9785-9797 Keele St., Vaughan, ON
Cultural Heritage Resource Impact Assessment
27 MAY 2015

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Prepared for:

Laurier Harbour (Keele) Inc.
125 Norfinch Drive, Suite 201, Toronto, ON M3N 1W8
p: 416-514-2726 // f: 416-352-7807 //

Prepared by:

AREA

Architects Rasch Eckler Associates Ltd.
15 Lola Road, Toronto, ON M5P 1E5
p: 416.696.1969 // f: 416.696.1966 // e: mail@areaarchitects.ca

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1 BACKGROUND TO THE REPORT

1.1 Reason for A Cultural Heritage Resource Impact Assessment

On June 12, 2014, the client-developer, engaged *AREA, Architects Rasch Eckler and Associates Ltd*. ('*AREA*') for the preparation of this Cultural Heritage Resource Impact Assessment ('CHRIA') for three (currently severed) properties within the Village of Maple Heritage Conservation District ('HCD'). The property has since been sold and *AREA* continued as the heritage consultant for the new owner. These properties are treated as a single land assembly comprising of three lots, with two of them having street addresses, 9785 and 9797 Keele Street, and the third identified as "Block 176", PCL 176-1 SEC 65M2407. As part of the Maple HCD, all properties are designated under Part V of the Ontario Heritage Act R.S.O 1990, c. O.18 ('OHA'). The land assembly is proposed to be redeveloped as low-rise residential townhomes and semi-detached houses.

The heritage impact in the HCD by the development of the subject land assembly is discussed in this April 2019 CHRIA document, entitled, "9785-9797 Keele Street, Vaughan, ON: Cultural Heritage Impact Assessment Report" ('CHRIA'). *AREA* refined the original May 2015 CHRIA with several revisions as noted on the cover page. This April 2019 CHRIA evaluates the heritage context of, and the development impacts on 9785-9797 Keele Street, which are identified by the 2006-2007 Village of Maple HCD Study and Plan as "non-heritage properties", or properties within the Maple HCD that did not individually form part of the City's Heritage Inventory. Prior to the HCD Study, neither house property was individually *listed* in the City's Heritage Register or Inventory ('Inventory'), nor was *designated* under Part IV of the Ontario Heritage Act R.S.O 1990, Chapter 0.18 ('OHA'). However, being located within the boundaries of the Village of Maple Heritage Conservation District ('Maple HCD'), they are protected under Part V of the OHA.

Our heritage consultant services were retained for developments at two land assemblies on Keele Street – nos. 9560-9570 and 9785-9797 – owned by the same developer client. At the commencement of the heritage consultant services, David Eckler (*AREA*), conferred with the cultural Heritage Coordinator, Daniel Rende, at the time.

In consultation with City of Vaughan Heritage Planning Staff on May 12, 2014, in a conference call and e-mail correspondence (Appendix E), staff indicated that, of the four addresses of the two developments, only the property at 9560 Keele Street required heritage evaluation. However, in a subsequent March 9, 2016 Memorandum from Cultural Heritage Section with comments on the earlier submission of this CHRIA, staff required a heritage evaluation of 9570 Keele Street as well.

The research findings of this CHRIA attribute little heritage significance to the properties at 9785 & 9797 Keele Street. They score low on their historical, environmental / contextual, and architectural values. There is not enough justification to recommend their re-assignment from a "non-heritage" to a "heritage" category within the Maple HCD. The 9560 & 9570 Keele Street properties are respectively a .27-acre (.109 ha) lot, and a .3- acre (.122 ha) lot that resulted from the subdivision of a historic 200-acre farm lot in the period between 1926 and 1948. The subdivided lots themselves cannot be associated with any historic figure, and have never functioned as landmark sites. The existing one and one & a half storey residential structures

within the property land assembly are in poor condition and do not fully represent unique stylistic features and construction techniques.

The low heritage values of the property at 9785 Keele Street, as well as the adjacent property at 9797 Keele Street, therefore do not preclude the redevelopment of this land assembly. However, such redevelopment should be compatible with the Maple HCD character by designing the proposal with appropriate regard to the District Design Guidelines.

This CHRIA report consults the applicable provincial and municipal documents, comprising widely-accepted standards, guidelines, and policies on heritage planning (see 1.2). It will form part of the development submissions by the owner and its other consultants related to their application for minor Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), Draft Plan of Subdivision (DPS), future Site Plan Application (SPA), and future Draft Plan of Condominium. This report will be subject to the review of Heritage Vaughan Committee ('HVC'), and ultimately, Council. This CHRIA report conforms to the requirements of the City of Vaughan's "Guidelines for Cultural Heritage Resource Impact Assessment Reports" ('GfCHRIA', Appendix A), with David Eckler, B.E.S., B.Arch., OAA, MRAIC of *AREA* (see Appendix H), being the primary author.

1.2 Reference Documents

The following provincial and municipal documents, comprising widely-accepted standards, guidelines, and policies on heritage planning, are consulted in this report:

- Ontario Heritage Act R.S.O 1990, Chapter 0.18, with revisions up to 2009 ('OHA');
- Provincial Policy Statement, 2014 ('PPS') of the Planning Act, with revision up top 2014;
- Ontario Heritage Toolkit ('OHTK'), Ontario Ministry of Culture, 2006;
- City of Vaughan, Official Plan, 2010 ('OP');
- City of Vaughan, Guidelines for CHRIA, September 2012, ('GfCHRIA', Appendix A);
- City of Vaughan, Built Heritage Evaluation Form, 2005 (Appendix B);
- City of Vaughan, Heritage Inventory, n.d., (relevant pages, Appendix C);
- Village of Maple, City of Vaughan, Heritage Inventory, November 2005 (relevant pages, Appendix D);
- Village of Maple, Heritage Conservation District Study, February 2006 ('Study'); and,
- Village of Maple, Heritage Conservation District Plan, May 2007 ('Plan').

1.3 Photos & Site Investigation

On March 24, 2015, *AREA* Staff conducted site investigation, documentation, and review of the land assembly. The site photographs, contained and cited in this report, were taken by *AREA*, unless indicated otherwise. Archival and historical research was also undertaken based on pre-existing background information, including relevant Environmental Assessments, Geotechnical Studies, Cultural Heritage Reports, Land Registry Records, historical maps, aerial photographs, census records, and other published materials that relate to the subject property. The Phase One Environmental Site Assessment ('ESA') 9785 & 9797 Keele St., Vaughan, ON, by Try Environmental Services Inc., also provided the basis of ownership information.

2 PROPERTY CONTEXT AND HERITAGE STATUS

2.1 Property Description

The subject land assembly is comprised of three lot parcels, with two of them having street addresses, 9785 and 9797 Keele Street, and the third identified only as "Block 176", PCL 176-1 SEC 65M2407 (Figures 1 and 2). The two southerly properties are currently occupied by two, one storey single detached residential dwellings. The lands are legally described as Part of Lot 19 Concession 3, 65R-34966, Part of Lot 19 Concession 3 Part 1 65R-35001 and PCL 176-1 SEC 65M-2407. The boundaries of this land assembly comprise the adjacent properties as follows: 9773 Keele Street the south; the properties at 30, 34, 38, and 42 St. Mark Drive on the east; 5 Barrhill Road on the north, and Keele Street on the west (Figure 2).

Figure 1 – Aerial Photo and Context of 9785-9797 Keele Street, annotated by *AREA* to show the boundaries of the subject properties, Base map obtained from: Google Maps, 2015. Google. accessed 19 March 2015. <maps.google.com>

Figure 2 – Property Data Map and Context of 9785-9797 Keele Street, annotated by *AREA* to show the lot boundaries of the subject properties; Base map obtained from: Planning GIS Mapping, Concession Block 18. City of Vaughan, nd. PDF. accessed 19 March 2015. <www.vaughan.ca>

The land assembly has site statistics described below in Table 1 and, in total, has a 58.1-metre frontage and a lot depth of 48.1 metres (Table 1). Its combined lot area is 0.279 hectares, with a developable area of 0.243 ha (Table 1). The two lots comprising the land assembly have single-detached residential houses at 1-1/2 storeys height.

Table 1 – Site Statistics of Land Assembly

	9785 Keele Street	9797 Keele Street	PCL 176-1	Land Assembly
Frontage	22.70 m	25.40 m	10.00 m	58.1 m
Lot Depth	48.1 m	48.1 m	48.1 m	48.1 m
Area (including road widening allowance)	0.109 ha	0.122 ha	0.048 ha	0.279 ha (0.243 ha excluding road widening allowance)

2.2 Heritage Status of Subject Properties

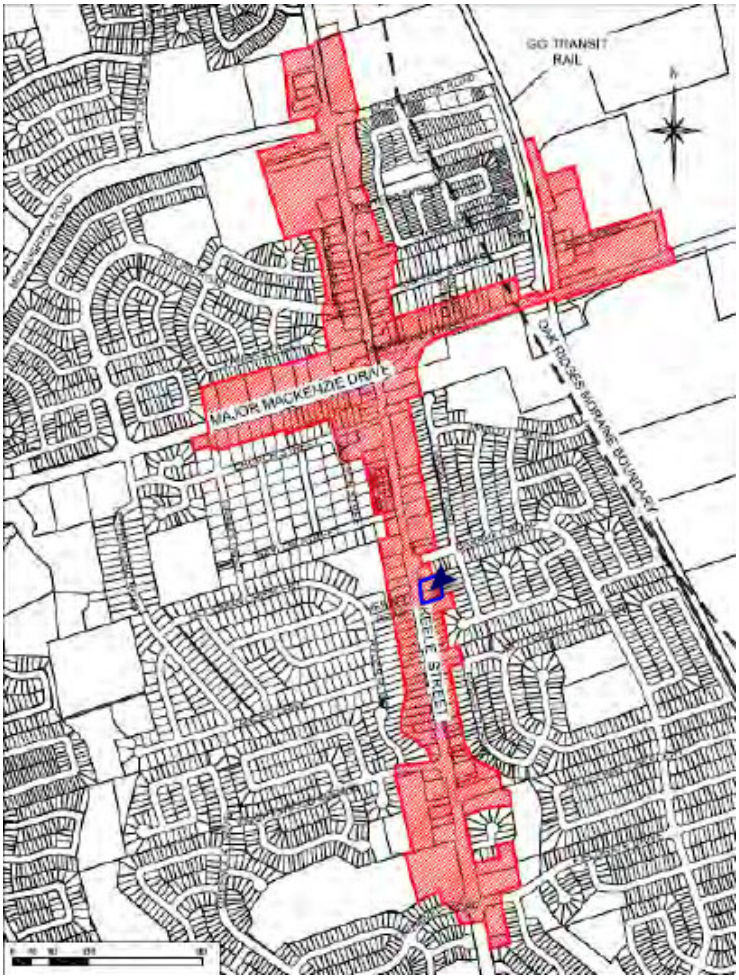


Figure 3 – Village of Maple Heritage Conservation District Map, 2007, annotated by *AREA* to show the approximate location of the subject properties within the Maple HCD.

Base map obtained from: Village of Maple Heritage Conservation District Plan, 2007, Volume 3. City of Vaughan, 2006-2007. PDF. 19 March 2015. <www.vaughan.ca>

Prior to the Maple HCD Study, the subject properties at 9785 and 9797 Keele Street were not individually listed in the City of Vaughan's Municipal Register of Cultural Heritage Resources ('Inventory'). However, both properties are located within the boundaries of the Village of Maple Heritage Conservation District ('Maple HCD', Figure 3), as approved by Council on December 6, 2006, through By-Law 366-2004. Both properties are therefore subject to the 2007 Village of Maple HCD Plan and Guidelines ('Maple HCD Plan', Volumes 1-3), under Part V of the OHA.

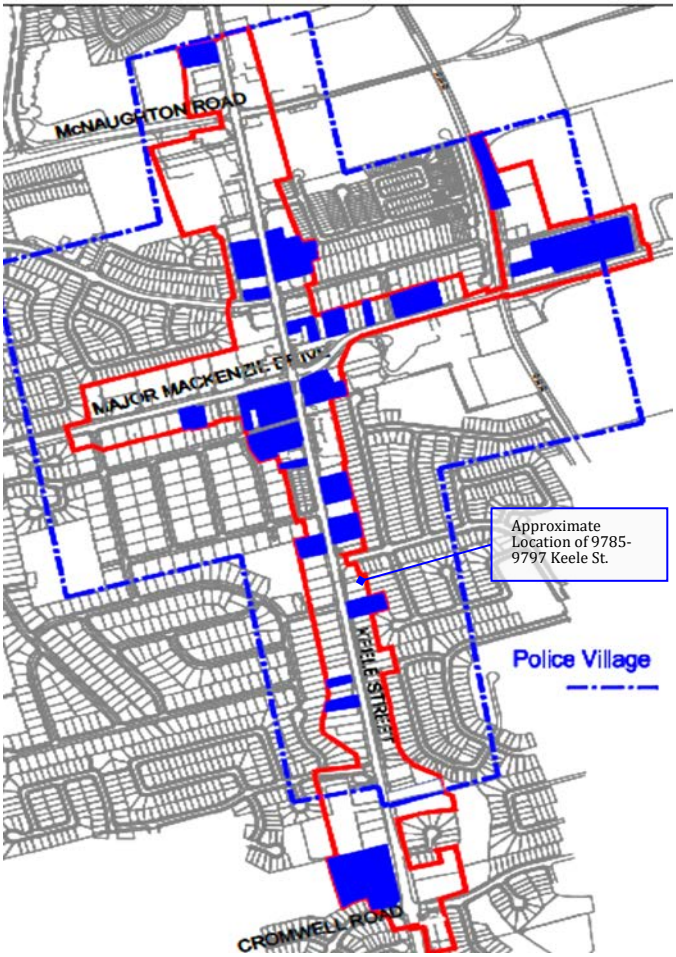


Figure 4 – Maple Heritage Conservation District Study Boundaries
(Red, Solid Line), Police Village Boundaries (Blue, Dash Line), and Cultural Heritage Resources with Architectural and Historical Values (Blue, Shaded), 2007,

annotated by *AREA* to show location of properties, 9785-9797 Keele St.

Base map obtained from: Village of Maple Heritage Conservation District Plan, 2007, Volume 3. City of Vaughan, 2006-2007. PDF. 19 March 2015. <www.vaughan.ca>

The Maple HCD Plan includes 51 properties that were previously listed in the City's Inventory, and 4 that were subsequently added due to their architectural and historical significance. These 55 properties comprise the "Heritage Buildings" within the Maple HCD. Under Section 2.4.2, "Objectives for Heritage Buildings" of the Maple HCD Vol. 3, the HCD's Heritage Buildings are specifically identified on the map above (shaded in blue, Figure 4). The majority of other properties (not shaded, Figure 4) – including the subject lots, 9785 and 9797 Keele Street (identified by arrow, Figure 4) – were not "pre-listed" prior to the HCD, and were therefore categorized as "Non-Heritage Buildings."

As properties that were neither identified nor pre-listed in the Municipal Heritage Inventory, the subject properties at 9785-9797 Keele Street, are among the majority of buildings within the Maple HCD. Such buildings are identified in the Maple HCD as "Non Heritage Properties". Non-heritage properties do not possess sufficient historical, contextual, and architectural values to warrant individual listing or designation.

Of the two subject properties, only 9797 Keele Street was provided with a brief 'property inventory' as part of the HCD Plan (see Appendix D) based on exterior visual evaluation. This property inventory provided only a general overview, with photos and brief text under categories, 'description', 'history' (without sources), and 'comments.' No evaluation scoring system or

criteria grade was applied to either 9785 or 9797 Keele Street during this 'windshield' survey, conducted in 2005.

2.3 Criteria for Heritage Value

In consultation with City of Vaughan Heritage Planning Staff on May 12, 2014, in a conference call and e-mail correspondence (Appendix E) staff indicated that, out of the four addresses on the two developments, only the property at 9560 Keele Street required heritage evaluation. However, in a subsequent June 1, 2018 Memorandum from Cultural Heritage Section with comments on the earlier submission of this CHRIA, staff required heritage evaluations of 9785 & 9797 Keele Street as well.

This CHRA provides a brief heritage evaluation for the subject properties at 9785-9797 Keele Street. Typically, each property listed in a Municipal Heritage Inventory would be evaluated by City Heritage Staff according to the provincial criteria established in Ontario Regulation 9/06 under the OHA. A property must then possess at least one of the criteria to be considered as a "heritage property", versus a "non-heritage building". These two categories are among four categories of properties identified in the Maple HCD Plan (see 5.3 below). The provincial criteria categories for a "heritage property" are listed in the chart below:

Table 2 OHA Provincial Heritage Criteria

OHA O.Reg. 9/06 Criteria	Description of OHA Heritage Criteria
1. Historical or Associative Value	i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community ii. yields information that contributes to an understanding of a community or culture iii. demonstrates the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
2. Contextual Value	i. defining, maintaining or supporting the character of an area ii. physically, functionally, visually or historically linked to its surroundings iii. a landmark
3. Design or Physical Value	i. rare, unique, representative or early example of a style, type, expression, material or construction method ii. high degree of craftsmanship or artistic merit iii. high degree of technical or scientific achievement

On June 21, 2005, the City's Commissioner of Community Services and the Commissioner of Planning, in consultation with the Director of Recreation and Culture and the Director of Policy and Urban Planning, sought City of Vaughan Council approval for the then proposed "Strategy for the Maintenance and Preservation of Significant Heritage Buildings" (Heritage Strategy Report or 'HSR').

This report explained that the 'Built Heritage Evaluation Form' ('BHEF', Appendix B) as found in Attachment 2 of the HSR was used as criteria to evaluate heritage buildings (Table 3 below). The BHEF was approved by Heritage Vaughan Committee at its meeting of May 18, 2005. Those

buildings rated 'very significant' or 'significant' were included in the final 'Listing of Building of Architectural and Historical Significance.'"

Upon the approval of the HSR on June 27, 2005, the BHEF then formed the standard evaluation criteria for the City's heritage buildings by assigning numerical points to a total of 8 sub-criteria, which, in essence, retained the 3 provincial criteria but expanded the category, 'Design or Physical Value' into 6 subcategories: 'Style', 'Construction', 'Age', 'Interior', 'Alterations', and 'Condition'.

Table 3 – City of Vaughan Criteria for Determining Cultural Heritage Value

1. HISTORICAL SIGNIFICANCE	
1.1. Historical Significance	Structure is associated with the life or activities of a person, group, organization or event significant to the history of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.
2. ENVIRONMENT	
2.1. Environment/ Streetscape/ Community	Structure contributes to the continuity or character of the street, community, or area. Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community and/or contextual significance based on the criteria defined.
3. ARCHITECTURE	
3.1. Style	Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)
3.2. Construction	Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)
3.3. Age	Comparatively old in the context of the City of Vaughan's architectural history.
3.4. Interior	Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.
3.5. Alterations	Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: ▪ Original Exterior Siding 30% ▪ Windows/doors 30% ▪ Verandahs/trim 30% ▪ Foundation/location 10% ▪ Structural Plan (no modern or sympathetic additions) 10%
3.6. Condition	Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.) Checklist: ▪ Exterior Siding/Gutters (cracks, spalling) ▪ Roof/Interior Ceiling/Gutters ▪ Flooring, unstable, depressions ▪ Interior Wall surface, cracks, etc ▪ Basement (leaks mold, dry or wet rot on beams)

Since no comprehensive heritage evaluation was conducted for the subject properties, this report will use the provincial criteria as incorporated into the BHEF, as applicable, to determine their cultural heritage significance to the community. For the purposes of this CHRIA, the BHEF will be used to evaluate 9560 & 9570 Keele Street to determine their cultural heritage significance to the community. Section 3 follows the BHEF in outline format to incorporate and to discuss research information that is relevant to each criteria.

3 HERITAGE EVALUATION OF PROPERTIES

3.1 Historical or Associative Value

3.1.1 Early History of the Original Farm Lot

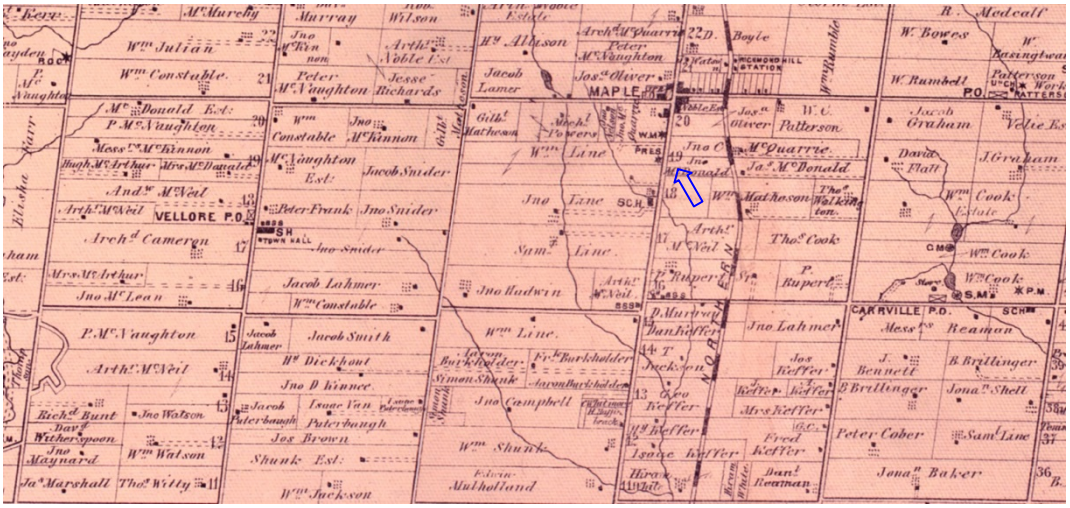


Figure 5 – Village of Maple Survey Map, 1878, annotated by *AREA* to show the approximate location of the subject properties within the historic Village of Maple.

Base map obtained from *Village of Maple Heritage Conservation District Plan, 2007, Volume 3*. City of Vaughan, 2006-2007. PDF. 19 March 2015. <www.vaughan.ca>

The two house buildings, with present addresses 9785 and 9797 Keele Street, form part of the original McDonald family farm lot on the south portion of Lot 19 Concession 3 (annotated as "L19-C3", see Figure 5). The north part of L19-C3 is identified under the ownership of a "Jno. C" and a "McQuarrie" (see Figure 5), and would be the approximate location of the (later) St. Andrew's Presbyterian Church cemetery, which is beyond and on the north side of the subject properties.

The McDonald properties, were owned by a "Jn. McDonald" for the westerly portion, and "Jas. McDonald" for the easterly portion (Figure 5). The easterly and westerly portions form the block-wide concession lot – which would have been bounded by present-day Keele Street to the west and Dufferin Street to the east, with the Northern Railway Line dividing it in between (Figure 5). Records of the McDonald family were obtained from C.B. Robinson's "History of Toronto and County of York"[1], published in 1885. The book – which was distributed seven years after the issuance of the 1878 County Map – profiled a "James McDonald" of Lot 19 Concession 3 ("L19-C3"), and a "Donald McDonald" of Lot 24 Concession 6 ("L24-C6").

Donald McDonald of L24-C6 also resided on L19-C3 at a younger age. His relationship with John or James McDonald – annotated owners of L19-C3 in the 1878 County Map – is not certain but can be surmised. Donald McDonald was the only son of John Jr., and the only grandson of Sgt. John McDonald of the British Army who served during the Revolutionary War. Donald married Flora, whose maiden surname was also "McDonald." They had four children, being James Walter, William Oliver, John, Archana, and Norman. There is a possibility that the "James" and "John" from the County Map refer to Donald McDonald's sons. Donald, being born in 1835, would have been 43 years old when the 1878 County Map was drafted, while his sons would have been at least in their early 20s.

