

## Committee of the Whole (Working Session) Report

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**DATE:** Wednesday, April 6, 2022

**WARD(S):** 1

**TITLE:** MAPLE HERITAGE CONSERVATION DISTRICT CORE PLAN  
UPDATE – PRESENTATION OF THE DRAFT PLAN UPDATE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To present the Maple Heritage Conservation District Core Plan Update for adoption, implementation, and subsequent By-law amendment.

**Report Highlights**

- The current Maple Heritage Conservation District Plan was adopted and implemented in 2007
- The current Maple Heritage Conservation District Plan is being strengthened by introducing a “District-within-the-District” Core HCD to respond to policy and legislative changes since its original adoption
- The Maple Heritage Conservation District Core Plan updates both sections of the Heritage Conservation District: the Study and the Plan

**Recommendations**

1. That the proposed draft Plan Update of the Maple Heritage Conservation District Plan, set out in Attachment 1, be received;
2. That the current Maple Heritage Conservation District Plan (2007) be updated to include the new Maple Heritage Conservation District Core Plan (2022); and
3. That the current Maple Heritage Conservation District By-laws 167-2007 and 168-2007 be amended to reflect the adoption and implementation of the Maple Heritage Conservation District Core Plan (2022), as presented.

## **Background**

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

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

## **Previous Reports/Authority**

Previous reports relating to this initiative can be found at the following links:

[Item 3, Heritage Vaughan Committee, February 17, 2021](#)

[Item 2, Heritage Vaughan Committee, November 24, 2021](#)

## **Analysis and Options**

The 2007 MHCD Plan has provided high-level guidance for development activity in the Village of Maple Heritage District area for the last 12 years to protect and conserve the MHCD's heritage and character, amidst the many regulatory and policy changes introduced by the Province of Ontario.

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

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

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

- updated the maps of existing cultural heritage resources
- addressed the findings of the SWOT analysis of the 2007 MHCD Plan
- updated the list of heritage attributes
- integrated new and updated context for the Plan, including policy frameworks, performance-based design guidelines and policies

The updated Plan draft was made available online for digital engagement with the community. A subsequent public and stakeholder meeting was hosted in February 2021. The input received, along with feedback from City staff, guided the final “draft” of the MHCD Plan Update to morph into the “District-within-the-District” MHCD Core Plan. The first “draft” of the MHCD Core Plan document was presented to the Heritage Vaughan Committee in November 2021, and to the public and stakeholders online between December 2021 and February 2022. Final staff and public input was compiled into this final “draft” presented herewith.

### **Financial Impact**

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

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

There are no broader Regional impacts or considerations.

### **Conclusion**

The MHCD Core Plan (2022) builds upon the existing MHCD Plan’s past successes and responds to a changing legislative environment, strengthens the heritage policies and conservation tools based on the community’s long-term vision. Cultural Heritage staff recommends the final “draft” of the MHCD Core Plan (Study and Plan) documents and presentation regarding the MHCD Core Plan update be received, and the MHCD Core Plan (2022) be adopted and implemented.

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

### **Attachments**

1. Maple Heritage Conservation District Core Plan, November 2021

### **Prepared by**

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**Approved by**

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Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**

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Nick Spensieri, City Manager