

10037 Keele Street, Vaughan, Ontario (Maple Heritage Conservation District) Cultural Heritage Impact Assessment Addendum

12/8/2022

Heritage Planning Services

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Addendum Memo

The Cultural Heritage Impact Assessment (CHIA) for 10037 Keele Street in the City of Vaughan was completed and submitted to the client in April 2021. It was then submitted to the city as a required part of the planning application to demolish the existing building and construct a three (3) storey mixed-use structure with commercial units on the ground floor and two (2) bedroom apartment units on the second and third floors. A review of the planning application for the property is ongoing.

As part of this assessment, the City also reviewed the CHIA and provided comments with respect to the design of the building in relation to the policies in the Village of Maple Heritage Conservation District Plan. Staff agreed with the mitigation and conservation recommendations with respect to the requirement for a temporary protection plan and various changes to the design of the proposed building.

However, since the application and CHIA were submitted, the City has declined to permit an entrance to the site from Richmond Street. The applicant has revised the proposed site plan and provided an entrance from Keele Street. The general layout of the property, parking location and the building design and elevations have not changed since the CHIA was submitted. The site plan below has been attached to this document as **Appendix 1a** of this document.

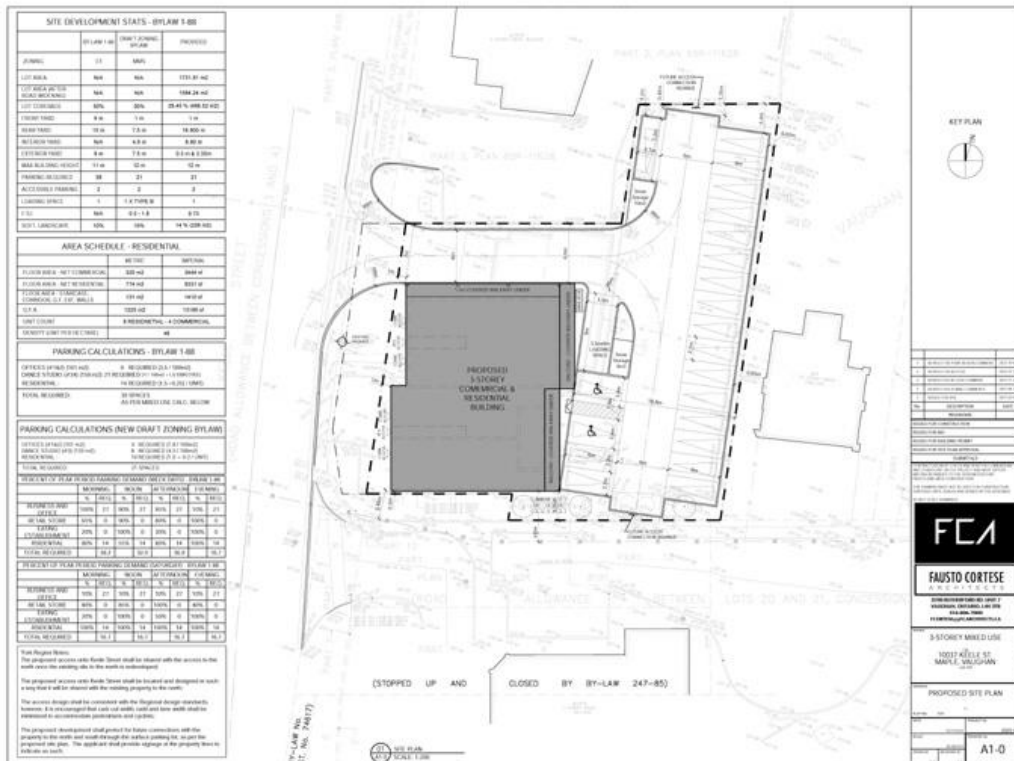


Figure 1; Revised Site Plan, 2022, Fausto Cortese Architects

A review of the proposed updated district plan produced by Stantec, which is not yet in effect, was also completed and the policies and design guidelines with respect to the Keele Street and new commercial/residential buildings are similar to those in the existing district plan. Also, any changes to the Ontario Heritage Act anticipated under Bill 23 are not relevant to the analysis in this CHIA.

Based on this analysis it is not necessary to amend the CHIA beyond including the new site plan. The conservation and mitigation recommendations in this document still apply.

NOTE:

The information, recommendations and opinions in this heritage impact assessment are for the sole benefit of the City of Vaughan, Blackthorn Development Corp. and the property owner. Any other use of this report by others without permission is prohibited. Unless otherwise stated, the recommendations and opinions given in this report are intended only for the guidance of the City of Vaughan and other approved users.

Please note that the policy review in this report is limited to information directly related to cultural heritage and is not a comprehensive planning review.

Prepared by

A handwritten signature in black ink that reads "Leah D. Wallace". The signature is written in a cursive, flowing style.

*Leah D. Wallace, MA RPP MCIP CAHP
Consulting Heritage Planner*

Executive Summary

Leah D. Wallace, MA MCIP RPP CAHP, Heritage Planner, was contacted by the Blackthorn Development Corp. to prepare a Cultural Heritage Impact Assessment to evaluate the impacts on cultural heritage resources of the proposed development at 10037 Keele Street in the City of Vaughan. The property is located in the Village of Maple Heritage Conservation District, north of Major Mackenzie Drive on the east side of the road and is designated under Part V of the Ontario Heritage Act (OHA). The proposal is to demolish the existing building and construct a three (3) storey mixed-use structure with commercial units on the ground floor and two (2) bedroom apartment units on the second and third floors. The applicant intends to submit a site plan application and an application to rezone the property. There are two (2) properties in the area, at 9995 and 9860 Keele Street that are also designated individually under Part IV of the OHA. However, these properties are some distance from the subject property.

The property is located in the former Village of Maple. Maple was settled in the early 19th century by the Rupert and Noble families. They owned land surrounding the village. Two of their houses, the Noble House and the Octagonal House are still standing and are designated under Part IV of the OHA. By 1869, the area to the northeast of the village was owned by Reverend Donald Ross under whose tenure St. Andrews Presbyterian Church was constructed.

Maple grew modestly and enjoyed accelerated growth when the railroad was constructed in the 1860's. It did not develop a definite commercial core unlike Kleinburg and Thornhill. Instead, commercial buildings were interspersed with residential properties with large spaces between structures creating a more rural than village appearance.

The report provides input into heritage policies in local, regional and provincial planning documents and analyses the impacts of the proposed alterations to the site using the Ministry of Heritage, Sport, Tourism and Culture Industries *Eight Guiding Principles in the Conservation of Historical Properties; the General Standards for Preservation, Rehabilitation and Restoration, the Standards and Guidelines for the Conservation of Historic Places in Canada*; and the Ministry of Heritage, Sport, Tourism and Culture Industries *InfoSheet #5*; and the Village of Maple Heritage Conservation District Plan Policies and Guidelines. The report also briefly considers any possible impacts on nearby heritage resources. A Regulation 9/06 review is also provided to assess the cultural heritage value or interest of 10037 Keele Street.

The Cultural Heritage Impact Assessment concludes that 10037 Keele Street is not a significant cultural heritage resource and has no cultural heritage value or interest. Although some significant heritage resources surrounding the property have been identified, with careful design and placement of the proposed new building and utilization of a temporary protection plan during construction, these resources should not be negatively

impacted. The two (2) properties designated under Part IV of the OHA at 9995 and 9680 Keele Street are at a distance from the subject property and will not be impacted by the proposed development.

The proposed new building meets the requirements of most of the policies and design guidelines in the District Plan in terms of mass, scale, height, store front design, setback from the street and neighbouring properties, landscaping and pedestrian amenities, and parking location at the rear of the property. Stylistically, improvements should be made in the choice of materials and architectural design and style in order to ensure compatibility with extant historic building styles found commonly in the District and to ensure excellent design principles are supported and maintained and quality building materials are utilized.

The report also provides general mitigation and conservation recommendations that include requirements for a temporary protection plan during construction; changes to the design to accord with historic precedents in the District; and assurance that quality materials will be utilized in construction of the new building.

Introduction

This cultural heritage impact assessment is prepared as a requirement for an application for a proposed zoning by-law amendment and site plan application for the property at 10037 Keele Street in the City of Vaughan. The report provides historical background, identifies potentially significant heritage resources on the property and on adjacent and nearby properties and analyses the impact of demolition of the existing building and construction of a new mixed-use building on property, the Village of Maple Heritage Conservation District and the Keele Street/ Major Mackenzie Road streetscape.

1. Subject Lands

The property is located on the east side of Keele Street north of Richmond Street, just north of Major Mackenzie Drive and south of Railway Street in the former village of Maple, City of Vaughan. There is no exit from Richmond Street to Keele Street and the street is currently blocked by commercial waste bins. The property contains a one storey flat-roofed commercial building that originally housed a CIBC bank and, subsequently, a Coffee Culture outlet. Currently the building is vacant.

The majority of the property consists of paved parking area to the south and east of the building. There are grassed buffer areas surrounding the parking area adjacent to neighbouring properties and a lawn on the Keele Street frontage. A sidewalk leads from Keele Street to the building entrance. There are two (2) mature trees in the front yard. The north and east sides of the property are surrounded by chain link fencing.

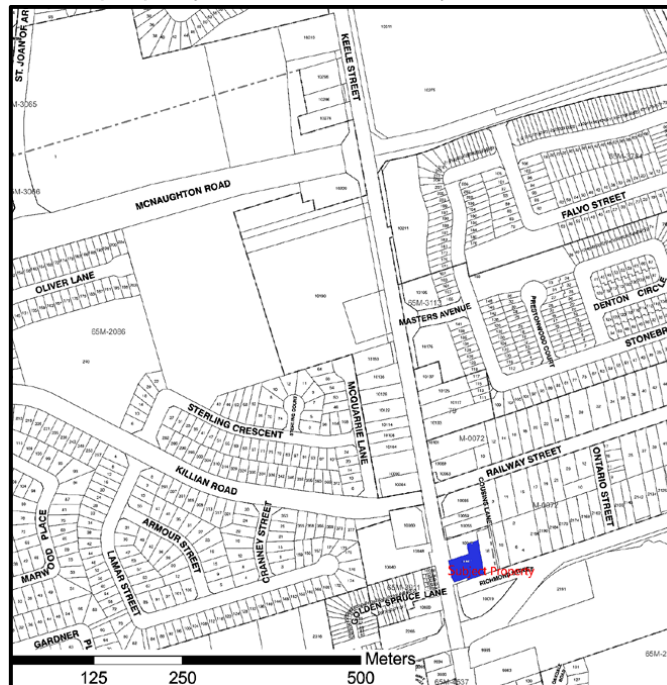


Figure 2: 10037 Keele Street, Location Map, Block 19, City of Vaughan GIS



Figure 3: Location Map, Google Earth



Figure 4: 10037 Keele Street Looking Northeast from Keele Street, LDW



Figure 5: 10037 Keele Street Looking South to Major Mackenzie Drive, LDW

2. Surrounding Land Uses and Heritage Properties

The surrounding land uses are a mixture of commercial and professional offices spaces, usually located on the ground floor of newer buildings. These include take out restaurants, clothing stores, pharmacies and medical clinics. A number of buildings, particularly north of the subject property, have residential apartment units above the ground floor. There are also a number of older strip plazas including one directly across Keele Street from 10037. A large brick pharmacy anchors the northwest corner of Keele Street and Major Mackenzie Drive. The Vaughan city hall and library are located to the east on Major Mackenzie Drive. To the south there are additional commercial operations located in smaller buildings, some of which date from the 19th century including a particularly outstanding example of Classical Revival red brick house with polychrome brick quoins on the southeast corner of Major Mackenzie and Keele Street and three (3) other older homes with Gothic Revival details on the west side. Some of these buildings have been adapted for commercial uses while others still appear to be residences. All are well-maintained. Areas to the east and west of the commercial area have recently been developed for suburban residential uses with new roads and cul-de-sacs. Directly across Keele Street from 10037 is the residential townhouse infill development on Golden Spruce Lane.



Figure 6: Golden Spruce Lane Looking West from Keele Street, LDW

The property at 10037 Keele Street is located in the Maple Heritage Conservation District and is designated under Part V of the Ontario Heritage Act (OHA). In 2005, the municipality completed an inventory of the buildings and structures within the proposed district. At that time the building on the lot was a bank. While a description of the building and surrounding property is provided, there is no indication that it is considered to be a significant cultural heritage resource within the district.

There are two (2) additional buildings of significance in the vicinity of the subject property that are designated under Part IV of the OHA; but are not adjacent to 10037. These are 9995 Keele Street (By-law 72-81) and 9680 Keele Street (By-law 180-79). Both are designated under Part V of the OHA and are located in the Maple Heritage Conservation District.

There is also a building of note across the road from the subject property at 10020 Keele Street. The inventory describes it as a *large brick building, the sole survivor of old Maple Village within this stretch of Keele Street, and thus particularly valuable*. The description notes that it was in post office in 1941 and *appears to have been altered c.1930*. It has the distinction of being the first mixed-use building in Maple.¹ At the time of the site visit it appeared to be under renovation.

There are four (4) properties surrounding 10037 Keele Street that have been identified in the Village of Maple Heritage Conservation District Study and Plan as significant. These are a brick Craftsman structure, formerly a residence, at 10 Richmond Street and three (3)

¹ Nicholas A. Holman, MA, OAQ, Village of Maple, City of Vaughan Inventory, 2005, p.155

properties on Keele Street, formerly Edwardian style two-storey homes at 10055, 10059 and 10065 Keele Street.



Figure 7: Keele Street Looking Southwest to Major Mackenzie Drive & 10020 Keele Street, LDW



Figure 8: 10037 Keele Street Looking East to 10 Richmond Street, LDW



Figure 9: 10055, 10059 & 10065 Keele Street Looking Southeast, LDW

Proposal

The proposal is to demolish the existing commercial building on the property at 10037 Keele Street and to construct a three (3) storey mixed-used building on the lot. The building contains four (4) commercial units on the ground floor and four (4) residential units on each of the second and third floors. Parking is accommodated at the rear of the building. A landscaped area is provided on Keele Street as well as two (2) walkways providing access to the commercial spaces on the ground floor (**APPENDIX I**)



Figure 10: 3D Rendering of Proposed Building, 10037 Keele Street (Appendix I)

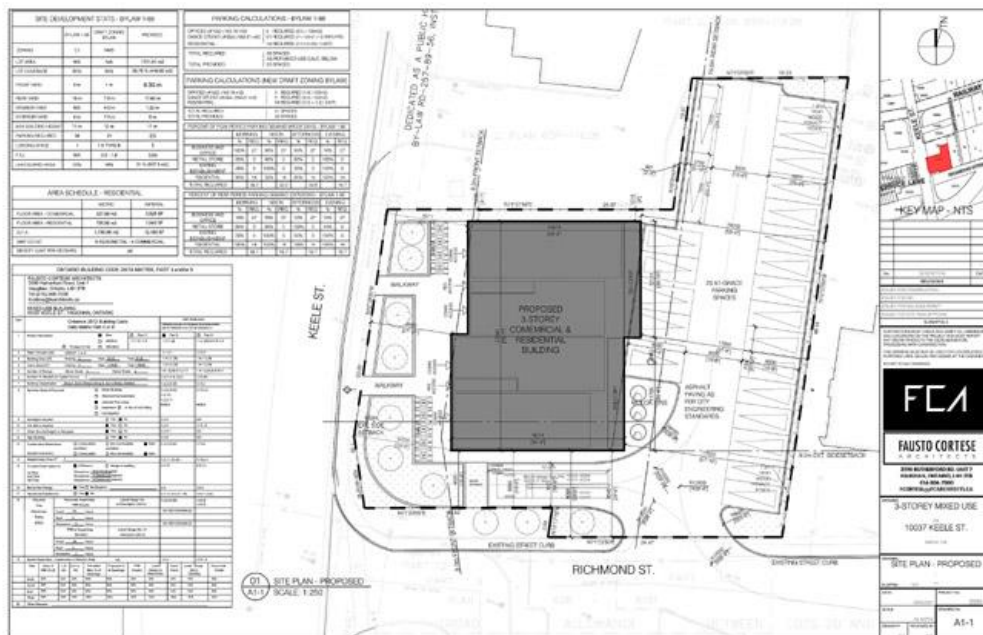


Figure 11: Preliminary Site Plan, 10037 Keele Street, Appendix I



Figure 12: Facade of Proposed Building, 10037 Keele Street, Appendix I

The proposed building is a three (3) storey yellow brick structure with a flat roof and precast masonry corner panels, a central dividing masonry panel and cornices. A central soldier brick string course is located between the second and third floor windows. A similar row of soldier bricks defines the area at the top of the building just below the cornice. To the south the building projects beyond the front face of the northern portion of the structure. Similarly the rear section of the northern portion of the building projects beyond the southern section.

The commercial units have a traditional storefront design with central doors and large windows on each side of the entrances. Signage is located above the entrance below the precast concrete cornice that separates the commercial units from the second floor. The apartments above are accessed by two (2) glass-fronted doors located between the store fronts. The windows on the second and third floors have divided lights; but appear to be casement windows. There are precast concrete lintels above the flat heads of the openings and sills in the same material below. The store fronts turn the corner at each end of the building. The rear of the building provides amenity space for the apartments in the form of balconies cantilevered over the rear yard.

A landscape plan provides for a privacy fence to be erected on the north and east sides of the property (**APPENDIX II**). The area in front of the proposed building will be landscaped with planter curbs, benches, unit pavers and seven (7) deciduous trees such as Silver and Autumn Blaze Maple and Honey Locusts as well as low plantings such as day lilies, spirea, yews and barberry. Bicycle parking is provided at the north end of the property. Three (3) additional deciduous trees will be planted adjacent to Richmond Street.