However, the C.B. Robinson book recorded the profile of another James McDonald, who resided on L19-C3, and was born in the year 1836 ("James-b.1836"). "James-b.1836" of L19-C3 is approximately the same age as (and could not be the son of) Donald McDonald. "James-b.1836"

[1] Excerpt from the History of Toronto and the County of York provided by Gillian Shaw, Archival Records Analyst of the City of Vaughan Archives

was the son of an Archibald McDonald – who shares the same name as the father of Flora McDonald (wife of Donald)2.

It is therefore presumed that this "Js. McDonald", owner of the easterly portion of L19-C3 is "James-b.1836", brother of Flora McDonald, wife of Donald McDonald. On the other hand, John McDonald, or "Jn. McDonald", owner of the westerly portion of L19-C3 could perhaps be the father of Donald, who as earlier mentioned, also resided on L19-C3. The relationship of Donald with "Jn. McDonald" is cued by the C.B Robinson book, which mentioned that the father (John) and grand-father (Sgt. John) of Donald resided and died on L19-C3.

The division of the original McDonald's concession lots could not be traced, until the 1921 Census Data recorded L19-C3 belonging to a "George Keffer" (see Figure 6, 1921 Census Data). The next available 1952 Base Map (Figure 7) confirms that the previous McDonald property has already been subdivided, and was then built up with several new structures (marked as shaded boxes, Figure 7). By correlating landmarks and access roads with present-day maps, one of these built structures is identified by this CHRIA as the adjacent George Keffer House ("Keffer House", currently with address, 9773 Keele St). As will be discussed (see 3.2.2), this Keffer House is individually "listed" in the City of Vaughan's Heritage Inventory as a single property in addition to being part of the Maple HCD because it incorporates unique heritage attributes. A later Base Map, dating to 1968 (Figure 8), illustrates the Keffer House property (annotated as "22-0655") being subdivided for subject properties, 9785 and 9797 Keele Street (annotated as "22-0560" and "22-0565" respectively, also see Figures 7-8).

Figure 6 – 1921 Census Data, obtained from Ancestry.ca, with Family No. 18, showing George Keffer as "Head" of family, and occupying Lot 19 Concession 3 of the Vaughan Township.

[2] The family tree of the Donald-Flora McDonald union was obtained from and verified by different sources, including Ancestry.ca, Ryeland Family Genealogy, and the 1901 Census of Canada.

Figure 7 – Lot 16 to 20, Concession 3, Village of Maple Base Map, 1952[3], annotated by *AREA* to show the approximate location of surrounding landmarks, and the subject properties within the Maple HCD.

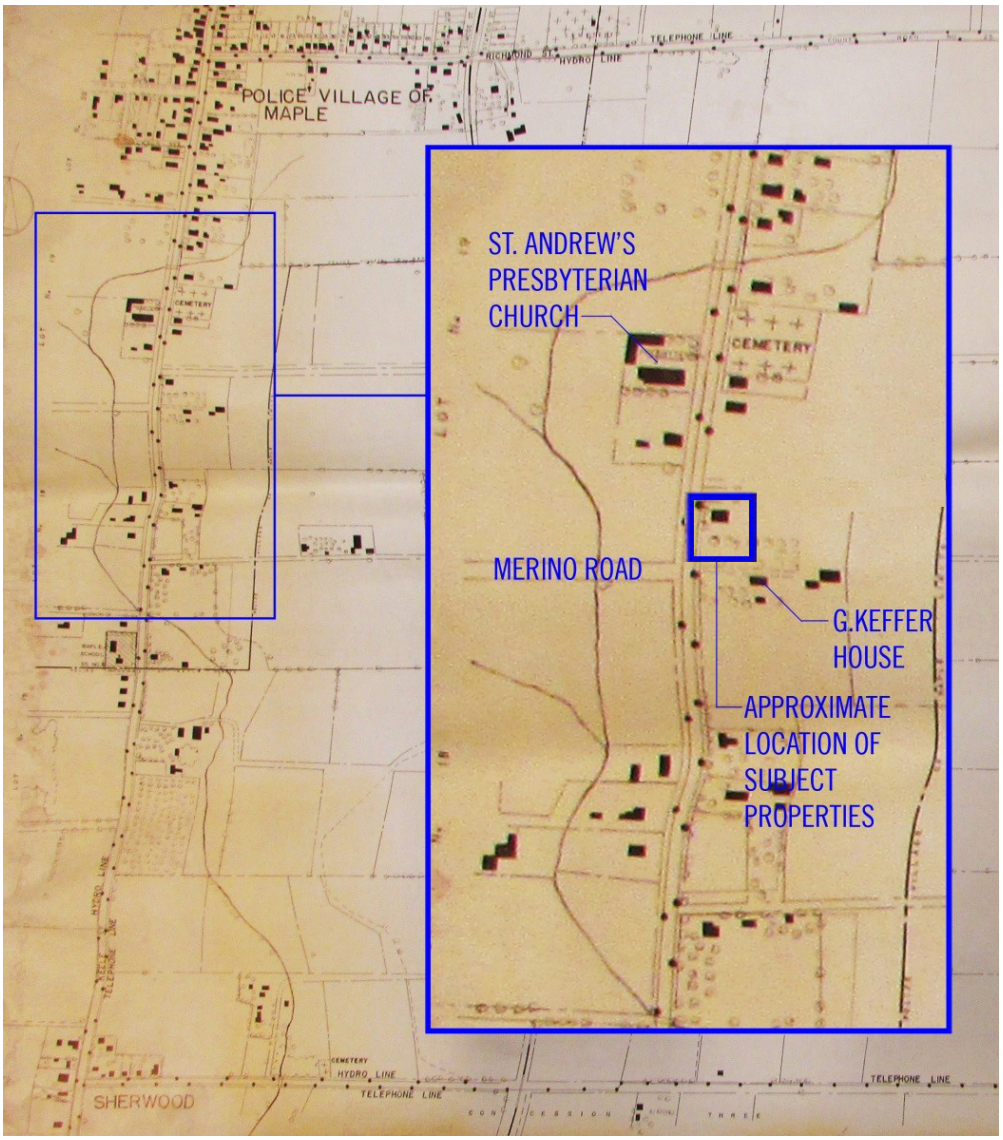
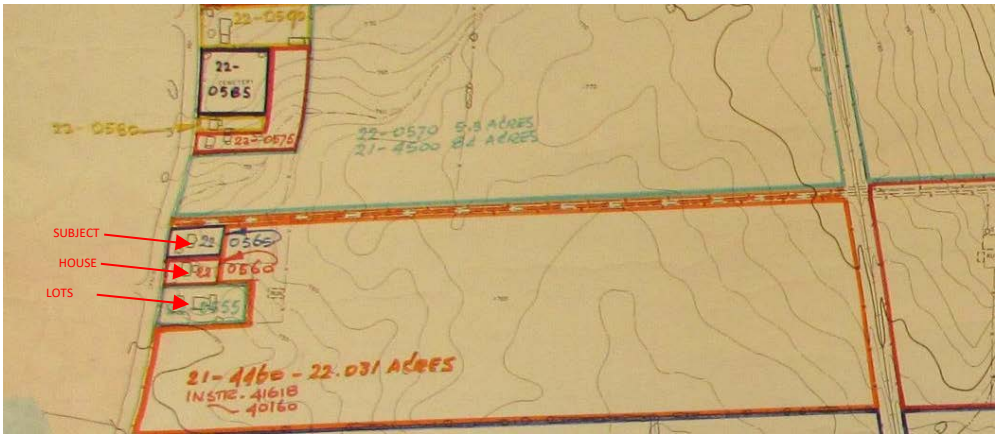


Figure 8 – Lot 16 to 20, Concession 3, Village of Maple Base Map, 1968, annotated by *AREA* to show the approximate location of surrounding landmarks, and the subject properties within the Maple HCD.



[3] Base map obtained from Gillian Shaw, Archival Records Analyst of the City of Vaughan Archives, sent to *AREA* in a March 30 e-mail.

3.1.2 Severance & Ownership of House Lots

With respect to the creation of the house lots of addresses 9785 & 9797 Keele St., the severance into these properties appears to have occurred after 1948 based on the title search from the ESA report. The Chains of Title for both house lots (Figures 9 & 10) show, in common, the farm-lot ownership by the John McDonalds (probably father and son) between 1814 and 1889 and the transfer to George Keffer (sometimes incorrectly written in the land registry as "Keefer") from 1895 to 1926. The next owners were Annie, Robert and Janet Walkington from 1926 to 1948 and then Agnes Witherspoon from October 1948 for different periods for each lot. At this point the owners and their length of ownership diverges between the two lots. Agnes Witherspoon is identified as the owner under both addresses but for different periods, extending to 1953 and 1965 respectively for 9785 and 9797 Keele St. This owner presumably bought the larger land holding, the Keffer farm or some portion thereof, and severed it into the subject house lots sometime following her purchase in 1948.The earliest that either house could have been constructed would have been in 1949. The dating of the construction of the two houses can be determined from a review of York Region's aerial photographs which were also included in the properties' ESA. The subject parcel can be seen in 1946 (Figure 11) as vacant and agricultural land and in 1954 (Figure 12) with the two homes having been built. Interms of the sequence of their construction, the 1952 Village of Maple map (Figure 7) shows a house at 9797 Keele St. without a counterpart house to the south as yet. It can therefore be concluded that the homes were built in the period 1949-1952 at 9797 Keele St. and 1951-1953 at 9785 Keele St., the latter having been sold in 1953.

Since the 9797 Keele St. house was built earlier and owned longer by Agnes Witherspoon it was likely her own residence up until her death. The 1965 sale of this house registered the vendor as Agnes Witherspoons estate. The 9785 Keele St. house appears to have been built and severe from the Witherspoon's property, probably for its financial benefit. The land registry references Township of Vaughan by-law for "subdivision control" which would presumably relate to this severed house lot. In summary, the physical structures, comprising subject property lots, 9785 and 9797 Keele Street, cannot be directly associated to any of the above-mentioned historical figures see (3.1.1) related to the nineteenth century farmstead.

3.1.3 Assessment of Historical Value

In conclusion, the subject properties cannot be associated with *any* of the members of the original farm lot owner families of John McDonald or George Keffer, who would have been part of the early settlement of the Village of Maple, as summarized in Table 4 below.

Several other factors demonstrate that these properties do not possess historical value:

- The McDonald family settlers owned the historic concession lot, which contained the subject properties. This concession lot was then purchased by George Keffer, from which the subject properties were later severed (c.1953).
- The creation of these lots and the construction of these houses is now confirmed as occurring from 1949 to 1953 and therefore does not reflect the nineteenth century, early twentieth century or "interwar stage" of Maple's development.

- The subject properties' association with George Keffer is merely transactional in that his estate sold the land broader holdings in 1926 from which, about three decades later, the subject house lots were severed (Figures 9 & 10). The subsequent houses were built by the land purchaser, Agnes Witherspoon, and have no connection to George Kefferor his family.
- George Keffer's historical association with the early history of Maple derives from his founding of the Maple Artificial Breeding Association (later becoming United Breeders Inc.). However, historical value is not imparted to these lands solely as a result of George Keffer's ownership thirty years ending in 1926.

Table 4 – Assessment of Historical Value, 9785 & 9797 Keele St.

HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS
Structure is associated with the life or activities of a person, group, organization, or event significant to the history of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E – Individual, group, event, or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site or landmark in history of Vaughan) VG – Individual, group, event, or site of some significance to the surrounding community. (Owner or family was long-standing member/s of the community.) M – Individual, group, event, or site of minor or little significance to the surrounding community (No historical background on structure or individual that built structure or family.) F/P – Site, structure, has no significance to Vaughan's History	E – 5 VG – 3 M – 2 F/P – 0	The properties only form 0.28 ha out of the original 80.94 ha, or 200 acres (or more) of the McDonald family's farm lot during the historic period of the Village of Maple. The subject property was among the undeveloped portions of the block-wide land parcel, which was later subdivided and transferred to others, George Keffer and the Walkington family before being subdivided. The extant structures on the properties, resulted from the lot subdivision in 1953 and afterward. The structures, therefore, do not bear any historical association to the McDonald or Keffer families or to any of its prominent members, who are associated with the original nineteenth century farmstead. Also, the structures do not possess significant site or landmark stature.

CHAIN OF TITLE REPORT

Project # 18-3083
Address: 9785 Keele Street, Maple
Legal Description: Part Lot 19 Con 3 Vaughan Part 1, 65R34966

Searched at: Aurora
LRO #: 65

PIN: 03339-1110 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	04 03 1814	Crown	John ROSS
2269	Deed	05 03 1814	John Ross	John MacDONALD
303	Deed	07 07 1869	John MacDonald - Estate	Isaac Peter BAUGH
304	Deed	07 07 1869	Isaac Peter Baugh	John McDONALD
5005	Deed	13 04 1889	John McDonald - Estate	David MARWOOD
8099	Deed	01 04 1895	David Marwood	George KEEFER
14291	Deed	03 03 1926	George Keefer - Estate	Annie WALKINGTON, Janet WALKINGTON & Robert WALKINGTON
23748	Deed	15 10 1948	Janet Walkington Annie Walkington - Estate Robert Walkington - Estate	Agnes E. WITHERSPOON
29751	Deed	15 06 1953	Agnes E. Witherspoon	Sarah FOREST & Oliver FOREST
72943	Deed	28 09 1973	Sarah Forest & Oliver Forest	Sarah FOREST
270552	Deed	01 05 1981	Sarah Forest - Estate	Dragica RISTICH
273854	Deed	16 05 1981	Dragica Ristich	Rose WEIDINGER
383448	Deed	12 11 1985	Rose Weidinger	Concetta FIORITTO
R413120	Deed	17 10 1986	Concetta Fioritto	Nick D. MATTEO
R481807	Deed	09 09 1988	Nick D. Matteo	Maple View Holdings Ltd.
YR453496	Deed	14 04 2004	Maple View Holdings Ltd.	Luigi AMENDOLA
YR1338656	Deed	03 07 2009	Luigi Amendola	Robert AMENDOLA
YR1338657	Deed	03 07 2009	Luigi Amendola	Maria GALEA
YR1878282	Name Change	30 08 2012	Robert Amendola	Robert MONTESANO
YR1878283	Deed	30 08 2012	Robert Montesano	Vito MONTESANO & Antonietta MONTESANO
YR1878284	Deed	30 08 2012	Maria Galea	Vito MONTESANO & Antonietta MONTESANO
YR2191378	Deed	24 09 2014	Vito Montesano & Antonietta Montesano	Centra (Keele) Inc.
YR2578904	Name Change (Present Owner)	16 11 2016	Centra (Keele) Inc.	Laurier Harbour (Keele) Inc.

Figure 9 – Chain of Title Report, 9785 Keele St., ESA

CHAIN OF TITLE REPORT

Project # 18-3083
Address: 9797 Keele Street, Maple
Legal Description: Part Lot 19 Con 3 Vaughan
Part 1, 65R35001

PIN: 03339-1111 (LT)

Searched at: Aurora
LRO #: 65

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	04 03 1814	Crown	John ROSS
2259	Deed	05 03 1814	John Ross	John MacDONALD
303	Deed	07 07 1869	John MacDonald - Estate	Isaac Peter BAUGH
304	Deed	07 06 1859	Isaac Peter Baugh	John McDONALD
5005	Deed	07 06 1869	John McDonald - Estate	David MARWOOD
6099	Deed	01 04 1895	David Marwood	George KEEFER
14291	Deed	03 03 1926	George Keefer - Estate	Annie WALKINGTON, Janet WALKINGTON & Robert WALKINGTON
23748	Deed	16 10 1948	Janet Walington Annie Walkington - Estate Robert Walkington - Estate	Agnes E. WITHERSPOON
VA56304	Deed	29 10 1985	Agnes E. Witherspoon - Estate	Domenico SAVO SARDARO & Cesira SAVO SARDARO
YR26928	Deed	26 07 2001	Domenico Savo Sardaro - Estate	Cesira SAVO SARDARO
YR2045110	Deed	09 10 2013	Cesira Savo Sardaro	Daylan Holdings Inc.
YR2191374	Deed	24 09 2014	Daylan Holdings Inc.	Centra (Keele) Inc.
YR2578904	Name Change (Present Owner)	16 11 2016	Centra (Keele) Inc.	**Laurier Harbour (Keele) Inc.**

Figure 10 – Chain of Title Report, 9797 Keele St. , ESA

``Figure 11 – Aerial Photograph 1946, area surrounding 9785-9797 Keele St., ESA.

Figure 12 – Aerial Photograph 1954, area surrounding 9785-9797 Keele St., ESA.

3.2 Contextual Value

3.2.1 The Village of Maple

c. 1829 • In the first half of the 19th century, the historic Village of Maple was a budding settlement area that was undeveloped in comparison to the more prosperous Villages of Teston and Sherwood nearby (Figure 13). Originally, the main road ran on the east-west direction, with one of the earliest establishment, being an 1829 Presbyterian church (now demolished), built by Scottish settlers.

c. 1848 • Later developments along present-day Keele Street were concentrated where the street intersects with east-west roads that offered alternate routes to what was then an inaccessible swamp. The Noble family, for example, settled around the intersection of present-day Keele Street and Major Mackenzie Drive, while the Rupert family's estate was in close proximity to the intersection of Keele Street and Cromwell-Fieldgate Drives. These founding settler families inspired the early references to the Village (c.1848) as "Noble's Corners", "Nobleville", or "Rupertsville."

c. 1852 • In 1852, Joseph Noble was appointed as the first postmaster to the "Maple" post office. At that time, the village experienced the opening of several local businesses, such as a blacksmith shop, a sawmill, a photo studio, a rope factory, and even two hotels.

c. 1853 • In 1853, the railway station of the Northern Railway was located in the eastern section of Maple, which began to prosper. Its first bank, the Sterling Bank, was built during the same year. Other businesses, such as a liquor store, shoemakers' shops emerged.

1904-1928 • In 1904, the railway station was burned and then rebuilt by Ontario-Huron-Simcoe Railway (later called the Canadian National Railway) as the "Maple Station." New banks emerged. By 1910, telephone services and motor vehicles were made available to local businesses and residents. Hydro services were installed around 1914, and a community hall was built in 1921. In 1928, the Village of Maple found an increase in its population to 2,000. The area then became a self-regulating and self-financed "Police Village" (Figure 14).

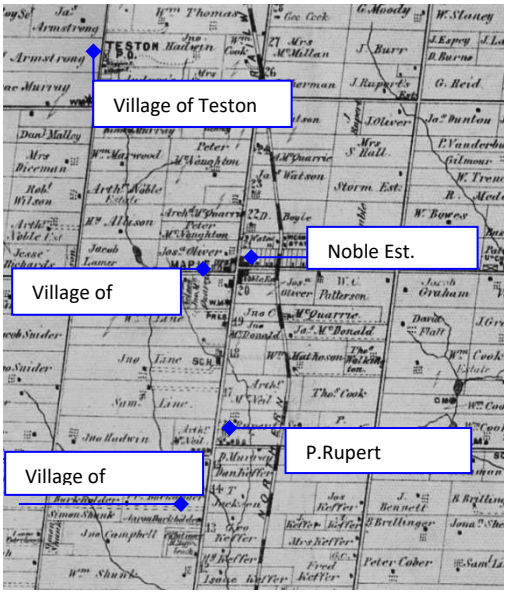


Figure 13 – County Map of the City of Vaughan, 1879 annotated by *AREA* ; Base map obtained from: 1880 Map of Ontario Counties: The Canadian County Atlas Digital Project. McGill University, 2001. Web. Accessed 06 April 2015. <http://digital.library.mcgill.ca/countyatlas/>

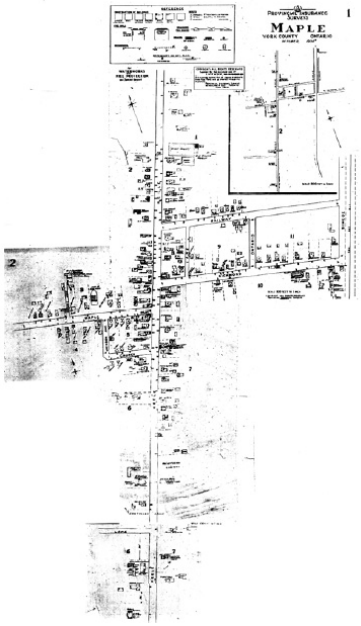


Figure 14 – Village of Maple, Fire Insurance Map, 1928, (subject properties not shown); Base map obtained from: Village of Maple Heritage Conservation District Plan, 2007, Volume 3. City of Vaughan, 2006-2007. PDF. 19 March 2015. <www.vaughan.ca>

1930s-1960s

- In 1945, the Maple Artificial Breeding Association set up the first successful artificial breeding plant through the leadership of its Board of Directors, with G.W. Keffer as President. The plant was established on a one-acre land parcel, purchased from the G. Bailey property. The Association expanded its membership to include York and Simcoe Counties, and then worldwide. It later became the United Breeders Inc. of Guelph.

- It was not until 1968-1969 that the Toronto and York Road Commissions improved and paved Keele Street. Prior to this, the area remained rural. Built structures (shaded in blue, Figure 15) were still concentrated within the boundaries of the historic Village of Maple, around the intersection of Keele Street and Major Mackenzie Drive, while other built structures were dispersed on the south and east ends of the larger Police Village (Figure 15).

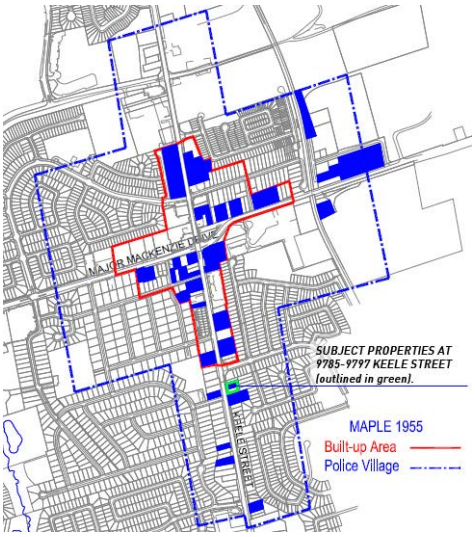


Figure 15 – Village of Maple, 1955,
annotated by *AREA* to show approximate location of the subject properties; Base map obtained from: Village of Maple Heritage Conservation District Plan, 2007, Volume 3. City of Vaughan, 2006-2007. PDF. 19 March 2015. <www.vaughan.ca>

1960s-1980s

- In 1962, a big explosion at an Industrial Propane Depot within the Village of Maple damaged many homes and buildings. Perhaps as a result of this incident, house construction, which included replacement homes, increasing significantly in the 1960s (Figure 16 & 22).

- Between the 1960s and 1980s, residential subdivision developments began to fill in vacant land parcels within the Police Village, such as the Gram and Naylon area (see Figure 16, annotated as 'A'), the Railway and Simcoe area, ('B') and the Goodman Crescent area ('C'). The Gram and Naylon area, established in the 1960s, is characterized by 20-m x 50-m property lots, built with single detached bungalows at approximately 1- and 1-1/2- storeys with low-sloped roofs and wide eaves (area 'A'). This lot and house form was adopted and could still be observed on the immediate east side of Keele Street, where the Village of Maple's (east) boundary is opposite the Gram and Naylon area.

