



**9929 Keele Street
Vaughan**

(GBCA Project No: 19054)

Cultural Heritage Impact Assessment

December 17, 2020
Revised September 30, 2021

ATTACHMENT 2



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EXECUTIVE SUMMARY

Sharewell Investments Inc. is currently proposing to erect a four-storey mixed use building at 9929 Keele Street - a property that is within the boundaries of the Village of Maple Heritage Conservation District (HCD). While within the HCD, the subject property does not include a heritage resource - it is currently occupied by a one-storey strip mall dating to the early 1990s.

This Cultural Heritage Impact Assessment Report has been prepared to satisfy the Cultural Heritage Policies of the City of Vaughan's Official Plan. The Report was developed to conform to the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (updated February 2017). As such, this report includes a property description and owner contact information; a chronological description of the history/development history of the property; an outline of the development proposal; and, an assessment of potential impact, both adverse and beneficial. The proposed design that is assessed in this report has been developed over the course of a number of alternative designs (these variations resulted from feedback from City of Vaughan planning and heritage staff), and this design process speaks to the many mitigative strategies that were employed in order to satisfy the City of Vaughan's Official Plan and the Village of Maple Heritage Conservation District Plan Policies and Guidelines.

This Cultural Heritage Impact Assessment Report concludes that the proposed development at 9929 Keele Street will not have a negative impact on the HCD as a whole. No heritage resources will be lost through this proposed development and no adjacent heritage resources will be affected physically or visually. And, in using the HCD guidelines to inform the proposed development, the character of the HCD as a whole (as laid out in the Statement of Significance) will be conserved. The proposed development therefore meets the District Policies laid out in the HCD Plan, and is in keeping with the City of Vaughan Official Plan Policies described within.

1. INTRODUCTION

1.1 Property Description

This Cultural Heritage Impact Assessment Report examines the property at 9929 Keele Street, Vaughan. Located on the east side of Keele Street, just south of Major Mackenzie Drive, the property is located within the boundaries of the Maple Heritage Conservation District.

The property is currently occupied by two separate one-storey building units (that make up a strip mall) and associated parking lots. One unit is parallel with Keele Street and the other is perpendicular to Keele Street. The buildings date c1990.

The owner of the property is currently proposing to demolish the existing 1990s commercial structures and build a new mixed-use, low-rise building. The proposed design has been prepared by Graziani + Corazza Architects Inc.

1.2 Present Owner and Contact

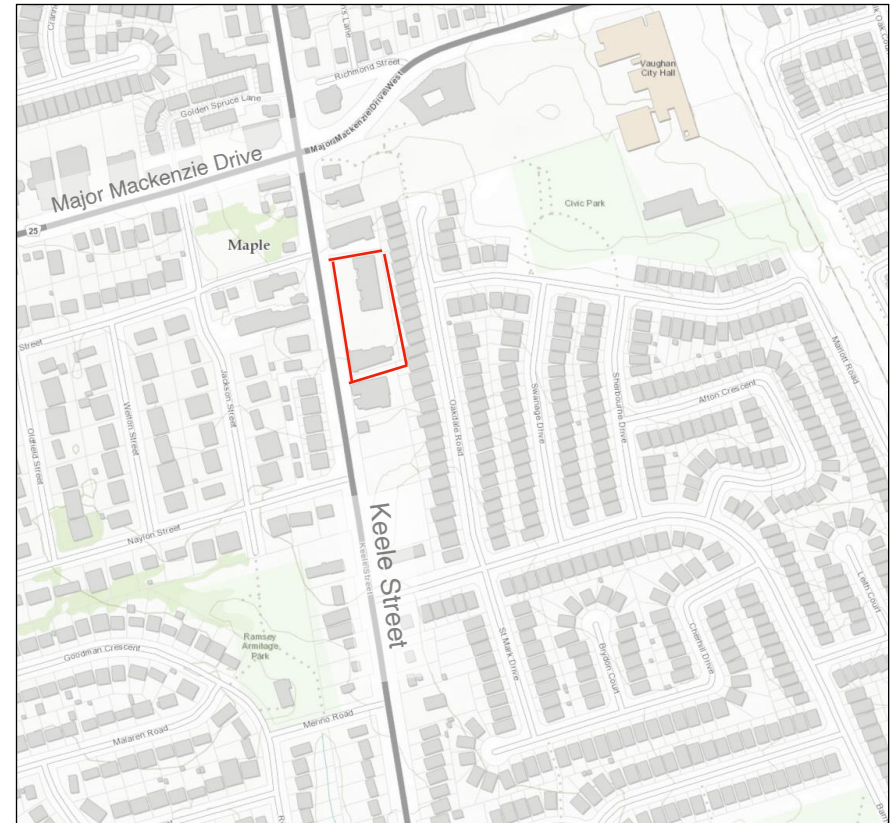
Owner

Sharewell Investments Inc.
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8700 Dufferin Street
Concord, ON L4K 4S6
Attn: Gabe DiMartino
gdimartino@trinitypoint.com

Contact/Agent

Ryan Guetter
Weston Consulting
rguetter@westonconsulting.com

1.3 Location Plan



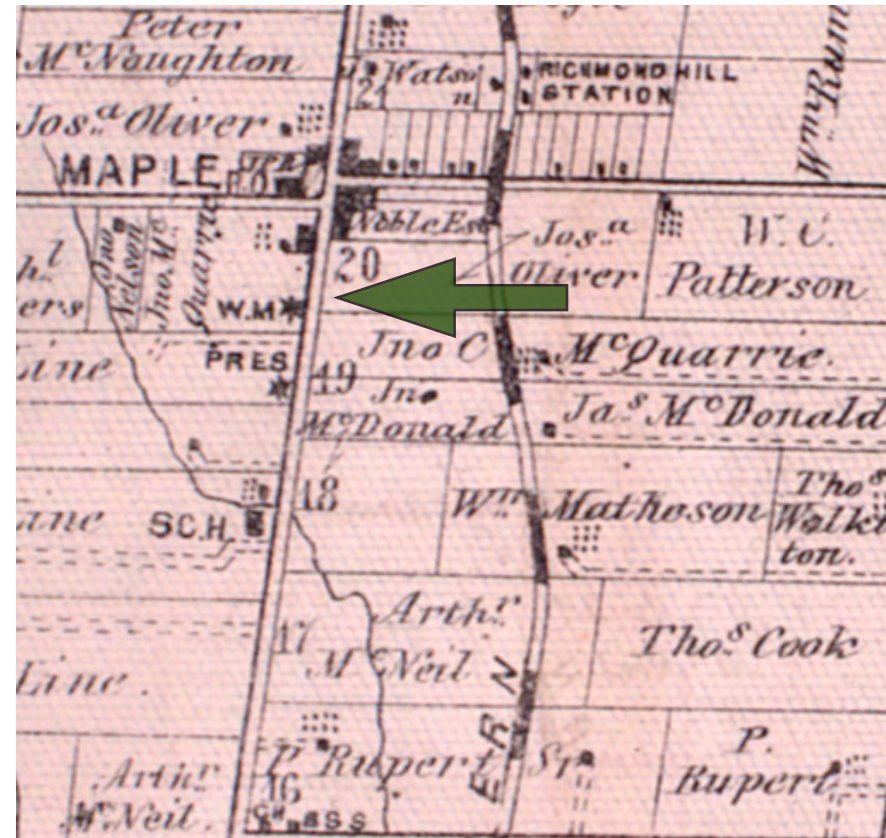
2. HISTORICAL BACKGROUND

The subject property is historically part of the Township of Vaughan. The Township was surveyed in 1795, dividing this area of the County of York into Concessions delineated by 11 north-south concession roads. One such concession road (later named Keele Street) marked the westerly boundary of Concession 3 (the eastern boundary of Concession 3 was Dufferin Street). The subject property is located in Concession 3.

Each Concession was divided into 200 acre Lots running east-west. The Lots were numbered beginning at the southerly border of the Township of Vaughan - that is where York Township ended (current day Steeles Avenue). The subject property is located on a portion of Lot 20, Concession 3. Historical documentation reveals that Lot 20 was initially granted to Jas. Perigo and that in 1845 the western half of Lot 20 was purchased by Joshua Oliver.

Oliver's land holding (as illustrated on the 1878 map) was within close proximity to the intersection of Major Mackenzie Drive (formerly Vaughan Sideroad) and Keele Street. This intersection is the former crossroads that became, in the early nineteenth century, one of several settlements in the Township. By 1852 the relatively small settlement at the crossroads of Keele Street and Major Mackenzie Drive was deemed a town, known first as "Noble's Corner" after Joseph Noble, the first Postmaster and later "Rupertsville," after Doctor Oliver Rupert, and later still, Maple. It was only with the coming of the railway that the crossroads began to grow.

