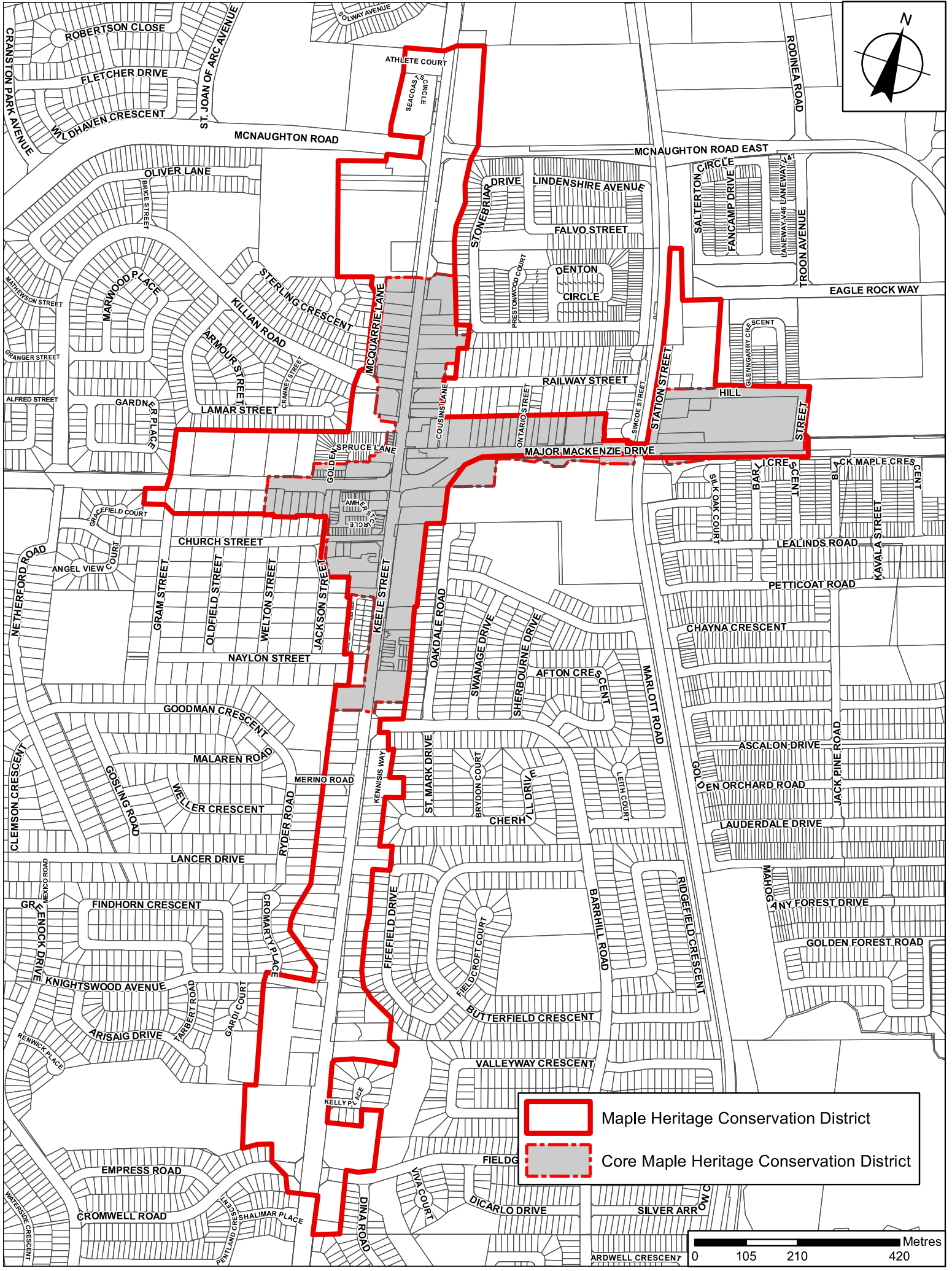
[Link to MHCD Plan Update](#)



SUMMARY OF BY-LAW 020-2023

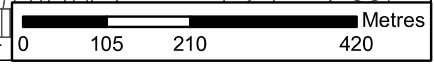
The 2007 MHCD Plan has provided high-level guidance for development activity in the Village of Maple Heritage District for the last 15 years to protect and conserve the MHCD's heritage and character, amidst the many regulatory and policy changes introduced by the Province of Ontario. The purpose of the MHCD Plan Update is to build upon the existing MHCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community's long-term vision.

Key objectives of the MHCD Plan Update include the following:

- 1) **RETAIN EXISTING MHCD BOUNDARY and PLAN:** following the findings outlined in The Study, the existing boundary of the MHCD is retained, unchanged – and the language and protection provided by the current MHCD Plan remains in full effect.
- 2) **CORE MAPLE HCD PLAN:** the **District-Within-the-District** concentrated boundary within the core area of the existing MHCD offers increased protection through explicit language and policies aimed at the retention of the architectural and urban characteristics to reflect the historical and visual considerations of this distinct urban area:
 - a) the properties are arranged in an informal village plan
 - b) the properties have varied lot sizes and setbacks unique to this area
 - c) the properties contribute as an ensemble to a sense of time and place
- 3) **PROVIDE SPECIFIC PROTECTION LANGUAGE:** the goals and objectives of the new Core Maple HCD Plan address the preservation of area-specific characteristics whilst informing and guiding future alterations and developments towards a compatible and complementary approach to:
 - a) Maintain and enhance historic materials and individual characteristics of contributing properties
 - b) Replace unsympathetic additions or alterations to contributing properties
 - c) Avoid the loss or demolition of heritage attributes or heritage fabric, and support existing use or adaptive re-use of contributing properties within the Core Maple HCD
 - d) Retain the heritage building fabric, building profiles, and traditional façade arrangements when considering adaptive re-use
 - e) encourage and provide incentives for the conservation, restoration, and appropriate maintenance of contributing properties
 - f) follow a unified, sympathetic streetscaping approach that enhances the character of the Core Maple HCD
- 4) integrate new and updated context for the Core Maple HCD Plan in correlation to the existing-to-remain MHCD Plan, including policy frameworks, performance-based design guidelines and policies – including updated information for 'appropriate' and 'inappropriate' materials and construction systems, updated height, massing, setbacks, and context characteristics, and improved accessible information for alteration application steps and requirements.



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|  | Maple Heritage Conservation District |
|  | Core Maple Heritage Conservation District |



SIGNING OFFICERS

MAYOR

CLERK