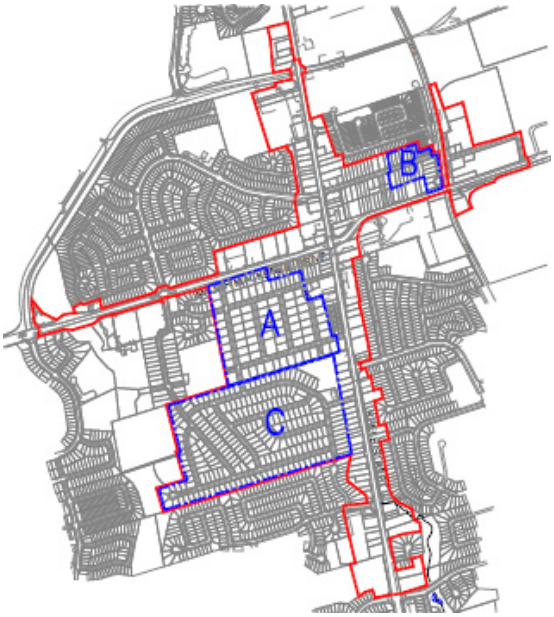


Figure 16 – Village of Maple and Subdivision Developments within the Police Village, Post-1955,
Base map obtained from: Village of Maple Heritage Conservation District Plan, 2007, Volume 3. City of Vaughan, 2006-2007. PDF. 19 March 2015. <www.vaughan.ca>

1980s-1990s • Two-storey suburban residences later became popular, and were built on new subdivision sites, such as those within the Railway-Simcoe (area 'B', Figure 16) and Goodman Crescent areas (area 'C', Figure 16). This two-storey house form, with an approximately 12-m x 20-m building footprint, was sited on 15-m x 45-m infill lots, and can be mostly found on the west side of Keele Street within Maple. These 1980s houses changed the built proportions of the village with large structures leaving limited greenery on their lots and reducing property distances or setbacks.

c.2000-present • Around 1995, two-storey suburban homes were built as semi-detached houses that replaced a series of adjacent 1960s bungalows. As the area continues to be attractive for new residents, especially with its close proximity to the City of Toronto, new developments started to emerge, mostly in the form of low-rise, multi-residential complexes (e.g. townhouse complexes).

2006-Present, The Village of Maple Heritage Conservation District • In the 2006 Maple HCD Study, the boundaries of the Village of Maple, now officially termed as the "Village of Maple Heritage Conservation District", were determined based on Maple's rich history and development patterns (Figures 13-17). The boundaries excluded post-war housing developments after 1955 (Figure 16), and includes the following areas (Figure 18):

- the properties along Keele Street and Major Mackenzie Drive, up to the boundaries of the historic Police Village;
- beyond the northern boundaries of the historic Police Village, up to Hill and Station Streets, to include the cemetery and the railway station;
- beyond the southern boundaries of the historic Police Village to include the historic Village of Sherwood, located at the four corners of Sherwood Sideroad, or the present-day Rutherford Road and Keele Street; and
- the individually designated 9470 Keele Street property, which is a City-owned public park, containing the Frank Robson Log House.

Figure 17 – Aerial Photograph of Keele and Barrhill, c. 1960s, annotated by *AREA* to show approximate location of subject properties; Base map obtained from Gillian Shaw, Archival Records Analyst, City of Vaughan Archives, City Clerk's Office

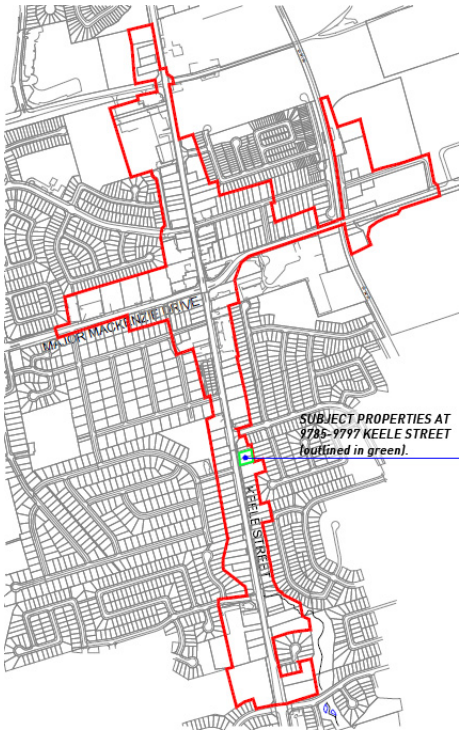


Figure 18 – Village of Maple, Heritage Conservation District Established Boundaries, 2007, annotated by *AREA* to show approximate location of subject properties at 9785-9797 Keele St.

2006-Present, The Village of Maple Heritage Conservation District (cont'd)

Figure 19 – View N of Keele St. & Kelly Pl, Showing Tree Streetscape; Photo taken by *AREA,* 2015.

Figure 20 – View N-W of Keele St. & Naylon St. Showing Stream; Photo taken by *AREA,* 2015.

Section 1.6 of the 2006 Maple HCD Study outlined the District's evident heritage character based on its 2003 Heritage Review. Observed themes include, and are summarized as follows:

a. variety of street setbacks;
b. mixture of built forms;
c. gaps on its streetwall;
d. presence of historically significant structures with pedestrian-friendly scale;
e. new developments with historic precedence;
f. individualized landscaping, limited commercial signage; and
g. overall, one of the few remaining islands of Vaughan's rural heritage.

The present-day are subject to the Maple HCD remains consistent in its village landscaping through its generally flat topography, with gradual slope changes, and a stream that intersects Keele Street (Figures 19 and 20). The streetscape is also regularly interspersed with trees, which obscure the street view of some built structures.

3.2.2 Immediate Context of the Subject Properties

While the overall context of the Maple HCD was discussed in the subsection 3.2.1, this subsection seeks to identify and to assess the "immediate context" of the subject properties at 9785-9797 Keele Street. The immediate context was identified by *AREA* to include Maple HCD properties that are approximately 500 metres away from the subject properties. This 500-metre distance is sometimes used as a guideline for the scope of urban design assessments, and is adapted in this CHRIA to determine the area that may be impacted by the subject development proposal. The immedie context includes Keele Street facing properties from 9690/9675 Keele Street to the south of the subject properties up to 9920/9901 Keele Street to the north of the subject properties.

The maps from Figures 21-25 graphically present the assessment of the immediate context. These maps made use of the City of Vaughan's Concession Block 18 Map, annotated to present the research results for the chronological building periods of the area. The information presented on these maps was derived from available base maps and aerial photographs from the 1960s to the present, as well as the 2005 Maple HCD Inventory and the City of Vaughan's List of Heritage Properties.

The City's Concession Block 18 Map has been used as the mapping base for the figures describing the immediate context – but with some caveats. It should be noted that the various documents may indicate different municipal addresses for the same building or property. For example, differences in street numbers occur between the HCD Inventory / Block 1 & Map respectively for addresses 9833/9837, 9846/9850 and 9854/9860. Furthermore, it does not reflect changes in addresses as a result of merging, severance or redevelopment of lots some occurring since the issuance of the Maple HCD Inventory in 2005. For example, redevelopment of some of the lots have created additional or fewer street numbers between the HCD Inventory/ Block 18 Map for addresses 9715-9721/9715, 9818-9824/9818 and 9834/9836-9838. The Concession Block 18 Map (vs. the Maple HCD Study) is considered as the governing reference for municipal addresses because of its later issuance (updated in 2015).

Building photos presented in this subsection are derived from the 2005 Maple HCD Inventory as they clearly depict the overall profile of the built structures. However, some photos, as annotated, are from Google-Earth or were taken by *AREA* staff from a site visit conducted on March 24, 2015.

(A). 1860s-1920s Building Period

Within the immediate context, buildings that already existed prior to World War II (or up to early twentieth century) are presented in one map, annotated as "1860s-1920s" (see Figure 21). It could be noted that the built structures within this 60-year period reflect the following unifying characteristics:

a. Varied lot widths and depths;
b. Predominance of gable-form structures;
c. red or buff bricks, sometimes used together to create dichromatic built forms,
d. clapboard siding;
e. exterior decorative accents, using contrasting masonry bricks, or wood trims; and
f. a three-bay plan.

These 1860s-1920s buildings (yellow shaded lots) were already individually listed in the City of Vaughan's 2005 Heritage Inventory with the exception of 9690 Keele St., and 9796 Keele St. (orange shaded lots) which were not on the Inventory prior to their inclusion and designation as part of the Maple HCD. The formor individual pre-listing, except for those two identified exceptions, indicates their significant cultural value, resulting in their identification as "heritage properties" (versus "non-heritage properties") within the Maple HCD.

Cultural value is determined based on the assessment of the properties' context, history, associations, and architecture. The unifying physical characteristics of these 1860s-1920s properties are predominantly Victorian Gothic in style, and are directly contributing to the uniqueness of the Maple HCD (see character-defining elements, subsection 3.2.1a-3.2.1.f of this CHRIA report). In subsection 2.1 of the Maple HCD Plan Volume 2, these heritage properties were identified to "provide a general outline of the shape of the old village settlement, which was mostly located along the main roads of Keele Street and Major Mackenzie Drive."

Figure 21 – Context Map, 1860s-1920s.

(B). 1930s-1950s Building Period

The Village of Maple still appears rural in the 1930s-1950s period because Keele Street was still unpaved until 1968-69. There are relatively few houses along Keele Street within the immediate context dating from this period – only 6 including the subject houses. All of the houses date from 1950s according to aerial photographs (Figures 11 & 12). The one minor exception would be the subject house of 9797 Keele Street whose construction might have occurred at the tail end of the 1940s. Those houses represent interspersed infill homes reflecting an early suburban creep from the expanding GTA. This sporadic infill residential construction was the first step towards the more intense suburban movement of 1960s and thereafter. These housing characteristics are distinguished by:

a. Varied lot widths and depths;
b. one-to one-and-a-half storey houses;
c. mostly high-pitched gable roofs with minimal eaves;
d. cladding in brick and wood siding; and
e. no garage or later detached garage.

These 1950s houses represent suburban architectural styles including the Bungalow, Ranch and Victory Styles. Three of these houses (9707, 9797& 9818 Keele St.) reflect a simple Cape Cod revival style which was prevalent in this period and, in some cases, morphed into what became known in Ontario as the Victory Style. The Victory Style will be discussed further in subsection 3.3.1 below and is more commonly found in subdivisions nearby and to serve wartime factories, e.g. Victory Village, Malton (Mississauga), instead of a single, one-off infill house.

(C). 1960s-1970s Building Period

The Village of Maple remained rural until the 1960s when it experienced a construction boom for new subdivision developments (Figure 23). This 1960s subdivision housing is distinguished by:

a. Standardized lot profiles with similar lot widths, depths, and setbacks,
b. deep front yards with individualized landscaping,
c. one- to one-and-a-half storey houses with strong emphasis on horizontality,
d. low-pitched roofs with large overhangs,
e. application of brick materials, combined (or replaced) with siding,
f. at least one large picture window, and
g. an attached garage.

These 1960s structures reflect suburban architectural styles, which may include Bungalows and Ranch styles. Most of these styles were introduced post World War II by home builders who used "pre-fabricated" or existing floor templates. They were catered to attract middle income families in a car-based suburb.

Figure 22 – Context Map, 1930s to 1950s

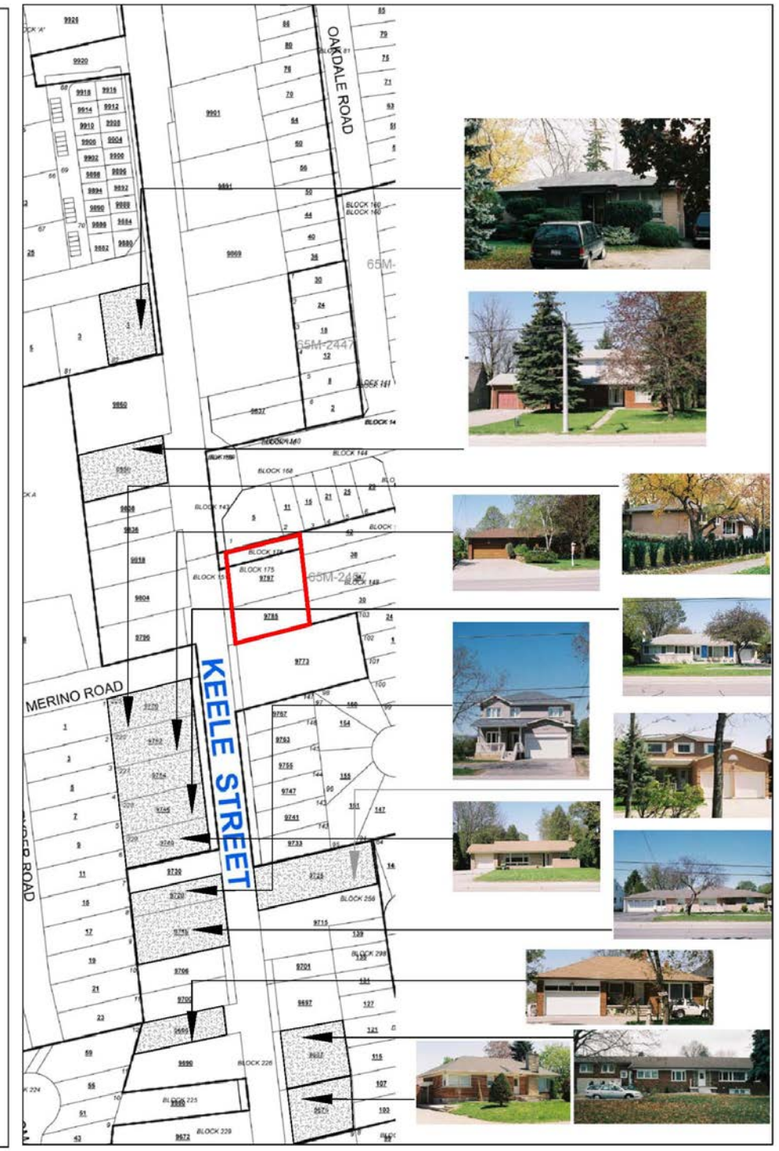


Figure 23 – Context Map, 1960s to 1970s

(D). 1980s-2010 Building Period

Beginning in the early 1980s, some 1960s bungalows were replaced by two-storey infill homes (Figure 24) that could be distinguished by:

a. grand single-family dwellings on small lots, some of which were built on severances from, or infill lots between mid-century and 1960s property lots (i.e. 9730 Keele Street),
b. limited greenery in small yards,
c. building-to-lot configurations with minimum setbacks, and
d. no formal architectural style, eclectic combination of features derived from different building periods.

This two-storey infill house form is still applicable to recent developments, but are designed with higher densities with semi-detached houses or townhouse complexes.

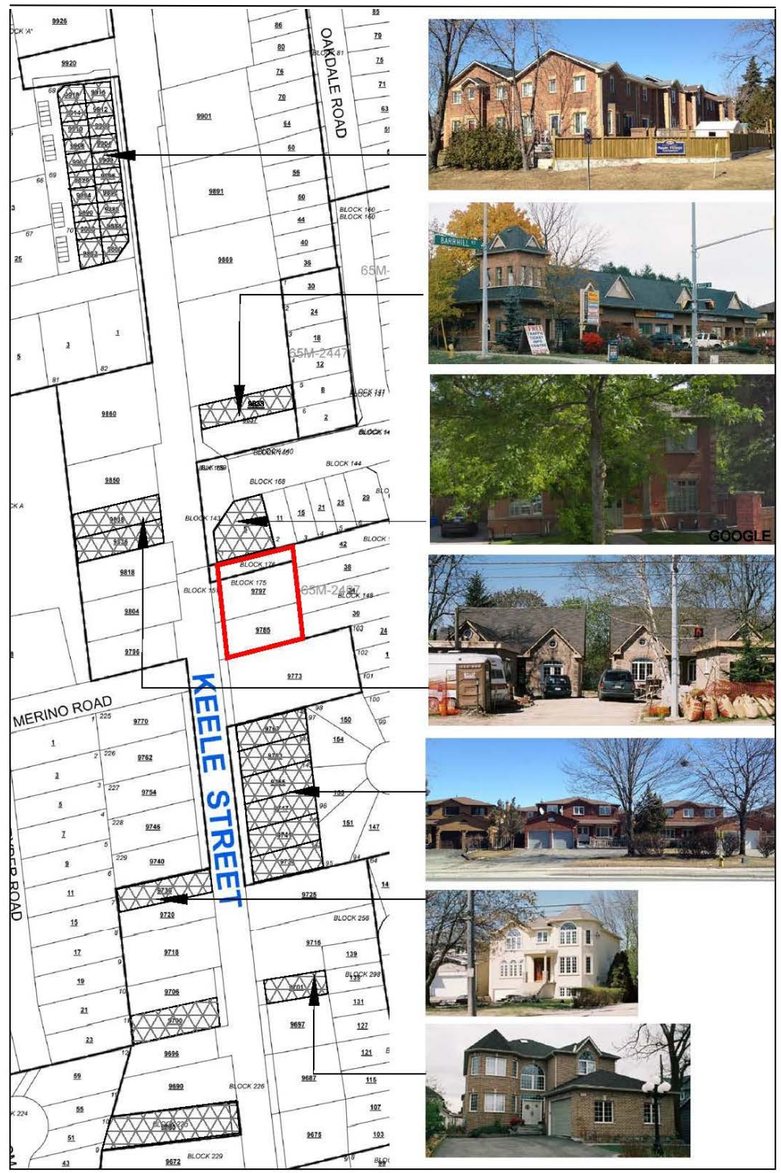


Figure 24 – Context Map, 1980s to 2010s

(E). Summary of Contextual Value

Figure 25 graphically summarizes the chronological building periods of the subject properties' immediate context. From the discussion and analysis above, it can be observed that:

a. 1860s-1890s buildings (shaded in yellow & orange) form the "heritage properties" within the Maple HCD. They have unique contextual, architectural, and historical features that reflect the early Village of Maple.

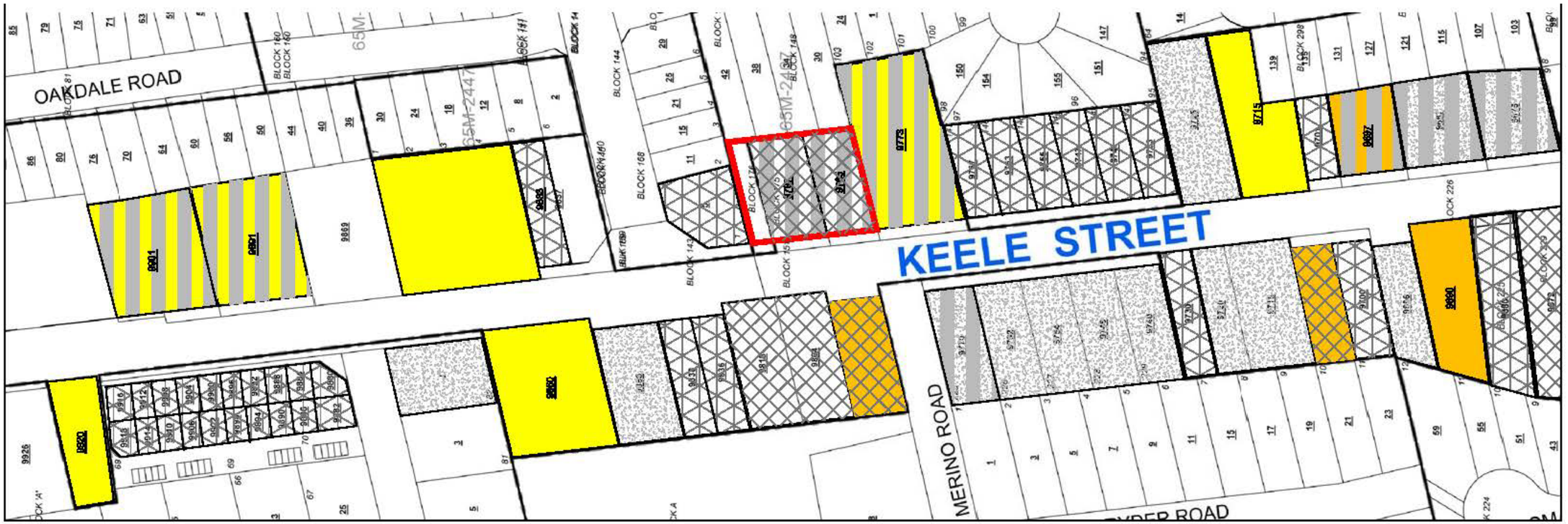
   Other than the characteristics already mentioned in the previous subsections (3.2.1a-3.2.1.f), the map above (Figure 25) illustrates a general overview of how the heritage property lots are varied in profile yet almost-uniformly spaced apart at about 200 to 300 metres [650 to 980 feet]. This provides clues about the early property lots, which were historically divided at 200-metre [600-feet] frontages.

b. Buildings from the 1960s up to the present comprise the majority of "non-heritage properties" within the Maple HCD. Non-heritage properties did not form part of the City's Heritage Inventory prior to the designation of the Maple HCD in 2007. Individually, they were not found to have sufficient cultural value to be listed or designated.

c. The subject properties at 9785-9797 Keele Street belong to the 1930s -1950s building period, and are among the non-heritage properties within the Maple HCD. The houses on the subject properties were built between 1949-1953 and were part of the post-World War II construction period, which made use of pre-existing house plan templates. These standard template house designs reflected the car-based suburban lifestyle that was prevalent at that time.

d. The various construction periods reflect the changing building principles, stylistic trends, and property sizes of the village residents throughout the Town's development.

   The new development must be designed to be compatible with the variety of adjacent construction periods. Although the subject properties are considered "non-heritage", their redevelopment is subject to the Maple HCD Design Guidelines (4.3 of the Maple HCD Plan Volume 3) that seek to maintain that all buildings should be "good neighbours to the heritage buildings in scale, massing and design."



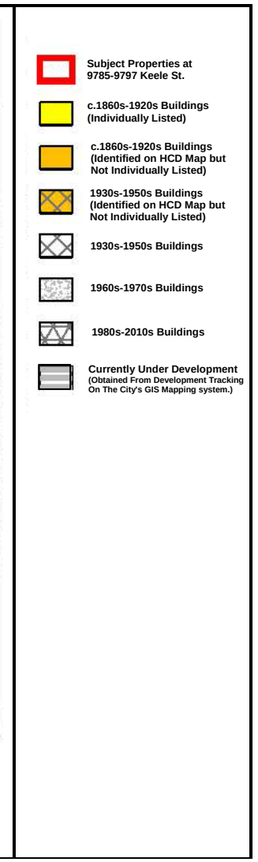


Figure 25 – Context Map, Summary 1980s-Present

e. The subject properties at 9785-9797 Keele Street are directly adjacent to a heritage property at 9773 Keele Street, also referred to as the George Keffer House (see Figure 25).

George Keffer was discussed earlier in this report as the first President of the Maple Artificial Breeding Association, now known as the United Breeders Inc. of Guelph. His house at 9773 Keele Street is characterized as an 1870 dichromatic Victorian brick house. It has buff-brick trims at quoins, bandcourses, and voussoirs with unique elliptical window details.

f. The trend of higher densities on existing property lots continues in the many current development proposals (see diagonal hatch, Figure 25).

At the time of *AREA*'s site visit, approximately 4 separate residential developments were currently being proposed within the immediate context. This reflects the continued attractiveness of the Village of Maple for new house construction, and, of course, the macro-regulatory framework of the provincial Places to Grow Act and the York Region Official Plan, which direct municipalities to provide increased development within areas of existing infrastructure.

g. The City BHEF assessment category for 'Age' allocates no grading points for construction after 1940 (see 3.3.3 Table) which would have been the period of the subject houses. Many of adjacent and nearby properties contain buildings constructed Post-WWII. Therefore the primary heritage-contextual character defining elements would be derived from the adjacent historic Keffer House.

3.2.3 Assessment of Environmental/ Contextual Value

In conclusion, the subject properties do not represent the historic period of the Village of Maple because of their construction post-WWII and post 1940 (according to BHEF) and therefore do not contribute to the contextual significance of the Maple HCD as summarized in Table 5 below.

Several other factors demonstrate that these properties do not possess contextual value:

- The subject lands of 9785-9797 Keele Street comprises two of the District's "non-heritage" building being constructed Post-WWII and post 1940, according to the BHEF Criteria.
- The subject buildings do not directly reflect the historic founding period of Maple. However, the properties' location within the HCD could be enhanced by including contextual features that contribute to the evolving character of the Village of Maple through a compatible design with the adjacent Keffer House.
- The adjacent Keffer House referenced in the Section 3.2.2(A) (Figure 21) and (D). e (Figure 25) is the original homestead of the John McDonald and George Keffler farms from which land the subject lots were severed in the 1950s.This adjacent historic home offers the primary heritage context to be emulated in its Victorian Style.