Two railway lines traversed Vaughan Township—one line ran diagonally along the western portion of the Township (the Toronto, Grey and Bruce Railway, 1871 – later Canadian Pacific, 1883). The other, earlier line (1853), operated by the Ontario, Simcoe and Huron Union Railroad, ran north through the Third Concession (between Keele and Dufferin Streets) in close proximity to the crossroads at Maple. This passage from Toronto to Lake Simcoe was a strategic route, opening up the agricultural and natural resources in the north.



Illustrated Atlas of the County of York, 1878 - The core of the village (delineated on this map as a cluster of buildings adjacent to the four corners of Keele Street and Major Mackenzie Drive) was relatively modest. Other notable buildings were constructed near to the crossroads, including the Methodist Church, the Presbyterian Church, a School house. Approximate location of subject property is denoted by the arrow - on Lot 20 of Concession 3 - across the street from the Wesleyan Methodist Church, which was constructed in 1870. In the 1870s the subject lands were part of the landholdings owned by Joshua Oliver.

Despite having a railway station, the town of Maple did not move into the ranks of an incorporated settlement as did other nearby towns and cities serviced by the railways. By the turn of the twentieth century there were only 100 homes in Maple, most of which were occupied by retired farmers or those who owned businesses in the community. As the geographic size, finances and population of Maple did not meet the criteria for the incorporation of a village, Maple became, in 1928, a “Police Village.”

Authorized by the Provincial Parliament and established under county by-law, a police village constituted a form of municipal government. The original purpose of a police village was to establish a local body to maintain public order (hence “police”) and deliver a limited number of services to rural township dwellers - services such as street lights, fire protection and garbage collection. (Police villages were dissolved with provincial acts creating new municipalities - in 1971, the creation of York Region resulted in the dissolution of Maple as a police village).

This relatively modest settlement of Maple saw little physical change during the first half of the twentieth century. Rural lands uses continued to surround the houses and businesses that were already established along Keele Street and Major Mackenzie (then known as Richmond Street).

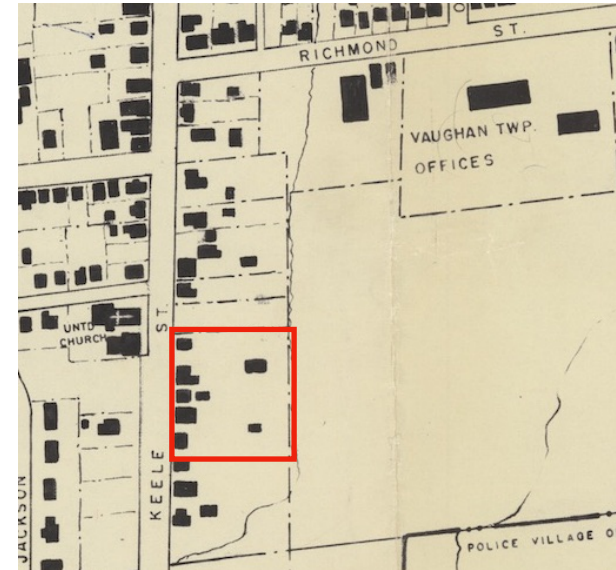
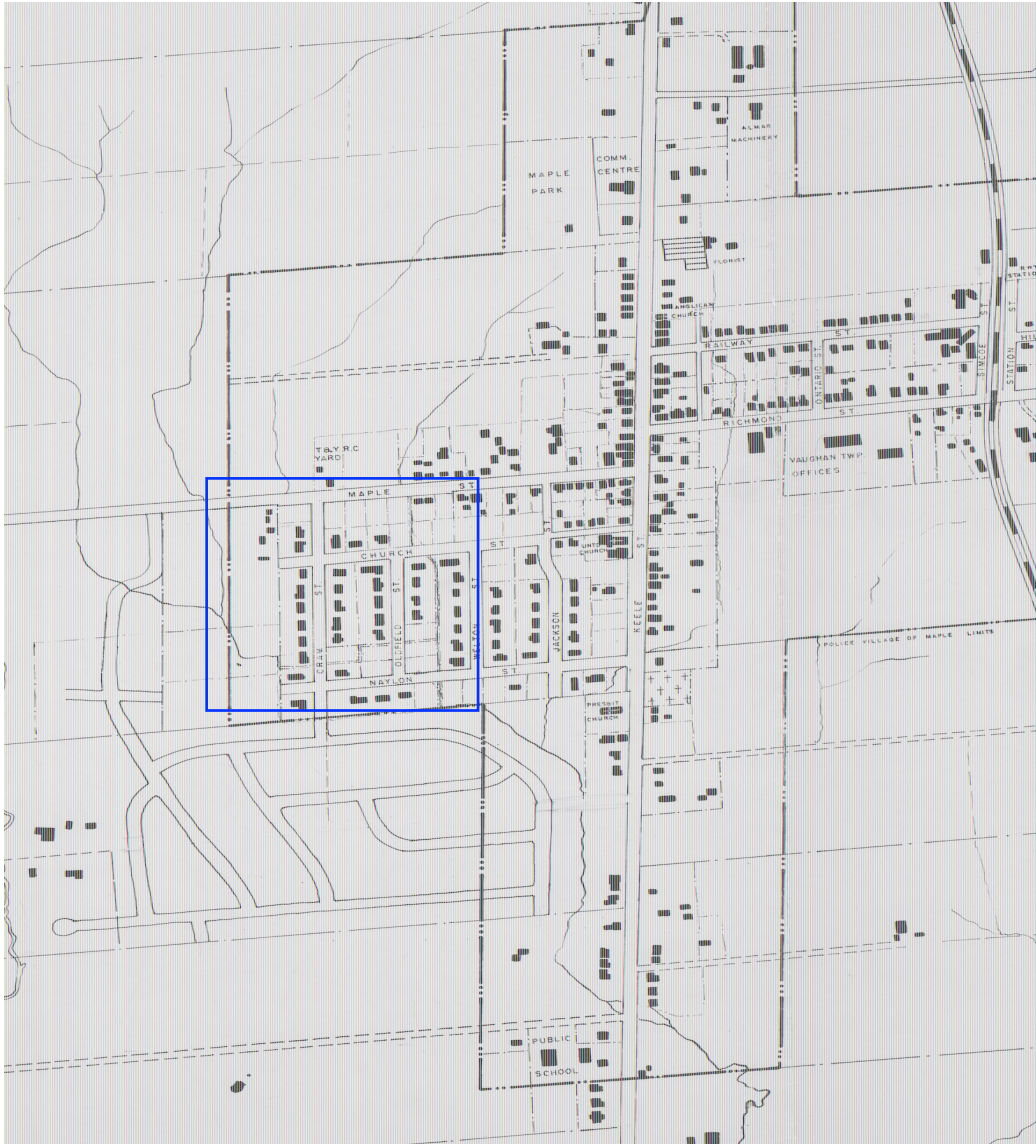
The physical make-up of Maple began to evolve during the second half of the twentieth century. Two suburbs, of about a hundred houses each, were laid out. The first suburban development was laid out on the west side of Keele Street, south of Major Mackenzie (then called Maple Street). The neighbourhood consisted of a small grid of streets (including Jackson, Welton, Oldfield, Gram, Church and Naylor Streets), divided into large building lots. This was followed shortly thereafter with a larger suburban neighbourhood to the south (including Goodman Crescent, Malaren Road, Gosling Road, Weller Crescent, Ryder Road and Lancer Drive). As was typical, the suburban neighbourhood developments called for more substantial roadways and by the 1970s, the rural roads known as Richmond Street and Maple Avenue had been widened and connected to become Major Mackenzie Drive. This connecting of the roads required expropriation of the lands and demolition of several original structures immediately south of Major Mackenzie Drive (then known as Richmond Street) as the road was diverted southwards, creating a bend in the road.

Development around the original crossroads (notably along Keele Street) primarily dates to the 1980s when acres of former farmland were laid out into sub-divisions. With that, more commercial uses began to appear along the major roads of Keele Street and Major Mackenzie Drive. These commercial developments often required the merging of formerly residential sized lots and also precipitated the demolition some of the original Maple residential buildings.

The property at 9929 Keele Street was developed in the early 1990s when a number of individual properties were merged. The houses located on these properties were demolished to make way for the strip mall that still stands on the site today. This development at 9929 Keele Street began the trend of demolition, infill construction and adaptive reuse along the formerly rural streetscape - other examples include:

- the large multi-unit building at 9901-9907 Keele Street, which dates c2005. In this case two former lots were merged, one house was demolished and a second house was integrated into the new building complex.
- the three-story multi-unit residential project at 9973 Keele Street, which dates c2007. This development required the demolition of one house.
- the three-storey multi-unit residential building at 9944 Keele Street, which dates c2004. In this instance, no buildings were demolished, but rather the large side yard south of 9944 Keele Street was infilled.