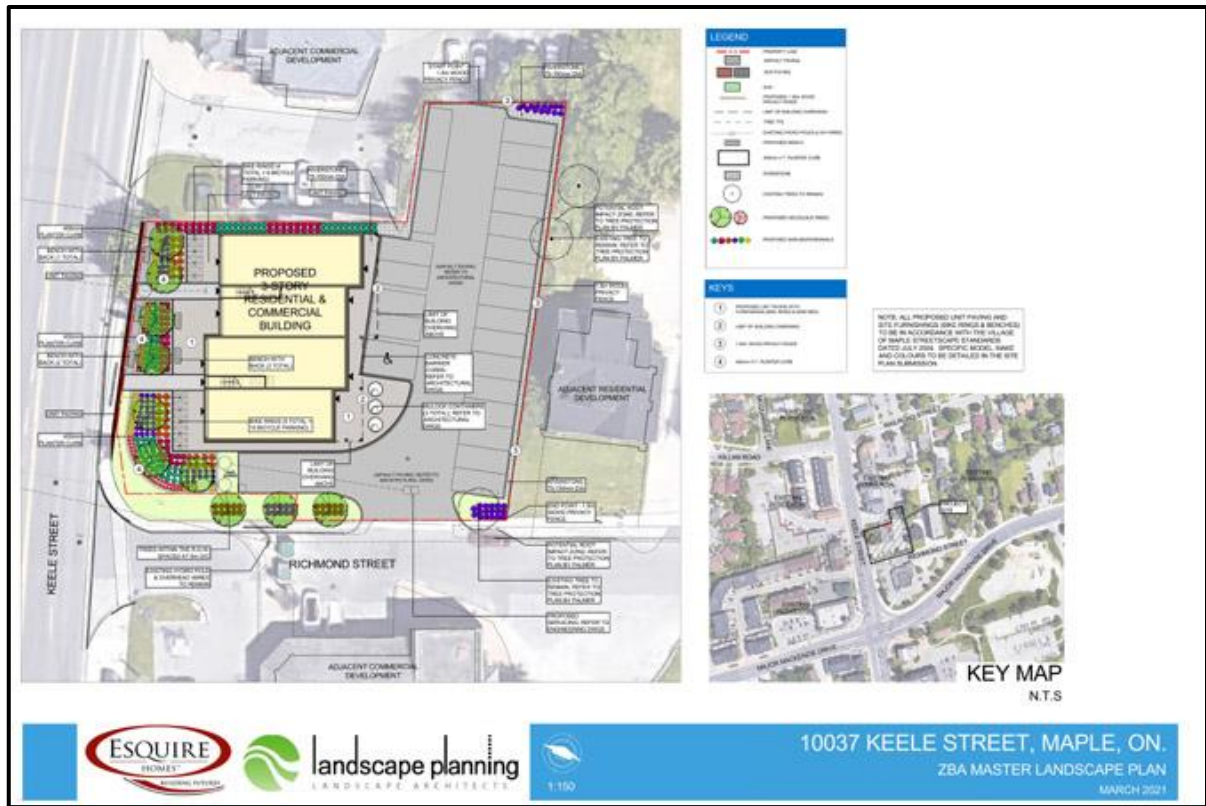


Figure 13: Proposed Landscape Plan, 10037 Keele Street, Appendix II

Existing Heritage Policy Context

1. The Planning Act

Part 1 of the Planning Act includes a list of matters of provincial interest. Section 2(d) states that the Minister, the council of a municipality and the Ontario Municipal Board, in carrying out their responsibilities shall have regard to:

The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

In 2015, an additional clause, Section 2(r), was added. This clause provides for the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

2. Provincial Policy Statement (PPS)

A new Provincial Policy Statement came into force on May 1, 2020. The following policies cultural heritage policies are relevant and in effect.

Section 2.6 of the PPS, Cultural Heritage and Archaeology, contains the following policies for both built heritage resources and cultural heritage landscapes.

Policy 2.6.1: *Significant built heritage resources and significant cultural landscapes shall be conserved.*

Policy 2.6.2: *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

Policy 2.6.3: *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration is evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Policy 2.6.4: *Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*

The PPS provides the following definitions which assist in understanding and applying these cultural heritage and archaeology policies.

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the OHA.

Criteria for determining significance are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

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 (OHA), or that may be included on local, provincial, federal and/or international registers.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the OHA or have been included on federal and/or international registers, and protected through official plan, zoning by-law, or other land use planning mechanisms.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the OHA; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Adjacent lands mean those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

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.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

Site alteration means activities such as grading, excavations and placement of fill that would change the landform and natural vegetative characteristics of a site.

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 visual setting (e.g. significant views or vistas to or from a protected heritage property).

Archaeological resources include artifacts and archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with the OHA.

Significant cultural landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts, villages, parks, gardens, battlefields, main streets, neighbourhoods, cemeteries, trailways, view sheds, natural areas and industrial complexes.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act.

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring Planning Act approval.

Site alteration means activities such as grading, excavations and placement of fill.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest. These may include the property's built elements as well as natural landforms, vegetation, water features and visual setting including views or vistas to or from a protected heritage property

Archaeological resources include artifacts and archaeological sites as defined under the Ontario Heritage Act. Identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with that Act.

The subject property at 10037 Keele Street is designated under Part V of the OHA. There are two (2) properties designated under both Parts IV and V in proximity to 10037 Keele

Street. These are 9995 and 9680 Keele Street. The property at 10020 is also designated under Part V of the OHA and is noted in the 2005 Inventory of as a significant property. All of these properties and all properties in the Maple Heritage Conservation District, whether they are intrinsically significant or not, are *protected heritage properties* within the meaning of Policy 2.6.3 of the PPS (**APPENDIX III**).

3. Growth Plan for the Greater Golden Horseshoe

A new Growth Plan for the Greater Golden Horseshoe came into effect in May 2020. It contains a number of guiding principles including the conservation and promotion of cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The Greater Golden Horseshoe contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. The Growth Plan acknowledges that accommodating growth can put pressure on these resources through development and site alteration and recognizes that it is necessary to plan in a way that protects and maximizes the benefits of these resources in order to make communities unique and attractive places to live.

Policy 4.2.7 states that:

- Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
- Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
- Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

4. Ontario Heritage Act (OHA)

On June 6, 2019, changes to the OHA were approved as part of the More Homes, More Choice Act which received royal assent. However, the new OHA is yet to be acclaimed and is not yet in force. A new regulation to accompany the Act has circulated for comment. The commenting period is now closed. The regulation provides timelines for processing heritage permits and designation by-laws and clarity with respect to the content of complete heritage permit applications and designation by-laws. The Despite the considerable changes to the Act, particularly as the relate to hearings before the Local Planning Appeal Tribunal and timing of public notices and Council decisions, the OHA still provides policies and regulations for the protection of built heritage resources, cultural landscapes such as

heritage conservation districts, and archaeological resources through the process of identifying, listing and designating those resources.

Part IV of the Act deals with:

- Designation of individual properties;
- Alterations that are likely to affect the heritage attributes of those properties as specified in designation by-laws;
- Requests to demolish those properties; and
- Listing designated properties on the Register

Section 27(3) of the Act permits Council to include property on the Register that is not designated under Part IV; but that the municipality believes to be of cultural heritage value or interest and provides a process for inclusion and for public consultation.

Part V of the Act deals with:

- Designation of heritage conservation districts;
- Preparation of heritage conservation district plans and their contents;
- Alterations to any part of the property with the exception of the interior of buildings or structures; and
- Requests to demolish buildings or structures on those properties.

Part VI of the Act deals with:

- Archaeological sites including activities of work on those sites; and
- Licensing of archaeologists.

Regulation 9/06 under the OHA provides criteria for determining cultural heritage value or interest. However, there is reference in the revised Act to “prescribed principles” and “prescribed events”. Until such time as regulations are established with respect to these principles and events, Regulation 9/06 is the only tool available for establishing cultural heritage value or interest.

5. Standards and Guidelines for Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* were first published in 2003 and updated in 2010. These standards and guidelines, while they have no legislative authority, are a tool to help users decide how best to conserve historic places, their heritage value and character defining elements. They are used in partnership with statements of the significance of heritage resources, such as designation by-laws. Anyone carrying out an intervention that may impact the heritage values and character defining elements of a heritage resource must be mindful of the impacts on that resource.

The Standards and Guidelines indicate that it is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community.

Planning should consider all factors affecting the future of a historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout. For historic places, the conservation planning process also needs to be flexible to allow for discoveries and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments.

Any action or process that results in a physical change to the character-defining elements of a historic place must respect and protect its heritage value. A historic place's heritage value and character-defining elements can be identified through formal recognition, such as designation under the OHA and by nomination to the *Canadian Register of Historic Places*. In assessing a proposed alteration to a designated property or any property of cultural heritage value and interest, the 14 *Standards for the Conservation of Historic Places in Canada* will be addressed. The heritage value and character-defining elements of the property at 209 Queen Street must be conserved when the new hotel addition and underground parking are constructed.

Any physical attributes of the property at 10037 Keele Street will also be analyzed and assessed for their cultural heritage value or interest and the potential impact of proposed development on these attributes.

6. Regional Official Plan

The York Regional Official Plan, Section 3.0 (Healthy Communities), contains the following objective with respect to cultural heritage.

To recognize, conserve and promote cultural heritage and its value and benefit to the community.

Policies include:

3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government;

3.4.2 To ensure that cultural heritage resources under the Region's ownership are conserved.

3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.

3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.

3.4.5 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.

3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.

3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.

3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.

3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property

7. City of Vaughan Official Plan

Maple is located in the Community Area and is a Local Centre. It is adjacent to a Primary Intensification Area. The City of Vaughan Official Plan designates the subject lands Low Rise Mixed Use.

a. Low Rise Residential Mixed Use

Low-Rise Mixed-Use areas are generally located on arterial or collector streets. They will allow for an integrated mix of residential, community and small scale retail uses intended to serve the local population. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.

The following uses shall be permitted in areas designated as Low-Rise Mixed Use, in addition to those uses permitted through policy 9.2.1.9:

- i. Residential units;
- ii. Home occupations;
- iii. Small scale hotels;
- iv. Retail uses subject to the policies of subsection 5.2.3 ; and
- v. Office uses.

The following Building Types are permitted in areas designated as Low-Rise Mixed-Use, pursuant to policies in subsection 9.2.3 of this Plan:

- i. Townhouses;
- ii. Stacked Townhouses;
- iii. Low-Rise Buildings; and
- iv. Public and Private Institutional Buildings.

The following policies and development criteria apply to Low-Rise Buildings:

- a. Low-Rise Buildings are generally buildings up to a maximum of five storeys in height, and subject to the maximum building height permitted through policy 9.2.1.4 and Schedule 13.
- b. In order to provide appropriate privacy and daylight/sunlight conditions for any adjacent house form buildings, Low-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall generally be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings.
- c. Surface parking is not permitted between the front or side of a Low-Rise Building and a public street. Surface parking elsewhere on a lot with a Low-Rise Building shall generally be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. The minimum width of the landscaped area shall be established in the Zoning By-law. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.
- d. The rooftop of Low-Rise Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels.

b. Heritage Conservation

Section 6 of the City of Vaughan Official Plan is devoted to objectives and policies for the conservation of cultural heritage resources. The city supports protection of cultural resources and their educational potential.

Policies include:

- Recognizing and protecting cultural heritage resources through protection and education;
- Maintaining a Register of Heritage Resources that includes designated properties and those that are not designated; but are recognized by Council as having cultural heritage value;
- Constantly updating the inventory of heritage resources;
- Using Regulation 9/06 to evaluate heritage resources;
- Promoting the city's cultural heritage by preparing a Cultural Management Plan, promoting recognition and use of heritage resources, and exemplifying good cultural heritage stewardship of city-owned cultural heritage resources;
- Acquiring cultural heritage resources through purchase or easement agreements;
- Making full use of Provincial legislation to protect and conserve cultural heritage resources;

- Requiring a letter of credit or other financial security from the owner of a cultural heritage resource if that resource is to be relocated or impacted as a result of development;
- Designating properties and districts under Parts IV and V of the OHA;
- Establishing minimum standards for the maintenance of heritage attributes of designated properties;
- Initiating a heritage permit application process;
- Requiring heritage impact assessments for planning applications and demolitions;
- Requiring that new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with existing heritage architectural style;
- Allowing for adaptive re-use of a building where appropriate;
- Designating areas as Heritage Conservation Districts as a means of protecting a cultural heritage landscape to control new development and site alterations in the district;
- Refusing issuance of a demolition permit for a building in a Heritage Conservation District until plans for a replacement structure have been submitted to the city and approved;
- Identifying and protecting cultural heritage character areas and developing guidelines for those areas to guide landowners proposing new development in those areas;
- Maintaining an up-to-date Archaeological Master Plan and requiring archaeological assessments for all development applications in areas of archaeological potential.

8. City of Vaughan Official Plan – Cultural Heritage Landscape Inventory and Policy Study

In 2010, the City of Vaughan commissioned a Cultural Landscape Inventory and Policy Study. The study was completed by Archaeological Services Inc. which recommended policies specific to cultural landscapes be included in the city's new Official Plan. The study also produced an inventory of significant cultural landscapes in the municipality. The Maple Heritage Conservation District was recognized as a significant cultural heritage landscape and included in the inventory. Policies to guide cultural heritage landscape protection were incorporated into the 2010 Official Plan.

The Official Plan identified the characteristics of district cultural landscapes and the importance of protecting them and controlling new development and site alteration within these districts. included the following statement and policies.

Heritage Conservation Districts possess one or more of the following attributes:

- a. a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;
- b. buildings and structures that are of architectural or vernacular value or interest; and
- c. Important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.

Heritage conservation district policies include:

- To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act.
- 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. T
- 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.
- 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.

9. City of Vaughan Zoning By-law

Comprehensive Zoning By-law 1-88 zones the property C1 Restricted Commercial Zone.

Uses Permitted

Commercial

Any of the following uses, provided such use is conducted wholly within an enclosed building without any drive-in service or curb service, and provided further that no manufacturing or processing is carried on:

Automotive Retail Store

Banking or Financial Institution

Boating Showroom

Business or Professional Office
Club or Health Centre
Eating Establishment
Eating Establishment, Convenience
Eating Establishment, Take-Out
Funeral Home
Hotel
Laboratory
Motor Vehicle Sales Establishment
Office Building
Personal Service Shop
Pharmacy
Photography Studio
Place of Entertainment
Radio Transmission Establishment
Retail Store Service or Repair Shop
Video Store

Where any combination of the above uses is developed on a site, the parking requirements are subject to the shopping centre parking standards as set out in Subsection 3.8(a) of this By-law provided that the gross floor area of any or all eating establishment uses does not exceed twenty five percent (20%) of the total gross floor area of the development.

Only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.

Institutional

Auditorium Lodge,
Association or Institutional Hall
Long Term Care Facility Public or Private Hospital

Recreational

Recreational uses, as defined in Section 2.0. 5.3

10. Maple Heritage Conservation District Plan

An inventory of the properties in the proposed Maple Heritage Conservation District was completed in 2005. The Maple Heritage Conservation District Study was completed in 2006 and the plan was completed in 2007.

a. The District Study

The District Study describes Maple as one of only five (5) 19th century settlements in the City of Vaughan that could have been considered more than a hamlet and that the village enjoyed modest prosperity with the coming of the railroad. The core of the village was always small with houses and businesses spaced out along the main roads on the outskirts. The study describes 21st century Maple as having many newer buildings that have filled in the open spaces between earlier buildings and notes that a number of early buildings have been replaced. However, the study contends that the character of Maple has been retained and many new developments make reference to earlier building styles, though with mixed success.²

In Section 4.2 of the Study, the heritage attributes of the village core streetscape along Keele Street, including 10037 Keele Street, are described in detail. Comments about the impact of newer development are included as is a map of those properties that are listed in the City of Vaughan Heritage Inventory. The property at 10037 Keele Street is not included in the inventory and is not shown in blue on the map (*fig.10*).



Figure 14: Village of Maple Heritage Conservation District Study, 2006

² Philip Carter, Village of Maple Heritage Conservation District Study, 2006, Statement of Value, p.51

The study states that on the west side of Keele Street the building at 10020 is probably older than its façade indicates and may be the first mixed-use building in Maple. The plaza at 10036 is not sympathetic to the heritage character of the street and the document recommends it should be considered for redevelopment or intensification. On the west side, the study states that the clock tower of the recent Shoppers Drug Mart creates a focal point.

On the northeast side of the intersection there is small plaza with a distinctive octagonal lantern located in the island between Major Mackenzie and Richmond Street. Beyond Richmond Street is the subject property at 10037. At the time, the “*modernist and suburban building*” on the site, as described in the study, was occupied by a branch of the CIBC. Adjacent to the subject property, at 10049, a sprawling development includes the Edwardian James Rose House and a sympathetic addition to the north.³

The study’s detailed description of the streetscape describes the design of a new two (2) storey development on the west side of the street at 10048 as nodding to *Victorian design* and provides further descriptions of older buildings and other potential development sites.⁴

Descriptions of buildings on the east side speak to the diversity of gabled forms and materials and again indicates that “*the recently constructed building at 10065 Keele Street makes a small node to Victorian design with dichromatic brickwork, octagonal corner turret, and segmental arches*”.⁵

The district study places particular emphasis on the intersection of Keele Street and Major Mackenzie Drive as the heart of Maple Village. This area is adjacent to the subject property at 10037 Keele Street and is described as follows.

The intersection is busy, in every sense of the word. Traffic is very heavy, and there is a proliferation of visual clutter: signage, traffic signals, hydro lines and poles. Nonetheless, there is a lot of material to work with in improving the sense of place here. There is a material consistency in the use of red brick in many of the buildings immediately surrounding the intersection, regardless of the date of construction.

The jog in Major Mackenzie creates vistas that are not usually available. The very fine Beaverbrook House is an important asset. It is highly visible when entering the intersection from the west and its north flank has a strong presence from the east. The Shoppers Drug Mart clock tower provides a visible focus, although the blanked-out windows in the shop are anti-urban and contribute to an unfriendly pedestrian environment. The little plaza in the “island” has an octagonal lantern that refers to the historic octagon house to the west. The “island” is currently a missed opportunity, particularly in the view from the east.

³ Philip Carter, Village of Maple Heritage Conservation District Study, 2006, p.37-38

⁴ Philip Carter, Village of Maple Heritage Conservation District Study, 2006, p. 38

⁵ Philip Carter, Village of Maple Heritage Conservation District Study, 2006, p. 38

Richmond Street, which runs along the south side of 10037 Keele Street, is ill-defined and the little plaza turns its back to the east. The view down Richmond Street features a dumpster, and the octagonal lantern is blocked from view by a pair of pine trees. The entry to Richmond Street is defined by an array of hydro poles at varied relationships to vertical. There is room for great improvement without much intervention.⁶

b. The District Plan – Objectives and Policies

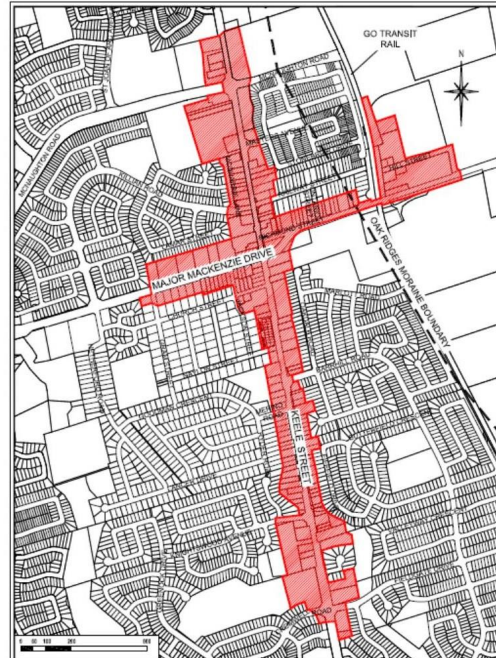


Figure 15: District Boundary, Maple Heritage Conservation District Plan (Appendix III)

Section 2.0 of the Maple Heritage Conservation District Plan provides a Statement of Heritage Value for the Village of Maple.

The Village of Maple is one of four 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. The Ontario Huron and Simcoe Railway, the first railway in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th and early 20th century buildings and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Village of Maple Heritage Conservation District is proposed. The proposed District consists of the historic block of Church and Jackson Streets and properties along the two main roads, roughly to the extent of the old Police Village.