Table 5 – Assessment of Contextual Value.9785 & 9797 Keele St.

ENVIRONMENT/ STREETSCAPE/ COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area. Heritage building in a rural area (i.e. former farm buildings), not yet developed or part of a Block Plan development that have a good architectural rating should be rated for its community and/or contextual significance based on the criteria defined.	E – Of particular importance in establishing the dominant or historic character of the area, community, or streetscape. VG – Of importance in establishing the dominant or historic character of the area, landscape, or significant to the community for its architectural evaluation portion form. M – Compatible with the dominant character of the area F/P – Site, structure, has no significance to Vaughan's History	E – 15 VG – 10 M – 8 F/P – 0	The subject properties are located within the Maple HCD boundaries, but are not included among the HCD's 'Heritage Buildings', or pre-listed buildings with architectural or historical values (section 3.2.2). They are therefore, 'Non-Heritage Buildings', which may otherwise be termed as "non-contributing" structures to the historic character of the HCD. The existing one and one-a-half storey structures within the properties were also not established during the Village of Maple's historic period since they were built after 1940. Confirming the research on the properties' site and ownership history (section 3.1.2), these structures are the result of a modest subdivision of lots, implemented by Agnes Witherspoon in the 1950s. The subject properties are adjacent to the previously individually listed Keffer House at 9773 Keele Street. The subject properties are not critical in establishing the dominant historic character of the area, community, or streetscape. Yet, as non-heritage buildings within the HCD, as neighbours to the previously 'listed' Keffer House, any future alteration, or site development, must consider the design guidelines stipulated in the Maple HCD Plan.

3.3 Design or Physical Value

3.3.1 Description of House at 9797 Keele St.

Of the two subject properties, only the northerly property at 9797 Keele Street was architecturally evaluated, albeit with a limited review, in Volume 1 of the Maple HCD Study and Plan. However, this property was not previously listed in the Vaughan Heritage Inventory prior to the Maple HCD Plan. The Maple HCD-Vol-1 report describes the house-structure at 9797 Keele Street as a "1½ storey (rendered) Cape Cod house with cantilevered rectangular bay window (c. 1940)." The estimated construction period of 1940 in the Maple HCD-Vol-1 report conflicts with the data illustrated in the 1952. Base Map and the aerial photographs of 1946 and 1954 (see Figures 7,11 & 12). The aerial photographs and the Base Map, together with the Chain of Title (Figure 10), illustrate that this house structure was built between 1949 & 1952 (Figure 7). The approximate date of "(c.1940)" in the Maple HCD-Vol-1 report must be reconsidered and revised to "(c.1950s)." The approximate construction period of 1950s remains consistent with the data previously presented in subsections 3.1.2 & 3.2.2 (Figure 22). To be more specific and precise, the house could possibly have been constructed in 1949 at the tail end of the 1940s. Around this time, popular architectural styles in Ontario feature variations of the Bungalow (also discussed in subsection 3.2.2(B), "1930s-1950s Building Period").

For example, the Cape Cod architectural revival style was an adaptation of 18th century homes in New England. It became popular in America between the periods of 1930 to 1955. An even simplified version of this style is sometimes referred to as "Victory Housing" style, which became popular in Ontario around 1939 to 1955. The Cape Cod revival style – or its simplified version, the Victory Housing style – is composed of a basic rectangular footprint of a house at 1 to 1-1/2 storeys in height, with a steep pitched roof. It is often devoid of dormers, and architectural detailing was limited to multi-pane windows, decorative shutters, a central brick chimney, and exterior wood clapboarding. Roofs are typically clad in wood shingle or asphalt, and have little to no overhang. This style is reflected in the house at 9797 Keele Street (Figures 26-29), which is somewhat unusual with its side-hall plan. It has little embellishment, and was built with economical materials – presumably shingle cladding, which is now covered with white and blue stucco.

The Maple HCD Plan Volume 3 (Maple HCD-Vol-3), section 9.1, discussed the Victory style as a "heritage style" and includes a photograph of 9797 Keele St. as an illustration. However, several aspects regarding this subject house make it deviate form and/or a poor example of the characteristics of this style:

a. Victory Style housing is more typically found or epitomized in 1940s subdivisions such as Victory Village, 1942-1947, in Malton (Mississauga) to house workers at the Victory Aircraft Ltd. (later A.V. Roe Canada Ltd.) factory producing fighter planes for the war. This house is not integrated into such a subdivision nor was it built for any war-related purpose.
b. The period for this style is indicated as 1939-1955 in the Maple HCD Plan but also specified as 1940-1950 on other references, such as "Architectural Styles in Mississauga" prepares by the City's Heritage Staff (Figure 34). The range of years for this style can be

considered somewhat arbitrary and exact construction date (between 1949-1952) of the subject house is unknown. It can be stated, however that this house was built in the later part, at the end; or after the period of the Victory Style.

c. Another underpinning origin of the simple, compact and often-prefabricated Victory house type, was for returning veterans after the war who received a "$5,000 housing allocation from the Department of Veteran's Affair (DVA)" as explained in the Maple HCD Plan. However, this house's construction has no connection to any veteran army personnel because the Land Registry would include a registration indicating that the lands related to the Veterans' Land Act (which it does not).

d. The conditions of the house are deteriorated with considerable damage and is unsafe to enter because of hazardous materials including mould and other debris which was left inside.

e. Numerous alterations to the house have removed or covered its character-defining elements related to its c.1950 construction such as its cladding in brick or siding, its original porch, etc.

Due to the above considerations, the subject house does not represent an accurate early or good example of a particular style or method of construction.

3.3.2 Description of House at 9785 Keele

It is difficult to associate the one-storey house structure at 9785 Keele Street with a particular architectural style (Figures 30-33). It features a centre-hall plan, with no features except for the (currently boarded) picture windows on the north and south sides of the main façade. The rear (east) side features a detached garage, with similar clapboarding and shingled roof assembly as the main house. There is no evident trace of a previous covered porch on its front, centre bay. With its low hipped roof, and overhanging eaves, it emphasizes horizontality, which associates it with the, Ranch, or suburban type Bungalow Styles, which are describes as non-heritage styles in the Maple-HCD-Vol-3.

9797 Keele St.

Photos taken by *AREA*, 2015

Figure 26 – Front (West) Elevation

Figure 27 – South Elevation

Figure 28 – East Elevation

Figure 29 – North Elevation

9785 Keele St.

Photos taken by *AREA*, 2015

Figure 30 – Front (West) Elevation

Figure 31 – South Elevation

Figure 32 – East Elevation

Figure 33 – North Elevation

Malton Victory Housing

Figure 34 – Victory Housing, "Architectural Styles in Mississauga", City of Mississauga Heritage Staff, 2010,

3.3.3 Assessment of Architectural Value

In conclusion, the subject houses constitute simple construction, with no significant features and therefore do not possess physical or design value as summarized in Table 6 below. The table below will concentrate on 9797 Keele St. because the Heritage Coordinator identified it alone (and not no. 9785) as possibly having architectural value.

Several other factors demonstrate that these properties do not possess architectural value:

- Further research has confirmed that the houses' construction dates are later, post-WWII, post 1940s and therefore NOT the interwar period of construction.
- As a simple stand-alone variant of (what came to be known as) the Victory house, the 9797 Keele St. structure does not appropriately represent that style. This is a one-off infill residence without any association to the origins of the war-time style and could just as easily be describe as a "Cape Cod revival" house.
- Victory style housing was more commonly constructed earlier in the 1940s and was usually within a subdivision serving a wartime factory or housing returning veterans. The significant of this house is diminished because they do not inform an overall character of its neighbouring context.
- These two houses are, infill structures, and they do not belong to a neighbourhood subdivision development that would have incorporated repetitive bungalow-type houses (i.e. Gram and Naylon Area Figure 20).

Table 6 - Assessment of Architectural Value, 9797 Keele Street

STYLE	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E – Excellent to very good or extremely early example of its style. VG – Good example of its style with little to no changes to the structure. G – Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building). F/P – Style is not evident or considered a good example.	E – 20 VG – 15 M – 8 F/P – 0	The structure is described as a "1 ½ storey (rendered) Cap Cod house in the November 2005 Maple HCD-Vol-1 which does not fit any of the listed Heritage and Non-Heritage Styles, prevalent in the Maple HCD for Residential Buildings.Then the Maple HCD-Vol-3, uses a photograph of 9797 Keele St. in its description of the Victory House as a heritagestyle. However, as explained above, this house does not have the underpinning origins the date of construction or the context of othe matching homes to be considered as being the Victory style or a notable example thereof.

CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E – Excellent or early example of its construction method. VG – Good or early example of its construction method. G/F – Good to fair example of its construction method. P – Construction method is not significant in nature nor is it of particular interest.	E – 10 VG – 8 G/F – 5 P – 0	The structure's method of construction is not significant in nature nor is it of particular interest. It reflects the technology prevalent and economical during its building period for "production-type" housing. The wood-stud construction and the rendered stucco cladding (which may cover or replace the original brick or wood siding) constitute time-efficient means for building. Its lack of unique building features and details, reflect a 'generic' infill house.

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E – Built between dates 1790-1820. VG – Built between dates 1821-1910. G – Built between dates 1911-1939. F/P – Built since 1940.	E – 5 VG – 3 G – 2 F/P – 0	The building period that was determined for the structure is between 1949 & 1953.The structure's method of construction, wood stud framing, was in common use for the mid-century bungalow style. The structure, would have been built post-1948 based on the aerial photographs and the Chain of Title. Hence, for these criteria, it is appropriate to assign a numerical value that would reflect this later building period.

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.	E – Excellent interior (80-100% intact). VG – Very good interior (70-79% intact). G – Good interior (50-69% intact). F/P – Fair or poor (0-49% intact).	E – 5 VG – 3 G-2 F/P – 0	The existing interiors are quite deteriorated they contain hazardous materials including mould so therefore none of the interior finishes or details can be considered as extant.

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: ▪ Original Exterior Siding 30% ▪ Windows/doors 30% ▪ Verandahs/trim 30% ▪ Foundation/location 10% ▪ Structural Plan (no modern or sympathetic additions) 10%	E – Exterior of building is unchanged. (90-100% intact) G – Exterior of building has changed somewhat, but character retained. (61-89% intact) F – Exterior of building has changed somewhat and original character compromised. (40-60% intact) P – Original exterior character destroyed. (0-30% intact)	E – 20 G – 15 F – 8 P – 0	The building has undergone numerous alternations to its cladding, porch, exterior wall adjacent to an added garage, etc.

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.) Checklist: ▪ Exterior Siding/Gutters (cracks, spalling) ▪ Roof/Interior Ceiling/Gutters ▪ Flooring, unstable, Depressions ▪ Interior Wall surface, cracks, etc ▪ Basement (leaks mold, dry or wet rot on beams)	G – Good structural condition. (No evidence of decay) S – Somewhat good structural Condition. (Minor/little evidence of decay) F – Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P – Poor structural condition. (Significant/considerable evidence of decay.) structure, however changes have occurred to building).	G – 20 S – 15 F – 10 P – 0	The structure exhibits prior conditions, with poor considerable damage and decay, and the house has been unoccupied for over 7 years with no heat or electricity. This lack of heating or maintenance have caused secondary damages evident in the sagging roof, missing eavestroughs, broken windows, cracks in walls, etc.

4 HERITAGE SIGNIFICANT OF 9785 & 9797 KEELE STREET

4.1 Summary of Heritage Assessment

The research findings and site investigations discussed in subsections 3.1 to 3.3 are summarized using the City's Built Heritage Evaluation Form ('BHEF', see Table 7 below). The assessed properties at 9785 & 9797 Keele Street, gained scores only in one of the following BHEF sub-criteria for Architectural Value:

- Alterations: Building has undergone exterior alterations, and its original character is compromised.

The existing houses exhibit decay and some structural deterioration – the roof of 9797 Keele St. is sagging. The house at 9797 Keele Street did not score on the other sub-categories for Architectural Value – Style, Construction, Age, Interior and Conditions (see Table 7).

The houses do not have sufficient physical features to represent the unique principles of an architectural style. The house at 9797 Keele Street was described as "Cape Cod" revival but, after considerable exterior alterations, its sole remaining character-defining element is limited to its steep roof structure. The reference to the Victory House Style in the Maple HCD-Vol-3 either is not applicable or not exemplified in this structure. Both houses do not represent innovation in building construction. The houses are the result of "production-type" suburban housing that has been subject to further and inconsistent renovation.

The two houses are quite commonplace suburban 1950s houses. Neither house is considered to be a "good, notable, rare, unique or early example of a particular architectural style", not even the Victory style for 9797 Keele St., as explained above. The City's Built Heritage Evaluation Form (BHEF) criteria for architectural or physical cultural heritage value allocates a grading of '0' for buildings constructed since 1940 (Section 3.3.3) which the subject houses' construction dates well exceed.

These lots have no contextual relationship to the nineteenth-century location of the McDonald and Keffer farmstead from which they were severed in 1953 by a later owner for revenue-generation purposes. These 1950s non- heritage houses are located (to reference the BHEF criteria) on a "site [that] has no significance to Vaughan's History" and, as such, fulfill the definition of a Fair or Poor grading of '0' (Section 3.2.3). See consultant evaluations 3.1 to 3.3 above and others in this table.

Furthermore, the houses do not represent the historic period and character of the Village of Maple. They do not have any historical and contextual significance (see Tables 4 and 5). They cannot be attributed to a historical figure or event. They also never functioned as landmarks within the Maple HCD. These houses have no relationship to the settler members of the McDonald and Keffer families and the 1950s bungalows have no association with the nineteenth-century or early twentieth-century establishment of the Village of Maple which involved the George Keffer. The association of these lots with the George Keffer name is merely circumstantial and transactional. The indirect connection of George Keffer to the subject land does not entail a

physical manifestation in a built form. The built form of the houses themselves are not connected to the McDonald family or other founders of the village and (to reference the BHEF criteria) are "structures [that have] no significance to Vaughan's History" and, therefore, are assigned a Fair or Poor grading of '0' (Section 3.1.3).

The combined heritage value of the houses maintains their current "Non-Heritage" building status within the Maple HCD. This conclusion, however, still assumes that the new development should represent sympathetic alterations to the subject land assembly. Although the land assembly is comprised of essentially, two Non-Heritage Buildings, they have compositional attributes that are complementary to the Maple HCD (see subsection 4.3). As they remain included in the Maple HCD, future site alterations, or development proposals should consider the Maple HCD Plan and its Design Guidelines. The proposed new development should consider the HCD design guidelines for new construction to be compatible with the heritage character of the District, since it will be subject to review by the City's Heritage Vaughan Committee, and ultimately, approval by Council.

4.2 Grading of Heritage Value

Based on the Section 3 Heritage Evaluation, the grading of the subject houses are calculated using the City's criteria in the Tables 7 and 8 below. Both houses at 9585 and 9797 Keele Street have similar (low) heritage value which is reflected in their equal evaluation grading. The resulting heritage assessments renders a total grading of 8 and, therefore, both buildings are classified in a Group D having "little or no significance."

Table 7 – Summary of Historical Evaluation for 9785 and 9797 Keele street

CRITERIA	GRADING
HISTORICAL VALUE	0
ENVIRONMENTAL (CONTEXTUAL) VALUE	0
ARCHITECTURE (DESIGN OR PHYSICAL) VALUE (9797 Keele St.)	
Style	0
Construction	0
Age	0
Interior	0
Alterations	8
Condition	0

Table 8 – Overview of Heritage Value of Subject Properties at 9785 and 9797 Keele Street

BUILDING STRUCTURE: 9785 & 9797 Keele Street

COMMON NAME OF BUILDING STRUCTURE:

9785 Keele Street, 9797 Keele Street,

BLOCK: Concession: 3 Lot: 19

COMMUNITY: Maple

YES	NO	DESCRIPTION
	X	Included in the City of Vaughan Heritage Inventory
	X	Included in the City of Vaughan "Listing of Buildings of Architectural and Historical Value"
	X	Designated under Part IV of the Ontario Heritage Act
X		Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: 8

GROUP: D

KEY TO GRADING:

- 90-100 GROUP A – Very Significant
- 60-79 GROUP B – Significant
- 40-59 GROUP C – Modest Significance
- 0-39 GROUP D – Little or No Significance

4.3 Contributing Attributes of Adjacent Context

Although the houses at 9785 & 9797 Keele Street remain as 'Non-Heritage Buildings' within the Maple HCD, some of the characteristics of their context may still be used as inspiration for the proposed development. As stated in Subsection 9.5.1 of the Maple HCD Plan,

> "Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context."

These elements may be expressed in the form of a unique architectural style, suitable to and inspired by the local heritage character of the Maple HCD, or by a specific architectural precedent.

For the development of the land parcel assembly, the character-defining elements ('CDE') which influence and should be addressed by the subject properties at 9785 & 9797 Keele Street are the most relevant components for future incorporation, reproduction, or reinterpretation. According to the Standards and Guidelines for the Preservation of Historic Places in Canada, administered by Parks Canada, Second Edition ('Standards and Guidelines'), character-defining elements are defined as,

> "The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place..."

This term is often used for buildings with significant cultural values that would warrant individual listing or designation. 'CDE' attributes would be its contextual relationship to the neighbouring built heritage.

For this land parcel, the primary and singular CDE would be the adjacent Keffer Home at 9773 Keel Street which was identified as a heritage resource in several references:

- Vaughan Heritage Inventory, 2005, listing prior to Maple HCD Study and Plan;
- Maple HCD Plan Volume 3, Map 4, identified in blue tone as a heritage property contributing to the District;
- Maple HCD Study Volume 1 Inventory, described as a "two-storey, dichromatic brick house".

The adjacent built heritage structure derives its heritage significance from:

- The historical association with George Keffer and the Maple Artificial Breeding Association;
- its context as the homestead of the former McDonald and then Keffer farm lot; and
- architectural design features which are representative of the local Victorian style.

The adjacent Keffer House therefore represents the most significant contextual influence on the subject properties which contribute to the character of the Maple HCD.

The Vaughan Official Plan (VOP) discusses how a development should be integrated compatibly within the contextual street elevation of an HCD (underlines added for emphasis):

> "new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the <u>immediate physical or broader district context and</u>

streetscapes, and be consistent with the existing heritage architectural style through such means as:

i. being similar in height, width, mass, bulk and disposition;
ii. providing similar setbacks;
iii. using like materials and colours; and
iv. using similarly proportioned windows, doors and roof shape. "(VOP, 6.2.2.6)

The composition of the infill houses should therefore incorporate the stylistic CDEs of the adjacent context of the Maple HCD. The Keffer House, being the predominant heritage resource influencing the subject site, exhibits the CDEs of its streetscape which should be adopted in the new development:

- Building Orientation — The prominent west-facing (front) elevation provides a direct relationship with the (Keele St.) street frontage with the entry porch and its front door accessed from the sidewalk. The proposed new houses should likewise provide for some of the entry porches and doors facing the street.

- Form and Massing — The gable rooflines, with soffits, trimmed with siding boards, incorporated an upper floor within the roof height. The exterior massing formation of the house provides a projecting (north) end bay creating a rhythm of recesses (porch) alternating with projections (bay window). These massing characteristics may be reinterpreted in the new development through a contemporary or historical design approach.

- Materials — The adjacent house incorporates masonry and wood trim which are commonplace materials through the HCD as noted in its Study and Plan. In particular, the dichromatic red and buff brick is integral to its Vernacular Victorian style. It is encouraged that masonry and wood trim be the primary cladding for new development in contrast to the stucco finish of some of the adjacent houses from the recent period.

These suggested building compositional elements contribute to the heritage character of the Maple HCD. The incorporation of these elements should be executed, through the balancing of simple contemporary construction methods and traditional reproduction elements. There must be a consistent and conscientious design that would respectfully relate the old to the new, without falsifying historic appearance, and with sufficient distinguishability. "Distinguishability" is a general conservation principle applied to alterations and additions to a heritage resource. The Maple HCD Plan, in particular, recommends to "make new work physically and visually compatible with, subordinate to, and *distinguishable* from the heritage resource" (Maple HCD Plan, 4.2.2.a). By applying this principle, the new development should exemplify design standards that will add value to the Village of Maple Heritage Conservation District.

5 DESCRIPTION & IMPLEMENTATION OF DEVELOPMENT PROPOSAL

5.1 Proposed Townhouse Development

Figure 35 – Site Plan, March 15, 2019, RN Design, (Appendix F), (also referred to as 'March-2019 SP' in this CHRIA), annotated by *AREA* with inset photo to show aerial photograph of subject properties

Property Description	The land assembly is comprised of three lots, with the two of them having street addresses, 9785 and 9797 Keele Street, and the third identified as "Block 176", PCL 176-1 SEC 65M2407 (Figure 35). This land assembly is currently part of an R1 residential zone, and has a combined net "developable" area of 0.24 hectares, with a combined lot frontage of 58.1 metres, and a lot depth of 48.1 metres.
Adjacent Properties	The boundaries of this land assembly comprise the adjacent properties as follows: (1) a historic property at 9773 Keele Street on the south side, (2) the rear portions of subdivision at 30, 34, 38, and 42 St. Mark Drive on the east side, (3) the property at 5 Barrhill Drive on the north side, and (4) Keele Street on the west side.

Proposed Development

Owner-developer proposes the demolition of the existing single-detached houses at 9785-9797 Keele Street for the following proposal (Figure 35, Appendix F):

- Establishment of 16 residential units comprised of 8 semi-detached units and 8 townhouse units in two rows parallel to Keele Street.
- The development comprises two, and four-unit configurations. Smaller two-unit configurations (Blocks 1 to 4) are proposed to face Keele Street. Four-unit configurations are located on the rear (east) portion, accessed through a private lane.
- The Site Plan is attached in Appendix F and its development site statistics are provided in Table 9 below.

Table 9 – Site Statistics of New Development 9785-9797 Keele St.

Gross Floor Area	No. of Units	GFA/Block, sq.m
Block 1	2	614.18
Block 2	2	614.18
Block 3	2	614.18
Block 4	2	614.18
Block 5	4	581
Block 6	4	581
Total Gross Floor Area	16	3,618.72
Net Developable Area (excluding Keele Street road widening)		0.24-ha
Development Density		66.06 units/ha
Floor Space Index		1.49
Lot Coverage		45.33%

5.2 Townhouses Replacing Existing Houses

The existing deteriorated houses at 9785 and 9797 Keele Street are proposed to be demolished. The heritage evaluation of the properties (Sections 3 & 4) concludes that the house structures do not have sufficient contextual, historical, or architectural significance to be among the 'Heritage Buildings' within the Maple HCD and do not warrant individual protection.

The house structures comprising the subject property lots are not associated with the Keffer or McDonald families. The original George Keffer concession farm lot was subdivided to create the existing house properties at 9785 and 9797 Keele Street. Both properties do not have associations with any historical figures or events. The house structures within the property lots are also not associated with any architect or builder, and are not reflective of any formal architectural style.

As an example of 1950s, subdivision suburban housing, the design of both house types reflects only the economic expediency that led to their construction. These types of houses, with their pattern-book templates, helped realize the efforts by property owners and developers to provide cost-efficient housing. These two-house structures are, furthermore, infill structures, and they do not belong to a neighbourhood development that would represent the consolidation and establishment of a street "character."

The only heritage value afforded to the subject properties is simply as buildings within the area subject to the Maple HCD. The circumstances of the structures' low heritage value, poor architectural quality, and their lack of compatibility with the evolving Maple HCD preclude their retention, conservation, or reuse. The structures, by themselves, do not represent the historic period of the District, and are in direct opposition to the pressing demand for the village's growth and development.