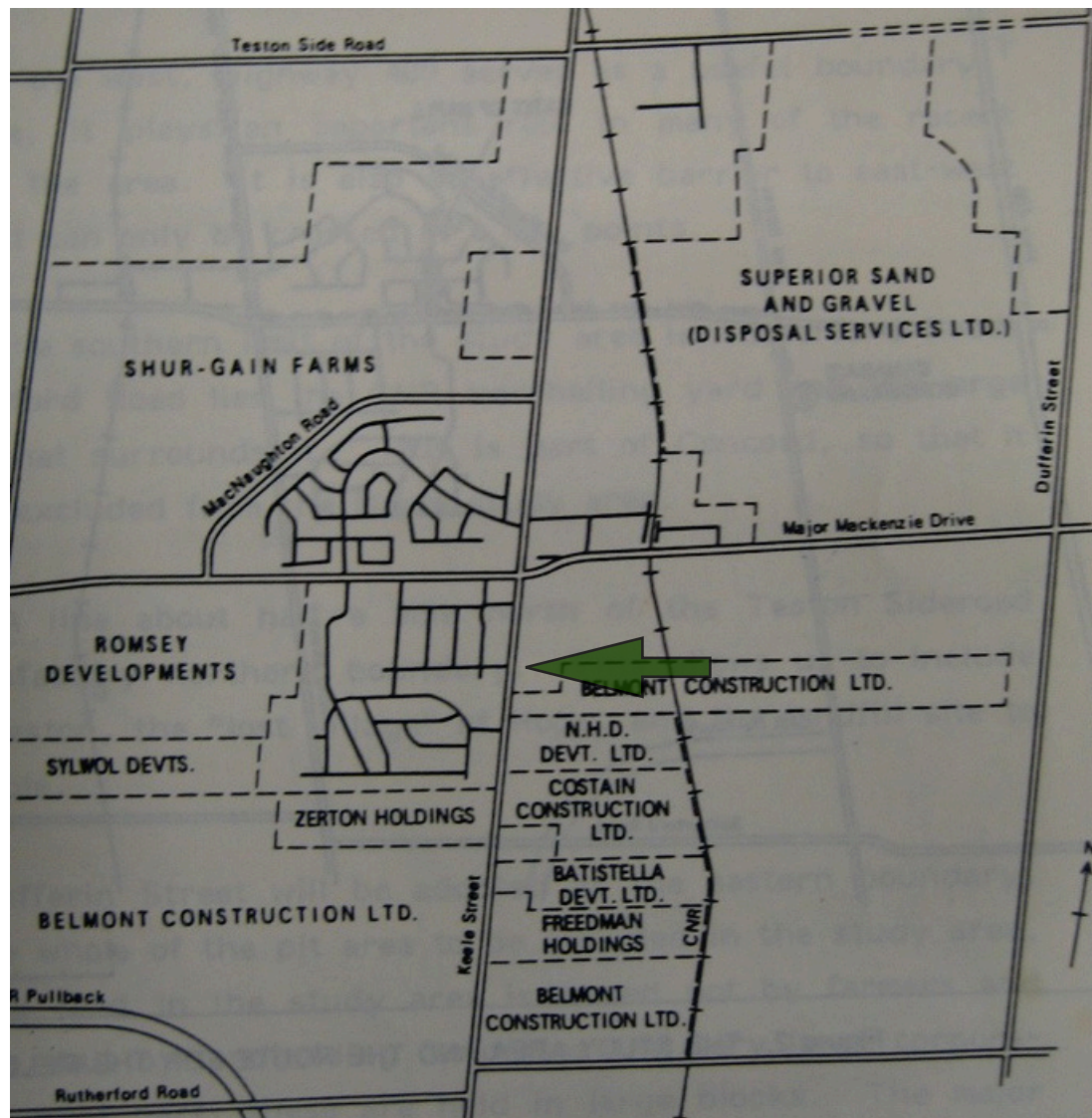
These types of developments have markedly altered the original character of the historic core of the former village of Maple. The formerly tree-lined, residential street with relatively narrow buildings lots with individual nineteenth century residential buildings has now evolved into a major thoroughfare with larger-scaled buildings, some with commercial purposes and others being multi-unit residential.



Township of Vaughan, Village of Maple, c1957 - This map that delineates the boundaries of the Police Village of Maple clearly shows the modest development by the mid-twentieth century, with most development ranging along the major north-south route of Keele Street. At this date, the east-west route was via Richmond Street (east of Keele Street), and Maple Street (west of Keele Street). Richmond Street came to a T-intersection. This inefficient traffic route was modernized in the 1970s when these two roads were connected - becoming Major Mackenzie Drive. The historic nature of the crossroads was altered with the new street that cut through existing building lots.

The streets laid out on the lands west of Keele Street had, by this date, been developed with a suburb of residential buildings.

The detail (above) shows the approximate location of the subject property, illustrating the number of nineteenth century houses that were demolished in 1990 to make way for the existing strip mall.



The archival photograph above (c1909) shows a typical view of Keele Street with modest house set on a large lot with substantial side yards. These large (former residential) lots, notably when merged with neighbouring lots, have become the sites for many developments over the past 30 years.

Map of Maple, 1984 - This map shows the ownership of lands in the vicinity of Major Mackenzie Drive and Keele Street. Approximate location of subject property is denoted by the arrow.

Properties along Keele Street, south of Major Mackenzie Drive, were being acquired by development and construction companies to facilitate new developments such as the strip mall that now occupies the subject property. Meanwhile, residential suburbs with curvilinear streets had been developed on the lands west of Keele Street (both north and south of Major Mackenzie Drive).



Modern multi-unit residential buildings have, over the last 20 years, replaced the single-family residential buildings that once lined Keele Street.

Top left: The three-storey multi-unit residential project at 9973 Keele Street, which dates c2007, stands immediately north of the subject property. The original house on the lot was demolished to make way for this development.

Lower left: The development at 9901-9907 Keele Street, which dates c2005, is located immediately south of the subject property. This development integrated a one-and-one-half storey nineteenth century building into the new multi-unit residential building. A second house was demolished to accommodate the new building.

Lower right: The three-storey multi-unit residential building at 9944 Keele Street, which dates 2004-05, is located across the street from the subject property. In this instance no existing buildings were demolished, but rather the large side yard south of the nineteenth century house at 9944 Keele Street was infilled to densify the area.



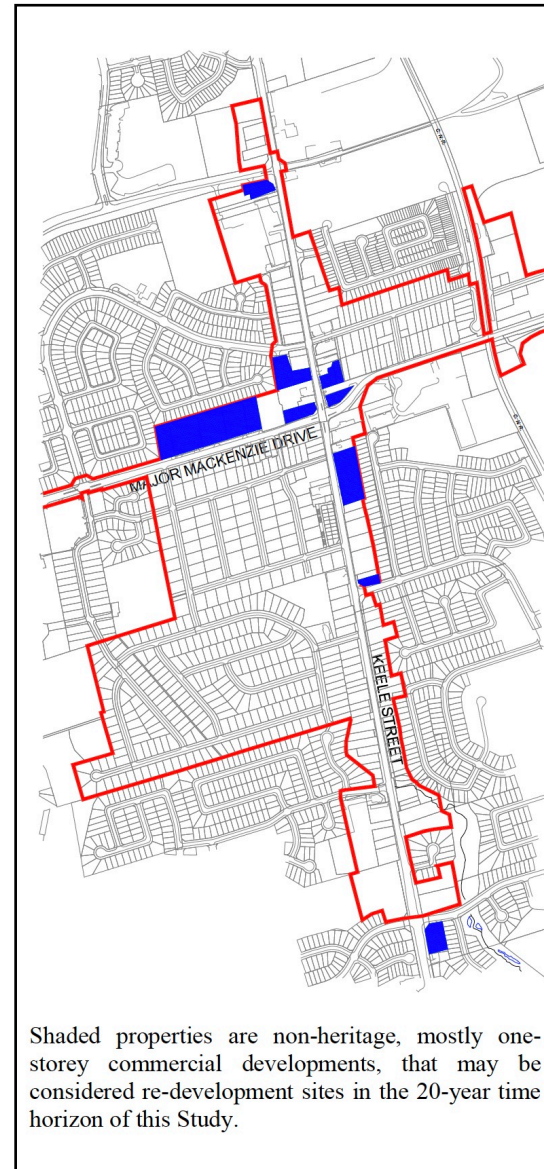
3. HERITAGE STATUS /STATEMENT OF SIGNIFICANCE

The subject property is located within the boundaries of the Village of Maple Heritage Conservation District (HCD), which is designated under Part V of the *Ontario Heritage Act* (By-law 167-2007).

The Statement of Heritage Value, as included in the the District Plan, reads in part:

The Village of Maple is one of four nineteenth century settlements in the City of Vaughan that could have been considered more than a hamlet. The Ontario Huron and Simcoe Railway, the first railway in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of nineteenth and twentieth century buildings and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success.