⁶ Philip Carter, Village of Maple Heritage Conservation District Study, 2006, p. 37

*The Village of Maple Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer buildings that respect the scale and site plan characteristics of a historic village.*⁷

Heritage attributes of the district are found in Section 4 of the study as are the heritage attributes of individual buildings. However, the district study was completed in 2006, 15 years ago. During that time a number of buildings were demolished or altered and new developments were approved. Though the portions of the district remain relatively unchanged, a number of areas, particularly around the intersection of Keele Street and Major Mackenzie Drive, have undergone modifications.

The Village of Maple Heritage Conservation District Plan includes both general Objectives and Policies and those specific to new development, landscapes and streetscapes.

i. 3.0 Objectives

Section 2.4.3 – Objectives for Non-Heritage Buildings

- To retain and enhance complementary characteristics of non-heritage buildings; and
- To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District.

Section 2.4.4 – Objectives for Landscape/Streetscape

- To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm;
- 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-indigenous species with compatible forms and characteristics should be allowed in recognition of the harsher urban conditions that now exist; and
- To introduce landscape, streetscape and infrastructure improvements that will enhance the heritage character of the District.

Section 2.4.5 – Objectives for New Development

- To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like human scale of development while promoting densities sufficient to secure the District's future economic viability; and
- 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.

⁷ Philip Carter, Village of Maple Heritage Conservation District Plan, 2007, p.9

ii. 4.0 District Policies

Section 4.3 – Non Heritage Buildings – Design Approach

- Alterations and additions to non-heritage buildings should be consistent with one of two design approaches. Historical complementary or Modern complementary; and
- Generally, demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.

Section 4.6 – Commercial Core – Design Approach

These policies address both new and existing commercial buildings on Keele Street, Richmond Street and Major Mackenzie Drive.

- The design of new buildings will be products of their own time, but should reflect an historic architectural style either traditionally found in the District or reflective of traditional commercial architecture;
- A design approach that reduces the actual and perceived scale of large developments will be pursued;
- New buildings will respect adjacent residential and historic properties;
- The façades of new buildings will be no taller than three (3) storeys, with a maximum height of 11.8 meters; and
- New building construction in the District will conform with the design guidelines in Section 9.5 which pertain to New Development.

There are also policies in this section with respect to commercial signage and awnings as well as commercial parking lots.

Section 4.6.5 - Commercial Parking Lots

- Attractive, well-design parking lots that complement the special character of the District are supported. Parking will not be permitted to be located in the front of buildings;
- Parking lots will be appropriately landscaped and screened.

Section 7.5 – Site Plan Control

This section deals with municipal policies with respect to the District.

- Site plan control will apply to all properties in the District; and
- The City should ensure that substantial projects are reviewed in the Site Plan Control process by design professionals with an understanding of heritage work in collaboration with Heritage Vaughan.

iii. 9.5 New Development Design Guidelines

Guidelines

- New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament

Section 9.5.3.5 Commercial Core Site Plan Guidelines for Larger Sites Without Heritage Buildings

- Frontages of designs based on larger heritage precedents, such as town commercial buildings and hotels, should be broken into elements of no more than 20 metres in width;
- Lining elements between such frontages should be set back to provide an area of pedestrian refuge, as a landscaped element, patio or seating area; and
- Landscaping should be provided, including planters, benches and waste receptacles as integral to the design.

Section 9.5.3.6 Scale and Massing

- Maximum façade height of three (3) storeys with a maximum building height of 11.8 metres;
- Height and massing should respect the 1 to 2-storey residential properties when they are adjacent;
- The ground floor ceiling height should be a minimum of 4.5 metres along all primary commercial frontages;
- A minimum of 75% glazing for retail window display will be pursued for commercial ground floor;
- The height of window and door articulation on the commercial ground floor will respond to the greater ground floor to ceiling height and should appear in proportion with the overall height and massing of the building;
- A high quality of commercial store front design is recommended. Visibility along the commercial ground floor in terms of composition of windows, entryways and materials is encouraged;
- All buildings and commercial units fronting onto a primary or secondary street must have an entrance fronting the primary or secondary street;
- Commercial building entrances should be easily identifiable and appropriately signed; and
- The building bas occurring along commercial frontage may exhibit a material change from that exhibited along the building mid section above. The use of spandrel glazing on the building will not be permitted.

Section 9.5.3.7 Architectural Style

- New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament;
- Do not use hybrid designs that mix elements from different historical styles; and
- Use authentic materials – brick, with stone sills and brick or stone lintels.

Section 9.5.3.8 Storefronts

- Storefront design should reflect local historic precedents. Design elements within any chosen precedent should be consistently applied;
- Use of traditional wood and glass construction for storefronts is encouraged;
- If modern materials are used they should be detailed to replicate traditional designs in scale, proportion and architectural effect.

Heritage Impact Analysis

1. Description of Proposed Development and Site Alteration

The owner is proposing to demolish the existing commercial building at 10037 Keel Street and to construct a three (3) storey mixed use building with commercial units on the ground floor and apartments above. A detailed description of the development and site alteration is provided on pages 7, 8 and 9 of this report. Complete plans and elevations are provided in Appendix II. **(APPENDIX II)**

2. Historical Research and Site Analysis

a. History of Vaughan

By 1500 the Humber watershed was home to two (2) large Huron trading settlements adjacent to the trail. Between 1550 and 1600 the Huron abandoned these settlements and the Iroquois moved in. Etienne Brule was the first European to visit the area and travel the Carrying Place Trail, which became an important route for the explorers, traders and missionaries of New France between Fort Rouille and St. Marie Among the Hurons. Traders introduced European goods to the tribal economies, increasing rivalries. European diseases and intertribal warfare ended old Iroquoian dominance and by 1700 the Mississaugas occupied the area.

In 1763, the Treaty of Paris ceded all French holdings in Canada to the British. However, there was little development in Ontario and little impact on the area until Britain's defeat in the Revolutionary War. United Empire Loyalist settlers, disenfranchised after the war, began to migrate to Canada, settling first in such places as Kingston and Newark (Niagara-on-the-Lake). The new settlers, desiring to live under British law rather than French-based land tenure, petitioned Lord Dorchester, who divided the colony into Upper and Lower Canada in 1791. Lieutenant-Colonel John Graves Simcoe became the governor of Upper Canada.

In 1791, Simcoe, fearing that the United States would support France in a new war with Britain, moved the capital from Newark (Niagara-on-the-Lake) to York (Toronto) and projected two (2) military roads from the new capital, one to the west terminating at Detroit and one to the north terminating at Georgian Bay. At first Simcoe intended to use the Carrying Place Trail for the northern road; but on the return trip learned of a more easterly route which proved to be a better choice. This road, laid out from York to Holland Landing, was named Yonge Street.

The British government acquired the area comprising Vaughan Township from the Mississauga Nation as part of the Toronto purchase in 1781, and township survey was begun in 1795; by Surveyor Tredell; but was not completed until 1851. They were re-surveyed in 1861.⁸ The lots were laid out in a grid of lots and concessions to facilitate agricultural settlement. Lots were generally 200 acres in size.⁹ However, early settlement was made difficult by the lack of reliable transportation. Though settlers were required to clear and maintain all roadways adjacent to their land, this requirement was difficult to enforce, resulting in a poor road network. This made it difficult for farmers to get their crops to market and for suppliers to get their goods to the farmers.

The first sawmill in Vaughan was built in 1801 on the main branch of the Don River where it crosses Yonge Street by John Lyons, a United Empire Loyalist from New York State. Lyons died in 1814 and his mills and other real estate were purchased by William Purdy. His sons built a grist mill and tannery. The original Lyons mill was subsequently converted to a carding and fulling mill. A fire destroyed the Purdy flour mill in 1828. The property was sold to Thorne and Parsons. Thornhill was named after Mr. Thorne. A number of sawmills continued to be constructed in Vaughan in the 1820's and 1830's.

The Township of Vaughan grew slowly until the 1820's when Crown and Clergy Reserve land became available for purchase. During the late 1820's and early 1830's British immigration increased.

The settlement of Vaughan was completed in the 1840's. By that time the population of the township was estimated at 4,300. By 1850 it had grown to 6,255. There were five (5) grist mills and 35 saw mills. About 35,000 acres were regarded as first class agricultural land and the township prospered economically as a farming area. . By the 1880's crops included wheat, barley, oats, peas, potatoes, root crops and hay.¹⁰

Centres of settlement, including Maple, developed as service and institutional communities supporting the growth in agriculture. Churches, schools and post offices were established. There were 20 public schools in the township by 1850.

The Township of Vaughan was incorporated as a municipality with its own local government and elected council in 1850. Construction commenced on the Ontario Simcoe and Huron Railway in 1852 and opened through the township in 1853. It later became part of Grand Trunk railway and then the Canadian National Railway. The Toronto, Grey and Bruce

⁸ Graeme Mercer, Adam Charles, Pelham Mulvaney, History of Toronto and the County of York Ontario, Vol.1, p.124.

⁹ Unterman McPhail Associates, Cultural Heritage Resource Assessment: Built Heritage & Cultural Landscape Highway 427 Transportation Corridor p.8

¹⁰ Graeme Mercer, Adam Charles, Pelham Mulvaney, History of Toronto and the County of York Ontario, Vol.1, p.129-130.

Railway opened in the western part of the township in 1871. The railways increased market access for farmers, contributing to the prosperity of the area.¹¹

From 1850 to 1950 Vaughan grew as a result of the introduction of railways, improved road systems and industrialization resulting in the growth of villages and towns. After the Second World War there was an influx of immigration and the process of urbanization began in earnest. This urbanization was accelerated when Highway 400 was built through the township in the late 1940's. Growth moved from south to north. Agricultural lands were increasingly developed former 19th century villages such as Maple were intensified with nodes of residential and commercial areas surrounding the historic village cores. York Region was established in 1971 and Vaughan Township was amalgamated with the Village of Woodbridge to form the Town of Vaughan. In 1991, the Town officially became the City of Vaughan.

b. History of the Village of Maple

The founding of the Village of Maple can be traced back to two (2) families, the Nobles and the Ruperts. The Nobles were the earlier settlers. Jacob Noble, who was born in County Tyrone, Ireland in 1802, came to Canada sometime before 1837. He stayed in Toronto briefly before buying land in the Township of Vaughan on Lot 20, Concession 3 at what is now the southeast corner of Keele Street and Major Mackenzie Drive, which would later be called Noble's Corners or Nobleville in his honour.

Noble was listed in the 1851 census as a merchant. He was also a parishioner of St. Andrew's Presbyterian Church. He married Sarah McQuarrie in Vaughan in October 1844, at the age of 42. They had three (3) children. In 1848 he succeeded his brother Thomas as the postmaster for the Village of Rupert which had been renamed in the interim in honour of Dr. Oliver Rupert, a prominent physician in the area. Joseph died in 1868 and was buried at St. Andrew's. His son, Arthur, took over his father's position as postmaster.¹² The Classical Revival Noble House, once the home of Lord Beaverbrook, still stands at 9995 Keele Street. It is designated under Part IV of the OHA.

Adam Rupert (1779-1813) came to Ontario in 1802 from Pennsylvania. He had two (2) sons, Peter and Jacob, both built houses which are designated under Part IV of the OHA (**APPENDIX II**). . Peter Rupert, the son of Adam, was born in 1808 in Vaughan. He became a local businessman. He and his wife, Susanna, built a Methodist Chapel and a schoolhouse. Peter's brother, Jacob, constructed the famous Octagon House at 2600 Major Mackenzie Drive just west of Keele Street (**APPENDIX II**). He and his wife, Rachel, had 11 children. One of them, Oliver Rupert, was a celebrated physician in the area. He was born in 1836 and married Agnes Bailey. In 1871 they gave land to the Wesleyan

¹¹ Archaeological Services Inc., City of Vaughan Official Plan, Cultural Heritage Landscape Inventory and Policy Study, p.48-50

¹² Joseph Noble, Digginrogsblog, wordpress.com

Methodist Church for a cemetery which later became the Maple Cemetery. Nobleton, as Maple was then called, was renamed Rupertsville in his honour.¹³

The 1860 Tremaine Map of the County of York shows land owned by both Adam and Jacob Rupert immediately to the north and southwest of the Village of Maple. Lands owned by Jacob Noble are located immediately to the southeast. The railway is seen just east of the Village as is Richmond Hill Station. Lands in to the northeast, in the vicinity of the property at 10037 Keele Street; but outside of the Village of Maple, are owned by Reverend Donald Ross. It was under his leadership that St. Andrews Presbyterian Church at 9860 Keele Street was constructed in 1862 by local contractor John McDonald.¹⁴

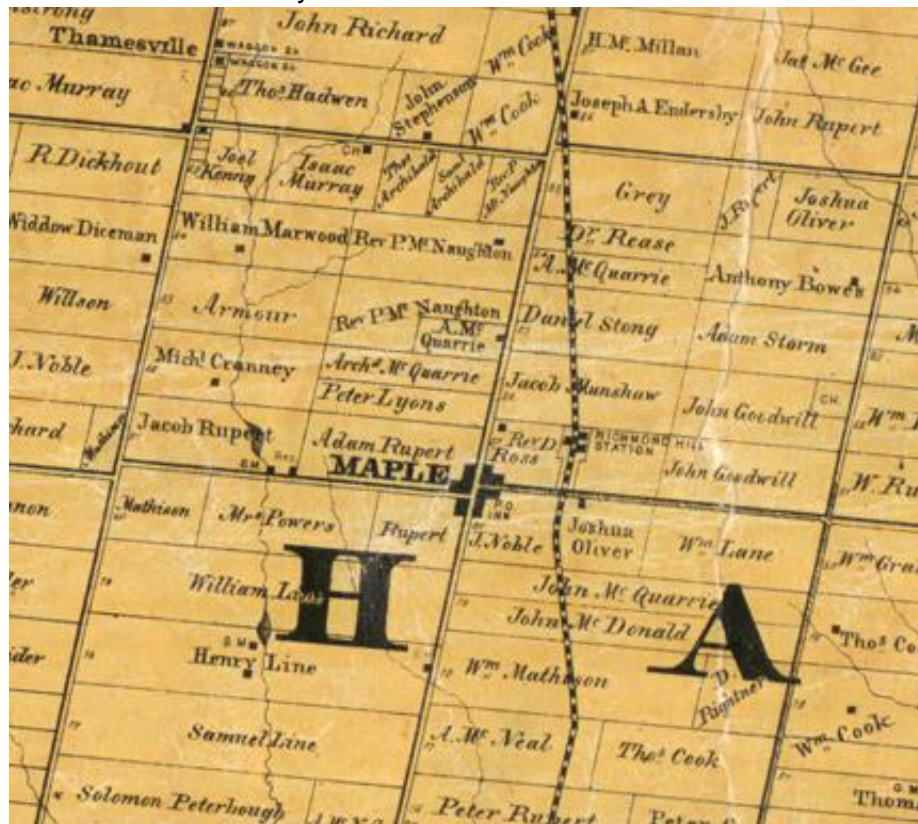


Figure 16: Tremaine Map, 1860,

The York County Atlas of 1878 shows that a small amount of land to the southeast of the Village was still owned by the Noble family; but the Rupert family no longer appears to own land in the area surrounding Maple. Development, in the form of a series of smaller lots fronting on the north side of Major Mackenzie Drive in the area to the south of Richmond Hill Station is also evident indicating that the village was growing. The post office can be seen to the northwest corner of Keele Street and Major Mackenzie Drive.

¹³ <https://www.geni.com/people/Jacob-Rupert/6000000113763974944>

¹⁴ <https://www.flickr.com/photos/yorkregiongovt/34734497070>

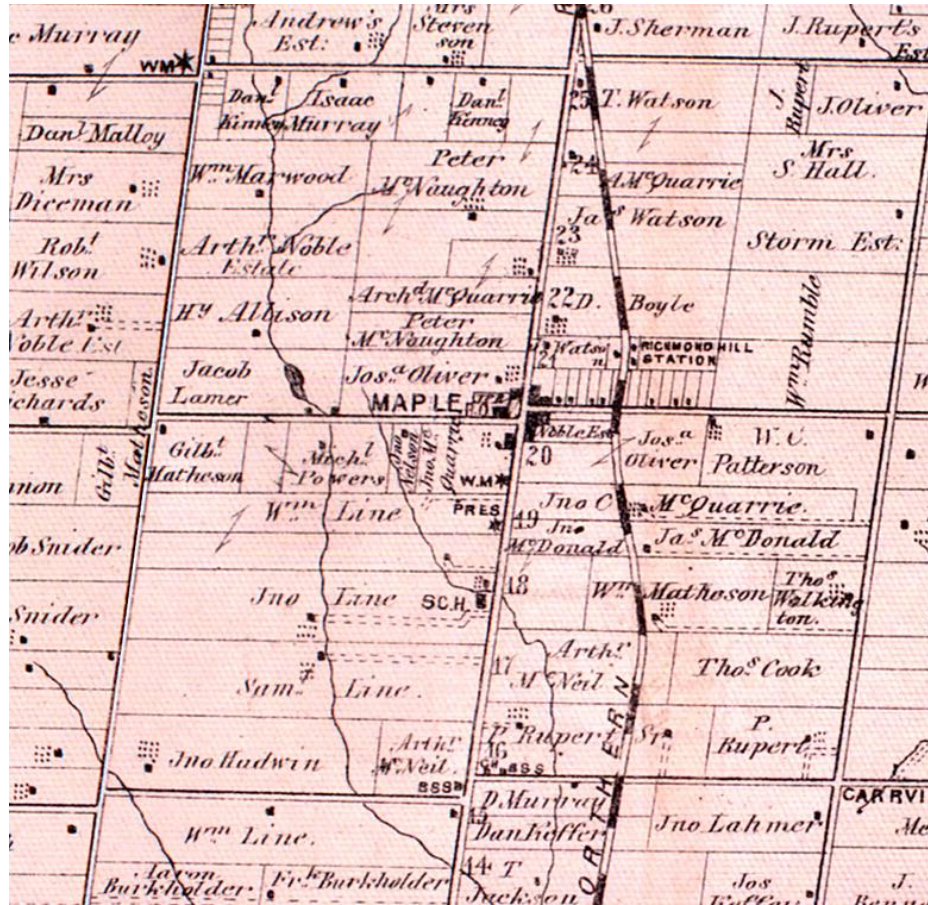


Figure 17: York County Atlas, 1878

Maple was dominated by other local villages throughout the 19th century. Keele Street was surrounded by swampy ground which forced travellers to take other routes. Once the Ontario, Huron and Simcoe Railway built a line through Maple and established a station called Richmond Hill, the village began to grow and prospered. In 1900 Canadian National Railway purchased to line and the stations was renamed Maple.

By the late 19th century Maple had a sawmill, a rope factory, a funeral parlour, a hotel, a hardware store, a pump factory and a harness shop. In the early 20th century there were approximately 100 homes in the village generally occupied by retired farmers and local businessmen.

After the Second World War Maple, along with other villages in the Township of Vaughan, began to urbanize and subdivisions grew up around the historic village core changing it from a rural village servicing the farming community into a bedroom community for those employed in larger urban centres.

3. Evaluation of Heritage Impacts

a. Identification and Significance and Heritage Attributes of Properties and Streetscape

The Village of Maple Heritage Conservation District Study identified and described the streetscape along Keele Street north of Major Mackenzie Drive with particular emphasis on the area around the intersection of Keele Street and Major Mackenzie. Between Major Mackenzie Drive and Railway Street on the east side of Keele Street, the map reproduced in the District Plan (*Fig. 11*) identifies four (4) properties immediately surrounding the subject property at 10037 Keele Street listed in the *City of Vaughan Listing of Significant Heritage Structures*. These included 10 Richmond Street and 10055, 10059 and 10065 Keele Street (*Figs.7 & 8*). There is one property identified on the west side of the street at 10020 Keele Street (*Fig.6*).