The subject house structures at 9785 and 9797 Keele Street are non-contributing to the heritage character of the HCD. The substitution of these existing non-heritage house structures with a new townhouse development is found to be an effective way for the subject properties to acquire an active and contributory role within the Maple Heritage Conservation District.

5.3 Implementation of Design Guidelines

The subject properties and the proposed development are guided by implementation strategies derived by this CHRIA from the "Village of Maple Heritage Conservation District Plan, 2007, Volume 3" ('Maple HCD Vol.3'). The Maple HCD Vol. 3 report concludes the findings of the three-year Maple HCD initiative, and completes a set of "District Policies" to successfully implement "sympathetic" future interventions for the four property categories found within the District:

(1) heritage properties;
(2) non-heritage properties;
(3) new developments; and
(4) landscapes.

The subject proposal seeks to develop new townhouse units to replace two non-heritage single-detached house structures, comprising the lots of 9785 and 9797 Keele Street and the adjacent vacant lot. This CHRIA therefore consults the HCD policies for the applicable property categories of '(2) non-heritage properties' and '(3) new developments'. The objectives for these two property categories (see Table 10) seek to retain, conserve, and enhance the architectural, historical, and contextual character of the Maple HCD with compatible infill construction to "complement the area's village like" heritage character.

To implement these objectives, Section 9.0 "Guidelines for Buildings and Surroundings" of the Maple HCD Vol 3 is specifically referenced in this CHRIA. These Guidelines are described as being "…based on the concepts of preserving the existing heritage buildings, maintaining their character when they are renovated or added to, and ensuring that new development respects the qualities of place established by the existing heritage environment." Section 9.0 of the Maple HCD Vol. 3 discusses:

- for non-heritage properties, the types of design approaches; and
- for new (residential) developments, the site planning, architectural style, scale and massing.

To discuss these factors affecting non-heritage properties and new residential developments, and to implement the applicable objectives for the Maple HCD, the following CHRIA section discusses the subject project's design strategies in terms of siting, elevation design, scale, and massing. The successful interpretation of these themes will ultimately define the subject proposal's compatibility with the physical, visual, and spatial elements that define the District's heritage character.

Table 10 Maple HCD Plan Policies for Non-Heritage Properties & New Development

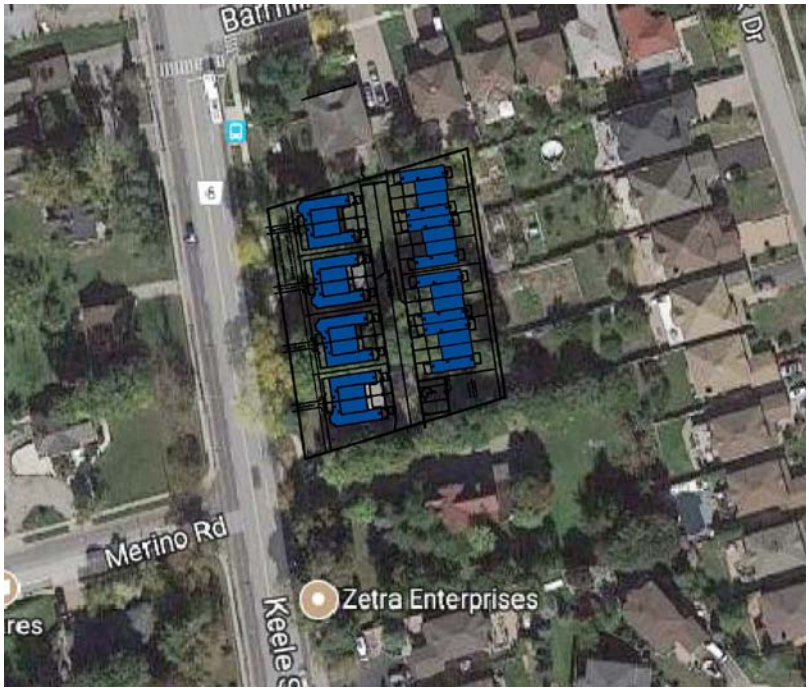
OBJECTIVES FOR NON-HERITAGE PROPERTIES (obtained from 2.4.3 of Maple HCD Vol. 3):	OBJECTIVES FOR NEW DEVELOPMENTS (obtained from 2.4.5 of Maple HCD Vol. 3):
– to retain and to enhance complementary characteristics of non-heritage buildings, and – to encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District.	– 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. – 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.

6 DESIGN COMPATIBILITY OF PROPOSED DEVELOPMENT

6.1 Siting

Building placement has been diversely applied within the District throughout its development. The variety of distances from the buildings' façade to the existing road curb (referred to as "curb-distance" or "building placement" by this CHRIA) is acknowledged as one of Maple HCD's distinct heritage attributes. This variety in building placement is reflective of the HCD's different periods of construction. New developments are encouraged to provide setbacks and frontages that are consistent with the variety of the village pattern.[4]

For example, 1860s-1920s buildings adopt a wide range of 8- to 20-m curb-distances. The cluster of 1860s-1920s buildings around the Keele Street-Major Mackenzie Drive intersection, have 8- to 12-m curb-distances, while those that are farther south of this intersection (such as St. Andrew's Presbyterian Church, and G.Keffer House) incorporate a greater curb-distance of 20-m. The increased curb distance of the "southern" 1860s-1920s buildings reflect how Keele Street was originally an inaccessible marsh. Southern 1860s-1920s buildings were perhaps located farther away from the consession line, and were alternatively accessed from other concessions or sideroads. On the southernmost part of the District, as one approaches the southern boundary, Sherwood-Fieldgate Drive, 1860s-1920s buildings are absent. These southernmost portion, with numerous previously vacant lots became the area for newer developments, beginning in the 1960s. These post-1960s developments adopted uniform curb-distances of 16- to 18-m.



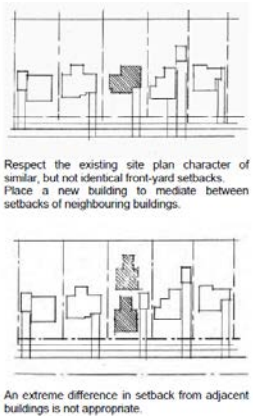


Figure 36 – (Above) Illustration of Recommended Setbacks of New Developments Between, from Village of Maple HCD Plan, 2007 Vol.3, City of Vaughan

Figure 37 – (Left) Building Footprints Superimposed on Aerial Satellite Map, from Google Maps, 2015, annotated by *AREA* to show proposed development.

[4] See 9.5.2.1 Site Planning of the Maple HCD Vol.3, May 2007, p.112

The Maple HCD Study and Plan, Vols.1-3, incorporate several recommendations for siting. First, a proposed development should be reflective of its own time by referring to and abiding by presently governing zoning requirements. Second, as also suggested by the 2003 Heritage Review of the District, and as cited in subsection 1.6 of the Maple HCD Vol.1, it is advised that, "…depending on the context of proposed redevelopment, setbacks should not necessarily follow a rigid consistent setback." This integration with surrounding context is directly translated into the guidelines of section 9.5.2.1 of Maple HCD Vol. 3, which recommends that the siting of new buildings should mediate between setbacks of neighbouring properties (Figure 36Figure 36). The Maple HCD Plan recommends new developments to "respect the existing site plan character" by mediating between neighbouring buildings (Figure 36Figure 36).

The March 2019-SP proposes 16 townhouse or semi-detached units to be located within the land assembly comprising 9785-9797 Keele Street (Figures 35 and 37). Within the 21.50-m depth from the centreline of Keele Street, the SP incorporates an approximate 6-m "potential road widening" allowance on the immediate east side of the existing 8-m boulevard, being the portion of road allowance from street curb to (current) property line (Figure 35). The semi-detached units themselves have an approximate 1.80-m front setback to the bay windows from the (future) boundary of the designated road allowance. Visually, the houses' distance from the street line will appear much greater because most (more than 75%) of the brick façade (which are set back from the bay windows) are actually 3.14-m from the road allowance. Overall and excluding the bay windows, the west façade of the proposed structures are approximately (6 + 8 + 3.14 =) 17.14-m from the Keele Street roadway curb. The March 2019-SP also provides landscaped front yards in front of the street-facing houses as elaborated in the Landscape Plan (Figure 38). These landscaped sections will incorporate indigenous trees and plantings that will enhance the existing pedestrian scale of the subject properties.

The property on the south side of the subject properties contains an individually-listed heritage building, also referred to as the Keffer House at 9773 Keele Street (Figures 20, 33 & 37). This historic structure, itself, has an approximate 20-m distance from the Keele Street roadway, but is currently partially screened with a wood board fence at a 1.50-m distance from the 8-m boulevard strip (as discussed in sub-section 6.3). The existing house structure at 5 Barrhill Road, located to the north of the subject properties, has a principal entryway oriented towards Barrhill Road (vs. Keele Street, see Figure 37). This northern property has a side yard, also fenced with wood boards that are directly abutting (0-m setback with) the existing 8-m street boulevard. The west façade of the northern house is also approximately 15-m from Keele Street roadway.

The varying setbacks of the adjacent properties are again, reflective of their construction period. For example, the adjacent southern property, the Keffer House at 9773 Keele St., would have been sited in consideration of topographical elevations or soil characteristics that may have existed during its 1860s-1890s construction period. On the other hand, 5 Barrhill Road, the adjacent northern property, appears to comply with the zoning regulations governing the subdivision development of which it is part.

Based on the March 2019-SP (Figure 35), and as superimposed on the most recent aerial photograph (Figure 37), the semi-detached units are closer to Keele Street compared to the adjacent building at 9773 Keele Street and have almost the same setback (approximately 1-m difference) as the northerly adjacent house (Figure 37). According to their respective cumulative

set back dimensions, the semi-detached units are 17.14-m away from the roadway curb compared to approximately 20-m and 15-m for the buildings to the south and north respectively. The difference between the proposed townhouse units and the most recessed of the existing adjacent buildings is not found to be “extreme”, considering that both adjacent properties are installed with fence-walls that directly abut the sidewalk and boulevard strip. The overall 17.14-m distance of the proposed townhouse units from the street curb has been prevalently applied by recent developments in the District’s southernmost portion. These recent developments have been approved by the the municipality.

As the development of 9773 Keele St. to the south has been firmed up, in its site plan layout, the siting of the subject semi-detached houses has become better integrated. The Keffer House is proposed to be relocated closer to the street line as part of the development application to the south.

The north portion of the adjacent development is shown in the site plan of the 9785-9797 Keele St. townhouses project (Figures 35). According to the building outlines, the relocated Keffer House will be slightly closer to the street line than the Blocks 1 to 4. With this new layout of buildings along the street line, the semi-detached units of 9785-9797 Keele St. are sited compatibly in coordination with the development of 9797 Keele St. With this strategy, the subject development is, therefore, integrated into the streetscape of the District. It continues the District’s prevalent village pattern, and is therefore contributory to its uniqueness and sense of place.

Figure 38 – Landscape Plan, April 11, 2019, BTi Landscape Architecture

6.2 Scale and Massing

The adjacent Keffer House is a three-bay plan house structure with a prominent gable end on the north side. This composition and form was distinctively adapted in RN Design's elevations by pairing residential blocks. The March 2019-SDP (Figure 35) illustrates a semi-detached type for the dwelling blocks along Keele Street: Blocks 1 to 4, each with 2 Units. The semi-detached units in Blocks 1 to 4 were paired by design (Figure 39). The paired residential units share the same porch structure to shelter their principal entry ways. The northern and southern units of these paired residential units (Blocks 1 & 4) each also incorporate a two-storey bay window up to a gable to terminate the porches and to mark the corners (Figure 39). The semi-detached houses' (west) elevation design also features three levels of wall planes. For each pair of townhouses, the planes of their façades vary from the most recessed at the doorway in the porch to the most projecting (in the bay window).

The development's proposed height and bay composition also approximately resembles that of the adjacent historic structure (Figure 39). Although the proposed townhouses incorporate an additional third upper storey, the main roof line slopes 'away' and becomes less visible from Keele Street. The visible gable ends from Keele Street feature a roof peak that is the same as the adjacent historic structure. The incorporation of a tri-partite composition of porch, entry doors, and projecting bay-and-gable for each pair of units adopts the adjacent historic structure's 3-bay composition. Overall, the height, scale, and massing of the proposed development recalls and reflects the adjacent heritage building.

These massing and composition strategies serve many purposes. First, they reduce the townhouses' perceived (west) frontage width along Keele Street. The varying wall plane levels allow the incorporation of brick quoins at several corners. The quoins create "jogs" in what would have been a long and continuous wall elevation along Keele Street. The pairing of units and the varying wall plane levels disguise the semi-detached block as a single structure, and give the same appearance as the original, adjacent house structure. Second, the design emulates the frontage width and the geometric form of the adjacent Keffer House, which also has the composition of a southern porch and a northern gable end. While the northern gable end of the Keffer House features a projecting bay, the proposed semi-detached units also incorporate two-and-half-storey projections.

To support provincially-mandated density while respecting the existing heritage character, the subject development proposes a built form that transitions well with the adjacent properties, particulary the neighbouring Keffer House (see Figure 39). Updated elevations within the streetscape rendering are shown in elevation and perspective (Figures 39 & 41). The height as measured from the established average grade to the midpoint of the sloped roofs for the proposed 2½ -storey townhouses and semi-detached blocks is 8.56 metres (Blocks 1 to 4) on their west street-facing elevations.

The Maple HCD Plan Vol.3 allows for adjacent buildings to have a difference in façade height of 1 storey and should be consistent with the City's Zoning By-law:

> *Historically appropriate façade heights for residential buildings has been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the*

height of new buildings shall conform to the provisions of the City's Zoning By-law (Section 4.4.1 e).

The height of the proposed elevations is within one storey of both adjacent 2-storey houses at 5 Barnhill Rd. and 9797 Keele St. Furthermore, the height of the townhouse and semi-detached units are also consistent with the maximum height provision for its existing zone (R1) which allows for a maximum height of 9.5 metres.

6.3 Street Elevation Design

The neighbouring properties at 9773 Keele Street and Barrhill Road incorporate, in their site designs, high board fences that directly abut (or are only 1.50-m away from) the 8-m deep pedestrian boulevard. This fencing enhances privacy at the expense of a diminishing "presence" along Keele Street. The street wall, created by this fencing, weakens the vibrancy and visual interest of this section of Keele Street. The adjacent properties, therefore, do not provide exemplary models to achieve sympathetic site features that enhance the heritage streetscape. This was also noted in subsection 4.2 of the "Village of Maple Heritage Conservation District Study, Volume 2" ('Maple HCD Vol. 2', underline for emphasis), "9773 is a handsome Victorian house on a large well-treed lot. The high board fence and replacement windows are not appropriate to the heritage building." Compared to the wall created by the existing fences, the west façade of the proposed townhouse units (see Figures 39 and 41) creates a dynamic streetwall and a pedestrian-friendly design that also takes inspiration from built elements found within the Maple HCD (see discussion in subsection 8.2 of this CHRIA). Its principal entrances and engaging window fenestration are oriented towards the sidewalk.

Landscaping features are allotted in rows of trees and in planting against the porches to contribute to the District's seasonal interest and colour. A significant feature of the streetscape design of the proposed development is the considerable new landscaping of trees and plantings which will be added to the front yards of the Keele Street-facing houses (Figure 38). This new landscaping will supplement and enhance the retained boulevard trees which will be preserved. The Arborist's Tree Inventory and Preservation Plan identified ten existing street trees on the boulevard in the road allowance which will be protected during construction and elaborated with the new landscaping which includes eight (8) new trees along the frontage. The Maple HCD Design Guidelines recommend to "protect and preserve mature trees" and maintain "the grassed and treed boulevard on Keele Street [which] creates a pedestrian friendly environment." The fullsome streetscape planting also provides a mitigation strategy to mediate and integrate the new development into the Maple HCD.

The proposed Victorian style incorporates variation in terms of detail and colour that will differentiate this project from the south development (9560-70 Keele St.). The elevations also incorportae differentiation amongst the townhouse units within the north development itself.

The architectural features are described in a list and outlined with letter notations on the perspective rendering (Figure 41). It is intended that the composition for these features will be applied to differentiate the outer Blocks 1 & 4 from the inner Blocks 2 &3. These feature details have precedents within the Village of Maple HCD which will be discussed further below.

The rendering shows different colouring for these street-facing houses in order to "break up" the homogeneity of these semi-detached units. The proposed brick colours of these house façades are as follows:

Blocks 1 & 4 – Outer blocks will have a red brick field (primary) colour with buff (cream) brick accents for quoins, arch voussoirs, banding, etc.

Blocks 2 & 3 – Inner blocks will have a buff (cream) brick field (primary) colour with red brick accents for quoins, arch voussoirs, banding, etc.

Both patterns of brick colouring – red-field/buff-accents and buff-field/red-accents – have precedents within the HCD and in Victorian architecture throughout Ontario. The brick colour patterns are opposite to the south (9560-70) Keele St. development which have the outer blocks in buff-field/red-accents and the inner block in red-field/buff-accents. (The south development actually has some other complications in its brick colour pattern which distinguishes it from this project.) As well, the brick colour of the southern-most Block 4 integrates compatibly with the adjacent Keffer House since they would both have the same red-field/buff-accents pattern. But even within the brick colour pattern, other more detailed decorative masonry features have been incorporated into this design to make it distinct from 9560-70 Keele St.

A chart of the architectural precedents has been created for each of the stylistic features proposed for the house elevations in the 9785-9797 Keele St. development (Appendix G). These architectural features are found in both local nineteenth-century built heritage – identified on the photos under the column "Maple HCD Precedents" – and Victorian architecture throughout Ontario – marked on the photos under the column "Ontario Examples". This chart of examples for the historically-inspired features to be incorporated into the project design will serve as heritage precedents for the proposed new house elevations. These Victorian architectural features may need further elaboration as the design gets developed.

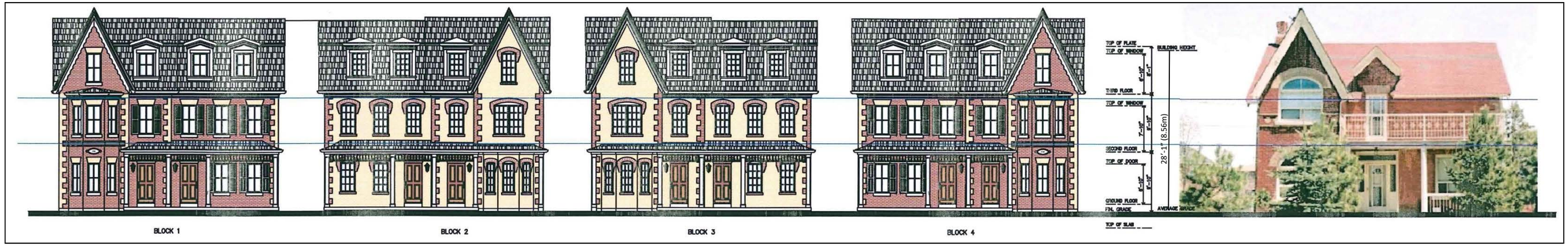


Figure 39 – RN Design Concept Elevations, conjecturally incorporated in a streetscape photomontage by *AREA* to demonstrate the development's relationship with adjacent historic structure, "Keffer House" at 9773 Keele St

Figure 40 – Respectful Development Proposals within the Maple HCD, obtained from the Maple HCD *Study* Vol.2

PROPOSED VICTORIAN ARCHITECTURAL FEATURES

A -TWO-STOREY BAY, MARKING CORNERS OF DEVELOPMENT
B - ONE-STOREY BAY, INTERIOR UNIT OF DEVELOPMENT
C - STREET-FACING GABLE JOINs WITH ROOF EAVES
D - DORMER WINDOW OPEN GABLE, FULLY WITHIN ROOF SLOPE
E - SQUARE-HEAD WINDOWS 2-0VER-2, WITH SHUTTERS
F - SEGMENTAL ARCHES WITHOUT SHUTTERS
G - PORCH PARTIAL& ASSYMETRICAL, ENDS AT BAY WINDOW
H - PORCH FULL WIDTH, EXTENDS ACROSS ENTIRE FACADE
I - GABLE, DECORATIVE VERGEBOARD AT END UNITS

Figure 41– Perspective View of Keele St. Façade, incorporating neighbouring Keffer House within the adjacent development at 9773 Keele St., RN Design & Coolaid Studio, April 2019, annotated by *AREA* to identify variety of Victorian Architecture Features

7 IMPACTS OF THE PROPOSED DEVELOPMENT

7.1 Demolition of Non-Heritage Buildings

The proposed development seeks to remove the existing single detached houses at 9785 and 9797 Keele Street, and to replace them with newly built townhouse units. As these properties form part of the District, they are subject to the guidelines of the Maple HCD Study and Plan. The Maple HCD Study and Plan anticipated the possibility of demolition for non-heritage properties, as it states (underline for emphasis),

> "Generally, the demolition of a Non-Heritage building is not supported <u>if the building is supportive of the overall heritage character of the District."</u> (Maple HCD Plan, Section 4.3.3., p.20)

Among the four addresses of the two developments by this owner-developer, only the property at 9560 Keele Street was initially subject to a heritage evaluation, as directed by Heritage Planning Staff in May 2014 (Appendix E). However, Heritage Planning Staff subsequently requested heritage evaluation of the buildings on this land assembly of 9785-9797 Keele St. as well.

The houses at 9785 & 9797 Keele Street were subject to the research and evaluation of this CHRIA report (see sections 3 and 4), and were assessed to have insufficient heritage value to be considered as Heritage buildings within the Maple HCD. The houses on this property are Non-Heritage building within the District. The two house properties are the result of subsequent severances to a historic concession lot originally owned by the McDonald family settlers. Built in the 1950s, the houses do not have any associations with a historic figure.

Neither building represents an individual architect's ideas, a formal architectural style, or a landmark status. With these findings, both houses scored low on both the OHA Provincial Criteria, and the City of Vaughan's Built Heritage Evaluation categories that encompass historical, contextual, and architectural values (see section 4). Therefore, because of the absence of heritage criteria, the houses at 9785 & 9797 Keele Street are deemed Non-Heritage buildings land can be appropriately demolished.

The heritage evaluation reports, preceding and comprising this CHRIA, have concluded that both properties at 9785 and 9797 Keele Street are Non-Heritage properties. They incorporate only limited "contributing attributes" to the heritage character of the District such as their building orientation, form and massing, and materials (also see subsection 4.3). These contributing attributes provide opportunities to be "enhanced" by being adopted into the new development. As stated in the Maple HCD Plan Vol. 3, the objectives for Non-Heritage Buildings are (also see Table 10, underline for emphasis),

> "…to retain and to enhance complementary characteristics of non-heritage buildings, and <u>to encourage improvements</u> to non-complementary buildings so that they further enhance the heritage character of the District."

The substitution of these existing non-heritage houses with a new townhouse development provides opportunities for the properties to have an active and contributory role within the Maple HCD.

7.2 Balance of Conservation and Growth

Overall, the development supports conservation and growth within the Maple HCD. Its conservation and design strategies accommodate a modest increase in density that is in line with the objectives and recommendations of the Maple HCD Study and Plan, as well as the City of Vaughan's "Official Plan 2010: A Plan for Transformation", as partially approved by the Ontario Municipal Board on July 23, 2013, December 2, 2013, February 3, 2014 and September 30, 2014; with October 2014 office consolidation ("Vaughan OP"). "Schedule 13 Land Use" of Vaughan's OP designates areas within the Maple HCD as,

- a "Local Centre", for land portions within the boundaries of the Historic Village of Maple, and as
- a "Community Area", for properties to the north and south areas of the Historic Village of Maple.

The subject land assembly forms part of the Maple HCD Community Areas, and are therefore governed by Section "2.2.3 Community Areas" of Vaughan's OP. As such, the subject land assembly are characterized to (with "[]" for added text, and underlines for emphasis):

2.2.3.1 provide most of the City's <u>low-rise housing stock</u>, as well as local-serving commercial uses and community facilities...
2.2.3.2. [be] considered <u>Stable</u> Areas...with existing development not intended to experience significant physical change.
2.2.3.3. [permit] <u>limited intensification</u>...as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan.