As per the HCD Plan (as delineated on the map included here), the subject property was identified for its potential for redevelopment “in the 20-year time horizon of this Study.”



4. DESCRIPTION OF PROPOSED DEVELOPMENT/SITE ALTERATION

The Owner is applying for an Official Plan and Zoning By-law Amendment for the property at 9929 Keele Street in order to facilitate the development of a mixed-use building (see architectural drawings in Appendix II of this report). The building is designed around a U-shaped plan with the wings extending to the east. The proposed design is four-stories (15.5m) in height - the fourth floor is set back to minimize its visual height. The mechanical penthouse is further set back. The development includes one level of below grade parking.

The mixed-use is comprised of commercial units at the ground floor and residential units, which are located both on the ground floor and on the floors above grade. Each of the commercial units on the ground floor has a commercial shopfront configuration along Keele Street (glazing and separate entryways). Each of the residential units on the ground floor has an entrance door and windows, in a townhouse configuration. The access to the residential units above is primarily through centrally located major entrances on both the front/west elevation along Keele Street and the rear/east elevation.

Using materials and setbacks, the building elevation along Keele Street has been designed in a manner that visually breaks the length of the facade into a number of distinct units/bays - these units vary from 6 to 7 metres in width. A large breezeway opening near the centre of the west facade allows for a visual and physical break to the buildings length. To further break down the length of the facade, the units on floors two and three alternate between a window wall (four window bays wide) and recessed balconies. Roof top cornices along the top of the third floor create a visual break to the set back fourth floor.





RENDERING VIEW |

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5. POLICY FRAMEWORK

The property at 9929 Keele Street is listed on the City of Vaughan Heritage Inventory as it is within the Maple Heritage Conservation District, which is designated under Part V of the *Ontario Heritage Act*. As a recognized cultural heritage resource, the following Heritage and Planning Policies were considered during the preparation of this Cultural Heritage Impact Assessment.

Ontario Planning Act and Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) is used to inform decisions on planning and development matters. It provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. Cultural Heritage is included as matters of provincial interest.

The Planning Act requires that all decisions affecting land use planning matters “shall be consistent with” the PPS.

The PPS, Section 2.6: Cultural Heritage and Archaeology states:

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

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

Vaughan Official Plan 2010 – Section 6: Cultural Heritage

The Council of the City of Vaughan has adopted policies that recognize and conserve cultural heritage resources. The following policies have been extracted due to their relevance to this proposed project.

6.1.1 Protecting Vaughan’s Cultural Heritage

Policy 6.1.1.1 - It is the policy of Council to recognize and conserve cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.2 Ensuring Heritage Protection and Conservation

Policy 6.2.1.1 – It is the policy of Council, to make full use of the provisions of Provincial legislation, such as the *Ontario Heritage Act*, *Planning Act*, *Municipal Act* and *Environmental Assessment Act*, to protect and conserve cultural heritage resources in Vaughan.

Policy 6.2.2.4 - The City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with Good Heritage Conservation Practice. Any proposed alteration, addition, demolition or removal affecting a designated heritage property shall require a heritage permit application to be submitted for the approval of the City.

Policy 6.2.2.5 - To require that, for an alteration of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment.

Policy 6.2.2.6 - That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

- Good Heritage Conservation Practices
- protecting heritage buildings including their environs from any adverse impacts of the proposed alterations, additions works or development
- retaining and repairing original building fabric and architectural features
- new development on vacant lots be designed to fit harmoniously with the immediate physical or broader district context and 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.

Policy 6.2.2.8 - To allow, where appropriate, the adaptive re-use of a built heritage resource on a designated heritage property in a manner that does not adversely impact the heritage attributes of the resource.

Policy 6.2.4 Cultural Heritage Impact Assessments

Cultural Heritage Impact Assessments provide the City with information about the potential impacts development may have on a cultural heritage resource and provide a basis for establishing how those impacts may be avoided or mitigated. Cultural Heritage Impact Assessments may be required for many development activities on or adjacent to heritage resources.

It is the policy of Council:

6.2.4.1 That Cultural Heritage Impact Assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Official Plan, and that:

- a) the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;

- b) the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and,

- c) where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.

6.2.4.2 That Cultural Heritage Impact Assessments are subject to City review. In review of Cultural Heritage Impact Assessments, the City:

- a) will be guided by Good Heritage Conservation Practices and heritage conservation principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and,

- b) may impose conditions of approval to secure the long-term conservation of the resource.

6.2.4.3 That if a development proposal substantially changes in scope and/or design from that described in the Cultural Heritage Impact Assessment, the City may require that the applicant submit additional cultural heritage information, including a revised Cultural Heritage Impact Assessment.

Ontario Heritage Legislation

The *Ontario Heritage Act* gives municipalities and the provincial government powers to preserve the heritage of Ontario. It provides the framework by defining municipal and provincial roles and by enabling municipal councils to pass by-laws under the Act that designate properties of cultural heritage value or interest. The properties that are designated under the *Ontario Heritage Act* are thereby defined as “significant built heritage resources” and therefore are subject to the above-mentioned planning policies.

Maple Village Heritage Conservation District

The City of Vaughan has recognized the former Village of Maple as one of its four historic villages. It has been designated under Part V of the Ontario Heritage Act. As such, they have acknowledged that the preservation and enhancement of this community is important to the City as it has a character that is distinct to the City.

Vaughan Official Plan Policy 6.3.2 Heritage Conservation Districts

6.3.2.3 It is the policy of Council to conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan.

6.3.2.4 That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

Village of Maple Heritage Conservation District Plan 2007

The overall objective in designating the district was to ensure the retention and conservation of the District’s cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District’s architectural, historical, and contextual character.

2.4.2 Objectives for New Development

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

4.4 New Residential Buildings

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of the nineteenth century and early twentieth century building stock that are currently existing or once existed in the village. Architectural elements, features and decorations should be sympathetic with those found on heritage buildings.

4.4.1 Design Approach

a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the district.

b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and, using similarly proportioned windows and doors and roof shapes.

- c) New residential building construction will respect natural landforms, drainage and existing mature vegetation.
- d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.
- e) Historically appropriate facade heights for residential buildings has been one-and-one-half or two-storeys. The facade height of new residential buildings should be consistent with the facade height of existing buildings. Differences in facade heights between buildings on adjacent properties within the district should be no more than one-storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.

New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

4.6 Commercial Core

In order to help retain and enhance the heritage character of the District, specific guidance is needed to address both new and existing commercial buildings on Keele Street, Richmond Street and Major Mackenzie Drive. The commercial features having an impact on the exterior of buildings such as signage, awnings, restaurant patios, and parking lots should also be addressed. For the purposes of this Plan, all commercial sites within the district, regardless of Official Plan designation, shall be developed in accordance with the policies and guidelines of this Plan.

4.6.1 Design Approach

- a) The design of new buildings will be products of their own time, but should reflect an historic architectural style either traditionally found in the District or reflective of traditional commercial architecture.
- b) A design approach that reduces the actual and perceived scale and large developments will be pursued.
- c) New buildings will respect adjacent residential and historic properties.

- d) The facade of new buildings will be no taller than three storeys, with a maximum height of 11.8 metres.
- e) New building construction in the District will conform with the Guidelines found in Section 9.5.3.

6. HERITAGE IMPACT ASSESSMENT AND MITIGATIVE STRATEGIES

As per the Village of Maple Heritage Conservation District (HCD) Plan, the purpose of the HCD designation was not to make the district a static place where change is prohibitive, but rather, the purpose was to guide change so that those features that are changed contribute to the district's architectural and historic character. For this specific proposal, it is important to note that the HCD Plan recognized that there were a number of newer commercial buildings (large one or two storey plazas) that in the 20-year horizon of the HCD plan (that would be 2007-2027) "should be considered as having potential for intensification." This current proposal is one of those sites.

The HCD plan states: *On larger sites, without existing heritage buildings, intensification will mean larger redevelopment projects. It is important that these projects respect the overall character of the village, and that their rhythm and scale are integrated with the small scale of the historic village.*

A measured design development process has progressed for this subject site at 9929 Keele Street, all in an effort to mitigate the impact of the new construction within the HCD. These mitigative strategies have been explored following discussions with City of Vaughan planning and heritage staff. Design moves to satisfy City requests included not only the uses within the building but also the breaking up the facade in a variety of ways (through detailing, setbacks, architectural features and materiality). For example, the proposed development is a mixed-use building with commercial and residential use. This mix of use was initiated by the City, following an earlier version of the proposed development that was fully residential.

It was the revised use allocation that directed, in part, the articulation of the building's principal facade. The approximately 120m long facade is broken up into units corresponding to the width of the typical shopfront at the ground floor. Throughout the design development, the focus has also been on reducing the visual impact of a four-storey building on the streetscape. The set-back and materiality of the fourth floor has also evolved to address concerns of planning and heritage staff.