There are also two (2) properties nearby located the District that are designated under Part IV of the OHA. These are St. Andrews Presbyterian Church at 9860 Keele Street and the Noble House at 9995 Keele Street, which also has associations with Lord Beaverbrook (**APPENDIX IV**). Although these properties are significant cultural heritage resources, they are not close enough to 10037 to be impacted by the proposed redevelopment of the property.



Figure 18: 9995 Keele Street, Noble House, LDW



Figure 19: St. Andrews Presbyterian Church, Google Maps

The Keele Street streetscape between Major Mackenzie Drive in the south and Killian Road and Railway Street to the north, has been the subject of considerable alteration and new construction throughout in the 21st century, particularly on the west side of the road.

Early images of Keele Street in the vicinity of Major Mackenzie Drive reveal that the buildings in the area were modest in style and design and predominantly one (1) and 1 ½ storey structures clad in clapboard siding or brick. Though some are obviously designed and built for commercial use, others have a residential appearance. In general they are discreet structures with substantial spaces between the structures. The building on the left in Fig.19, adjacent to Richmond Street and the third building on the right with the gambrel roof is possibly the building that existed in the late 19th and early 20th century on the site now known as 10037 Keele Street. These images illustrate structures of several different ages and styles including four square Edwardian homes interspersed with commercial buildings, some with flat roofs or false fronts. All are space constructed with generous spaces in between the buildings.



A view south on Keele Street. Richmond Street intersects on the left just past the first building. Most of the shops are front-gable buildings in the traditional village commercial style.

Figure 20: Vaughan Archives, Taken from the Village of Maple Heritage Conservation District Plan, p.125



The same intersection viewed from the south. The camera would be in front of Beaverbrook House. Both photos from the Vaughan Archives.

Figure 21: Vaughan Archives, Taken from Village of Maple Heritage Conservation District Plan, p.125



Figure 22: Fourth Street (Keele) c. 1900, Probably South of Major Mackenzie Drive, Vaughan Archives

Some of the new development, which is predominantly traditional in style, is more successful than others. Generally Keele Street is being redeveloped in accordance with the policies and guidelines of the District Plan with some significant changes and the introduction of new buildings and groups of buildings since the Village of Maple Heritage Conservation District Inventory, Study and Plan were completed. There are few older buildings in this area and those that survived have been altered to accommodate new uses. Changes are less apparent on Keele Street to the south of Major Mackenzie Drive where a number of older red brick Victorian buildings with distinctive dichromatic brick details remain

and to the north of Railway Street and Killian Road where residential properties still predominate.



Figure 23: Keele Street South of Major Mackenzie Drive, LDW

The west side of Keele Street has been subject to the more redevelopment than the east side. The Shoppers Drug Mart makes reference stylistically to 19th century design and character with its red brick exterior, dormers and hip roof. The building has also been designed to define its location at the corner of two (2) major streets. The building sits close to the sidewalk. The façade extends along both Keele and Major Mackenzie with the entrance at the central apex and the tower above creating a focal point at the intersection. This building was extant in 2005 – 2006 when the District inventory and study were completed.



Figure 24: Plaza, Northeast Corner of Major Mackenzie Drive and Keele Street, LDW



Figure 25: Shoppers Drug Mart, Northwest Corner of Major Mackenzie Drive and Keele Street, LDW

On the west side of the street north of the Shoppers Drug Mart is the four square yellow brick building constructed in the mid 20th century. Beyond that is the townhouse infill development which is located on a new road at right angles to Keele Street. The townhouses are designed in a traditional 19th century style. To the north is a large mixed-use development. Construction of this development was underway when the District Plan was completed. Further north, adjacent to Killian Road, is another mixed use development of recent construction. These buildings are three (3) storeys in height with small commercial units on the ground floor. Parking is at the rear. Both are designed in the Georgian style with gable roofs, pediments and chimneys. The mass of the building at 10030 Keele Street has been mitigated by breaking the building into four (4) sections, each of which varies in architectural details, height and roof design. Some sections of the building are also set back behind others, further breaking the mass and scale of the structure and creating a variation in light and shade.

Although the redevelopment of the west side of the street has followed the District policies and guidelines, there are still pockets of older developments, such as the strip plaza to the north of 10030 Keele Street and a number of open spaces that detract from the overall character of the street as a commercial centre and are suburban in their appearance. The intrusion of heavy servicing such as large hydro poles also tends to detract from the overall unity of the street façade.



Figure 26: Golden Spruce Lane Townhouses, LDW



Figure 27: 10030 Keele Street, LDW



Figure 28: Strip Plaza North of 10030 Keele Street, LDW



Figure 29: Streetscape - West Side of Keele Street Looking North From Major Mackenzie Drive, LDW

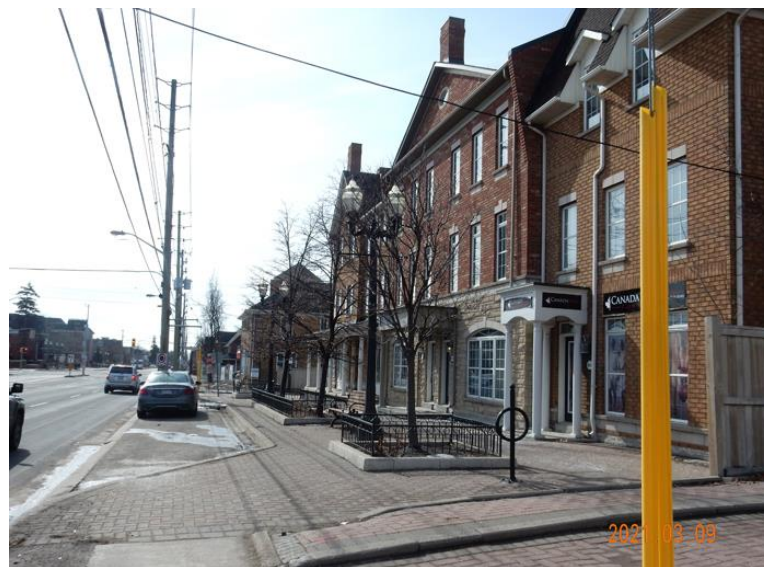


Figure 30: Streetscape Looking South to Major Mackenzie Drive with Hydro Poles and Lines, LDW

The east side of Keele Street has seen less redevelopment than the west side, particularly in the area around 10037. To the south of the subject property, just north of Major Mackenzie Drive, is the small plaza on the east side of Keele. The plaza, with its corner octagonal lantern is indicative of 20th century small plaza design with its generally low profile and parking located in front of the commercial units. The plaza is located in an “island” created by Richmond Street to the north and Major Mackenzie Drive to the south. Next to the plaza is the Richmond Street, which is closed off from Keele Street. The same dumpsters mentioned in the District Study are still in evidence as are the large parking areas located in front of both the plaza and 10037. Pylon signage is also in evidence.

To the north are three (3) Edwardian style homes which have been converted to commercial uses with apartments above. The two (2) buildings to the south have been joined into a single building and a large addition has been added to the rear with parking

behind. The alterations to the buildings have been generally well executed and are compatible in mass, scale and style with the original buildings. The third building to the north has been altered with less success to accommodate commercial use. It is currently vacant.

A new development is located to the north of these three (3) buildings at the southeast corner of Railway and Keele Streets. It is a two (2) storey mixed-use red brick structure with an octagonal tower at the corner. Parking is located behind and the building sits close to the sidewalk. While it is contemporary in style, details such as the octagonal tower, red brick cladding, decorative banding and hip roof are echoes of traditional building typology. The octagonal tower or lantern faces Railway Street defining the corner in a similar fashion as the Shoppers Drug Mart and delineating the entrance to the commercial area of Keele Street between Railway Street and Major Mackenzie Drive.



Figure 31: View of Major Mackenzie Drive from Plaza with Parking Area and Pylon Sign, LDW



Figure 32: 10037 Keele Street from Plaza Parking Area, Richmond Street and Dumpsters to the West, LDW



Figure 33: Keele Street - East Side Looking Southeast, LDW



Figure 34: Keele Street East Side Looking North from 10037 Keele Street., LDW



Figure 35: 10065 Keele Street - East Side - Southeast Corner of Keele and Railway Streets, LDW

b. Provincial, Regional and Local Policies

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

The Planning Act, the Growth Plan, 2020 and the Region of Peel Official Plan also contain policies that encourage the conservation of significant and protected heritage properties. The Region's Official Plan includes additional policies for requiring heritage impact assessments to evaluate the impact of new development on cultural heritage resources.

The City of Vaughan's Official Plan includes planning policies for the identification of significant cultural heritage resources and cultural heritage landscapes. The City has recognized the significance of Maple by designating it under Part V of the OHA as a heritage conservation district and requires that new development on vacant lots or lots currently occupied by non-heritage structures in the District be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with existing heritage architectural style. As added protection for cultural heritage resources and conservation of cultural heritage character, the City will refuse issuance of a demolition permit for a building in a Heritage Conservation District until plans for a replacement structure have been submitted to the city and approved;

The Standards and Guidelines for the Conservation of Historic Places in Canada states that any action or process that results in a physical change to the character-defining elements of an historic place must respect and protect its heritage value and provides a number of general standards for the preservation, rehabilitation and restoration of historic places in Canada.

The Ministry of Tourism, Culture and Sport has provided InfoSheet #5 to assist in the analysis of heritage impacts including destruction of significant heritage attributes; unsympathetic alterations; alterations that create shadows; isolation of heritage attributes, obstruction of significant views; change in land use; new development in open spaces; land disturbances that may affect archaeological resources.

The Village of Maple Heritage Conservation District Plan provides policies and design guidelines to guide conservation of the cultural heritage character of the village and to assist residents and developers in making alterations to properties and constructing compatible infill developments.

With respect to the provincial, regional and local policies relating to the conservation of the heritage attributes of protected heritage property and the conservation of significant heritage properties; it is vital to assess the property using Regulation 9/06 in order to determine if it

possesses any heritage attributes that may be impacted by the proposed redevelopment of the site.

The impacts of the proposed development on the property at 10037 Keele Street and neighbouring properties that are in the District and that may also be designated under Part IV of the OHA or identified as significant are assessed in relation to these policies and documents.

i. Identification and Significance and Heritage Attributes of 10037 Keele Street – Regulation 9/06 Assessment

The property at 10037 Keele Street has not been identified as a significant property within the Village of Maple Heritage Conservation District, although it is designated under Part V of the OHA because it is located within the District. In order to confirm if it is a significant property and if it has any significant heritage attributes that should be protected, a Regulation 9/06 analysis is advisable.

Ontario Regulation 9/06 prescribes criteria set out in subsection (2) for the purposes of determining cultural heritage value or interest. A property may be designated if it meets one or more of the criteria listed in the Regulation. These criteria include:

Design or Physical Value

1. It is rare, unique, representative or early example of a style, type, expression, material or construction method; or
2. Displays a high degree of craftsmanship or artistic merit; or
3. Demonstrates a high degree of technical or scientific achievement.

Historical or Associative Value

1. It has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; or
2. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
3. Demonstrates or reflects the works or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

1. Is important in defining the character of an area; or
2. Is physically, functionally, visually or historically linked to its surroundings; or
3. Is a landmark.

Design or Physical Value	<ol style="list-style-type: none"> 1. The property at 10037 Keele Street is vacant. The building is a small, suburban flat- roofed building of standard design that was most recently used as coffee shop that previously housed a bank. The surrounding area consists mainly of a paved parking lot and a small lawn containing some shrubs and trees. 2. The building is a common design seen in many small commercial/bank buildings constructed in the 1980's and 1990's. It is not rare or unique and the materials used in its construction are not unusual nor do they display any craftsmanship. The lot has no particularly significant designed or culturally significant landscape features. 3. The building and the property do not demonstrate a high degree of craftsmanship or artistic merit.
Historical or Associative Value	<ol style="list-style-type: none"> 1. The property is not association with a theme, event or person that is significant to either the Village of Maple or the Township of Vaughan. The 1860 Tremaine Map and the 1878 York County Atlas show that it was not owned by either the Ruperts or the Nobles who are considered to be the founders of the Village. 2. The property does not have the potential to yield information that contributes to the understanding of the community or culture. The building on the site is a common form of commercial building that can be found in any number of communities in North America. It is not specific to the community of Maple. 3. The designer and builder is unknown. The structure does not reflect the ideas of an architect, builder or designer. The design is not unique.
Contextual Value	<ol style="list-style-type: none"> 1. The building is a small, one-storey flat-roofed structure clad in red brick and is set back from the street. A wide paved entrance and expansive parking areas are provided on the south and west sides of the property.

	<p>Most of the buildings in the area, including both old and new structures, are at least two (2) storeys high and are set close to the sidewalk with parking to the rear. The landscaping, building location and visible parking are not important in defining the character of the area. Instead they detract from the character of the area.</p> <ol style="list-style-type: none"> 2. As indicated in point 1 above, the property is not physically, functionally, visually or historically linked to its surroundings in terms of building design, building location, parking and landscape. 3. The property is not landmarks.
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Based on the Regulation 9/06 analysis, the property is not a significant heritage resource. It would not merit designation under Part IV of the OHA and it does not make a significant cultural heritage contribution to the Village of Maple Heritage Conservation District. In its present form, the property detracts from the cultural heritage value or interest of the District and the streetscape in the area of Keele Street between Major Mackenzie Drive and Railway Street/Killian Road.

ii. Analysis of Heritage Impacts Based on Ministry of Tourism, Culture and Sport InfoSheet #5

<ol style="list-style-type: none"> 1. Destruction of any, or part of any, significant heritage attributes or features. 	<p>There are no significant heritage attributes associated with the property at 10037 Keele Street (see Reg.9/06 analysis). No significant heritage attributes of identified cultural heritage resources will be destroyed.</p>
<ol style="list-style-type: none"> 2. Unsympathetic or incompatible alterations 	<p>The existing building and property is not compatible with other buildings or properties in the Village of Maple Heritage Conservation District and is not in alignment with the policies and guidelines in the District Plan. Any new development must be compatible with those policies and guidelines.</p>
<ol style="list-style-type: none"> 3. Alterations that create shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings 	<p>No shadows will be created on adjacent properties that have been identified as significant.</p> <p>The existing landscaping is not a designed landscape and contains no natural features. There are two (2) large trees on the</p>

	property which will be removed to accommodate the proposed development.
4. Isolation of a heritage attributes from the surrounding environment or context	N/A
5. Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	There will be no obstruction of views and vistas from within or of built features.
6. Change in land use	The property will be rezoned to permit mixed-use development. Mixed-use development is ongoing along Keele Street between Major Mackenzie Drive and Railway Street/Killian Road and will be compatible with other new development and redevelopment in the area..
7. New development or site alteration to fill in formerly open spaces	The proposed new building will fill in some open space. Parking will be confined to the rear. Landscaped open space is provided in front of the new building with additional trees, shrubs and hardscaping. Sufficient open space will be provided as a setting for the new building and is compatible with the policies and guidelines of the District Plan.
8. Land disturbances that may affect an archaeological resource	The municipality has indicated that an archaeological survey is not required. However, because there will be major excavation to accommodate the new development, if deeply buried archaeological resources are discovered during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the <u>Ontario Heritage Act</u> to carry out additional archaeological field work. This survey will be completed before construction recommences

iii. Analysis of Heritage Impacts Based on the General Standards for Preservation, Rehabilitation and Restoration, Standards and Guidelines for the Conservation of Historic Places in Canada

1. Conserve the heritage value of an historic place. Do not move, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an	There are no character-defining elements on the subject property. The Regulation 9/06 analysis determined that the property has no particular heritage value, though it is in a heritage conservation district.
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historic place if its current location is a character defining element.	
2. Conserve changes to an historic place that, over time, have become character-defining elements.	The property and the building on the property are not character-defining elements of the District.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The property has no inherent heritage value. All proposed alterations to the property will align with the policies and guidelines in the District Plan.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never existed.	The design of the proposed development will be assessed to determine if it is stylistically appropriate and adheres to the policies and guidelines in the District Plan.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.	N/A. The building is currently vacant and will be demolished to accommodate a mixed-use development similar to other developments on Keele Street.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	Protection and stabilization is not applicable. The municipality does not require an archaeological survey. However, if deeply buried archaeological resources are discovered during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the <u>Ontario Heritage Act</u> to carry out additional archaeological field work. This survey will be completed before construction recommences.
7. Evaluate the existing condition of the character-defining elements to determine the appropriate intervention. Respect heritage value when undertaking an intervention.	N/A
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts where there are surviving prototypes.	N/A
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable	N/A

on close inspection. Document any intervention.	
10. Repair rather than replace character-defining elements.	N/A
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The proposed development will be designed to align with the policies and guidelines in the District Plan and will integrate into the Keele Street streetscape.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.	N/A

iv. Analysis of Heritage Impacts Based on the Policies and Design Guidelines in the Village of Maple Heritage Conservation District Plan

District Policies for New Development

Generally, demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.	The existing building on the property at 10037 Keele Street is not supportive of the overall heritage character of the District. A Regulation 9/06 analysis has determined that it is not a significant cultural heritage resource and has no inherent cultural heritage value or interest.
The design of new buildings will be products of their own time, but should reflect an historic architectural style either traditionally found in the District or reflective of traditional commercial architecture	The proposed new building has some elements of traditional commercial architecture; but is flat-roofed and does not have some of the decorative details prevalent in architecture found in other parts of the District such as polychrome or dichromatic brick on quoins and around windows.
A design approach that reduces the actual and perceived scale of large developments will be pursued	The building has been divided into two distinct sections one of which projects forward of the other reducing the actual and perceived scale of the building and potentially producing areas of light a shade to reduce mass and scale.
New buildings will respect adjacent residential and historic properties	While the proposed building does have some historic design references the rendering illustrates a relatively modern

	building with limited stylistically historic details that are prevalent in the District. It has a flat roof while the adjacent properties to the north are converted residences with gable roofs. Some design features that reference those of the adjacent and nearby historic properties would be appropriate.
The façades of new buildings will be no taller than three (3) storeys, with a maximum height of 11.8 metres	The proposed building is three (3) storeys in height and is 11.58 metres in height to the top of the parapet. It meets the parameters in the District Plan.
Attractive, well-design parking lots that complement the special character of the District are supported. Parking will not be permitted to be located in the front of buildings	Parking is confined to the rear of the property and will be appropriately designed. It will be accessed from Richmond Street and will not be visible from Keele Street..
Parking lots will be appropriately landscaped and screened	The parking lot will be screened from neighbouring properties by a privacy fence and will be screened from Richmond Street by deciduous trees and shrubs planted in the boulevard.
Site plan control will apply to all properties in the District	A Site Plan Application has been submitted and all necessary documentation has been provided.