The subject development proposes three-storey semi-detached and townhouse buildings that meet the criteria for <u>low-rise housing stock</u>, <u>stability</u>, and <u>limited intensification</u> for Community Areas. As defined in the Vaughan OP "9.2.2 Land Use Designations", "Low-Rise Residential" uses are governed by the following policies (with "[]" for added text, and underlines for emphasis):

9.2.2.1.a ...to consist of buildings in a low-rise form no greater than <u>three storeys</u>,
9.2.2.1.b.i ...[to permit] <u>Residential</u> units,
9.2.2.1.c.i-ii ...[to permit] <u>Semi-Detached House</u> [and] <u>Townhouse</u>.

Furthermore, the proposed development meets the Vaughan OP 9.1.2.1.a objective, which states that, "in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located." The new development's three-component design strategy, involving siting (6.1), scale and massing (6.2), and street elevation design (6.3) also covered the following elements set out in Vaughan's OP 9.1.2.2:

a. the local pattern of lots, streets and blocks;
b. the size and configuration of lots;
c. the building type of nearby residential properties;
d. the heights and scale of nearby residential properties;
e. the setback of buildings from the street;
f. the pattern of rear and side-yard setbacks; and,
g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

7.3 Densification for Future Economic Viability

One of the objectives for new developments within the Maple HCD is (underline for emphasis) "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" (see 6.2 of CHRIA, and 2.4.5 of Maple HCD Vol.3). The subject development proposal supports growth and development while also promoting heritage-compatible strategies to maintain and to enhance the character-defining elements of the Maple HCD.

Increase in density has been the prevalent direction throughout the Maple HCD. This has resulted in developments that have been deemed, for the most part, as successfully compatible following the City's rigorous planning approval process. The Maple HCD studies as well as its resulting Designation By-Law have created thorough and careful development procedures to ultimately guide the success and compatibility of new projects.

The location of the subject properties within the Maple HCD provides sites that are well-fit for moderate densification. This portion of the Maple HCD contains disparate and separated Heritage Properties, built c. 1860s-1920s, which are spread apart from eachother. A majority of the properties were previously vacant lots slated for multi-residential developments since the 1960s. At present, at least 4 townhouse developments are approved or undergoing development applications in the vicinity (Figure 25).

With other matters to be addressed under the Planning Act, the City must consult with its appropriate departments and agencies with regard to adjacent uses (ie. compatibility of the size, shape, and the proposed use of the subject lot with the adjacent uses), access considerations, and availability of services. But overall, the strategy of infilling in an existing urban area and heritage conservation district economizes the use of urban space without disrupting the prevalent pattern of both existing and new developments. As the subject proposal complies with the City's applicable policies and guidelines, it perpetuates a desirable pattern of development, such as recent Maple HCD developments that have already been deemed acceptable by the City and its constituents (Figure 40).

8 HERITAGE IMPACT & MITIGATION STRATEGIES FOR PROPOSED DEVELOPMENT

8.1 Impact on Existing Property

The existing buildings at 9785 and 9797 Keele Street are proposed for demolition. The heritage evaluation of the properties (Sections 3 & 4) concludes that the house structures do not have sufficient contextual, historical, or architectural significance to be among the "heritage properties" within the Maple HCD.

The house structures comprising the subject property lots are not associated with the McDonald or Keffer family settlers. The original McDonald family concession lot was transferred to become the George Keffer farm property. Subsequently, this George Keffer property was subdivided to create the existing property lots at 9785 and 9797 Keele Street. Both 9785 and 9797 Keele Street properties do not have associations with any historical figures or events. The house structures within the property lots are also not associated with any architect or builder, and are not reflective of any formal architectural style.

As an example of 1950s, suburban, housing, the design of both house types reflects only the economic expediency that led to their construction. These types of houses, with their prefabricated templates, helped realize the efforts by homeowners and developers to provide cost-efficient housing. These two house structures are, however, infill structures, and they do not belong to a neighbourhood development that would contribute to the consolidation and establishment of a street "character."

The heritage designation of the subject properties is only a result of their inclusion within the Maple HCD. The circumstances of the structures' low heritage value, poor conditions, and their lack of compatibility with the evolving Maple HCD preclude their retention, conservation, or reuse. The structures, by themselves, do not represent the historic period of the District, and are not able to accommodate the pressing demand for the village's growth and development.

The Maple HCD Study and Plan (Section 4.3.3 of Maple HCD Vol. 3) anticipated the possibility of demolition for non-heritage properties. As it states (underline for emphasis), "generally, the demolition of a Non-Heritage building is not supported, *if* the building is supportive of the overall heritage character of the District." However, the subject house structures at 9785 and 9797 Keele Street have no heritage value and show intensive alterations and overall neglect. The substitution of these existing non-heritage house structures with a new development of semi-detached and townhouse units is found to be an effective way for the subject properties to acquire an active and contributory role within the Maple Heritage Conservation District (see subsection 3.2. D).

8.2 Mitigation Strategy of Historical Complementary Design

In subsection 4.4 of Maple HCD Vol. 3, new residential buildings are prescribed to "have respect for and be compatible with the heritage character of the District." The built heritage, found within the Maple HCD, is comprised of a rich design language, translated into several architectural styles, elements, features, and decorations, to which the new development must be "sympathetic." There is no singular prescription in achieving a compatible and a distinguishable design. However, several design techniques have proven to be effective.

Subsection 4.3.2 of Maple HCD Vol. 3 identified two design approaches for new residential developments: a "Modern Complementary" approach and a "Historical Complementary" approach. The current development proposal adopts the latter approach, which is defined by the Maple HCD Vol. 3 as to "give an appearance of an older building." This is implemented through the application of consistent materials, details, and ornaments that are found from the prevalent Victorian Gothic architectural style within the Maple HCD. However, even this specific design approach can be elaborated in different ways.

RN Design prepared elevation drawings that took inspiration from Maple HCD's prevalent Vernacular Victorian architectural style to achieve a streetscape façade that integrates with the surrounding and adjacent heritage buildings. For example, the proposed design incorporated a gable roof structure, which is a prevalent building form within the District (also see Figure 21). It also adopts a dichromatic brick envelope (see subsection 8.2.1 and 8.2.2), which took inspiration from the adjacent and nearby heritage structures. This strategy of applying different brick types on adjacent or new additions to a historic structure could be observed from "respectful" recent developments within the Maple HCD (Figures 40).

The townhouse's decorative features and its overall design took inspiration from, but do not strictly comply with Victorian styling principles. The proposed design avoids a "hybrid" design that inappropriately mixes foreign historical styles. The adaptation of, and deviation from Victorian styling allowed the proposal to meet the requirements of "compatibility" and "distinguishability." Distinguishability, a widely-accepted concept in heritage conservation, is generally applied to different forms of new work within a historic context. The concept of distinguishability promotes harmony with sufficient restraint. It is also advocated in subsection 4.4 of the Maple HCD Vol. 3, which stipulates that, "the design of new buildings will be products of their own time." This meticulous balance provides a subordinate form of "distinguishability" from the adjacent historic Keffer House and other Victorian structures within the Maple HCD (Figures 42-45). The following subsections outline the different design strategies of the proposed townhouses:

8.2.1 Composition of Masonry Brick Wall

The elevation design took inspiration from the dichromatic brick envelope of the adjacent Keffer House structure. The pattern of red-field/buff-accents and buff-field/red accents (see sub-section 6.3) was emulated with the use of other materials, being modern-size bricks and stone accents. This strategy of applying different brick types on adjacent or new additions to a historic structure could be observed from recent developments throughout the Maple HCD (see Figures 42, 44 & 45). This strategy seeks to maintain subtle distinguishability while maintaining historic masonry patterns and accents.

8.2.2 String Course Banding and Quoins

String course banding and quoins in a contrasting (accent) brick colour is found in most of the historic brick buildings of Maple (Figures 42,44 &45), including the adjacent Keffer House (Figure 39). The double string courses were incorporated on the base level of each storey and on the gable end of the proposal. This placement of string courses incorporated a somewhat similar height distance between them, thereby creating a unifying and rhythmical banding across the townhouse elevations. The quoins provide a variation in the façade planes and thereby reduce the mass of the townhouse blocks.

Figure 42 – Brick Quoins on Heritage Structure at 9920 Keele Street, (north of subject properties) from Maple HCD Vol.1

Figure 43 – Decorative Wood Trims at the Historic Maple Station, 30 Station Street, from Maple HCD Vol.1

Figure 44 – Reverse Dichromatic Brickwork on the Addition to the Historic Structure at 9901 Keele Street, photo taken by *AREA*, 2015

Figure 45 – Reverse Dichromatic Brickwork on the Addition to Historic Structure at 9994 Keele Street, photo taken by *AREA*, 2015

8.2.3 Fenestration Design

The proposed design incorporates four types of window design: (1) bay windows on the projecting gable ends, (2) rectangular windows with two-over-two or six-over-six pane patterns of double-hung sashes, (3) a variation of type '(2)' with shutters, and (4) dormer windows with, again, two-over-two or six-over-six sashes. Window types in the proposed townhouse units are rectangular or segmentally arched. The detailing is simple with the windows' square-headed shape. The proportions are also mostly taller than they are wide just as the prevalent window sizes throughout the Maple HCD (see Figures 46-47). The bay windows (window type '(1)') incorporate a two-storey variation of a Victorian bay window (Figure 47). These window types are true to the development's overall design approach, and are derived from Maple HCD's character-defining architectural features.

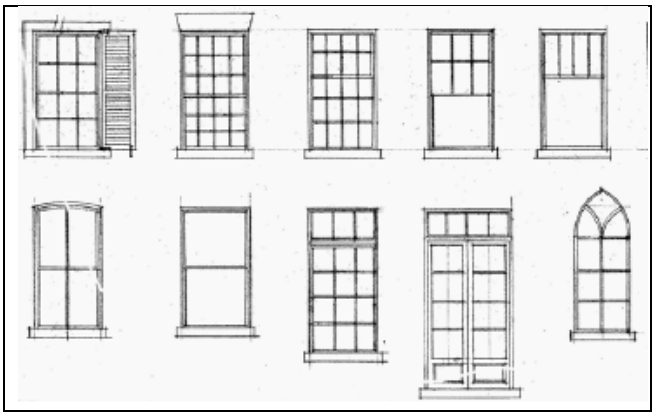


Figure 46 – Illustration of Prevalent Window Design in Maple HCD, mostly with 2:1 ratio from subsection 9.2.4 of the Maple HCD Vol. 3

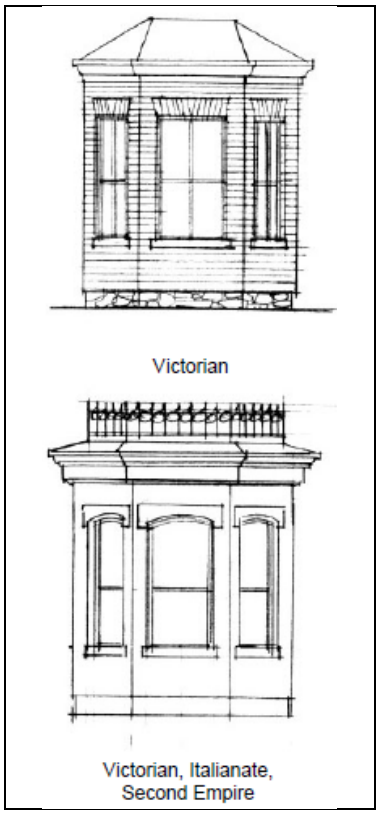


Figure 47 – Common Bay Window Designs in Maple HCD from subsection 9.2.5 of the Maple HCD Vol. 3

The proposed townhouse design therefore is distinguishable but historically complementary. It adapted the form and massing of the adjacent Keffer House while managing to incorporate an inconspicuous play and modification of strict Victorian styling. Yet, the design proposal's incorporated "modifications" remain indigenous to the Maple HCD area, which reflects subsection 4.4 of the Maple HCD Vol.3 that provides ('[]' for added text), "…but [new buildings] should reflect one of the historic architectural styles traditionally found in the District." The proposed townhouse design for example, incorporated decorative timbering that are found among other Maple HCD historic structures (see Figure 43).

8.3 Compatibility of Development within District

The subject development proposal seeks to introduce 16 residential units in replacement of 2 single-family detached house structures. This objective fits the location of the subject properties, which are located outside the central core of the Village of Maple (Figures 4, 13 & 14) at the intersection of Keele St. and Major Mackenzie Dr. Within the immediate proximity, 1860s-1920s house structures are rather dispersed. This resulted in a majority of property lots being treated as sites for new developments since the 1960s. At present, at least 4 townhouse developments are under development applications, approved or underway (Figure 25).

The proposed townhouse development incorporates various design strategies in terms of siting (6.1), scale and massing (6.2), and street elevation design (6.3). The new development proposal is conscientious in terms of building placement, site setbacks, site allowances, building height, and blocking. At street level, it promises to enliven the Keele Street streetscape. The characteristics of the existing Maple HCD context – its "villagescape" – comprised of a variety in setbacks, the mixture of built forms, its pedestrian-friendly scale, abundance of trees, etc. (see 3.2.1), must be consistently conserved. The proposed townhouse development incorporates and follows mitigation strategies that are recommended by the City's policies and guidelines with regards to the Maple HCD. It is the opinion of this CHRIA that the subject development proposal supports and advances City's goals and objectives as identified in its Official Plan and the Maple HCD.

9 DESIGN REVISIONS & RECOMMENDATIONS

9.1 Design Consultation

This April 2019 revision of the CHRIA incorporates several updates since the earlier reports of June/July/August 2015 and August 2017 The City Cultural Heritage Coordinator, Katrina Guy, provided Memoranda on June 1 and August 16, 2018 with comments about the proposed design and the original CHRIA. In addition, several discussions and meetings have occurred between the owner accompanied by their planning consultant, Weston Consulting, and City Staff from Planning Department and Urban Design and Cultural Heritage Sections. This revised CHRIA report incorporates the design revisions and other responses to the City Comments.

9.2 Commemorative Measures & Concluding Recommendation

The City's CHRIA Guidelines identifies three types of mitigation options: (i) “Avoidance Mitigation” permits developments to proceed with the retention of the subject buildings in-situ; (ii) “Salvage Mitigation” explores the possibility of building relocation or architectural salvage; while, (iii) “Historical Commemoration” recalls the historical development of the property and the subject buildings through a feature within the new development.

Among the three types of mitigation options, only “‘(iii)’ Historical Commemoration” is suitable for the subject property. The deteriorating conditions of the buildings within the property will not permit their in-situ retention or their relocation within the combined land assembly. But most importantly, their low cultural significance does not warrant their retention or even partial salvage of these modest structures. However, Historical Commemoration – as opposed to physical retention – can be achieved with the following measures: (1) partial salvage, (2) documentation through drawings or photographs, (3) naming of streets and public spaces, or (4) installation of historical plaques. In particular, the historical documentation contained in this report can be incorporated into commemorative measures such as the following:

- the design of landscaping features,
- naming of public parks,
- naming of proposed private streets, and/or
- historical plaque(s) or interpretative panel(s).

This CHRIA considerations must however, be finessed, to avoid misconstruing history. For example, the private lane within the new residential development may be named, for example, “Keffer Street” versus “McDonald Street” since the subject property lots are direct derivations of the George Keffer property, and not the James or John McDonald property. Some mitigation options, such as ‘(1) partial salvage’ and ‘(2) documentation’, are only applicable if the house structures, proposed for demolition, possess unique physical attributes that are worth salvaging. However, the simplicity of the subject house structures will not yield salvageable materials and assemblies, worthy to be displayed or kept for future references. So only the commemorative options of (3) street names, and (4) historical plaques are applicable to these lands.

As a form of Historical Commemoration, research-related information, contained in this CHRIA and other component studies for the subject development, may be incorporated into an information depository. Such records will aid in the planning of the project and other future developments in the area.

9.3 Concluding Recommendation

These and other submissions for various applications will require the City's heritage approval through the Heritage Planning staff, Heritage Vaughan Committee, and ultimately, Council. Therefore, during the development process, the City heritage authority will have the opportunity to review and approve the heritage compatibility of this project.

It is the opinion of this CHRIA that the subject development proposal is acceptable for incorporation within the Village of Maple Heritage Conservation District. It is a fine example of an infill residential development that is developed carefully and sympathetically with its heritage context.

10 APPENDICES

Appendix A. City of Vaughan, Guidelines for Cultural Heritage Resource Impact Assessment ('GfCHRIA')
Appendix B. City of Vaughan, Built Heritage Evaluation Form (BHEF)
Appendix C. City of Vaughan, Vaughan Heritage Inventory, Extract, pp. 1 & 24
Appendix D. City of Vaughan, Village of Maple Heritage Conservation District, Property Inventory
Appendix E. Correspondence with Vaughan Heritage Staff, May 12, 2014
Appendix F. Site Plan, March 15, 2019, RN Design
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Appendix H. Qualifications of *AREA*, and David Eckler

Appendix A. City of Vaughan, Guidelines for Cultural Heritage Resource Impact Assessment ('GfCHRIA')

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GUIDELINES FOR CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT REPORTS

Policy Provisions for Cultural Heritage Resource Impact Assessment Reports

On June 27, 2005, Council approved a document entitled "Strategy for the Maintenance & Preservation of Significant Heritage Buildings". Section 1.4 of the 'Strategy" has the following provision as it relates to Cultural Heritage Resource Impact Assessment requirements:

> "Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property."

In addition, Section 4.2.6.4 of OPA 600 policy states, in part, the following:

(i) Block Plans

> The City shall require that a comprehensive Cultural Heritage Resource Impact Assessment be prepared by a qualified heritage consultant as supporting material for a Block Plan. The purpose of the Cultural Heritage Resource Impact Assessment is to document and assess existing heritage features including buildings and other structures, sites, landscapes, areas and environments by means of historical research, photographic documentation and architectural assessment and an archaeological resource assessment.

(ii) Cultural Heritage Assessment

> A detailed Cultural Heritage Resource Impact Assessment prepared by a qualified cultural heritage consultant may be required for development applications which affect either directly or indirectly, an individual property or a group of properties identified in the Inventory, archaeological sites or other significant heritage features.

As a result of the above policy statements, a Cultural Heritage Resource Impact Assessment may be requested by the City of Vaughan as part of the block plan development process for OPA 600 lands.

Buildings identified in the City's ***"Listing of Buildings of Architectural and Historical Value"*** or listed in the ***"City of Vaughan Heritage Inventory"*** may be subject to review in a Cultural Heritage Resource Impact Assessment.

A Cultural Heritage Resource Impact Assessment should not be confused with an archaeological resource assessment. To better differentiate the two, a cultural heritage assessment will identify, evaluate and make recommendations on ***built*** *heritage resources and cultural landscapes*.

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Conversely, an archaeological resource assessment identifies, evaluates and makes recommendations on ***archaeological*** *resources*.

Purpose

The purpose of undertaking a Cultural Heritage Resource Impact Assessment is to identify and evaluate cultural heritage resources in a given area (i.e. real property) to determine the impact that may result from a specific undertaking or development of the subject property. As a result of this assessment process by a qualified consultant, the following is to be determined:

1. Whether a building is significant and should be preserved and incorporated within the proposed development. If the building is not considered significant, valid reasons on why it is not should be presented in the Impact Assessment report.

2. Preservation option (as found below) for the significant building and how it will be preserved or incorporated in a development (whether commercial or residential).

Requirements of a Cultural Heritage Resource Impact Assessment

The requirement of a Cultural Heritage Resource Impact Assessment shall be identified and requested by Cultural Services staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Resource Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Services staff will identify the known cultural heritage resources on a property that are of interest or concern.

In conjunction to the requirements set out in these guidelines, please refer to Ontario Heritage Toolkit, InfoSheet #5, as it assists in the understanding of the Provincial Policy Statement, 2005 policies related to the conservation planning of cultural heritage and archaeological resources.

The following items are considered the minimum required components of a Cultural Heritage Resource Impact Assessment report:

1. The hiring of a qualified heritage consultant to prepare the Cultural Heritage Resource Impact Assessment report. It is recommended that the consultant be a member of C.A.H.P. (Canadian Association of Heritage Professionals).

2. A concise history of the property and its evolution to date.

3. A history and architectural evaluation of the built cultural heritage resources found on the property.

4. The documentation of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.

5. An outline of the development proposal for the lands in question and the potential impact the proposed development will have on identified cultural heritage resources.

6. A comprehensive examination of the following preservation/mitigation options for cultural heritage resources. Recommendations that result from this examination should be based

on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. The options to be explored include (but are not limited to):

Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where preservation of the entire structure is not feasible, consideration may be given to the preservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition. The preservation of facades only, while not a preferred option, may be considered.

Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.

Historical Commemoration

While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered.

Review/Approval Process

Four copies of the Cultural Heritage Resource Impact Assessment shall be distributed to the City of Vaughan: 2 copies to the Vaughan Planning Department and 2 copies to the Cultural Services Department (one copy shall be stored for research purposes in the City of Vaughan Archives).

Staff will determine whether the minimum requirements of the Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. City staff will meet with the owner/applicant to discuss the Impact Assessment report and recommendations contained therein.

Heritage Vaughan Committee, a statutory advisory committee to Vaughan Council, will also review all Impact Assessment reports. Heritage Vaughan Committee may make recommendations to Vaughan Council with regards to the recommendations contained in the subject reports.