Assessment - HCD Objectives and Policies

HCD Objectives for New Development (Section 2.4.5): *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.*

Assessment: The proposed development will introduce a relatively large number of residential units in a low-scale building within the HCD, which, together with the commercial units on the ground floor, will help to secure the District's future economic viability.

HCD Policy 4.4 - New Residential Buildings: *New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of the 19th and early 20th century building stock that are currently existing or once existed in the village.*

4.4.1 Design Approach

- *The design will be a product of its own time, but should reflect one of the historical architectural styles traditionally found in the District. New design should not be a hybrid of many styles, nor should it use inauthentic details and proportions.*
- *New residential buildings will complement the immediate physical context and streetscape by being generally the same height, width, and orientation of adjacent buildings, being of similar setback, being of like materials and colours, and using similarly proportioned windows, doors and roof shapes*
- *Larger new residential buildings will have varied massing to reflect the varied scale of the built environment of the historical village.*

- *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 one-storey.*

Assessment: The proposed development is a building type that does not have a historical precedent in the former Village of Maple, but rather it represents a historical type of a multi-unit residential/commercial building as could be found in other nineteenth century urban developments. It uses a vernacular, symmetrical Georgian style as its design inspiration with rectangular window openings on the upper floors and traditional shop front configurations on the ground floor.

As per the guidelines, larger new residential buildings should have varied massing to reflect the varied scale of the built environment of the historical village, which the proposed development achieves. And the height of the building is consistent with the buildings on adjacent properties.

HCD Policy 4.5 - Landscapes: *Landscapes and landscaping helps to define the character of the District and to provide an appropriate setting for its historic buildings. The Ontario Heritage Act extends alteration controls to cover property features, in addition to the exterior of buildings and structures. Property features can include trees, vegetation, pathways, fences, and other landscape elements that are cultural heritage value or interest.*

4.5.1 - Landscape Treatment

- *Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged.*

4.5.2 - Trees and Shrubs

- *Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by a professional arborist. Lost trees should be replaced.*
- *New trees and shrubs should be hardy, urban tolerant in recognition of harsher environmental conditions, but that express form, canopy, leaf and colour characteristics of native, indigenous trees, where possible. large, urban-tolerant and long-living character trees are to form the framework of street tree plantings in the area and become a defining characteristic of the area. Where sufficient space does not exist for large trees, smaller ornamentals are preferred to induce a pedestrian scale while providing seasonal interest and colour.*
- *Plantings should not obscure heritage buildings, but can frame important features. Planting should screen less attractive sites and prospects in the District.*

4.5.3 - Fences

- *Fences will be regulated by the municipal fence by-law.*
- *Existing historical fences will be preserved. The erection of new fences of historic designs is encouraged.*

Assessment: The subject site does not have an existing historical landscape that requires conservation - that is, when the former individual residential properties were merged in the early 1990s for the purposes of development, the existing vegetation was all removed. As there are no heritage buildings on site, the proposed new plantings will not obscure the heritage resources of the district.

The attached landscape plan delineates the new trees and shrubs, and the new fences being proposed (see landscape drawings in Appendix III of this report).

HCD Policy 4.6 - Commercial Core Buildings: In order to retain and enhance the heritage character of the District, specific guidance is needed to address both new and existing commercial buildings on Keele Street, Richmond Street and Major Mackenzie Drive.

4.6.1 Design Approach

- *The design of new buildings will be products of their own time, but should reflect an historical architectural style either traditionally found in the District or reflective of traditional commercial architecture*
- *A design approach that reduces the actual and perceived scale of large developments will be pursued.*
- *New buildings will respect adjacent residential and historic properties*
- *The facade of new buildings will be no taller than three-storeys, with a maximum height of 11.8 metres.*

Assessment: The proposed development is a product of its own time in that it does not incorporate inauthentic historical details. However, it does incorporate architectural design features that could be found in traditional commercial architecture - that is, shop front cornices, regular grid of fenestration on upper floors, and roof-top cornices at the flat roof. As noted in the Heritage Conservation District Plan, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. According to the HCD Plan, these modern buildings have tended to make design reference to heritage styles, "with mixed success." It is our assessment that the proposed design strikes a balance between historical precedents and contemporary design.

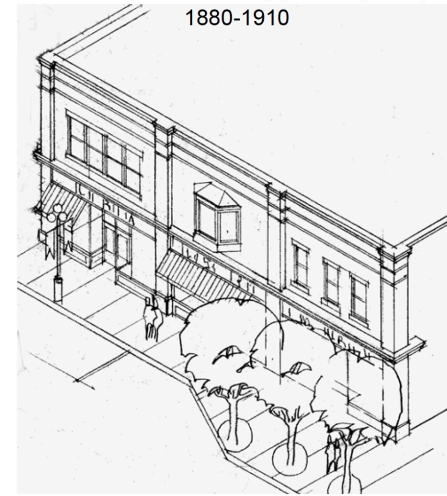
Efforts have been made to visually reduce the perceived scale/length of the building facade by means of architectural articulation into distinct bays, reminiscent of a row of commercial units on a traditional nineteenth century main street. Each bay is between 6 or 7 meters wide and defined by shopfront configurations on the northern half, and townhouse configurations on the southern half.

An open breezeway near the central bay, visually and physically breaks the building's front facade along the streetscape.

Due to previous, twentieth century developments on Keele Street, there are no historic properties immediately adjacent to the proposed development. The three-storey multi-unit residential project at 9973 Keele Street, which dates c2007, stands immediately north of the subject property. The original house on that lot was demolished to make way for this development. The development at 9901-9907 Keele Street, which dates c2005, is located immediately south of the subject property. This development integrated a one-and-one-half storey nineteenth century building into the new multi-unit residential building, while a second house was demolished to accommodate that new building. The three-storey multi-unit residential building at 9944 Keele Street, which dates 2004-05, is located across the street from the subject property. In this instance no existing buildings were demolished, but rather the large side yard south of the nineteenth century house at 9944 Keele Street was infilled to densify the area. Using these three existing structures as a guide, the proposed four-storey building is in keeping with the overall evolving context.

While the proposed development does not adhere to the policy of a building no taller than three-storeys / 11.8 metres, the height has been mitigated through design moves - the building has been designed with a set-back of the fourth floor and the materiality of the fourth floor will further reduce the visual impact. The building north of the subject property, 9973 Keele Street, is three storeys with a very high, pitched roof and is approximately 13.1 metres in height. The building south of the subject property, 9901-9907 Keele Street, is also three storeys with high pitched roof and is approximately 14.35 metres in height.

VERNACULAR TOWN SHOP 1880-1910



Two to three-storey buildings.

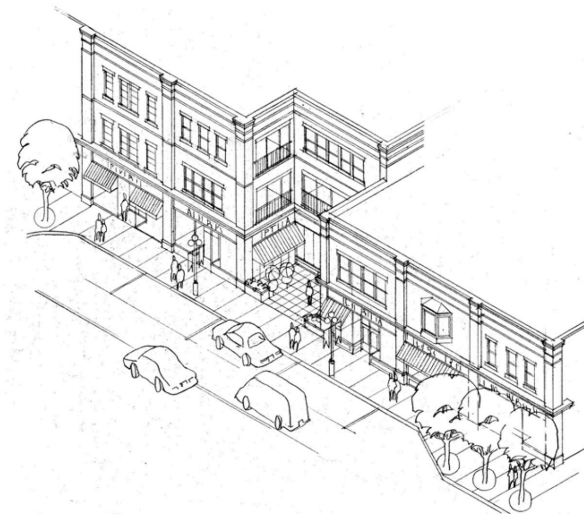
Early town shops might be wood-framed, but brick construction was more common by 1880, after many town fires throughout Ontario.

Built with uniform frontage at the street line.

Usually with flat roofs, sometimes with shallow side gable design.

Taller ground floor with high display windows, and full-width sign fascia above. Large retractable awnings.

Village of Maple HCD Plan, Section 9.1: Architectural Styles - 9.1.2 Commercial Buildings



Village of Maple HCD Plan, Section 9.5: New Development - 9.5.3 Street Commercial Core

Assessment - HCD Design Guidelines

HCD Design Guidelines for New Development in the Commercial Core (Section 9.5.3.5 Site Plan Guidelines): *On larger sites, without existing heritage buildings, intensification will mean larger redevelopment projects. It is important that these projects respect the overall character of the village, and that their rhythm and scale are integrated with the smaller scale of the historic village.*

Assessment: The proposed development incorporates a design aesthetic encouraged in the HCD guidelines, that being, breaking the frontages of designs based on larger heritage precedents into elements of no more than 20 metres in width - in this instance, the building is broken down into units of 6 to 7 metres. Landscaping features such as planters and benches are integral to the design.