District Design Guidelines for New Development

New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament	The proposed building design does not have some of the details characteristic of buildings in the District. Yellow brick cladding is proposed which not common in the District. However, the scale is compatible with other recent developments along Keele Street such as the development on the west side of the street at 10030 Keele Street.
Frontages of designs based on larger heritage precedents, such as town commercial buildings and hotels, should be broken into elements of no more than 20 metres in width	The building is broken into 11 metre wide elements.
Lining elements between such frontages should be set back to provide an area of pedestrian refuge, as a landscaped element, patio or seating area	The landscape elements are set back and benches are provided adjacent to the sidewalk. Benches are also provided directly in front of the building façade to provide pedestrian refuge.
Landscaping should be provided, including planters, benches and waste receptacles as integral to the design	These are provided. See attached landscape plan (APPENDIX II).
Maximum façade height of three (3) storeys	The proposed building is 11.58m in height

with a maximum building height of 11.8 metres	as required and is three (3) storeys high.
Height and massing should respect the 1 to 2-storey residential properties when they are adjacent	The building is respectful of nearby buildings with similar height and massing and reflects the scale and massing of recently constructed buildings in the area.
The ground floor ceiling height should be a minimum of 4.5 metres along all primary commercial frontages	The ground floor ceiling height is 4.3m along the primary commercial frontage.
A minimum of 75% glazing for retail window display will be pursued for commercial ground floor	There is ample glazing for retail window display for the commercial ground floor.
The height of window and door articulation on the commercial ground floor will respond to the greater ground floor to ceiling height and should appear in proportion with the overall height and massing of the building	The height of window and door articulation responds as required.
A high quality of commercial store front design is recommended. Visibility along the commercial ground floor in terms of composition of windows, entryways and materials is encouraged	The design of the store fronts is traditional with ample windows with transoms and central glazed entrances. Materials are not defined. If wood is not used then cement siding with smooth side exposed should be required to approximate the look of wood.
All buildings and commercial units fronting onto a primary or secondary street must have an entrance fronting the primary or secondary street	All commercial units have entrances fronting on Keele Street as required.
Commercial building entrances should be easily identifiable and appropriately signed	Commercial entrances are identifiable. Signage to be determined. Appropriate areas above the store fronts in the entablatures have been provided for signage.
The building base occurring along commercial frontage may exhibit a material change from that exhibited along the building mid section above. The use of spandrel glazing on the building will not be permitted	The building base accords. There is no spandrel glazing.
New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament	The building has limited ornament and details and does not reflect any particular local heritage style. The major material is buff brick which, while it is a suitable natural material, is not common in the District, where red brick predominates, though there are a few building in the Region of Peel that are clad in yellow brick with contrasting red brick quoins and window surrounds.
Do not use hybrid designs that mix elements from different historical styles	The current design does not mix historical styles nor does it display any particular historical style.

Use authentic materials – brick, with stone sills and brick or stone lintels	Brick is the dominant cladding material. Concrete lintels, sills and parapets are employed in place of brick or stone.
Storefront design should reflect local historic precedents. Design elements within any chosen precedent should be consistently applied	The storefront design reflects historic precedent with respect to the centrally located entrance with large expanses of windows with transoms above. All store fronts have the same design.
Use of traditional wood and glass construction for storefronts is encouraged	Glass is used extensively. If wood is not used in construction, cement siding with the smooth side exposed should be employed to emulate wood.
If modern materials are used they should be detailed to replicate traditional designs in scale, proportion and architectural effect	Concrete sills and lintels should be rusticated to resemble stone. Cement siding with smooth side exposed should be used for all details such as storefront trim, parapets and entablatures

The existing building at 10037 Keele Street does not enhance or contribute to the heritage character of the area. It is a simple, unassuming modern building. It has been evaluated using Regulation 9/06 and is not rare or unique; is not associated with any themes or persons important to the community; and is not important to the character of the area. The design is not compatible with the heritage character of the District and its setting is dominated by asphalt paving and parking spaces which detract from the cultural heritage streetscape of this section of Keele Street which is being re-imagined and improved in appearance with each new development.

The design of the proposed new building meets the majority of the policies and guidelines in the District Plan in terms of height, massing, store front design, location of parking and provision of landscaping and amenity space. However, the design of the structure makes little reference to historic local building styles. While it is not necessary to design a building with a gable or hip roof because flat-roofed commercial buildings were constructed in the late 19th century and are acceptable in the district, the use of such quality materials as traditional red and buff brick and the introduction of dichromatic brick details such as quoins and string courses would make the building more compatible with surrounding structures and would enhance its visual interest. This is especially important if buff brick is the dominant material. If concrete is used for parapets, entablatures, the building base, sills and lintels it should be dressed to resemble stone. All window and storefront trim that historically would be wooden should be cementitious materials such as Hardie Board with the smooth side exposed if wood is not utilized.

Mitigation and Conservation Methods and Recommendations

Following are the mitigation and conservation recommendations for the proposed development on the property.

1. An archaeological survey is not required. However, if during excavation, deeply buried archaeological resources are uncovered, all construction will cease until an archaeological assessment by a qualified archaeologist is completed and resources on the site are either removed or protected to the satisfaction of the Ministry of Culture.
2. Heritage Permits and the approval of Council are required for construction of the new mixed-use building. The building plans and site plan must be reviewed by planning and building staff and the municipal heritage committee to ensure they meet the policies and design guidelines in the Village of Maple Heritage Conservation District Plan. Any comments or recommendations provided by staff and the committee should be carefully considered and, if feasible, incorporated into the site plan agreement and the building design.
3. Although the property is not a significant cultural heritage resource, a letter of credit or other financial security should be required to ensure that construction and design of the new building concurs with the design approved by Council and that work can be undertaken by the City if the project is not completed in accordance with the approved plans.
4. Excavation on the site to accommodate a new building may result in considerable disturbance of the property. A Temporary Protection Plan may be required and should be developed in concert with members of the construction team, the project management team, a structural engineer with a background in heritage conservation, a heritage conservation architect, a heritage consultant and City of Vaughan staff to ensure that excavation and other construction work does not adversely affect the significant built heritage resources identified in the District Plan at 10 Richmond Street and 10055 and 10059 Keele Street. The protection plan should include:
 - Temporary fencing at the nearest property line, particularly adjacent to 10055 Keele Street and 10 Richmond Street, to ensure that excavation, construction and vehicle traffic during construction will not impact the neighbouring property.
 - If the City of Vaughan requires vibration monitoring, the monitoring should be continuous.
 - All construction materials should be located at a distance from the property at 10055 Keele Street and 10 Richmond Street which are identified as heritage resources in the District Plan.

5. The landscape design should respect the overall character of the site and the street and should include native species and sufficient trees to replace any that will be removed during construction.
6. Quality materials such as traditional buff brick are being utilized on the building exterior. The introduction of polychrome or dichromatic brick details such as red brick quoins and string courses would improve the appearance and compatibility of the building as well as its visual interest, particularly if buff brick is the predominant material. Examples of such details are illustrated below.



Figure 36: Foundry Building, Ayr, Ontario





Figure 37: House, King Township

7. If concrete is used for parapets, entablatures, the building base, sills and lintels it should be dressed to resemble stone. If wood is not used, all window and storefront trim that historically would be of wood construction, should be constructed in a cement material such as Hardie Board with the smooth side exposed.

Implementation and Monitoring

A Heritage Permit will be required before construction begins. The proposed development will be assessed, reviewed and monitored by local and Regional agencies and by the heritage committee throughout the planning and building process. The Temporary Protection Plan must be completed before construction commences to ensure that the significant cultural heritage resources are protected during construction...

The Temporary Protection Plan will be monitored by the professional consultants involved and by City of Vaughan staff to ensure that proper mitigation and protection is carried out during construction.

Conclusion and Conservation Recommendations

The PPS states that planning authorities shall not permit development and site alterations on adjacent lands and protected heritage property unless the development and site alterations have been evaluated and the heritage attributes of the property have been conserved.

The objectives in the City of Vaughan Official Plan include conservation of cultural heritage resources for future generations; preservation, restoration and rehabilitation of structures or sites of cultural significance; and preservation of cultural heritage landscapes including significant public views.

Relevant policies in the Official Plan include:

- Recognizing and protecting cultural heritage resources through protection and education;
- Maintaining a Register of Heritage Resources that includes designated properties and those that are not designated; but are recognized by Council as having cultural heritage value;
- Using Regulation 9/06 to evaluate heritage resources;
- Making full use of Provincial legislation to protect and conserve cultural heritage resources;
- Requiring a letter of credit or other financial security from the owner of a cultural heritage resource if that resource is to be relocated or impacted as a result of development;
- Designating properties and districts under Parts IV and V of the OHA;
- Initiating a heritage permit application process;
- Requiring heritage impact assessments for planning applications and demolitions;
- Requiring that new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with existing heritage architectural style;
- Designating areas as Heritage Conservation Districts as a means of protecting a cultural heritage landscape to control new development and site alterations in the district;
- Refusing issuance of a demolition permit for a building in a Heritage Conservation District until plans for a replacement structure have been submitted to the city and approved;
- Identifying and protecting cultural heritage character areas and developing guidelines for those areas to guide landowners proposing new development in those areas;
- Maintaining an up-to-date Archaeological Master Plan and requiring archaeological assessments for all development applications in areas of archaeological potential.

Relevant policies pertaining to heritage conservation districts include:

- To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act.
- 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.
- 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.
- 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.

The property at 10037 Keele Street is not a significant cultural heritage resource. However it is located in the Village of Maple Heritage Conservation District and is subject to policies in the OHA, the City's Official Plan and the District Plan.

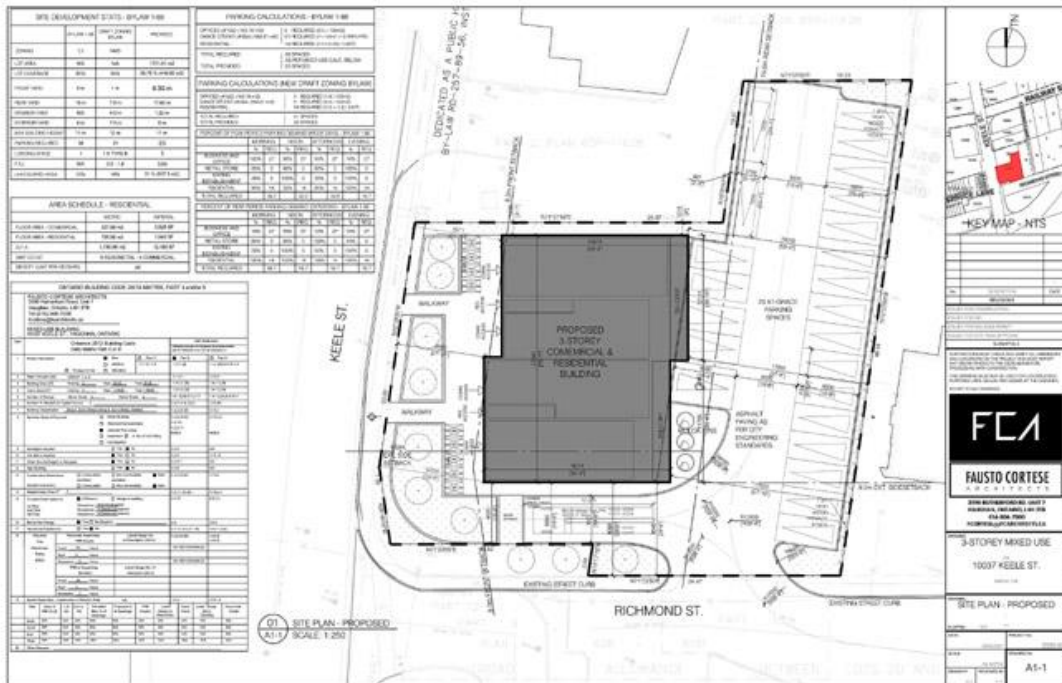
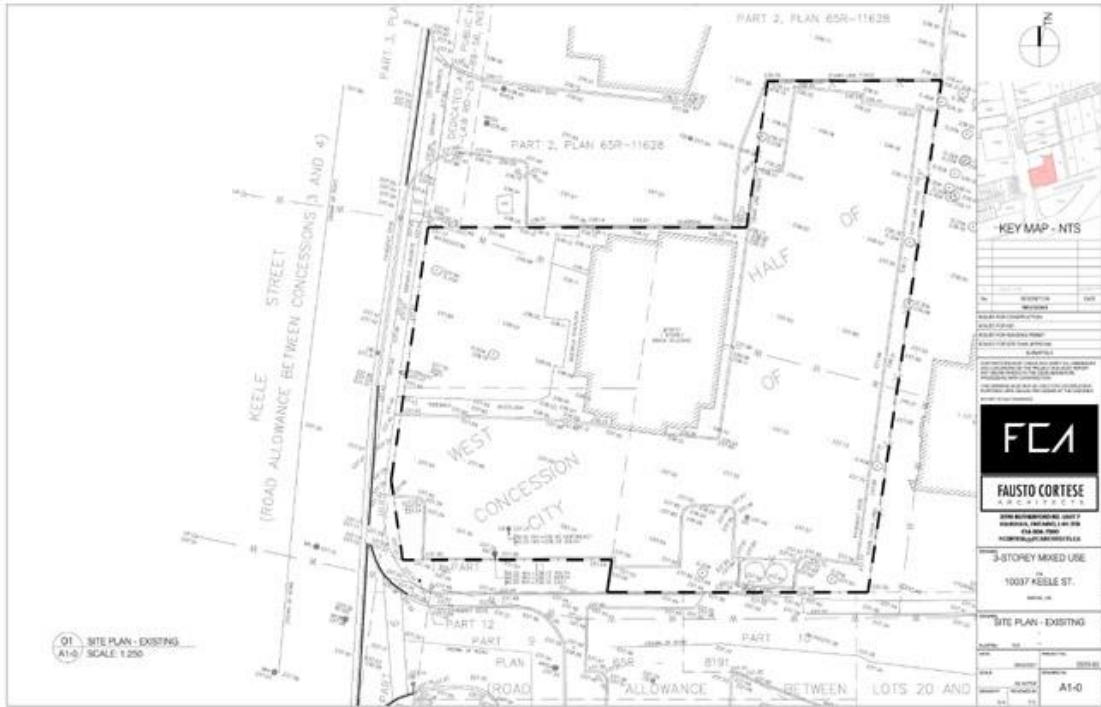
Currently the property is vacant and is the site of a modern, one (1) storey flat-roofed building that was constructed to accommodate a bank branch and consequently a coffee shop. The building is surrounded by paved surface parking and landscaping in front of the building is minimal. Generally it detracts from the streetscape and does not accord with any of the design guidelines in the District Plan which are intended to provide guidance for new development in the area that will improve the quality of the cultural heritage landscape.

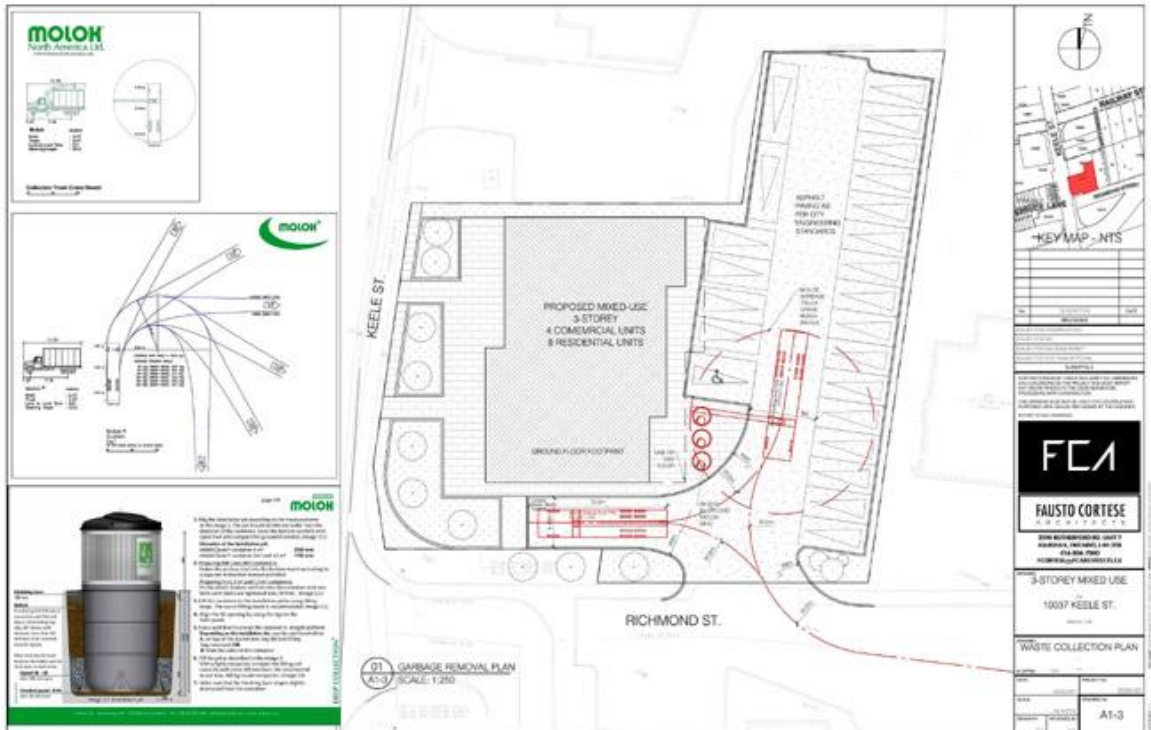
An analysis using Regulation 9/06 determined that 10037 Keele Street is not a significant cultural heritage resource and has no cultural heritage value or interest. Although some significant heritage resources surrounding the property have been identified, with carefully design and placement of the proposed new building and utilization of a temporary protection plan during construction, these resources should not be negatively impacted. The two (2) properties designated under Part IV of the OHA at 9995 and 9680 Keele Street are at a distance from the subject property and will not be impacted by the proposed development.