The preparation and submission of a Cultural Heritage Resource Impact Assessment report may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to:

Cecilia Nin Hernandez, B.E.D.S, M.Arch
Cultural Heritage Coordinator
Cultural Services Division, Department of Recreation and Culture
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1
Phone: (905) 832-8585, ext. 8115
Fax: (905) 832-8550
cecilia.nin@vaughan.ca

Daniel Rende, M.Pl.
Cultural Heritage Coordinator
Cultural Services Division, Department of Recreation and Culture
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1
Phone: (905) 832-8585, ext. 8112
Fax: (905) 832-8550
daniel.rende@vaughan.ca

Appendix B. City of Vaughan, Built Heritage Evaluation Form (BHEF)

BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: **COMMUNITY:**
LOT: **CON:**

COMMON NAME OF BUILDING/STRUCTURE (IF KNOWN):

ARCHITECTURE
(Maximum 80 points)

TOTAL ARCHITECTURE:

STYLE	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style. VG-Good example of its style with little to no changes to the structure. G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building). F/P- Style is not evident or considered a good example.	E – 20 VG –15 G- 8 F/P – 0	

CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method. VG- Good or early example of its construction method. G/F- Good to fair example of its construction method. P- Construction method is not significant in nature nor is it of particular interest.	E – 10 VG – 8 G/F-5 P– 0	

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939. F/P- Built since 1940.	E – 5 VG – 3 G- 2 F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.	E- Excellent interior (80-100%intact). VG- Very good interior (70-79% intact). G- Good interior (50-69% intact). F/P- Fair or poor (0-49% intact).	E – 5 VG – 3 G- 2 F/P – 0	

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: Original Exterior Siding 30% Windows/doors 30% Verandahs/trim 30% Foundation/location 10% Structural Plan (no modern or sympathetic additions) 10%	E- Exterior of building is unchanged. (90-100% intact) G- Exterior of building has changed somewhat, but character retained. (61-89% intact) F- Exterior of building has changed somewhat and original character compromised. (40-60% intact) P- Original exterior character destroyed. (0-30% intact)	E – 20 G- 15 F- 8 P - 0	

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.) Checklist: Exterior Siding/Gutters (cracks, spalling) Roof/Interior Ceiling/Gutters Flooring, unstable, depressions Interior Wall surface, cracks, etc Basement (leaks mold, dry or wet rot on beams)	G- Good structural condition. (No evidence of decay) S- Somewhat good structural condition. (Minor/little evidence of decay) F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	G- 20 S – 15 F- 10 P- 0	

HISTORICAL SIGNIFICANCE
(Maximum 5 points)

TOTAL HISTORY:

HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS
Structure is associated with the life or activities of a person, group, organization or event significant to the history of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.) VG -Individual, group, event or site of some significance to the surrounding community. (Owner /family was long-standing member/s of community.) M -Individual, group, event or site of minor or little significance to the surrounding community. (No historical background on structure or individual that built structure or family.) F/P-Site, structure, has no significance to Vaughan's history.	E- 5 VG- 3 M-2 F/P- 0	

ENVIRONMENT
(Maximum 15 points)

TOTAL ENVIRONMENT:

ENVIRONMENT/STEETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area. Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community and/or contextual significance based on the criteria defined.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape. VG- Of importance in establishing or maintaining the dominant/historic character of the area, landscape, streetscape, or significant to the community for its architectural value (i.e. received a 79+ rating under the architectural evaluation portion of this form). G- Compatible with the dominant character of the area or streetscape or considered of some significance to the rural architectural history of the area/community (i.e. building is not part of historic streetscape, but an architecturally good building, based on a high evaluation under the architectural evaluation section of this form/64-79 total.) F/P- Incompatible with the dominant character of the area, streetscape and of no particular significance architecturally to the community, based on its architectural evaluation in the first section of this form/0-64 total.	E – 15 VG –10 G –8 F/P – 0	

GRADING: **TOTAL**

KEY TO GRADING

80-100 = GROUP A –VERY SIGNIFICANT

65-79=GROUP B- SIGNIFICANT

40-64 =GROUP C- MODEST SIGNIFICANCE

0-39= GROUP D – LITTLE OR NO SIGNIFICANCE

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Appendix C. City of Vaughan, Vaughan Heritage Inventory, Extract, pp. 1 & 24

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City of Vaughan Heritage Inventory

The City of Vaughan Heritage Inventory includes:

- **all individually designated properties**
  (Buildings or structures designated under Part IV of the Ontario Heritage Act.)
- **all properties within a Heritage Conservation District**
  (Buildings or structures designated under Part V of the Ontario Heritage Act.)
- **all properties in the *Listing of Buildings of Architectural and Historical Value***
  (The City of Vaughan's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act (approved by Council on June 27, 2005.)
- **all properties of interest to Cultural Services Division**
  (After further review or research, these properties may be determined to have cultural heritage significance.)

Address	Properties are arranged alphabetically by street name and then street number
Bldg	Multiple buildings or structures within the same municipal address are identified by a letter
LSHS	Building or structure included in the *Listing of Buildings of Architectural and Historical Value. Approved by Council in 2005, commonly known as* ***Register of Property of Cultural Heritage Value***
Part IV	Building or structure designated under Part IV of the Ontario Heritage Act
Part V	Building or structure is within a Heritage Conservation District and, therefore, designated under Part V of the Ontario Heritage Act
HCD	(KN) Kleinburg-Nashville Heritage Conservation District (T) Thornhill Heritage Conservation District (M) Maple Heritage Conservation District (W) Woodbridge Heritage Conservation District

City of Vaughan, 2141 Major Mackenzie Drive, Vaughan ON L6A 1T1 Tel. 905-832-8585 www.vaughan.ca

Vaughan Heritage Inventory

	Property Address	Name	Architectural Style	Year Built	Registered in LSHS	Part IV	Part V	HCD
400	9519 Keele Street						√	M
401	9560 Keele Street						√	M
402	9570 Keele Street						√	M
403	9575 Keele Street						√	M
404	9580 Keele Street						√	M
405	9589 Keele Street						√	M
406	9593 Keele Street						√	M
407	9597 Keele Street						√	M
408	9600 Keele Street						√	M
409	9611 Keele Street						√	M
410	9631 Keele Street						√	M
411	9635 Keele Street						√	M
412	9643 Keele Street						√	M
413	9649 Keele Street						√	M
414	9652 Keele Street						√	M
415	9654 Keele Street						√	M
416	9655 Keele Street						√	M
417	9656 Keele Street						√	M
418	9664 Keele Street						√	M

Appendix D. City of Vaughan, Village of Maple Heritage Conservation District, Property Inventory

Village of Maple, City of Vaughan **Inventory**

Keele Street (east side)

9797 Keele Street

- 1½ storey (rendered) Cape Cod house with cantilevered rectangular bay window (c. 1940).
- **Description** – Modest pitched-roof bungalow has been substantially altered over the years, with render assumed to cover original exterior wall surface, which is assumed to have been red brick, as at (rebuilt) single-vent central chimney. Projecting, central bay window was probably clad in wooden siding, as remains at north and south gables, and would have been a decorative feature. Windows have been replaced and original window types, probably with smaller, multiple-pane upper sashes over taller, single-pane lower sashes, are now gone.
- **History** – 1968: "the home of Agnes Witherspoon" (source unknown).
- **Comments** – A once-attractive house which is the lone representative of its type in Maple. Small house is unfortunately much compromised by later alterations, though restoration would not be difficult; and an addition could be easily accommodated at rear of house. Garage is a later addition, and without heritage value. Very large lot has large deciduous tree at NW corner, and tall conifer at SE corner.

Nicholas A. Holman MA, OAQ **November 2005**

Appendix E. Correspondence with Vaughan Heritage Staff, May 12, 2014

From: Rende, Daniel <Daniel.Rende@vaughan.ca>
Sent: May 12, 2014 4:52 PM
To: 'Julia Pierdon'; deckler@areaarchitects.ca; Ryan Guetter; Paul Lorusso
Cc: Nin Hernandez, Cecilia; Palermo, Angela
Subject: RE: Keele Street Heritage call
Attachments: Pages from Maple HCD Inventory.pdf; Pages from Maple HCD Inventory-2.pdf; Copy of CHRIASept 2012.pdf

Hi all,

Please find attached extracts from the Heritage Inventory, which is Volume 1 of the Plan, for 9560, 9570, and 9797 Keele Street. I was not able to find the page for 9795 Keele.

9560 Keele street is the building that requires an HIA, referred to as a Cultural Heritage Resource Impact Assessment by Vaughan staff. I have attached the requirements for a CHRIA.

I do not have an electronic version of Volume 2 of the Maple HCD Guidelines, but I will send one if I manage to find or upload an electronic version.

Please contact me with any questions.

Regards,

Daniel Rende, M.Pl.
Cultural Heritage Coordinator
City of Vaughan
905-832-8585 x8112
Daniel.Rende@Vaughan.ca

Appendix F. Site Plan, March 15, 2019, RN Design

Appendix G. Victorian Architecture Features Precedents & Examples

VICTORIAN ARCHITECTURE FEATURES	MAPLE HCD PRECEDENTS	ONTARIO EXAMPLES
A - TWO-STOREY BAY	9773 KEELE STREET	TORONTO, ONTARIO IMAGE SOURCE: URBANEER.COM
B - ONE-STOREY BAY	1 JACKSON STREET	LYNDEN, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM
C - STREET-FACING GABLE BELOW ROOF RIDGE	10,125 KEELE STREET	BARRIE, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM
D - DORMER WINDOW OPEN GABLE	10,101 KEELE STREET	ELLORA, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM
E - SQUARE-HEAD WINDOWS 2 OVER 2	9891 KEELE STREET	PORT DALHOUSIE, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM

VICTORIAN ARCHITECTURE FEATURES	MAPLE HCD PRECEDENTS	ONTARIO EXAMPLES
F- SEMI-CIRCULAR & SEGMENTAL ARCHES	2,339 MAJOR MACKENZIE	TORONTO, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM
G- PORCH PARTIAL & ASSYMENTRICAL	9920 KEELE STREET	BROCKVILLE, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM
H- PORCH FULL WIDTH	9715 KEELE STREET	BROCKVILLE, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM
I- GABLE DECORATIVE VERGE BOARD	9715 KEELE STREET	BARRIE, ONTARIO IMAGE SOURCE: ONTARIOARCHITECTURE.COM

Appendix H. Qualifications of *AREA* and David Eckler

AREA ARCHITECTS RASCH ECKLER ASSOCIATES LTD.

FIRM PROFILE | HERITAGE & MUSEUM WORK

AREA is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

AREA and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.

AREA

EDUCATION

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of Architects
(Former Councillor & Chair Awards Committee)

Royal Architectural Institute of Canada

Canadian Standards Association (CSA)

Architectural Conservancy of Ontario Advisory Board

Society for the Study of Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

CAREER SUMMARY

AREA, Architects Rasch Eckler Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 – 2001

Page & Steele Architects
1989 – 1991

Arthur Erickson Architects
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC

AREA, Architects Rasch Eckler Associates Ltd.
President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect (DEA)* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive re-use and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

RELEVANT EXPERIENCE: Toronto location unless indicated

Heritage Adaptive Re-use

- **Goldring Student Centre (Wymilwood, 1954)** – 150 Charles St. W., Toronto
- **Warwick Office Building (1905)** – 401-409 King St. W.
- **Church of Christ, Scientist (1928)**, Condominium Redevelopment, 70 High Park
- **Eglinton Hunt Club (1929)** – Condominiums, 1355 Kingston Rd.
- **Hutton House (1853)** – Community Centre, Ardmore Park, St. Marys
- **Bellevue Daycare Centre (1887)** – 95 Bellevue Avenue

Restoration of Institutional Historic Buildings

- **Allan Gardens Conservatory Complex (1910)** – 160 Gerrard St. E.
- **Aurora Historical Society Museum (Church Street School, 1886)**
- **Toronto French School (Sifton Estate, 1924)** – 306 Lawrence Ave E
- **Armour Heights Officers' Mess ('Strathrobyn' 1913)** – 215 Yonge Blvd.
- **Medical Arts Building Restoration (circa 1929)**
- **Officers' Barracks (1830)** – Discovery Harbour, Penetanguishene
- **Heliconian Hall (first Olivet Church, 1876)** – 35 Hazelton Ave.

Heritage Planning, Parks & Streetscape Design

- **Cookstown Heritage Conservation District** – Innisfil, ON.
- **Old Pickering Village Planning & Heritage Study, Ajax**
- **Yorkville-Hazelton Avenue Heritage Conservation District**
- **Limehouse Kilns Heritage Masterplan, Halton Hills**
- **Confederation Commemorative Park, Charlottetown, PEI**
- **Gerrard & Bay Historic Houses (1860-1890)**

AIR PHOTO

9785, 9797 KEELE STREET &
PARCEL KNOWN AS PCL176-1 SEC 65M2407,
BLK 176 PL 65M2407
CITY OF VAUGHAN

WESTON CONSULTING
planning + urban design

KEY PLAN
NTS

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planning + urban design
1-800.363.3558 westonconsulting.com

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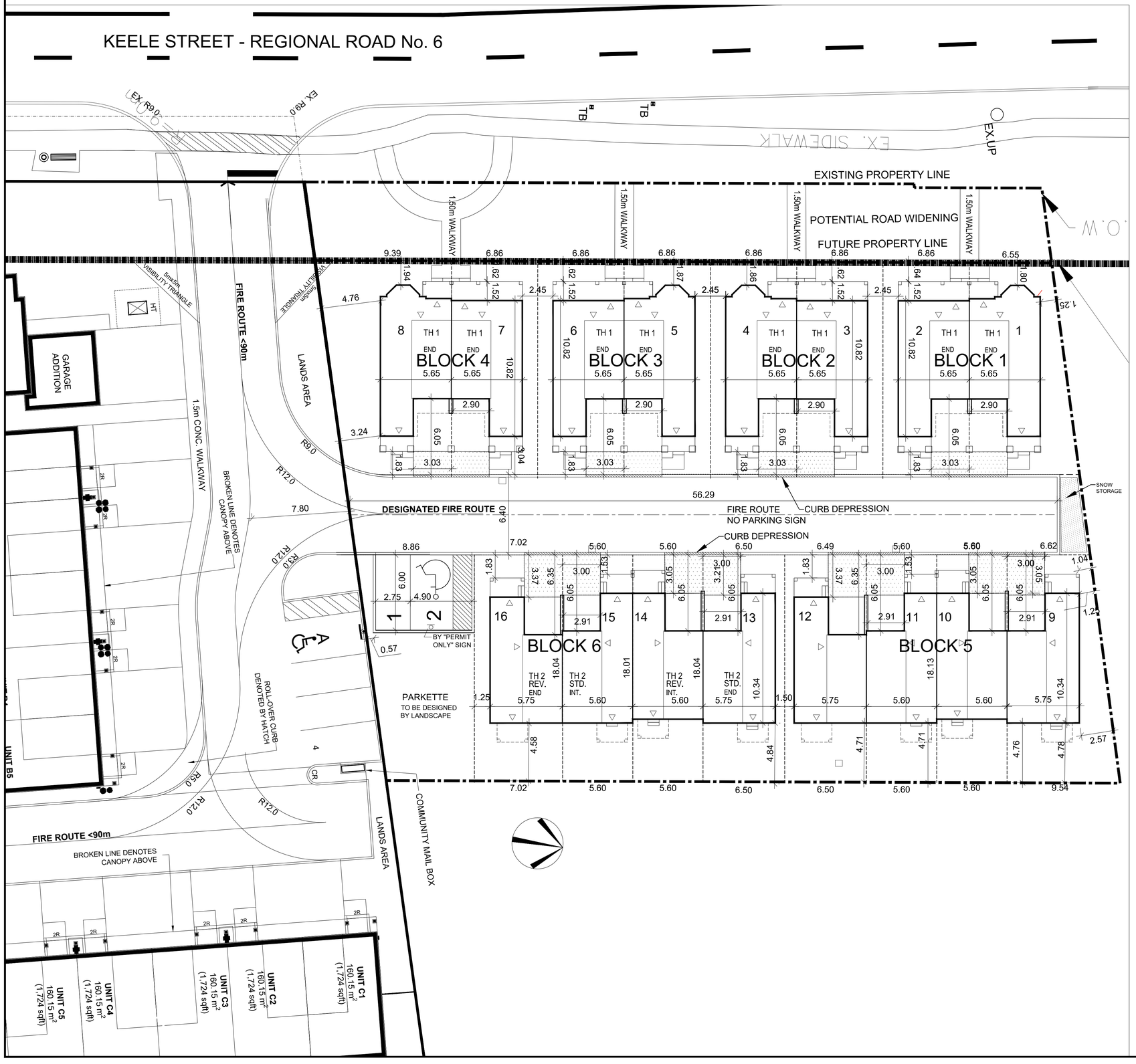
Vaughan, Ontario L4K 5K8
T. 905.738.8080 F. 905.738.6637
Oakville: 1660 North Service Rd. E, Suite 114
Oakville, Ontario L6H 7G3
T. 905.844.8749 F. 905.738.6637
Toronto: 127 Berkeley St.
Toronto, Ontario M5A 2X1
T. 416.640.9917 F. 905.738.6637

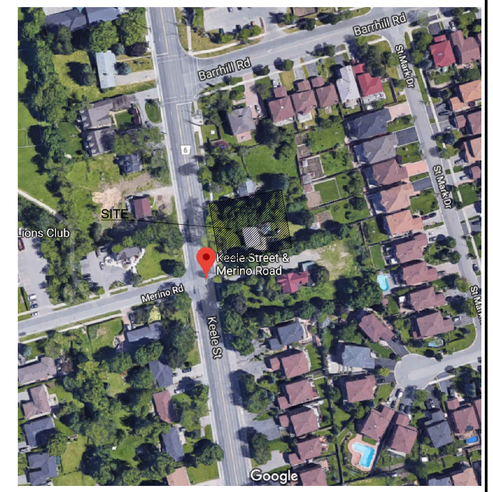
REVISIONS LIST

File Number:	6728
Date Drawn:	22 JUNE 2015
Drawn By:	SM
Planner:	RG
Scale:	NTS
CAD:	6728/air photo.dgn

Drawing Number:



KEY PLAN N.T.S



THESE DRAWINGS ARE NOT TO BE SCALED:

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

PROJECT CONSULTANTS:

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	REVISED SITE PLAN FOR REVIEW	JAN 23 2017	MA	MA
2	REVISED SITE PLAN FOR REVIEW	JUNE 19 -17	BJ	MS
3	REVISED SITE PLAN FOR REVIEW	JUNE 27 -17	ESG	MS
4	ISSUED FOR SPA	AUG 24 -17	BJ	MS
5	ISSUED FOR CITY REVIEW	JUN-13-18	NM	MS
6	ISSUED FOR CITY REVIEW	JUL-03-18	NM	MS
7	ISSUED FOR CITY REVIEW	NOV-21-18	NM	MS
8	ISSUED FOR VAUGHAN HERITAGE	MAR-15-19	NM	NM

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CLIENT
LAURIER HARBOUR (KEELE) INC.

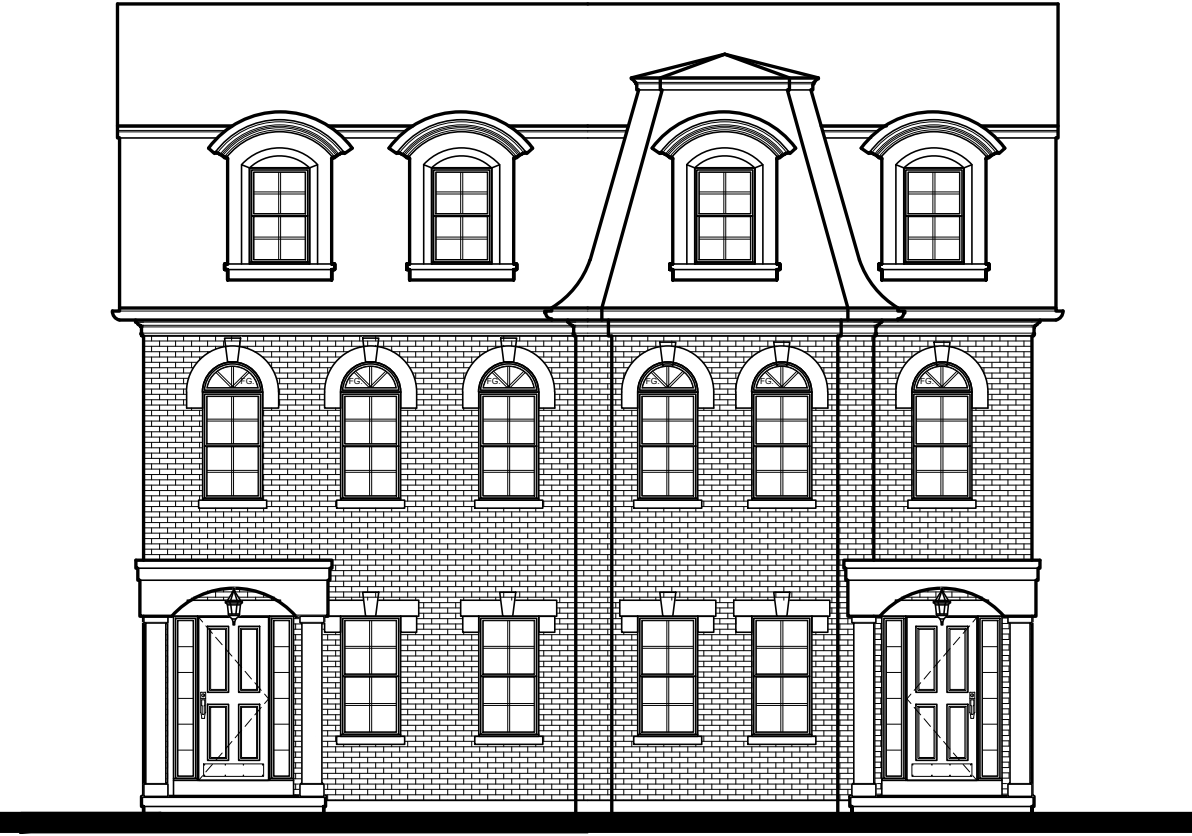
PROJECT/LOCATION
9785, 9797 KEELE STREET
VAUGHAN, ONTARIO

DRAWING
SITE PLAN

DATE	SCALE
JUNE 13-18	1 : 150
DRAWN BY: BJ	CHECKED BY: MS
PROJECT NUMBER: 17005	DRAWING NUMBER: SP100

ATTACHMENT 4

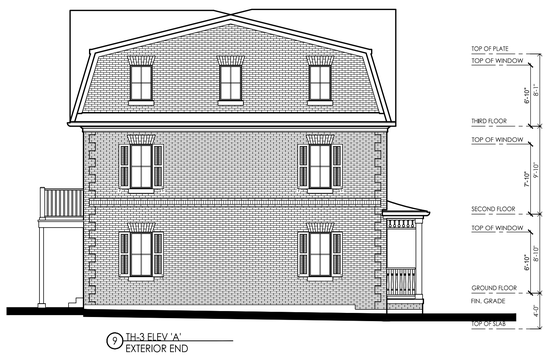
BLOCK 1



ATTACHMENT 5

BLOCK 2

WEST ELEVATION - BLOCK 5



NORTH ELEVATION - BLOCK 5

SOUTH ELEVATION - BLOCK 5

EAST ELEVATION - BLOCK 5

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LEGEND

	SMOKE ALARM (SA)		CARBON MONOXIDE ALARM (CMA) (CO)
	WATERPROOF DUPLEX OUTLET		EXT. LIGHT FIXTURE (WALL MOUNTED)
	VENTS AND INTAKES	(H)	HYDRO METER
	HOSE BIB	(G)	GAS METER
(SB)	EXHAUST FAN		FLOOR DRAIN
(CV)	COLD CELLAR VENT		SOLID BEARING (COLUMN BELOW UPPER WALL)
	STOVE VENT		POINT LOAD
	FIRE PLACE VENT		FLAT ARCH
	DRYER VENT		2 STORY WALL
D.J.	DOUBLE JOIST	U/S	UNDER SIDE
P.T.	PRESSURE TREATED LUMBER	FG	FIXED GLAZING
G.T.	GIRDER TRUSS	GB	GLASS BLOCK
A.F.F.	ABOVE FINISHED FLOOR	BG	BLACK GLASS
BBFM	BEAM BY FLOOR MANUF	(FL)	FLUSH
'DO'	REPEAT SAME JOIST SIZE	(DR)	DROPPED

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR SPA	11-APR-16	SD	SD
2	ISSUED FOR SPA	24-AUG-17	NM	NM
3	ISSUED FOR VAUGHAN HERITAGE	15-MAR-19	NM	NM

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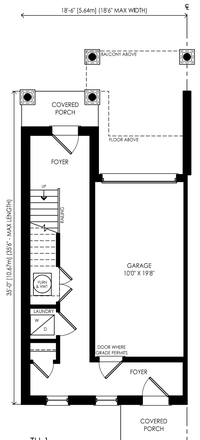
CLIENT
LAURIER HARBOUR (KEELE) INC.