HCD Design Guidelines for New Development in the Commercial Core (Section 9.5.3.6 Scale and Massing Guidelines):

- *Maximum facade height of three-storeys with a maximum building height of 11.8 metres*
- *Height and massing should respect the one to two-storey residential properties when they are adjacent*
- *The ground floor ceiling height should be a minimum of 4.5 metres along all primary commercial frontages*
- *A minimum of 75% glazing for retail window display will be pursued for commercial ground floor*
- *The height of window and door articulation on the commercial ground floor will respond to the greater ground floor to ceiling height and should appear in proportion with the overall height and massing of the building*

- *A high quality of commercial and store front design is recommended. Visibility along the commercial ground floor in terms of composition of windows, entryways and materials is encouraged.*
- *All buildings and commercial units fronting onto a primary or secondary street must have an entrance fronting the primary or secondary street.*
- *Commercial building entrances should be easily identifiable and appropriately signed.*
- *The building base occurring along commercial frontage may exhibit a material change from that exhibited along the building mid section above. The use of spandrel glazing on the building will not be permitted.*
- *Integrated vehicle connections such as arched ground floor passage ways may be suitable.*

Assessment: As noted above, the proposed development site is not adjacent to existing heritage structures in the HCD, but rather is flanked by new multi-storey buildings, and therefore, the height and massing of one-to-two storey residential properties is not being used to inform the current design.

As noted above in a review of the HCD policies, the proposed development does not adhere to the guideline of a building no taller than three-storeys / 11.8 metres but rather references the building heights to the north and south. In order to mitigate the height (a four-storey building at 15.5 metres), the building has been designed with a set-back of the fourth floor and the materiality of the fourth floor (in being distinct from the brick below) will further reduce the perceived/ visual impact.

And, due to this specific contextual situation, whereby new multi-storey buildings flank the subject site, the proposed height (which is shorter than the flanking developments) will not have a negative impact on the overall HCD, nor on an adjacent heritage building.

The commercial shopfronts have been designed in a way that conforms with the HCD guidelines, whereby there is glazing for the window displays on the ground floor; and, there are entrances on the primary street which are easily identifiable.

profile that are also traditional for commercial nineteenth century main street architecture.

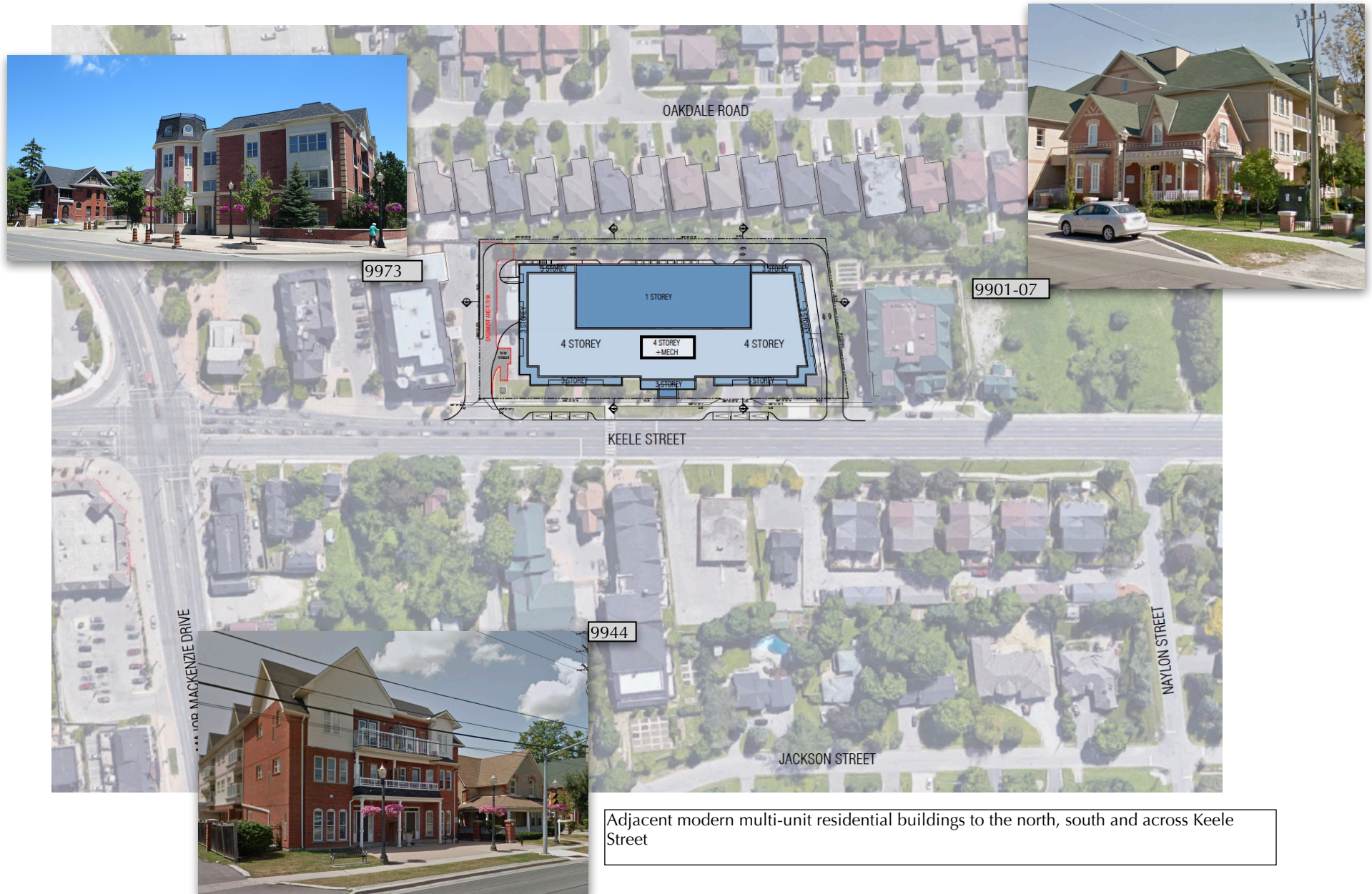
HCD Design Guidelines for New Development in the Commercial Core (Section 9.5.3.7 Architectural Style Guidelines):

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

Assessment: The HCD policies and guidelines state that design of new buildings should be products of their time. The guidelines also state that designs should reflect an historical architectural style traditionally found in commercial architecture.

For this proposed development at 9929 Keele Street, an approach was taken to **not** mimic historic styles of architecture, especially since the mixed-use commercial / residential building type was not historically found in the former Village of Maple, but rather to integrate traditional design features. Features, such as shop front cornices, regular grid of fenestration, and roof top cornices, have been incorporated into the proposed design in order to be consistent with traditional architecture. A built example of this style of building, constructed in historic Unionville, is illustrated below and provides a realistic representation of what the proposed building will look like on Keele Street.

The new building incorporates red brick, a traditional material found elsewhere in the district, and has a fenestration pattern and flat roof





The Varley, a multi-unit, mixed use development in **Unionville** (Markham), was designed by Graziani + Corazza Architects Inc. the same architect as this current proposed development.

Its architectural vocabulary, scale and materiality is a good indication of how the proposed building at 9929 Keele Street will appear.

As with the proposed design, this building has been broken visually along the length of the facades. Brick-faced four bay wide units are interspersed with recessed balcony units on the second and third floors. On the ground floor, the facade is broken up into units through the distinct shop front configurations employing pilasters for definition.

A recessed fourth storey is barely visible from the street (as seen in the streetscape image above).

7. CONCLUSION

As per the Village of Maple Heritage Conservation District (HCD) Plan, the purpose of the HCD designation was not to make the district a static place where change is prohibitive, but rather, the purpose was to guide change so that it contributes to the district's architectural and historic character.

The assessment undertaken in this Cultural Heritage Impact Assessment Report shows that the proposed development at 9929 Keele Street will not have a negative impact on the HCD as a whole. No heritage resources will be lost through this proposed development and no adjacent heritage resources will be affected physically or visually. And, in using the HCD guidelines to inform the proposed development, the character of the HCD as a whole (as laid out in the Statement of Significance) will be conserved. The proposed development therefore meets the District Policies laid out in the HCD Plan and this HIA concludes that there are no adverse impacts but rather there are beneficial impacts when considering the streetscape presence of the new building that will replace an existing paved parking lot.

We note that the City of Vaughan's requirements for Cultural Heritage Impact Assessments calls for a comprehensive examination of the following mitigative options: avoidance mitigation, salvage mitigation and historical commemoration. None of these mitigative options are applicable in this instance since the site does not include heritage resource, therefore there is not need to avoid or salvage. A "monument-like structure commemorating the history of the property" is also not applicable for the same reason.

8. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

Note: As per the City of Vaughan's Requirements for Cultural Heritage Impact Assessments, the GBCA Principal involved in the preparation of this report is a professional members of the Canadian Association of Heritage Professionals.

9. SOURCES

Norcliffe, Glen. *From rural village to industrial suburb: A Guide to a field trip examining the impact of Metropolitan Toronto on Maple, Ontario*. Toronto: York University, Department of Geography, 1984.

Reaman, G. Elmore. *A History of Vaughan Township*. Toronto: University of Toronto Press, 1971.

Village of Maple Heritage Conservation District Inventory (Volume 1), 2005.

Village of Maple Heritage Conservation District, Study (Volume 2), 2006.

Village of Maple Heritage Conservation District, Plan (Volume 3), 2007.

Aerial Photographs, York Region, 1954, 1956, 1959, 1961, 1964, 1965, 1966, 1970, 1975, 1999

APPENDIX I

Conservation Principles

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II

Plans and elevations



NOTES

- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape/grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

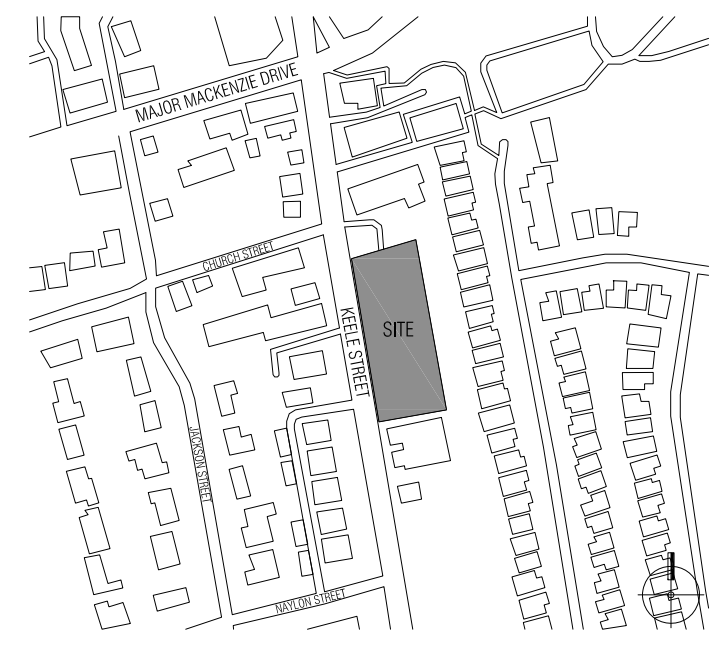
SKETCH OF
PART OF THE WEST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

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LIST OF DRAWINGS

A101 CONTEXT PLAN & STATISTICS	1:1000
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A201 UNDERGROUND PLAN	1:300
A301 GROUND FLOOR PLAN	1:300
A302 MEZZANINE FLOOR PLAN	1:300
A303 2ND FLOOR PLAN	1:300
A304 3RD FLOOR PLAN	1:300
A305 4TH FLOOR PLAN	1:300
A306 MECHANICAL PENTHOUSE PLAN	1:300
A401 NORTH & SOUTH ELEVATIONS	1:150
A402 EAST & WEST ELEVATIONS	1:200
A501 BUILDING SECTIONS	1:200

KEYPLAN



9929 Keele Street Site Statistics
Official Plan Designation: Local Centre; Low-Rise Mixed Use, FSI 1.25; 3-Storey
Existing Zoning (City of Vaughan By-law 1-88): C1 Restricted Commercial
9/157

Site Area					
m ²	Sq. ft	ha	acre	Units/ha	Units/Acre
7,561	81,382	0.76	1.87	147	55.9

General Development Statistics Table		
Total Number of Units	114	
Average Unit Size GFA (m ² /ft ²)	71 m ² /759 ft ²	
Lot Area per Unit (m ² /ft ²)	66 m ² /714 ft ²	
Total Parking Provided	174	
Total Bicycle Parking Provided	118	

Proposed		Unit Count and Breakdown	
Below Grade		Unit Count	
P1	5,393 m ² (58,033 ft ²)	Ground	6
Subtotal:	5,393 m ² (58,033 ft ²)	2 nd Floor	18
		3 rd Floor	39
		4 th Floor	31
Above Grade		Total	
Ground	2,330 m ² (25,000 ft ²)	Unit Breakdown	
Mezzanine	672 m ² (7,237 ft ²)	1 Bedroom	14
2 nd Floor	3,010 m ² (32,398 ft ²)	1 Bedroom + Den	39
3 rd Floor	2,933 m ² (31,353 ft ²)	2 Bedroom	48
4 th Floor	2,475 m ² (26,643 ft ²)	2 Bedroom + Den	13
Mech Fls.	112 m ² (1,201 ft ²)	3 Bedroom	0
Subtotal:	11,575 m ² (124,564 ft ²)	Total:	114
Total:	16,966 m ² (182,617 ft ²)		100%

Below Grade		
Residential	1,366 m ² (14,703 ft ²)	
Ground	287 m ² (3,089 ft ²)	
Mezzanine	3,010 m ² (32,398 ft ²)	
2 nd Floor	2,933 m ² (31,353 ft ²)	
4 th Floor	2,475 m ² (26,643 ft ²)	
Mech Fls.	112 m ² (1,201 ft ²)	
Subtotal	10,224 m ² (110,046 ft ²)	
Total	1,349 m ² (14,518 ft ²)	
Residential	1,349 m ² (14,518 ft ²)	
Ground	287 m ² (3,089 ft ²)	
Mezzanine	2,465 m ² (26,532 ft ²)	
2 nd Floor	2,362 m ² (25,373 ft ²)	
4 th Floor	2,084 m ² (22,533 ft ²)	
Subtotal	8,041 m ² (86,543 ft ²)	
Total	8,041 m ² (86,543 ft ²)	

Surface	%	m ²
Building Area	31%	2,327 m ²
Paved Area	39%	2,932 m ²
Landscaped Area	30%	2,302 m ²

Zoning By-law 1-88 (RA2) Required		Proposed
P1	GFA/5 Site Area	
Max FSI	1.5	
Min Coverage	4.556 m ² (49,033 ft ²)	
	65.25%	
Landscaped Area		
Minimum Landscaped Open Space	10%	2,302 m ² (24,776 ft ²)
Building Height (m)		30.37%
Max Height	44 m	4 storeys
		20 m (13.5 m + 4.5 m mech.)
		(from ground floor to top of roof)
Frontage		
Minimum Frontage	30 m	132.91 m

Zoning By-law 1-88 (RA2) Required		Third Draft Comprehensive Zoning (RA2C) Required	Proposed
Setbacks			
Minimum Front Yard	7.5 m	7.5 m	3.0 m
Minimum Rear Yard	7.5 m	7.5 m	9.4 m
Minimum Side Yard (North)	8.5 m (*)	4.5 m	14.0 m
Minimum Side Yard (South)	8.5 m (*)	4.5 m	9.2 m
(*) 4.5 m - Except for buildings in excess of 11 meters in height, the interior side yard requirement shall be a minimum of 7.5 meters or half the height (17%), whichever is greater.			

Zoning By-law 1-88 Required		Proposed
Amenity Space		
Total Amenity Space*	4,415 m ² (1 bed 30 m ² /unit; 2 bed 55 m ² /unit; 3 bed 90 m ² /unit)	3,021 m ² (Indoor 2 nd floor: 270 m ²) (Outdoor, at-grade landscaped area: 378 m ²) (Outdoor 2 nd floor contiguous area: 1,029 m ²) (Private balcony area: 1,264 m ²)
Total	4,415 m ² (Indoor and outdoor)	3,021 m ² (Indoor and outdoor)

*According to Zoning By-law 1-88 Amenity areas may include patios, landscaped areas on the site, balconies, roof terraces, swimming pools, communal lounges and other areas suitable for recreational purposes.

Zoning By-law 1-88 Required		Third Draft Comprehensive Zoning* Required	Proposed
Amenity Space			
Total Amenity Space Required	594 m ² (28m ² x 5 units + 5m ² x 106) (Indoor and outdoor)	1,737 m ² (Indoor and outdoor)	
Contiguous outdoor area located at grade*	55.0 m ²	378 m ² (at-grade landscaped area) 1,029 m ² (2 nd floor amenity area)	

* Third Draft Comprehensive By-law does not count private balconies as amenity area. Amenity areas: Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building with residential use, and shall include a breezeway. An amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit.

Zoning By-law 1-88 Required		Third Draft Comprehensive Zoning	Proposed
Parking			
Residential	171 (1.5 space/unit)	114 (1.0 space/unit)	114
Visitor	29 (0.25 space/unit)	23 (0.2 space/unit)	23
Retail (1,349 m ²)	81 (6 space/100m ²)	37 (2.7 space/100m ²)	37
Total	281	174	174

Zoning By-law 1-88 Required		Third Draft Comprehensive Zoning	Proposed
Accessible Parking Spaces			
7 (3 Type A, 4 Type B)*	7 (3 Type A, 4 Type B)**	10 (5 Type A, 5 Type B)	

* plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B (2). Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.
** plus 3% of the total required parking spaces. Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, with the remainder provided as a Type B barrier-free parking space.