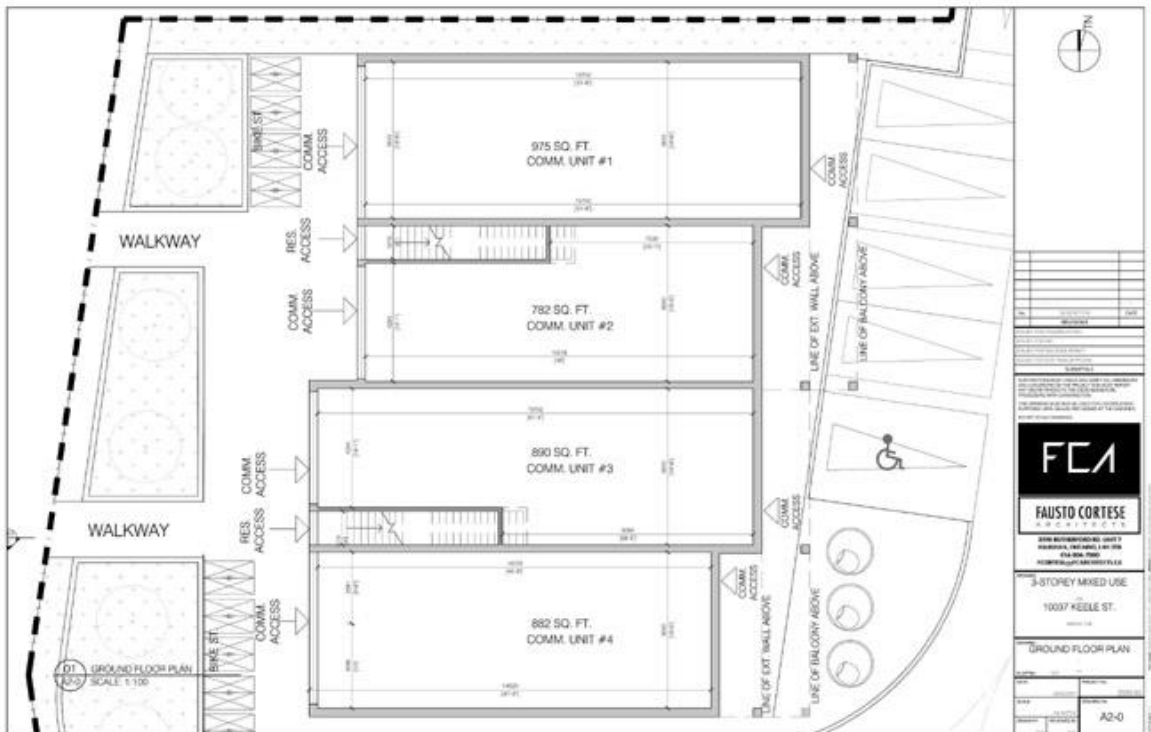
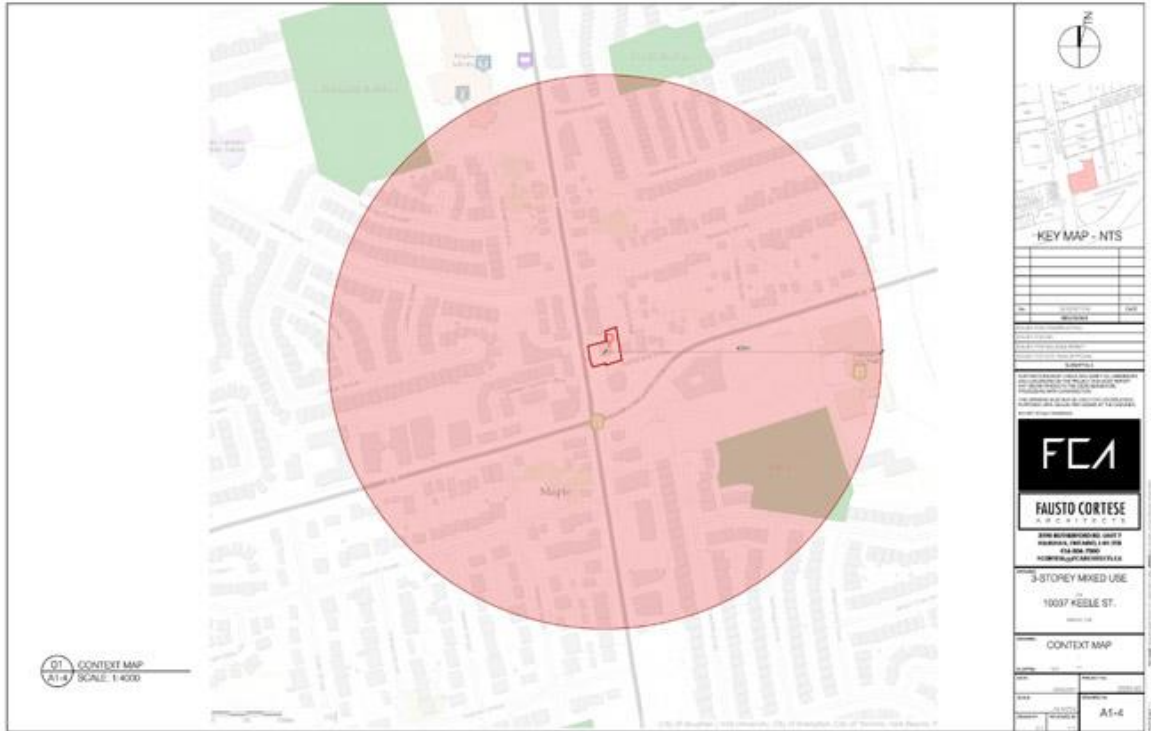
The proposed new building meets the requirements of the majority of the policies and design guidelines in the District Plan in terms of mass, scale, height, store front design, setback from the street and neighbouring properties; landscaping and pedestrian amenities; and parking location at the rear of the property. Stylistically, improvements could be made in the variety of materials in order to ensure that excellent design principles are supported and maintained.

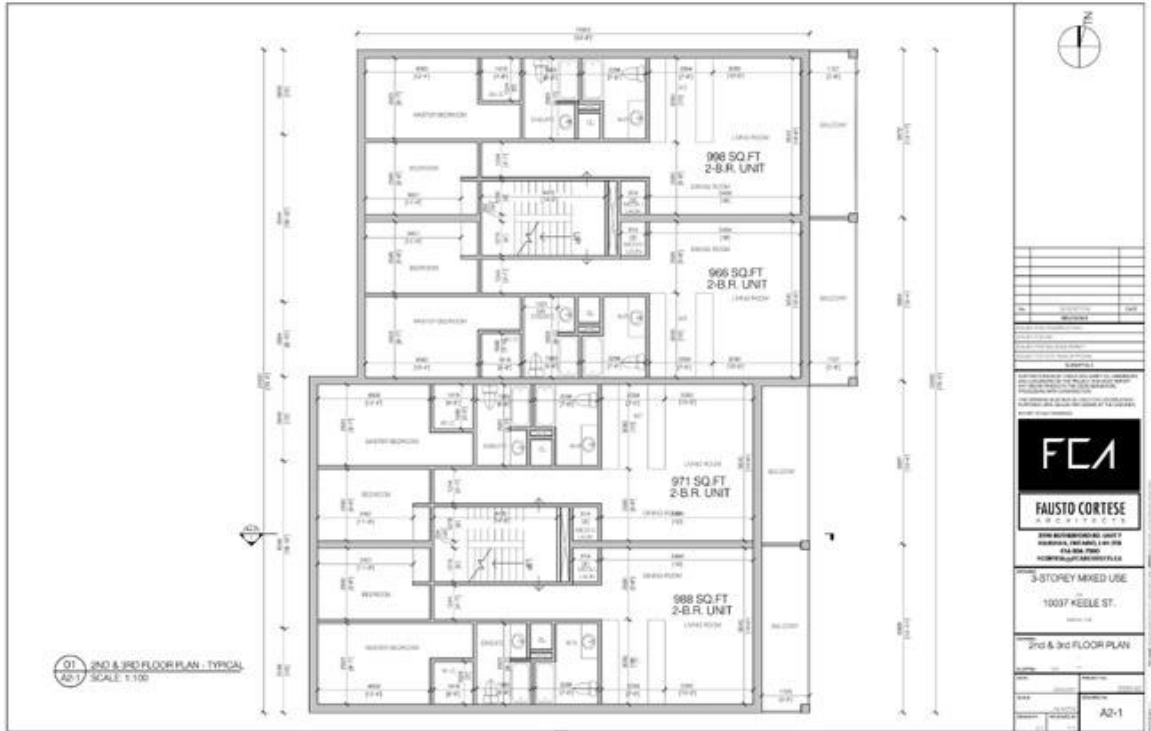
Appendices

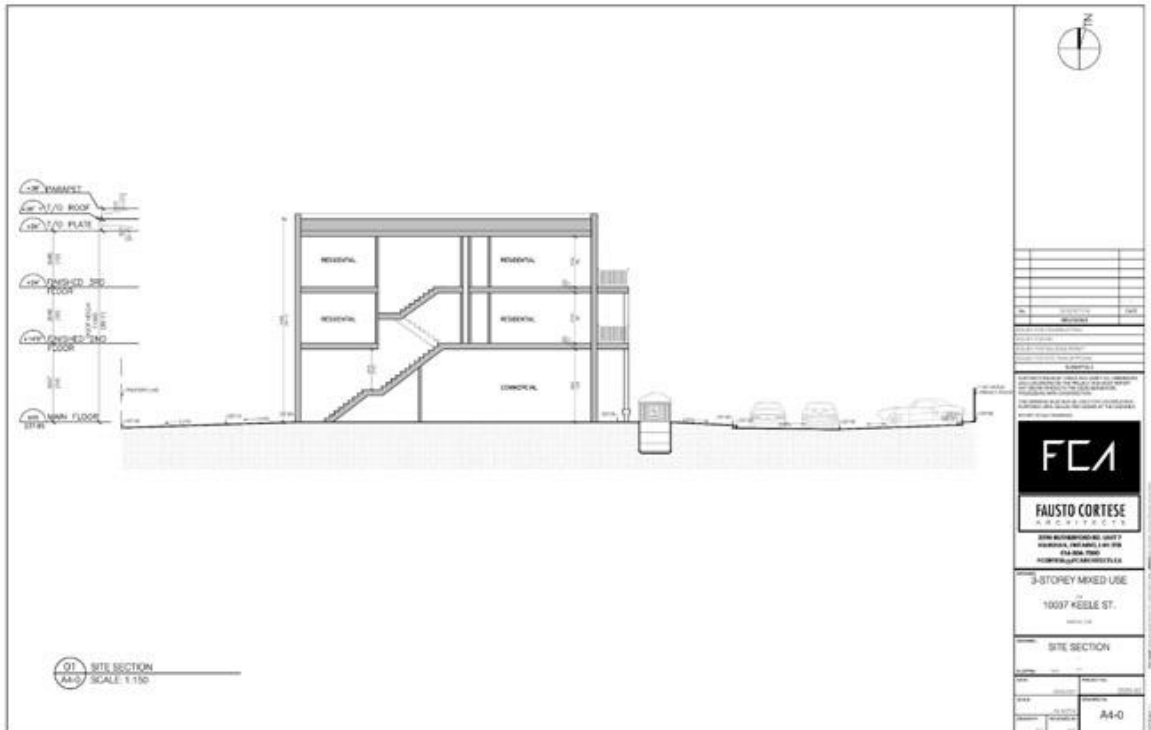
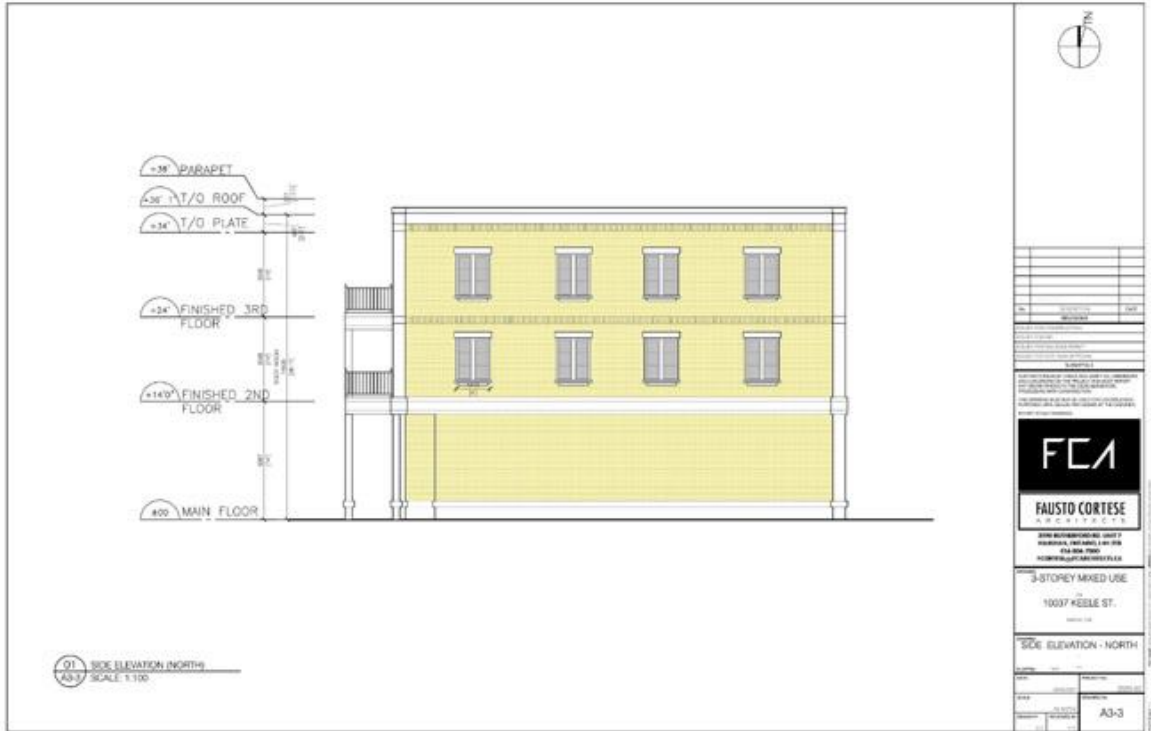
Appendix I – Plans & Elevations











Appendix II - Landscape Plan

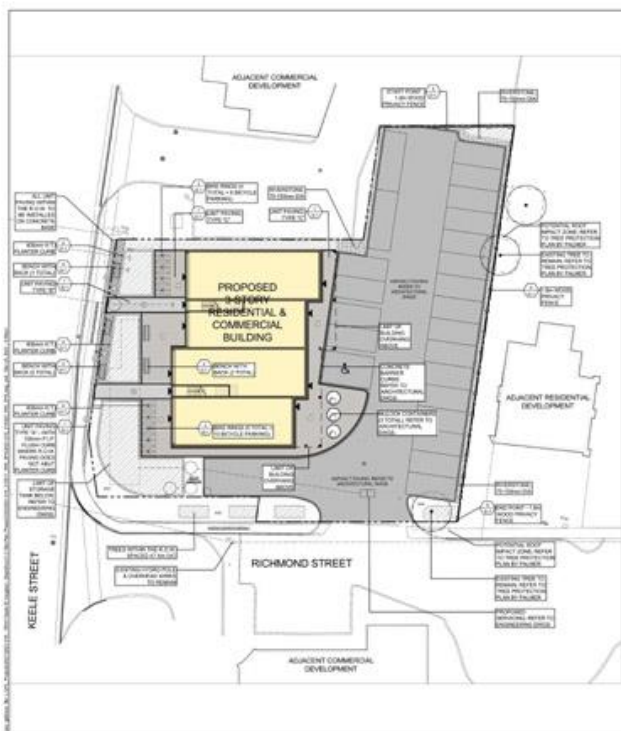


NOTE: ALL PROPOSED UNIT PAVING AND SITE-TO-ADJACENT SIDE WALKS & BIOWALKS TO BE ACCORDANCE WITH THE PLAN OF MAPLE STREET SCAPES & LANDSCAPES. OTHER SITE-SPECIFIC MATERIALS AND COLORS TO BE DETAILED IN THE SITE PLAN SUBMISSION.



KEY MAP
N.T.S

10037 KEELE STREET, MAPLE, ON.
ZBA MASTER LANDSCAPE PLAN
MARCH 2021



GENERAL CONSTRUCTION NOTES

1. All construction shall be in accordance with the City of Maple Building By-Law, 2017, and the Ontario Building Code, 1997.
2. All construction shall be in accordance with the City of Maple Zoning By-Law, 2017, and the Ontario Zoning Act, 1990.
3. All construction shall be in accordance with the City of Maple Street Scapes & Landscapes Plan, 2017.
4. All construction shall be in accordance with the City of Maple Sidewalk & Biowalk Plan, 2017.
5. All construction shall be in accordance with the City of Maple Tree & Shrub Planting Schedule, 2017.
6. All construction shall be in accordance with the City of Maple Paving Schedule, 2017.
7. All construction shall be in accordance with the City of Maple Signage By-Law, 2017.
8. All construction shall be in accordance with the City of Maple Public Space By-Law, 2017.
9. All construction shall be in accordance with the City of Maple Parks & Recreation By-Law, 2017.
10. All construction shall be in accordance with the City of Maple Cultural Heritage By-Law, 2017.

GENERAL PLANTING AND SOIL PREPARATION NOTES

1. All planting shall be in accordance with the City of Maple Tree & Shrub Planting Schedule, 2017.
2. All planting shall be in accordance with the City of Maple Soil Preparation Schedule, 2017.
3. All planting shall be in accordance with the City of Maple Watering Schedule, 2017.
4. All planting shall be in accordance with the City of Maple Fertilization Schedule, 2017.
5. All planting shall be in accordance with the City of Maple Pruning Schedule, 2017.
6. All planting shall be in accordance with the City of Maple Removal Schedule, 2017.

