



C1
Communication
Heritage Vaughan – February 17, 2021
Item # 3

Memo

To: Heritage Vaughan Committee City of Vaughan	From: Meaghan Rivard, Lashia Jones Stantec Consulting Ltd.
File: 160940692	Date: February 5, 2021

Reference: Maple Heritage Conservation District (HCD) Plan Update

The following presentation has been provided to Heritage Vaughan to review, receive and discuss during the February 17th scheduled Heritage Vaughan meeting. The presentation contains information presented at the Public Information Session on January 26th. This includes an introduction to our team, project overview, discussion of the existing conditions of the HCD. We have included additional slides targeted to Heritage Vaughan to provide an overview of preliminary data summarizing some of the changes that have occurred in the HCD since 2007 that may be of interest and relevance to the Committee.

We have also included targeted questions for input from Heritage Vaughan to gain insight into how the Maple HCD has been functioning from the Committee's perspective. To help us shape the findings of the Study report and set the tone for the Plan stage, we need Heritage Vaughan's perspective!

Please reflect on your role in Heritage Vaughan with the Maple HCD, and come prepared to the February meeting to discuss with us:

- What has been the committee's experience with the Maple HCD?
- Is the process working to achieve the HCD objectives?
- Are there other tools that would be valuable for preserving heritage resources in Maple?
- Do you feel that the boundaries are reflective of the HCD's heritage resources?
- What do you feel are the strengths, weaknesses, opportunities and threats to the HCD?
- Is there anything specific that we should focus on as attributes of the HCD?

We look forward to our upcoming discussion with you and are excited to receive the Committee's valuable input.

Yours Truly,

Stantec Consulting Ltd.

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Project Manager
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Attachment: City of Vaughan Maple HCD Plan Update Heritage Vaughan Presentation.pdf

c. Nick Borcescu

Design with community in mind

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City of Vaughan
Maple HCD Plan Update

Heritage Vaughan Presentation



Agenda

1. Project Background
2. Overview of the HCD Update Process
3. HCD Existing Conditions
4. Your Input



Safety Moment

Winter weather is here. Make sure you remember to change your winter tires and stock your vehicle with winter safety gear before hitting the road.





Our Team



David Waverman
Senior Landscape
Architect



Lashia Jones
Cultural Heritage
Specialist



Meaghan Rivard
Project Manager



Frank Smith
Historical
Researcher



David Kielstra
Public
Engagement
Specialist



Paula Hohner
Planner



Ed van der Maarel
Heritage Architect



Maple HCD

- The Maple HCD was established in 2007
- It contains 308 properties, which are primarily commercial and residential
- The 2007 HCD Study identified cultural heritage value in the remaining buildings from the historic Village of Maple, which was one of four early 19th century settlements in Vaughan





Maple HCD Objectives

The overall objectives of the 2007 Maple HCD Plan were to:

- Retain and conserve heritage attributes of heritage buildings and avoid removal, unsympathetic alteration, and encourage restoration
- Retain and enhance complimentary characteristics of non-heritage buildings
- Preserve trees and mature vegetation and encourage historically sympathetic landscape treatments
- Ensure new development is compatible to and sympathetic with the HCD character
- Work with property owners to maintain a progressive and competitive business environment while protecting the area's heritage character

*See page 10 of the Maple HCD Plan Volume 3 for full objectives



The HCD Update



Since 2007, significant development has occurred across the City. It is important to routinely assess the HCDs so that they continue to meet the needs of the City and its residents. In order to review the Maple HCD Plan, the City of Vaughan retained Stantec Consulting Ltd. and a+LiNK Architects in 2020.