PROJECT/LOCATION
9785, 9797 KEELE STREET
VAUGHAN, ONTARIO

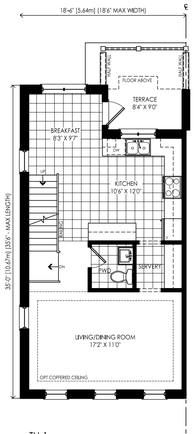
DRAWING
BLOCK 5 - ELEVATIONS

DATE: APR 11/16	SCALE: 1/8"=1'-0"
DRAWN BY: SD	CHECKED BY: SD
PROJECT NUMBER: 17005	DRAWING NUMBER: SPA 305



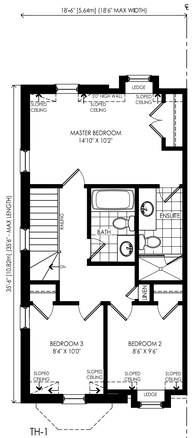
TH-1
MAIN FLOOR PLAN ELEV 'A'
(EXTERIOR END)

Floor Area:	335.3
Open To Below:	0.0
Total Area (incl incl attic):	335.3
Coverage (With Porch):	662.1
Coverage (Without Porch):	629.2



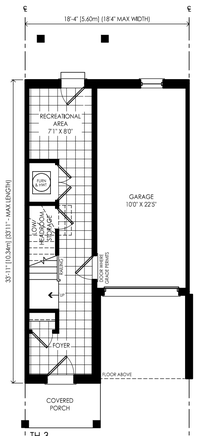
TH-1
SECOND FLOOR PLAN ELEV 'A'
(EXTERIOR END)

Floor Area:	629.1
Open To Below:	0.0
Total Area (incl incl attic):	629.1



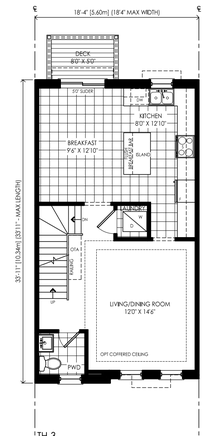
TH-1
THIRD FLOOR PLAN ELEV 'A'
(EXTERIOR END)

Floor Area:	659.3
Open To Below:	0.0
Total Area (incl incl attic):	659.3



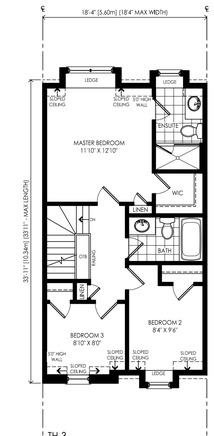
TH-3
MAIN FLOOR PLAN ELEV 'A' (INT)

Floor Area:	275.7
Open To Below:	0.0
Total Area (incl incl attic):	275.7
Coverage (With Porch):	658.9
Coverage (Without Porch):	616.8



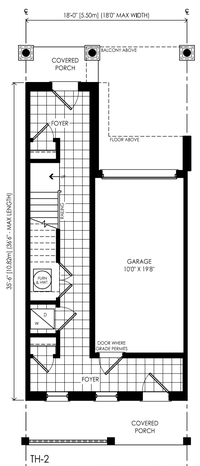
TH-3
SECOND FLOOR PLAN ELEV 'A' (INT)

Floor Area:	616.8
Open To Below:	0.0
Total Area (incl incl attic):	616.8



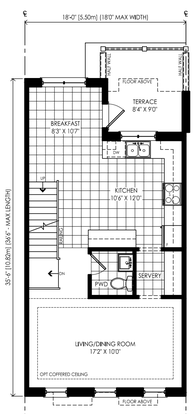
TH-3
THIRD FLOOR PLAN ELEV 'A' (INT)

Floor Area:	629.3
Open To Below:	7.0
Total Area (incl incl attic):	622.3



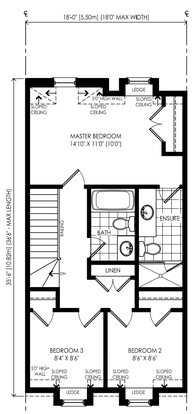
TH-2
MAIN FLOOR PLAN ELEV 'B' (INT)

Floor Area:	330.8
Open To Below:	0.0
Total Area (incl incl attic):	330.8
Coverage (With Porch):	708.7
Coverage (Without Porch):	586.4



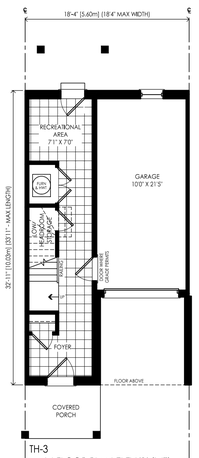
TH-2
SECOND FLOOR PLAN ELEV 'B' (INT)

Floor Area:	586.5
Open To Below:	0.0
Total Area (incl incl attic):	586.5



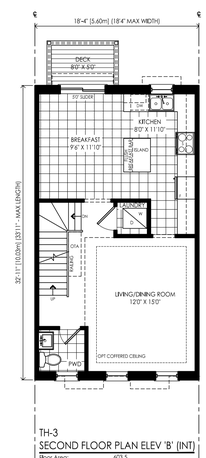
TH-2
THIRD FLOOR PLAN ELEV 'B' (INT)

Floor Area:	637.5
Open To Below:	0.0
Total Area (incl incl attic):	637.5



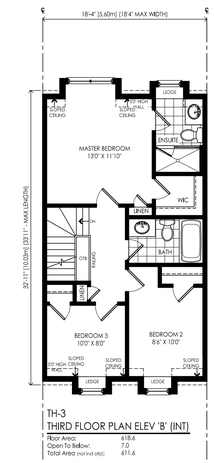
TH-3
MAIN FLOOR PLAN ELEV 'B' (INT)

Floor Area:	267.7
Open To Below:	0.0
Total Area (incl incl attic):	267.7
Coverage (With Porch):	654.0
Coverage (Without Porch):	603.5



TH-3
SECOND FLOOR PLAN ELEV 'B' (INT)

Floor Area:	603.5
Open To Below:	0.0
Total Area (incl incl attic):	603.5



TH-3
THIRD FLOOR PLAN ELEV 'B' (INT)

Floor Area:	618.6
Open To Below:	7.0
Total Area (incl incl attic):	611.6

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PROJECT CONSULTANTS:

LEGEND

	SMOKE ALARM (SA)		CARBON MONOXIDE ALARM (CMA) (CO)
	WATERPROOF DUPLEX OUTLET		EXT. LIGHT FIXTURE (WALL MOUNTED)
	VENTS AND INTAKES	(H)	HYDRO METER
	HOSE BIB	(G)	GAS METER
(XF)	EXHAUST FAN		FLOOR DRAIN
(CD)	COLD CELLAR VENT		SOLID BEARING (CONCRETE BREAKS EXTERIOR WALL)
	STOVE VENT		POINT LOAD
	FIRE PLACE VENT		FLAT ARCH
	DRYER VENT		2 STORY WALL
D.J.	DOUBLE JOIST	U/S	UNDER SIDE
P.T.	PRESSURE TREATED LUMBER	FG	FIXED GLAZING
G.T.	GIRDER TRUSS	GB	GLASS BLOCK
A.F.F.	ABOVE FINISHED FLOOR	BG	BLACK GLASS
BBFM	BEAM BY FLOOR MANUF	(FL)	FLUSH
'DO'	REPEAT SAME JOIST SIZE	(DR)	DROPPED

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR SPA	11-APR-16	SD	SD
2	ISSUED FOR SPA	24-AUG-17	NM	NM
3	ISSUED FOR VAUGHAN HERITAGE	15-MAR-19	NM	NM

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CLIENT
LAURIER HARBOUR (KEELE) INC.

PROJECT/LOCATION
9785, 9797 KEELE STREET
VAUGHAN, ONTARIO

DRAWING
FLOOR PLANS

DATE: APR 11/16	SCALE: 1/8"=1'-0"
DRAWN BY: SD	CHECKED BY: SD
PROJECT NUMBER: 17005	DRAWING NUMBER: SPA 201

ATTACHMENT 9

BLOCK 1 BLOCK 2 BLOCK 3 BLOCK 4

WEST ELEVATION - KEELE
STREETSCAPE

TREE INVENTORY & PRESERVATION PLAN
1:250

TREE INVENTORY

Tree No.	Tree Species	Diameter at Breast Height (cm)	Canopy (m)	Recommended Action	Health	Structure	Comments	Location: Subject Site Tree	Location: Boundary Tree	Location: Municipal Tree
1	Gleditsia triacanthos	37,46	10	RC**	M	M	2L, IB and grafted, PL, WS, branch stubs			X
2	Pinus sylvestris	30	6	P	M	M	PL			X
3	Gleditsia triacanthos	51	6	RC**	M	M	10ºL(N) and UB, PL, WS. Crack to 2m			X
4	Gleditsia triacanthos	42	6	RC**	M	M	PL, med DB			X
5	Gleditsia triacanthos	40,56	8	RC**	MH	MH	2L, med DB			X
6	Gleditsia triacanthos	36	4	RC**	M	M	PL(base - 4m), 30ºL(E)			X
7	Gleditsia triacanthos	24,36	6	RC**	M	M	2L, 1 leader broken, @2.5, 1 leader SU +UB(N)			X
8	Gleditsia triacanthos	62	10	RC**	H	H	large DB			X
9	Picea pungens	56	7	P	M	M	2L, IB			X
10	Gleditsia triacanthos	28	5	RC**	M	M	2oL(S), WS			X
11	Acer platanoides	20	6	P	M	M	UB(S), slight SU			X
12	Acer negundo	26	4	RC	M	ML	30ºL(W), WS	X		
13	Ulmus pumila	30	4	RC	ML	M	topped, WS	X		
14	Acer negundo	23,24	4	RC	M	ML	2L, IB, 1 leader 25ºL(E), 1 leader broken	X		
15	Ulmus pumila	30	5	P	M	M	med DB, WS		X	
16	Ulmus pumila	28,29	5	RC	M	ML	many BB, 2L, IB	X		
17	Acer platanoides	~15	4	P	M	M	SU		X	
18	Pinus nigra	~30	6	P	M	M	diplodea		X	
19	Pinus nigra	~35	6	P	M	M	diplodea		X	
20	Acer negundo						*NO LONGER PRESENT*	X		
21	Acer platanoides	24	5	RC	H	H	grown into fence	X		
22	Malus sp.	14,15, 22	10	RC	M	M		X		
23	Acer negundo	14,17	5	RC	M	ML	1 broken top, 1 leader 30ºL(E)	X		
24	Acer negundo	35,37	8	RC	M	ML	ML, WS, broken top, BB all limbs	X		
25	Picea pungens 'glauca'	57	11	RC	H	H		X		
26	Acer platanoides	70	13	RC	H	H	crack to union, 10%TD (base with rot), G(root), med-large DB	X		
27	Acer platanoides	31	11	RC	H	H		X		
28	Acer platanoides	33,35	8	RC	H	M	2L, IB%	X		
29	Acer platanoides	26	8	RC	M	M	UB(N), graft	X		
30	Acer platanoides	22	8	RC	M	M	UB(N), graft	X		
31	Pinus	30	4	R	L	L	DEAD	X		
32	Pinus	24	4	R	L	L	DEAD	X		
33	Acer platanoides	36	9	RC	M	M		X		
34	Acer platanoides	32	9	RC	M	M		X		
35	Acer platanoides	43	9	RC	M	ML	curved trunk, small hole (PL), large BB + DB	X		
36	Acer platanoides	33	9	RC	M	M	cracked with 10%TD	X		
37	Acer platanoides	45	10	RC	M	ML	ripped off limb	X		
38	Acer platanoides	17,33	7	RC	ML	ML	UB(S), 40%D, broken branch balancing, 2L, IB	X		
39	Acer platanoides	36	9	RC	M	M	UB(S), med DB	X		
40	Acer negundo	41	7	RC	M	ML	FFB, UB(S), PL(base)	X		
41	Acer negundo	46	8	RC	ML	ML	45ºL(W), ripped limbs, PL	X		
42	Acer platanoides	28	7	RC	M	M		X		
43	Acer platanoides	20	2	R	L	L	Topped	X		
44	Acer platanoides	27	8	RC	M	M	UB(S)	X		
45	Acer negundo	47	9	RC	M	L	45oL(N)	X		
46	Acer platanoides	36	8	RC	H	MH	UB(S)	X		
47	Acer negundo	48	10	RC	M	L	45ºL(N)	X		
48	Thuja occidentalis	13,14,14 15,22	3	RC	M	M		X		
49	Picea abies	65	9	RC	H	H	G(wire)	X		
50	Acer platanoides	5x15	6	RC*	MH	ML	2L, PL (leader resprouted), UB(W)		X	
51	Ulmus pumila	14,15, 7x15	6	RC*	M	ML	Resprout from stump, ZZ, 15ºL(N)		X	
52	Ulmus pumila	16	5	RC*	M	M	15ºL(S)		X	
53	Ulmus pumila	14,15,22	6	RC*	M	ML	2 limbs topped, ML		X	
54	Ulmus pumila	24	6	RC*	M	M	2L, IB, ZZ at base, UB(N)		X	
55	Ulmus pumila	14,16	7	RC*	ML	L	2L, broken tops		X	
56	Acer platanoides	34	7	RC*	H	H	grafting with branch		X	
57	Acer platanoides	16,18,19 22,22	8	RC*	MH	M	ML, IB		X	
58	Acer platanoides	22	7	RC*	MH	M	UB(S), 10ºL(S)		X	
59	Acer platanoides	16	7	RC*	MH	M			X	

Trees less than 15cmØ caliper, and large shrubs may exist on the site. It is the contractors responsibility to determine the extent of possible removals by field review prior to submission of quotations for removals work.

TREE PROTECTION RECOMMENDATIONS:

- Install hoarding for subsequent municipal review/approval.
- Hoarding may be moved temporarily to provide access for tree removal only. These trees should be felled away from protected areas to avoid pulling and breaking of roots of trees to remain.
- Pruning, if required, should be done prior to construction and in accordance with current arboricultural practices.
- Storage of any materials, fill, vehicles/equipment, and disposal of liquids is not permitted within 1m of protected areas.
- Excavation in close proximity to protected areas are to be undertaken with a certified arborist present.
- Roots encountered due to excavation are to be cut with a clean sharp blade. Tearing and ripping of roots is not permitted.
- Hydrovacing is recommended as the preferred method for excavation. within 1m of protected areas.
- Exposed roots are to be covered immediately with mulch or topsoil and watered thoroughly. A light coloured tarpaulin may also be used to prevent root desiccation.
- Deep root fertilize (3:1:1) following backfilling.
- Trees should be re-assessed periodically in order to maintain an up to date understanding of health and structure.

York Region Notes:

All trees located on the regional road allowance to be preserved shall conform to the following requirements

- All trees preservation shall be in accordance with the *York Region Street Tree and Forest Preservation Guidelines*
- York Region NHF shall be notified when tree protection measures have been installed
- All tree protection fencing shall be installed prior to construction and must remain in good repair for the duration of construction
- At the sole discretion of YR NHF any existing trees that die or exhibit a decline in health prior to final acceptance shall be replaced pr compensation shall be provided

TREE INVENTORY LEGEND

Biological Health
H (High) - No apparent diseases or symptoms, moderate to high vigour.
M (Medium) - Minor diseases and/or symptoms, moderate vigour.
L (Low) - Major disease and/or symptoms, poor vigour.

Structural Condition
H (High) - No defects, well-developed crown.
M (Medium) - Minor structural defects.
L (Low) - Major structural defects.

Recommended Action
P - Preserve
R - Remove for poor condition
RC - Remove for Construction
RC* - Remove with Neighbours Approval
RC** - Remove with Town's Approval
T - Transplant

Comments

B	Borer
BF	Backfilled
CS	Compacted soil
DB	Dead branches
G	Girdling
HA	Hazard
IB	Included bark
_° LS	Lean showing direction (i.e. LS=lean south)
2L	2 leaders or codominant stems
MB	Multibranched node
MS/ML	Multistem
PL	Pruned limbs
SU	Supressed crown
TB	Torn/broken branch
TD	Trunk damage
TH	Top heavy
UB	Unbalanced crown (N,S,E,W indicates weighted side of crown)
V	Vine growing in tree
WB	Witches broom growth
WP	Woodpecker damage
WS	Watersprouts
ZZ	Zigzag trunk
_%D	X% crown is dead

LEGEND

- Property Line
- Heavy Duty Plywood Tree Protection (Fencing)
- Existing Vegetation Grouping to be Removed
- Existing tree to be preserved
- Existing tree to be removed
- Existing tree to be removed Dead, girdled or dangerous.

LIMITING CONDITIONS:

This tree inventory was derived from data gathered on the site using accepted arboricultural practices. This includes a visual examination of all above ground parts of the tree for structural defects and signs of health and vigour. All examination took place from the ground plane and no trees were cored, probed or climbed. There was also no detailed inspection of the root crown where excavation would have been required.

This inventory describes the health, structural stability and identifies potential hazards of the trees to a reasonable extent. Where dead branches or other are identified in the notes it is the owners responsibility to take action. This inventory does not provide or imply a guarantee that these trees or branches will remain standing intact. The stability of any tree or branches of a tree cannot be predicted with absolute certainty under all circumstances.

There is, likewise, no guarantee of survival for those trees to be preserved during construction but which are subject to injury. Tree preservation guidelines that are provided in this report are generally suitable for the tree as determined by the visual assessment. However, there is no guarantee that these guidelines will be followed throughout construction unless an arborist is retained for complete supervision of the site at all times. Even with complete supervision, roots in an urban environment are unpredictable. Guidelines, that suppose an even distribution of roots may not be effective in cases where roots have clustered in small areas.

The assessment in this inventory is valid only at the time of inspection.

Nick Taylor
ISA Certified Arborist
ON-2068A
Baker Turner Inc.

Jon Woodside
ISA Certified Arborist
ON-1439A
Baker Turner Inc.

REVISIONS

DATE	DESCRIPTION
17 Aug 2019	Reissued for SPA
14 May 2019	Issued for Review
30 Aug 2017	Revised for Site Plan Approval Submission
01 Mar 2015	Issued for Coordination
30 Jan, 2015	Issued for Client Review

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

Baker Turner inc
Landscape Architecture I Site Design

Suite 300
8501 Mississauga Road
Brampton Ontario L6Y 5G8

Tel: (905) 453-9398
Fax: (905) 453-9376
email: tba@bakerturner.com

Project Title

Keele St. Townhouses
9785, 9797 Keele Street
Vaughan, ON

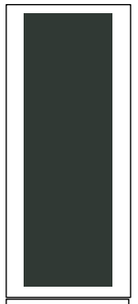
TREE INVENTORY & PRESERVATION PLAN

Date November, 2014	Issued
Job Number BTI-1211	Drawn By JW, NT, MY
Scale AS SHOWN	Checked By TT
Sheet Number T.1 of 2	File Number

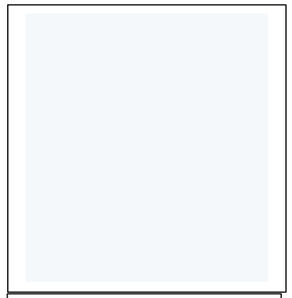
LAURIER HOMES
9785 Keele Street, Vaughan
SPA Exterior Colour Package
RN JOB# 17005
Prepared: August 24, 2017
Revised: February 26, 2019 -

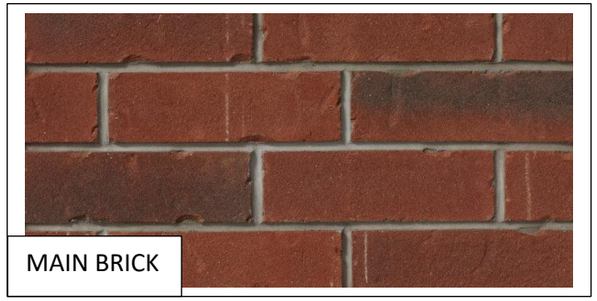
EXTERIOR COLOUR SELECTIONS	MANUFACTURER	PACKAGE 1
Roof	**CERTAINTEED LANDMARK**	Moire Black
Metal Roof (where applicable)	**COLOUR STEELS (or equivalent)**	Black
Main Brick	**MERIDIAN BRICK**	Old Markham
Accent Brick (quoins & headers)	**MERIDIAN BRICK**	Guildwood
Shutter	**KAYCAN**	Black (02)
Aluminum Soffit/Fascia/Downspouts	**KAYCAN (or equivalent)**	White SG
Columns/Railings/Decorative Trim	**PARA PAINTS**	Courtyard P5220-44
Front Door	**PARA PAINTS**	Walkin' In the Rain P5204-85
Garage Door	**PARA PAINTS**	Stoneware Tint 3 P2064-02
Windows	**JELDWEN (or equivalent)**	White

SHINGLE

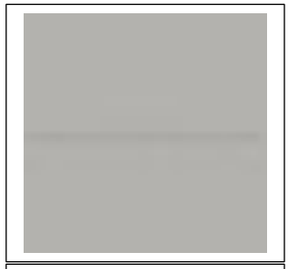

METAL ROOF

WINDOW


SOFFIT/FASCIA

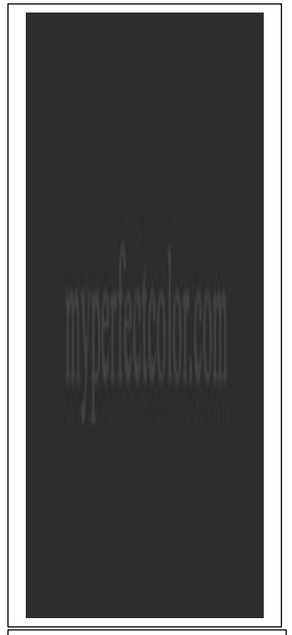

MAIN BRICK

SHUTTER


COLUMN/RAILINGS

ACCENT BRICK

GARAGE DOOR



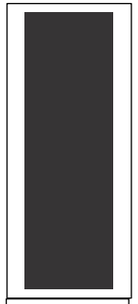
FRONT DOOR

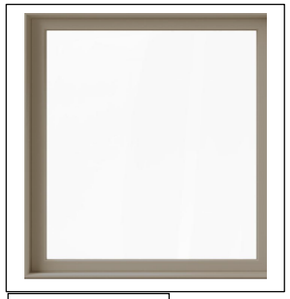
Notes:
1) All flashing to match shingle

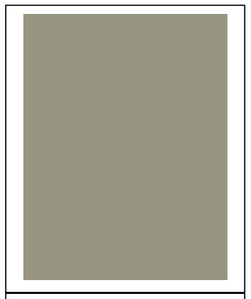
LAURIER HOMES
9785 Keele Street, Vaughan
SPA Exterior Colour Package
RN JOB# 17005
Prepared: August 24, 2017
Revised: February 26, 2019 -

EXTERIOR COLOUR SELECTIONS	MANUFACTURER	PACKAGE 2
Roof	**CERTAINTEED LANDMARK**	Driftwood
Metal Roof (where applicable)	**COLOUR STEELS (or equivalent)**	Dark Brown
Main Brick	**MERIDIAN BRICK**	Guildwood
Accent Brick (quoins & headers)	**MERIDIAN BRICK**	Old Markham
Shutter	**KAYCAN**	Clay (08)
Aluminum Soffit/Fascia/Downspouts	**KAYCAN (or equivalent)**	Khaki
Columns/Railings/Decorative Trim	**PARA PAINTS**	Stoneware Tint I P2062-1
Front Door	**PARA PAINTS**	Blackfoot Trail P2109-05
Garage Door	**PARA PAINTS**	Stoneware Tint 3 P2064-02
Windows	**JELDWEN (or equivalent)**	Claystone

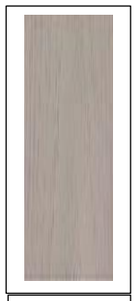
SHINGLE

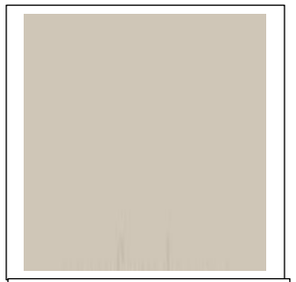

METAL ROOF


WINDOW


SOFFIT/FASCIA

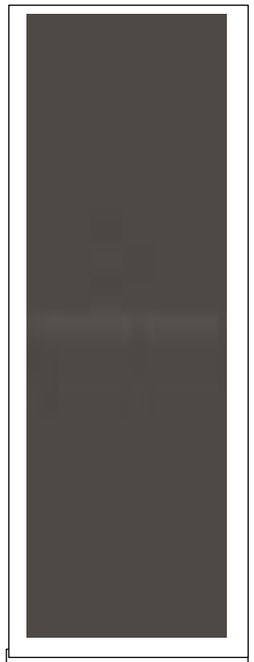
MAIN BRICK


SHUTTER


COLUMN/RAILINGS

ACCENT BRICK

GARAGE DOOR


FRONT DOOR

Notes:
1) All flashing to match shingle