PAVING SCHEDULE REFER TO PEDESTRIAN UNIT PAVING DETAIL, 1-041

NO.	DESCRIPTION	DATE	STATUS	APPROVED BY
1	Issue	2021-03-01	Approved	ESQUIRE HOMES
2	Issue	2021-03-01	Approved	LANDSCAPE PLANNING

LEGEND

- PROPOSED UNIT PAVING
- PROPOSED SIDE WALK
- PROPOSED BIOWALK
- PROPOSED SIDE WALK & BIOWALK
- PROPOSED SIDE WALK & BIOWALK
- PROPOSED SIDE WALK & BIOWALK
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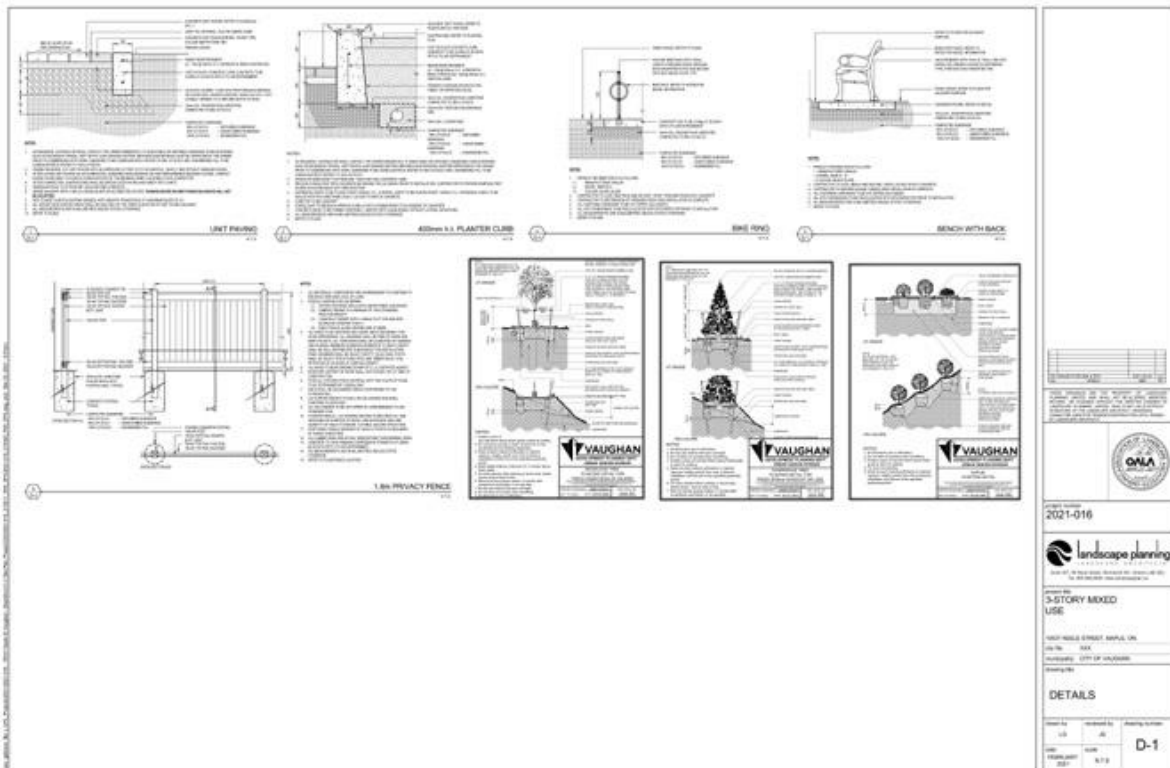
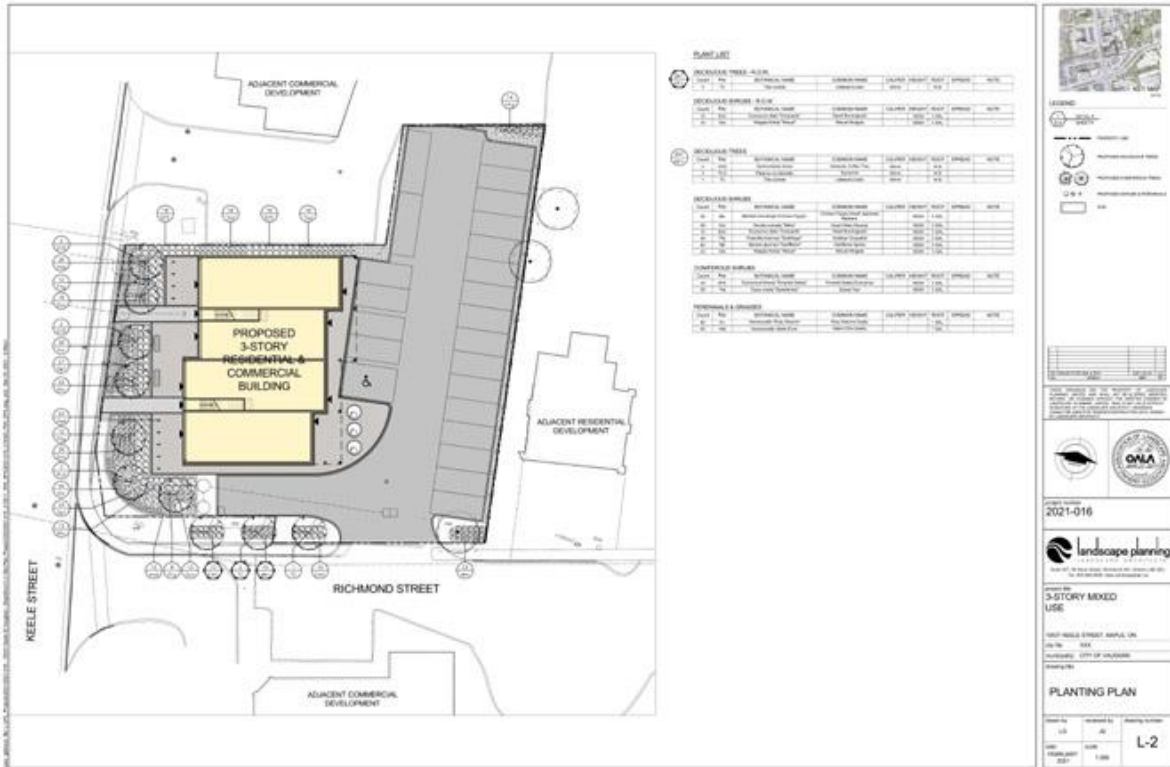
2021-016

3-STORY MIXED USE

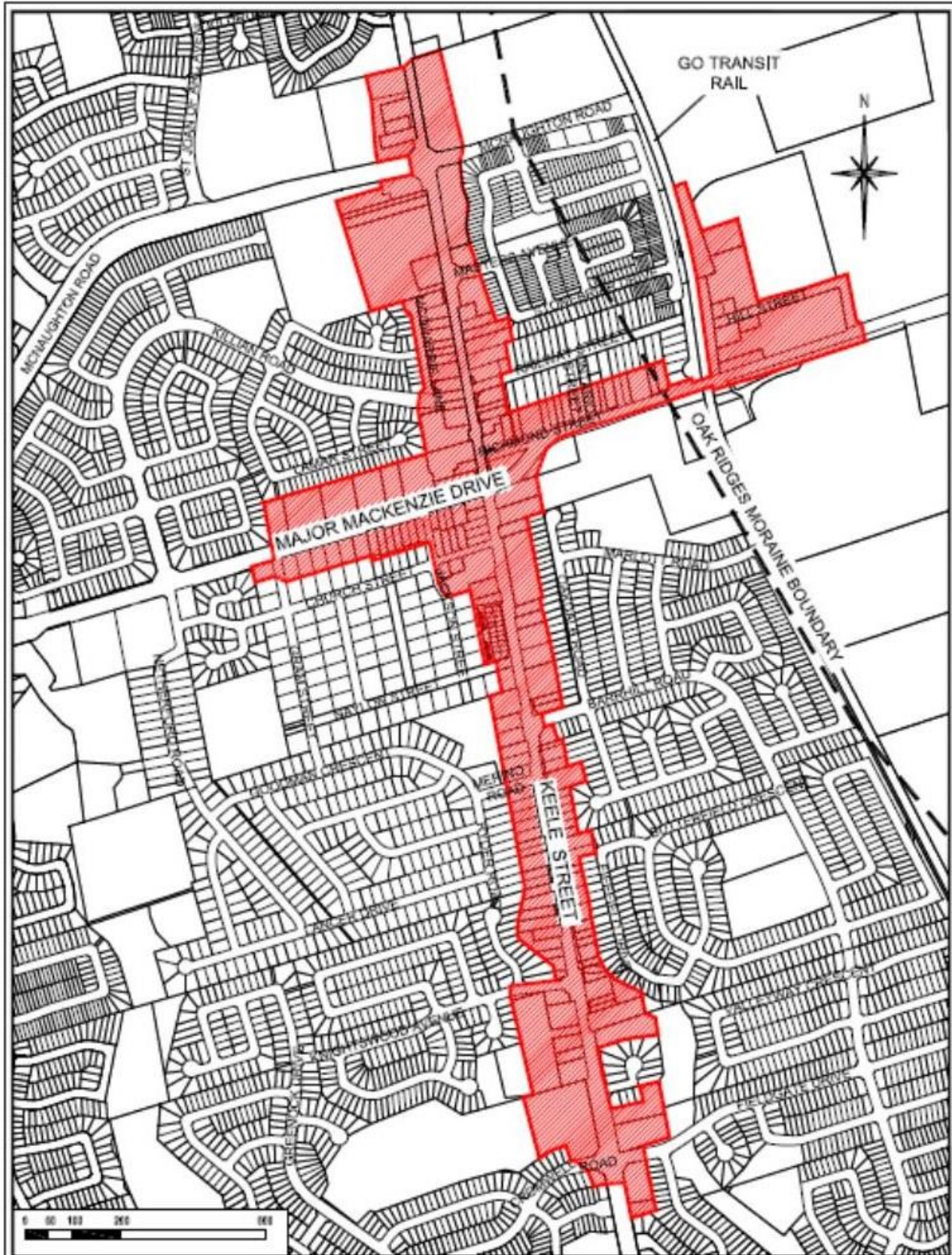
10037 KEELE STREET, MAPLE, ON.
DATE: 2021-03-01
PROJECT: CITY OF MAPLE

SURFACE MATERIALS PLAN

Scale: 1:500
Sheet: L-1



Appendix III – Boundary of District



Appendix IV – Designation By-laws



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

TOWN OF VAUGHAN

file
R

REGISTERED MAIL

In The Matter Of The Ontario Heritage Act,
R.S.O. 1980 Chapter 337

- and -

In The Matter Of The Lands and Premises
Known Municipally as 2600 Major Mackenzie Drive,
Maple, in the Town of Vaughan in the Province
of Ontario.

TO: The Ontario Heritage Foundation
77 Bloor Street, West
Toronto, Ontario M7R 2R9

Notice of Passing of By-Law

Take Notice that the Council of the Corporation of The Town of Vaughan has passed By-Law Number 124-82 to designate the following property as being of architectural value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1980, Chapter 337:

"The Jacob Rupert House" ("The Round House")
2600 Major Mackenzie Drive, Maple
Part of Lot 21, Concession 4

Reasons for the Proposed Designation

The Jacob Rupert House is recommended for designation on architectural grounds as a fine example of a mid-nineteenth century dwelling built in the polygonal style. This red brick house exhibits some classical detailing with its corner pilaster, paired eave brackets and handsomely moulded front door set under a semi-elliptical fan transom. The roof-line is crowned with a low classically detailed lantern designed to light the interior of the house as well as to lighten its solid massing.

DATED at the Town of Vaughan
this 30th day of June, 1982.

F. G. Jackman
Town Clerk
Town of Vaughan
2141 Major Mackenzie
Maple, Ontario LOJ 1E0

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 124-82

A By-law to designate the property known municipally as 2600 Major Mackenzie Drive, Maple, as being of architectural value or interest.

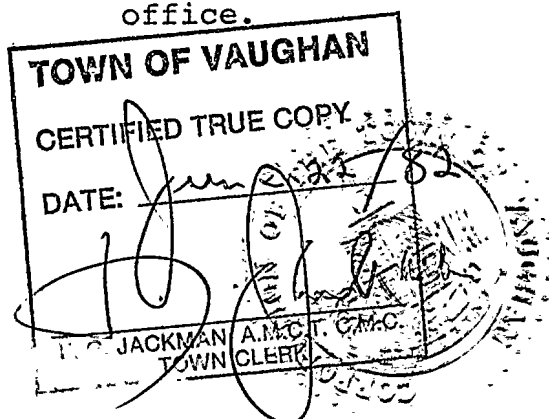
WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as "The Jacob Rupert House" ("The Round House") at 2600 Major Mackenzie Drive, Maple, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

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

1. There is designated as being of architectural value or interest the real property known as "The Jacob Rupert House" ("The Round House") at 2600 Major Mackenzie Drive, Maple, more particularly described in Schedule "A" attached hereto.
2. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.



3. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.
READ a FIRST and SECOND time this 7th day of June, 1982.

Gauvillains
MAYOR

[Signature]
DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 7th day of June, 1982.

Gauvillains
MAYOR

[Signature]
DEPUTY TOWN CLERK



SCHEDULE "A" TO BY-LAW NUMBER 124-82

Situate, lying and being in the Town of Vaughan in the Regional Municipality of York, being Part of Lot 21 in the Fourth Concession, more particularly described as follows:

Commencing at a point being the north-west angle of Lot 357, Registered Plan 65M-2086; thence S 70°50'00" W a distance of 50.00 feet to a point; thence S 5°57'50" W a distance of 37.90 feet to a point; thence S 83°32'00" E a distance of 12.00 feet to a found Standard Iron Bar; thence N 74°32'40" E a distance of 40.34 feet to the south-west angle of Block 649 on said Plan; thence N 10°08'10" W a distance of 42.65 feet to the point of commencement.



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TOWN OF VAUGHAN

Telephone 832-2281

Municipal Offices, 2141 Major Mackenzie Drive, Maple, Ontario L0J 1E0

March 18, 1981

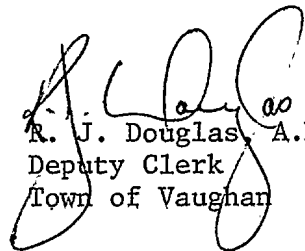
REGISTERED MAIL

Ontario Heritage Foundation
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Dear Sir:

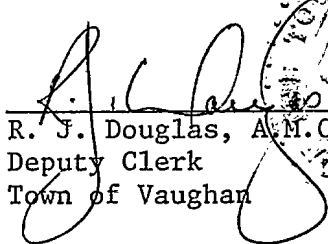
Pursuant to Section 29(6)(a) of The Ontario Heritage Act, 1974, enclosed please find a certified copy of By-law Number 72-81 being a by-law "to designate the property known municipally as 9995 Keele Street, Maple, as being of architectural value or interest" together with a copy of the "Notice of Passing of By-law" which includes the reasons for designation. Said notice will be published in The Woodbridge and Vaughan News on March 25th, April 1st and 8th, 1981.

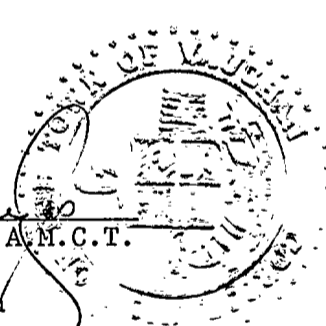
Yours truly,


R. J. Douglas, A.M.C.T.
Deputy Clerk
Town of Vaughan

RJD/mf
Encl.

I, ROBERT JOSEPH DOUGLAS, Deputy Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of By-law Number 72-81 passed by the Council of the Town of Vaughan on the 16th day of March, 1981.


R. J. Douglas, A.M.C.T.
Deputy Clerk
Town of Vaughan



Dated in Maple this 18th day of March, 1981.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 72-81

A By-law to designate the property known municipally as 9995 Keele Street, Maple as being of architectural value or interest.

WHEREAS section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures, thereon to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the "Noble House" at 9995 Keele Street, Maple and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the real property known as the "Noble House" at 9995 Keele Street, Maple more particularly described in Schedule "A" hereto.
2. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. That the "Noble House" is proposed for designation for the reasons described in Schedule "B" hereto.
4. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

5. Schedules "A" and "B" shall be and hereby form part of this By-law.

READ a FIRST and SECOND time this 16th day of March, 1981.

Gamilliams
MAYOR

J. L. [unclear]
DEPUTY CLERK

READ a THIRD time and finally passed this 16th day of March, 1981.

Gamilliams
MAYOR

J. L. [unclear]
DEPUTY CLERK

ORATION
MAYOR

SCHEDULE "A" TO BY-LAW NUMBER 72-81

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan in the Regional Municipality of York formerly in the Township of Vaughan in the County of York, and Province of Ontario and being composed of Part of Lot 20 in Concession 3 of the said Township and the Limits of which said parcel of land may be more particularly described as follows:

PREMISING that the Westerly Limit of said Lot 20 in the vicinity of the hereindescribed parcel of land has a course of North $9^{\circ}22'40''$ West and relating all bearings herein thereto;

COMMENCING at a Survey Monument which may be located as follows:

BEGINNING at the North West Angle of said Lot 20;

THENCE South $9^{\circ}37'40''$ East along the Westerly Limit of said Lot 20 198.89 Feet to a point;

THENCE North $72^{\circ}22'30''$ East 134.80 Feet to the point of commencement;

THENCE North $72^{\circ}22'30''$ East 159.11 Feet to a Survey Monument;

THENCE North $72^{\circ}34'30''$ East 319.14 Feet to a Survey Monument;

THENCE South $8^{\circ}14'00''$ East 129.83 Feet to a Survey Monument;

THENCE South $72^{\circ}12'10''$ West 601.04 Feet to a Survey Monument in the Easterly Limit of Part 7 according to Toronto and York Roads Commission Plan L-136-16;

THENCE North $4^{\circ}55'10''$ West along the last mentioned Limit 21.99 Feet to a Survey Monument;

THENCE North $9^{\circ}22'40''$ West along the last mentioned Limit 47.74 Feet to a Survey Monument;

THENCE North Easterly along an arc of a curve to the right having a radius of 54.00 Feet an arc distance of 72.47 Feet whose chord length is 67.16 Feet and chord bearing is North $29^{\circ}04'20''$ East to a Survey Monument;

THENCE North Easterly along an arc of a curve to the left having a radius 496.37 Feet an arc distance of 84.77 Feet whose chord length is 84.66 Feet and chord bearing is North $62^{\circ}37'40''$ East to the point of commencement;

THE HEREINDESCRIBED parcel of land is further shown outlined on a Plan of Survey prepared by W.N. Wildman, Ontario Land Surveyors dated the 11th, day of June 1973.

SCHEDULE "B" TO BY-LAW NUMBER 72-81

This house is the last representation of the estate once owned by the Noble Family, who were one of the earliest in the Village of Maple, or Nobleville as it was then called. The hard work and subsequent prosperity of the family is reflected in the transition from a frame house to this brick building, which was erected by Mrs Sarah Noble, Lord Beaverbrook's maternal grandmother.

Architecturally this house is a solid example of the Classical Revival style with good quality workmanship of detail in the brick and woodwork.

IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974
S.O. CHAPTER 122 AND IN THE MATTER OF THE LANDS
AND PREMISES KNOWN MUNICIPALLY AS 9995 KEELE
STREET, MAPLE, IN THE TOWN OF VAUGHAN IN THE
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

TAKE NOTICE that the Council of the Corporation of the Town of Vaughan has designated the property, including lands and buildings, at the following municipal property as a property of architectural and/or historical value or interest under Part IV of The Ontario Heritage Act, 1974, S.O. Chapter 122.

The "Noble House", 9995 Keele Street, Maple (Part of Lot 20, Concession 3), is the last representation of the estate once owned by the Noble Family, who were one of the earliest in the Village of Maple, or Nobleville as it was then called. The hard work and subsequent prosperity of the family is reflected in the transition from a frame house to this brick building, which was erected by Mrs. Sarah Noble, Lord Beaverbrook's maternal grandmother.

Architecturally this house is a solid example of the Classical Revival style with good quality workmanship of detail in the brick and woodwork.

R. J. Douglas, A.M.C.T.
Deputy Clerk
Town of Vaughan

DATED at the Town of Vaughan this 25th day of March, 1981.



An agency of the Government of Ontario



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THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 180-79

A By-law to designate the property known municipally as 9860 Keele Street, Maple as being of architectural value or interest.

WHEREAS section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises know as St. Andrew's Presbyterian Church at 9860 Keele Street, Maple and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

THEREFORE The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the real property known as St. Andrew's Presbyterian Church at 9860 Keele Street, Maple more particularly described in Schedule "A" hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

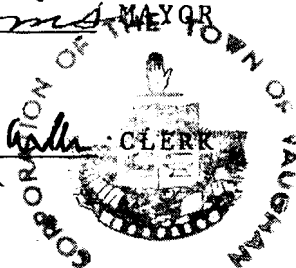
READ a FIRST and SECOND time this 7th day of August,
1979.

G. Williams MAYOR

D. J. [Signature] CLERK

READ a THIRD time and finally passed this 7th day of
August, 1979.

G. Williams MAYOR
D. J. [Signature] CLERK

The seal of the Corporation of the Town of Vaughan is circular. It features a central crest with a crown on top, flanked by two figures. The text "CORPORATION OF THE TOWN OF VAUGHAN" is written around the perimeter of the seal. The word "CLERK" is printed below the seal.

SCHEDULE "A" TO BY-LAW NUMBER 180-79

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in The Regional Municipality of York and Province of Ontario and being part of lot No. 19, Concession IV of the said Town of Vaughan, more particularly described as follows:

COMMENCING at a cut stone monument at the north easterly angle of the said Town Lot No. 19;

THENCE SOUTHERLY and parallel to the said easterly limit of the said lot a distance of 165 feet 0 inches;

THENCE WESTERLY and parallel to the northerly limit of the said lot a distance of 198.0 feet;

THENCE NORTHERLY along the aforesaid line drawn parallel to the said easterly limit of a lot a distance of 165.0 feet;

THENCE EASTERLY and parallel to the said northerly limit of lot a distance of 199.0 feet to the place of beginning.