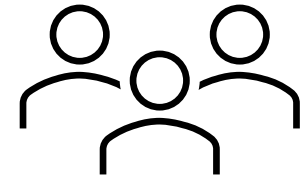
Purpose of the Review

The objectives of the review are to:

- Determine the changes that have occurred in the HCD since 2007
- Determine the effectiveness of the HCD Plan by identifying strengths, weaknesses, opportunities, and threats
- Recommend an updated boundary for the MHCD, if necessary
- Provide an updated HCD Plan to guide change in the area for the future



Project Timeline



1

2

3



Data collection
SWOT Analysis
Draft Study
Report

- Virtual Public Open House #1
- Final Study Report



- Draft HCD Plan Update
- Virtual Public Open House #2
- Final HCD Plan Update



Fall 2020

Winter 2021

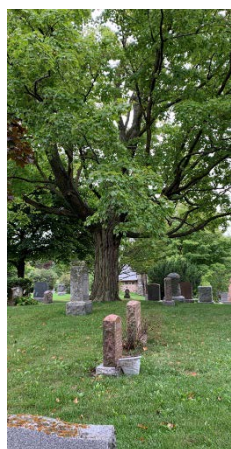
Spring/ Summer 2021

DRAFT



Existing
Conditions

Maple HCD Buildings and Streetscapes





Existing
Conditions

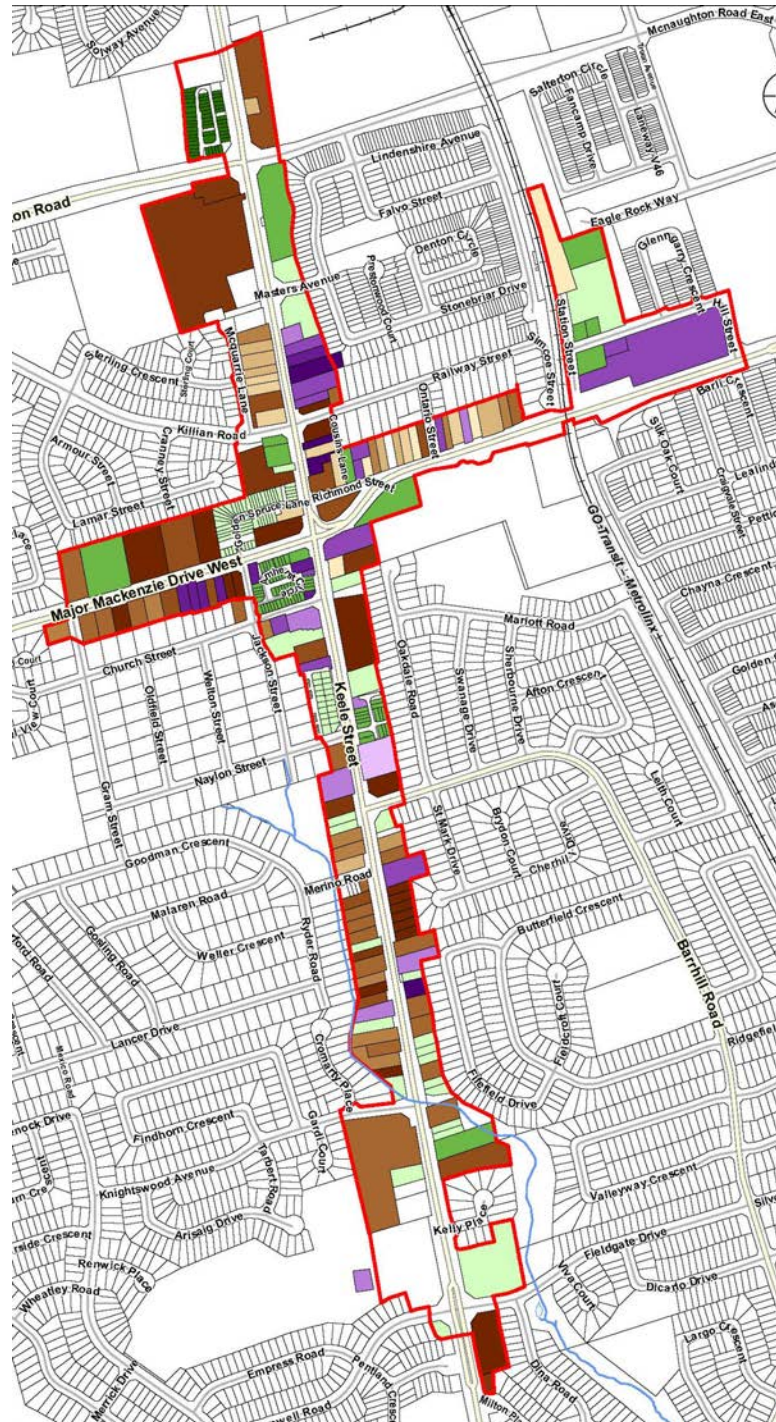
MHCD Buildings and Streetscapes





Existing
Conditions

Map of Construction Dates



Legend

Existing HCD
Boundary

Railway

Highway

Major Road

Minor Road

Minor Road

Waterbody

Construction Period

pre-1850

1861-1870

1871-1880

1881-1890

1891-1900

1900-1910

1911-1920

1921-1930

1941-1950

1951-1960

1961-1970