BUILDING: Saint Andrews Presbyterian Church
ADDRESS: 9680 Keele Street, Maple.
DATE: Congregation dates from 1829, present church 1862

LOCATION: Lot 19, concession 4, south of Naylor Street on the west side of Keele Street.

REASON FOR DESIGNATION

This frame church is a fine example of rural Ontario building in the "Carpenter Gothic" style. The fine steeple and repeated details around the windows and tower, show the work of an excellent carpenter and reflect the modest pride of the congregation who choose wood rather than brick as the building material. The erection of this church represents a physical realization, for the congregation of their Faith, in a rural area and the prosperity of the growing community of Maple.

CONDITION

The church is in excellent condition due to the care with which it has been kept by its members. The two westerly additions are a reflection of the growth of the congregation and its activity.

HISTORICAL SIGNIFICANCE

The original site of the first church was across the road, where the cemetery stands. This original building, now gone, was probably built c.1830-31. The earliest records are dated December 15, 1829, when Donald Cameron, an Elder, requested on behalf of the "inhabitants of the township of Vaughan being anxious to enjoy the means of divine grace, and being destitute of a suitable house for that purpose do hereby earnestly solicit the assistance of a generous and discerning public to erect a Church on the rear of Lot number nineteen third concession of Vaughan aforesaid." (1) The first minister for this church was the Rev. Peter - McNaughton who was inducted in 1832. In 1848 the charge remained vacant until 1859 when Rev. D. Ross was ordained and inducted, he stayed until 1865 and was the minister who opened the existing building.

The 'new' building represents not only the growth of the congregation but also ~~but also~~ that of the town.

" OPENING OF A NEW CHURCH IN VAUGHAN

This church, situated in Mapleville, ... is seated for 350, and is, in all respects, a model of taste and elegance. Even with the abundant material for brick on the spot, the committee, we think wisely, decided in favour of timber, but of the best description and resting on a foundation of five feet of solid masonry. The design and workmanship are about the best we have seen. The spire is lofty and well proportioned ... This edifice, which, with due care, will retain its strength and beauty for at least three generations has been erected - ground included - for two thousand dollars, .."

The Presbyterian; a monthly record of the Presbyterian Church of Canada in connection with the Church of Scotland. Vol. XVI, 1863.

This contemporary account of the opening of the church reveals the success and reaction to the new building, which still stands after the three generations in good condition and with few alterations.

ARCHITECTURAL DESCRIPTION

Saint Andrew's is decorated in the Carpenter Gothic style, that reflects the rural location of the building, in Maple. The attention to detail on the exterior and interior repeatedly alludes to the Gothic style; this is seen in the many pointed arches found in the windows, tower and steeple. The repetition of these motifs creates a pleasing and unified whole.

The main body of the building is composed of four bays which are divided by wooden pilasters. Each of the bays houses a pointed window paned with coloured glass, this creates a light interior. The fine mullions repeat the Gothic motif. The second window from the east, on both the north and south, has been replaced with stained glass. Though this is consistent with the Gothic spirit, the simpler coloured panes are more in keeping with the vernacular style. Further finishing of the windows is found in the drip mouldings over the arched heads; this adds character and individuality to the facade.

The turned brackets under the cornice are fanciful in their curvilinear pattern. They are non-functional, but visually they bridge the space between the roof and the entablature, as do the returned eaves.

The east entrance is framed by the rectangular tower that is capped by an octagonal spire; "...one of the handsomest in Central Ontario was erected in 1862 for the Presbyterians of Maple in York County. Saint Andrews, Maple, is in fact, such a splendid example of Carpenter's Gothic that one suspects the unrecorded assistance of an architect's plans carried out in excellent joinery by John McDonald, contractor on the site." (1)

The tower is divided into three equal parts, separated by a belt course and brackets. Each register and face has a pointed window. The lower register has two windows and the front door which faces east. The door frame is also finished in an arch and board and batton over the rectangular wooden door. The entire opening is surmounted by a drip moulding. The upper most part of the tower is finished with a balcony railing and four smaller spires at each corner. The octagonal needlespire houses the bells, donated by Lord Beaverbrook in 1963. The spire tapers off to a fine point that is crowned by a weathervane; this narrowing of mass is very successful and the vertical emphasis fades into the sky at a barely distinguishable point.

The church is constructed in wood and in a very similar manner to the now gone Grace Church in Markham Township. The roof is composed of king post trusses on 10 x 10 inch tie beams. The plaster and lathe found under the insulation indicate that the existing ceiling of pressed metal is not the original. The article commemorating the opening of the building mentions the "large chandelier (which) hangs from an ornate circle in the centre, and all along the side walls are glass lamps with metallic reflectors;..." (2). An article published in 1878 notes the re-opening of the church after "extensive improvements". It was probably at this date that the pressed metal was installed. (3)

1. Marion McRae, Hallowed Walls, Church Architecture of Upper Canada, Clarke, Irwin and Co. Ltd. Toronto, 1975, p. 259.
2. The Presbyterian, Vol. XVI, 1863, p.12.
3. The Liberal, Vol. I, August 8, 1878.

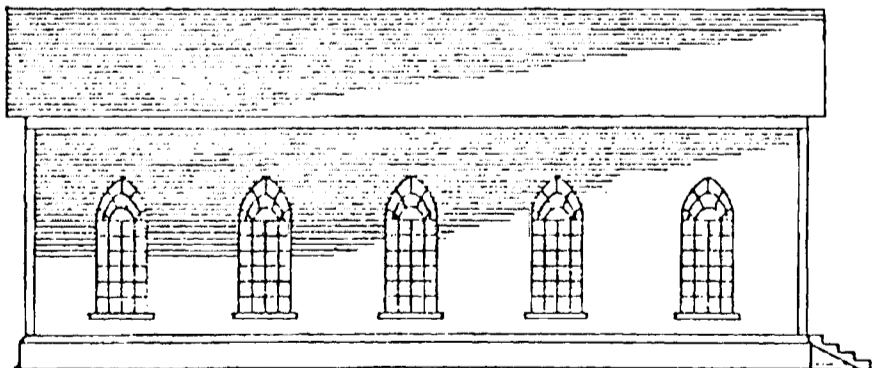
NOTE: Pressed metal was patented in the United States in 1868.

The two additions at the west end of the church do not detract from the original intention or feeling of the building. The Sunday school area was added around 1946. It is built of wood and the windows follow the pointed style of the earlier part. The most recent addition on the west of the Sunday school houses a kitchen and continues the line of the structure. It too is sided with white and though the windows are rectangular it is so far away from the early and main body of the church that this does not detract from the general appearance of the entire building. These two additions have been designed so as to blend with the overall structure without pretending to be contemporary.

Saint Andrews Church remains an active part of the community of Maple while standing as a testament to the past, in architectural, historical and social terms.

FURTHER SOURCES

- John I. Rempel, Building with Wood, University of Toronto Press, 1967, p. 127 "Study of Grace Church, Markham "
- Barbara Plander, Buildings in Vaughan before 1900, 1975, (Xerox) Tweedsmuir Histories, Maple
- The Diary of James Croil, 1866
- Saint Andrew's Church, Maple, One Hundred and Third Anniversary Pamphlet, 1923.
- Greenhill, Ralph, Ken Macpherson and Douglas Richardson; Ontario Towns, Oberon, 1974



SKETCH OF FIRST CHURCH BUILDING
AS PRESERVED ON PLAN OF CEMETERY

Appendix V – Images



Figure 38: 10037 Keele Street Looking Northeast from Keele Street, LDW



Figure 39: 10037 Keele Street Looking South to Major Mackenzie Drive, LDW



Figure 40: Golden Spruce Lane Looking West from Keele Street, LDW



Figure 41: Keele Street Looking Southwest to Major Mackenzie Drive & 10020 Keele Street, LDW



Figure 42: 10037 Keele Street Looking East to 10 Richmond Street, LDW



Figure 43: 10055, 10059 & 10065 Keele Street Looking Southeast, LDW



Figure 44: 9995 Keele Street, Noble House, LDW



Figure 45: St. Andrews Presbyterian Church, Google Maps



Figure 46: Keele Street South of Major Mackenzie Drive, LDW



Figure 47: Plaza, Northeast Corner of Major Mackenzie Drive and Keele Street, LDW



Figure 48: Shoppers Drug Mart, Northwest Corner of Major Mackenzie Drive and Keele Street, LDW



Figure 49: 10030 Keele Street, LDW



Figure 50: Strip Plaza North of 10030 Keele Street, LDW



Figure 51: Streetscape - West Side of Keele Street Looking North From Major Mackenzie Drive, LDW



Figure 52: Streetscape Looking South to Major Mackenzie Drive with Hydro Poles and Lines, LDW



Figure 53: View of Major Mackenzie Drive from Plaza with Parking Area and Pylon Sign, LDW



Figure 54: 10037 Keele Street from Plaza Parking Area, Richmond Street and Dumpsters to the West, LDW



Figure 55: Keele Street - East Side Looking Southeast, LDW



Figure 56: Keele Street East Side Looking North from 10037 Keele Street., LDW



Figure 57: 10065 Keele Street - East Side - Southeast Corner of Keele and Railway Streets, LDW

Appendix VI – Leah D. Wallace Curriculum Vitae

LEAH D. WALLACE, MA MCIP RPP

15 Brock Street, RR#3, NIAGARA-ON-THE-LAKE, ONTARIO LOS 1J0

CURRICULUM VITAE

PRESENT POSITION

Consulting Heritage Planner
Niagara-on-the-Lake

EDUCATION

University of British Columbia
Master of Arts, 1978

University of Guelph
Honours B.A., 1973

PROFESSIONAL MEMBERSHIPS

Ontario Professional Planners Institute (OPPI)
Canadian Institute of Planners (MCIP)
Canadian Association of Heritage Professionals (CAHP)

CAREER HISTORY

2016 – Present	Consulting Heritage Planner
2012 – 2016	Senior Planner, Town of Niagara-on-the-Lake
2000 – 2012	Heritage Planner, Town of Niagara-on-the-Lake
1994 – 2000	Contract Heritage Planner Hynde Paul Associates Incorporated, St. Catharines
1984 – 1994	Planning Consultant Robert J. Miller & Associates Ltd., Mississauga
1979 – 1984	Editor and Division Manager Longmans Canada, Toronto

APPOINTMENTS AND AWARDS

2017	Member, Board of Directors, Lower Grand River Land Trust, Cayuga Ontario (Ruthven Park)
2007 - 2014	Member, Niagara-on-the-Lake Citizens' War of 1812 Bicentennial Committee and the Niagara Region Bi-national Bicentennial Working Group
2006 – Present	Faculty Member, Willowbank School of Restoration Arts, Queenston
2002 – 2004	Municipal Sector Focus Group on Changes to the Ontario Heritage Act, Provincial Consultations, Ministry of Culture
2002	Member, Bi-national Coordinating Committee, First Bi-national Doors Open, Niagara Region
2000 – Present	Chair, Ruthven Park Building Conservation Committee Lower Grand River Land Trust
1999	Heritage Community Program Recognition Award, Ontario Heritage Foundation
1997 – 2000	Member, Ruthven Park Building Conservation Committee Lower Grand River Land Trust, Cayuga
1997 – 2002	Member, Bay Area Artists for Women's Art Hamilton-Burlington
1989 – 2000	Member and Chair (1991–1997), Local Architectural Conservation Advisory Committee Town of Flamborough

PUBLICATIONS AND PRESENTATIONS

Presenter, Ontario Heritage Conference (Ottawa), Municipal Grant Programs and Bill C323, Ontario Heritage Trust Session, 2017

Article, *Up in Flames*, Ontario Planning Journal, January/February 2015

Field Session Manager, National Trust for Historic Preservation (Buffalo, New York National Conference), Mobile Workshop – Adaptive Re-use of Culturally Sensitive Properties, Canadian Experiences

CIDA Sponsored Walking Tour and Public Planning Session, Niagara-on-the-Lake for Visitors from Xi'an, China Studying the Reconstruction of an Ancient Urban Area

Article, *Heritage Conservation Districts*, Heritage Matters Journal, March 2010

Presenter, Heritage Planning in Niagara-on-the-Lake in association with the Ministry of Culture and the Regional Municipality of Niagara, Association of Municipal Clerks and Treasurers of Ontario Conference

Restoration Case Study: Ruthven Park National Historic Site – Course Presented to Students at the School of Restoration Arts, Willowbank

Presenter, Heritage Conservation Districts – The Good, the Bad & the Ugly Canadian Association of Professional Heritage Consultants Conference

Presenter, Protecting Special Places: Tax Relief Incentives for Heritage Properties, OPPI/OALA Conference – Power of Place

Presenter, Co-curator, The Sacred Sites Tour, Art Gallery of Hamilton, An Architectural Evaluation of the Sacred Sites, The Art Gallery of Hamilton, Lecture Series

The Sacred Site Project, Research Project Exploring the Contemporary and Historical Relationships between Artists and Faith Communities in Hamilton-Wentworth, Art Gallery of Hamilton

Presenter, ARCHINET, An Interactive Guide to Canadian Building Styles Paper presented at Continuity with Change, the 1997 Community Heritage Ontario Conference, Huronia

Presenter, Flamborough and Its Community Identity, Wentworth North Riding Association Town Hall Meeting

Presenter, Suitable Housing for Arts Groups: The Planning Process, The Art of Coming Together Conference, Hamilton Artists Inc.

PROJECTS

ARCHINET, An Interactive Guide to Canadian Building Styles

Architectural and Historical Appraisal of the National Fireproofing Company of Canada (Halton Ceramics Limited) Burlington, Ontario, Architectural Conservancy of Ontario and the Burlington Local Architectural Conservation Advisory Committee

Municipal Register of Properties of Cultural Heritage Value or Interest (inclusion of non-designated properties), Town of Niagara-on-the-Lake, Project Manager,

Community Vision Statement, Town of Niagara-on-the-Lake, Project Manager

Queen-Picton Streets Heritage Conservation District Expansion Study and Draft of Revised District Plan, Town of Niagara-on-the-Lake

Dock Area Public Realm and Urban Design Master Plan, Project Manager

Official Plan Review; Community Engagement Sessions, Background Reports, Heritage Policies, Third Draft of Official Plan, Project Manager

Heritage Impact Assessment, Plan of Subdivision, 1382 Decew Road, City of Thorold

Heritage Impact Assessment, Hotel Expansion, 124 on Queen Hotel and Spa, Old Town, Town of Niagara-on-the-Lake

Heritage Permit and Minor Variance Application, 7 Queen Street (Exchange Brewery), Town of Niagara-on-the-Lake

Heritage Impact Assessment, Randwood Estate, Hotel Development, 144-176 John Street, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 200 John Street & 588 Charlotte Street, Proposed Plan of Subdivision, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Report, 1317 York Road, Consent Application, St. Davids, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 240-246 Main Street East, Plan of Subdivision Application, Town of Grimsby

Heritage Impact Report, 705 Nashville Road, Proposed Demolition, (Kleinburg-Nashville Heritage Conservation District) City of Vaughan

Heritage Impact Assessment, 6320 Pine Grove Avenue, Severance Application, City of Niagara Falls

Built Heritage Assessment and Recommendations, 133 Main Street East (Nelles House), Town of Grimsby

Heritage Impact Assessment, 133 Main Street East, Application for Official Plan and Zoning By-law Amendments, Ontario Land Tribunal Hearing, Town of Grimsby

Heritage Impact Assessment, 95 Cline Mountain Road, Niagara Escarpment Commission Development Permit Application, Town of Grimsby

Peer Review of Cultural Heritage Impact Assessment, Proposed Development, Guelph Avenue, City of Cambridge

Heritage Designation Evaluation and Regulation 9/06 Review, 4105 Fly Road, Campden, Town of Lincoln

Heritage Impact Assessment, 4918 King Street, Beamsville, Town of Lincoln

Heritage Impact Assessment, Heritage Permit Application for Garage, 4918 King Street, Beamsville, Town of Lincoln

Cultural Heritage Assessment Report, 177 Byron Street, Town of Niagara-on-the-Lake

Heritage Impact Assessment Report, 3627 Campden Road, Town of Lincoln

Heritage Attribute Assessment, 1389 Progreston Road, Carlisle (Former Town of Flamborough), City of Hamilton

Heritage Impact Report, 17 Peel Street, City of St. Catharines (Port Dalhousie Heritage Conservation District)

Heritage Impact Assessment, 30 McLaughlin Road South, Brampton, Ontario

Conservation and Temporary Protection Plan, 9-11 Queen Street, Town of Niagara-on-the-Lake, Ontario

Heritage Impact Assessment, 262 Main Street West, Town of Grimsby, Ontario

Heritage Impact Assessment, 209 Queen Street, Proposed Zoning By-law Amendment, Niagara-on-the-Lake, Ontario

Heritage Impact Assessment, 31 Queen Street South, Demolish and Construction of New Building, City of Mississauga (Streetsville)

Heritage Assessment Report for Owner, 491 Pearl Street, Burlington

Peer Review of Heritage Impact Assessment, 13 Mountain Street & 19 Elm Street, Proposed Development, Town of Grimsby

Peer Review of Heritage Impact Assessment, 140 Old Mill Road, Development Application for a Transportation Hub, Blair Heritage Conservation District, City of Cambridge

55-65 Park Street Heritage Report, Application for Zoning By-law, New Apartment Building, City of Brampton

Heritage Impact Assessment, 14 & 18a Lakeport Road, City of St. Catharines (Port Dalhousie)

Heritage Impact Assessment, 292 Main Street West, Application for Consent to Sever, Town of Grimsby

Cultural Heritage Evaluation Report, Statement of Significance, and Notice of Intention to Designate, 546 Ridge Road, Town of Fort Erie and Ontario Land Tribunal

Heritage Impact Assessment, 14785 Niagara River Parkway, New House Construction, Niagara-on-the-Lake

Commemoration Plan (Draft), 14785 Niagara River Parkway, Niagara-on-the-Lake

Heritage Impact Statement, 12789 The Gore Road, Demolition of Building, Town of Caledon

Bibliography

Books

Blumenson, John, Ontario Architecture: A Guide to Style and Building Terms 1784 to the Present. Fitzhenry and Whiteside, 1990.

Mercer, Graeme, Adam Charles, Pelham Mulvaney, History of Toronto and the County of York Ontario, Vol.1, C. Blackett Robinson, Toronto, 1885.

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

Articles and Reports

Archaeological Services Inc., City of Vaughan Official Plan, Cultural Landscape Plan and Inventory Policy Study, March 2010.

Carter, Philip H., The Village of Maple Heritage Conservation District Study and Plan.

Holman, Nicholas A., Village of Maple, City of Vaughan Inventory, 2005

Ontario Heritage Toolkit, Heritage Property Evaluation, Queen's Printer for Ontario, 2006

Web Sites

Digginrogsblog, Joseph Noble, wordpress.com

<https://www.geni.com/people/Jacob-Rupert/6000000113763974944>

<https://www.flickr.com/photos/yorkregiongovt/34734497070>