1971-1980

1981-1990

1991-2000

2001-2010

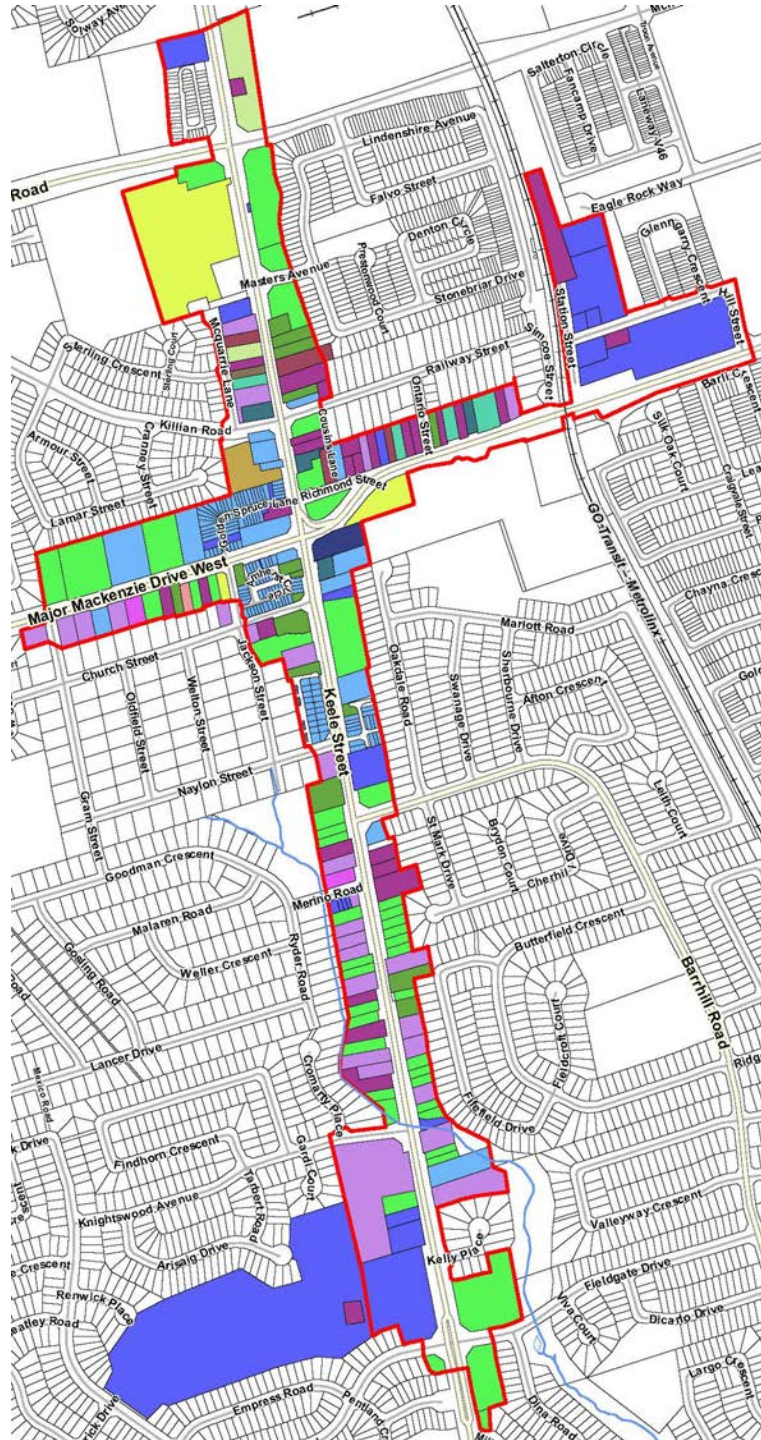
2011-2020

2021-2030



Existing
Conditions

Map of Architectural Styles



Legend

Existing HCD
Boundary

Railway

Highway

Major Road

Minor Road

Minor Road

Waterbody

Architectural Style or Influence

Brutalist

Colonial Revival

Contemporary
Replica of Historic
style

Contemporary
vernacular

Craftsman/ Arts and
Crafts

Edwardian

Georgian

Gothic Revival

Mid-century Modern

N/A

Other Period
Revival

Post Modern

Queen Anne

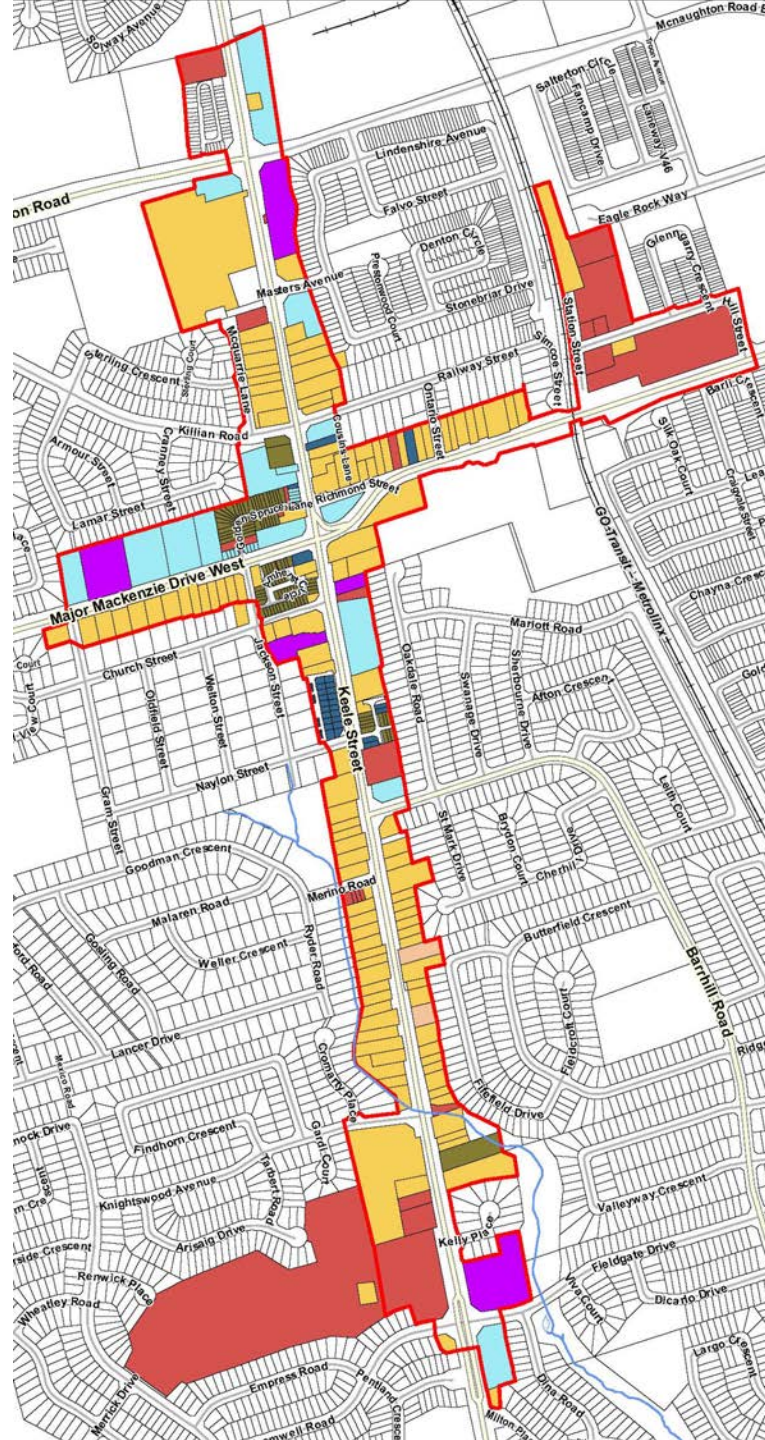
Second Empire

Vernacular

other










Existing
Conditions










Map of HCD Structure Types

Legend

-  Existing HCD Boundary
-  Railway
-  Highway
-  Major Road
-  Minor Road
-  Minor Road
-  Waterbody

Structure Type

-  Commercial plaza
-  Duplex
-  Low-rise apartment
-  No structure
-  Rowhouse
-  Semi-detached
-  Single detached

Preliminary Data Review

Through our data collection we have identified the following:

- Major change in the HCD has been largely driven by development applications: there have been few major alterations or restorations to individual properties not subject to development
- This has included demolition: seven of the 51 “heritage” buildings identified in the original HCD Plan have been demolished since 2007
- Many of the remaining original “heritage” buildings in the HCD have experienced minimal to no change



Preliminary SWOT Overview

- Looking at the Strengths, Weaknesses, Opportunities and Threats (SWOT) of the Maple HCD is a crucial part of the project. Our team has begun analyzing data from heritage alteration permits, development applications, adjacent properties, and visual analysis to identify some of the preliminary SWOT analysis for the HCD.

Strengths	Weaknesses	Opportunities	Threats
Limited alteration to existing heritage properties	Lack of dominant architectural styles	A Plan update would be in line with changing legislation, and could provide updates to dated policies and provide discussion of financial incentives	Increasing development in the HCD
Regulation of new development	Existing Plan does not clearly state HCD attributes	A Plan update can identify clearer heritage attributes for the HCD	New development has potential to isolate heritage resources from each other
Restoration of heritage buildings	Existing Plan inventory is inconsistent	A Plan update provides an opportunity to discuss how Mid-Century resources should be treated	Transportation and municipal infrastructure projects

We Need Your Input!

Your input is an important part of the Maple HCD Plan Update. Tell us what matters to you most in the HCD!

Click on the links to submit a [survey](#) and add your comments on the [Maple HCD Interactive Map](#).

We want to know:

- What has been the committee's experience with the Maple HCD?
- Is the process working to achieve the HCD objectives?
- Are there other tools that would be valuable for preserving heritage resources in Maple?
- Do you feel that the boundaries are reflective of the HCD's heritage resources?
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Looking for More Information?

- Visit the [project website](#) for more information and to keep up to date
- Have questions? Take a look at the [FAQ](#) page
- View the existing [Maple HCD Plan](#)
- Learn more about [Heritage Conservation Districts](#)





Thank you! If you have any questions about the MHCD Plan Update, please stay engaged on the [project website](#) or contact:

MapleHCD@vaughan.ca