Parking Dimensions	
Typical Parking Space	2.7 m x 6.0 m
Accessible Parking Space + 2.5 widthway	Type A = 3.4 m x 6.0 m Type B = 2.4 m x 6.0 m
Driveway Width	6.0 m

Zoning By-law 1-88 Required		Third Draft Comprehensive Zoning	Proposed
Loading Space			
Residential	N/A	1 Type D 23m (l) x 4m (w) x 6.3m (h)	1 loading space 23m (l) x 4m (w) x 6.3m (h)
Commercial	1 space 8m (l) x 3.5m (w) x 4.2m (h)	1 Type B 1 Type D and 1 Type B	1 loading space 23m (l) x 4m (w) x 6.3m (h)
Total:	1 space		

Zoning By-law 1-88 Required		Third Draft Comprehensive Zoning	Proposed
Bicycle Parking			
Residential (114 units)	N/A	Short-Term 11 (0.1 space/unit, or 3 spaces, whichever is greater)	Long-Term 68 (0.6 space per unit)
Commercial (1,349 m ²)	N/A	Short-Term 1 (0.1 space/100m ² or 3 spaces, whichever is greater)	Long-Term 20 (0.05 per space, whichever is greater)
Total		12 short-term	68 long-term

Waste Removal		Waste Collections Design Standards	Proposed
Loading Space			
Staging Area	25 m ²		25 m ²
Bulky Storage	100m ²		100m ²
Bin Size	3 cu. yards		3 cu. yards
Bin Count	45 units/container = 134 + 45 = 3		5
Residential Recycling	53 units/container = 134 + 53 = 2		2
Residential Garbage	50 units/container = 134 + 50 = 2		2
Total	7 bins		7 bins

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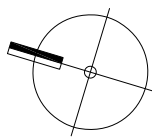
PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN  TRINITY POINT ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: D. WONG/S. SAMAREH
Checked By: L. BIASE
Plot Date: Sep. 29, 2021
Job #: 1240.14

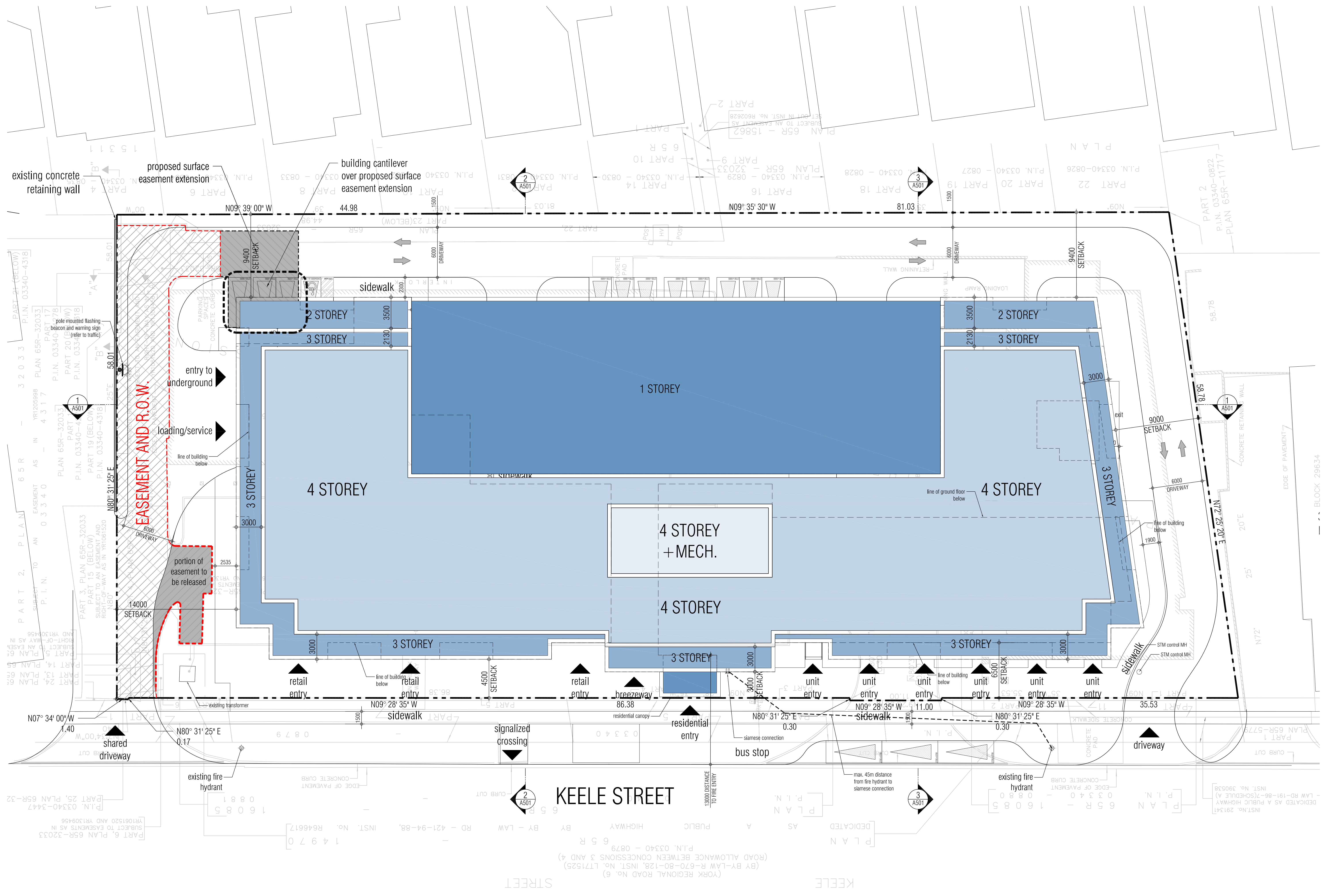
CONTEXT PLAN & STATISTICS



1:1000

A101

TITLE BLOCK SIZE: 610 x 950



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PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

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Project Architect: E. CORAZZA

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Job #: 1240.14

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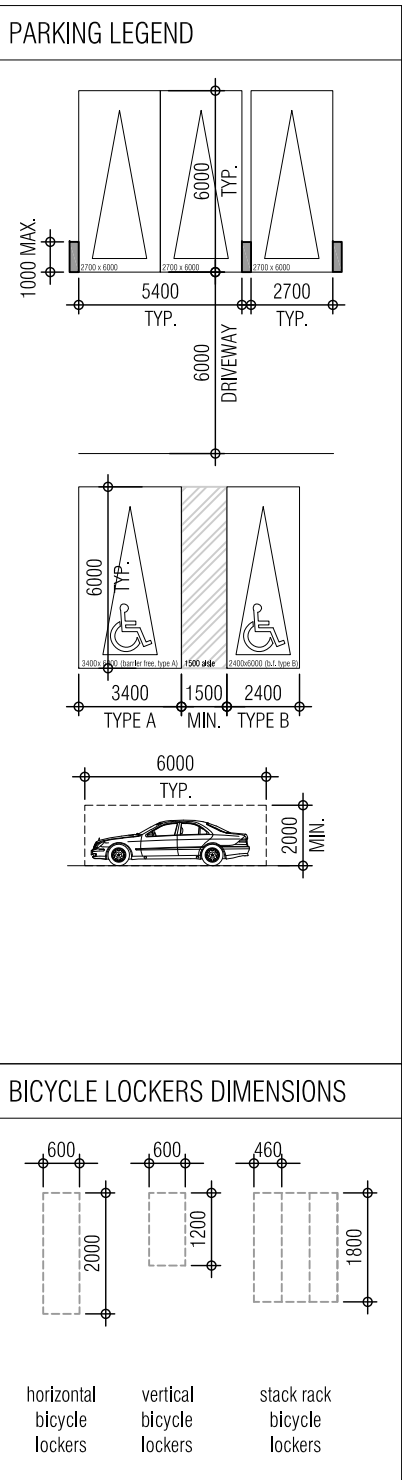
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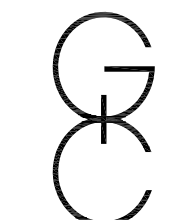
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+ CORAZZA
ARCHITECTS INC.**

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Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT

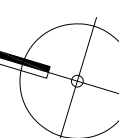
Keele & Major Mackenzie

VAUGHAN TRINITY POINT ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/S. SAMAREH
Checked By: D. BIASE
Plot Date: Sep. 29, 2021
Job #: 1240.14

GROUND FLOOR

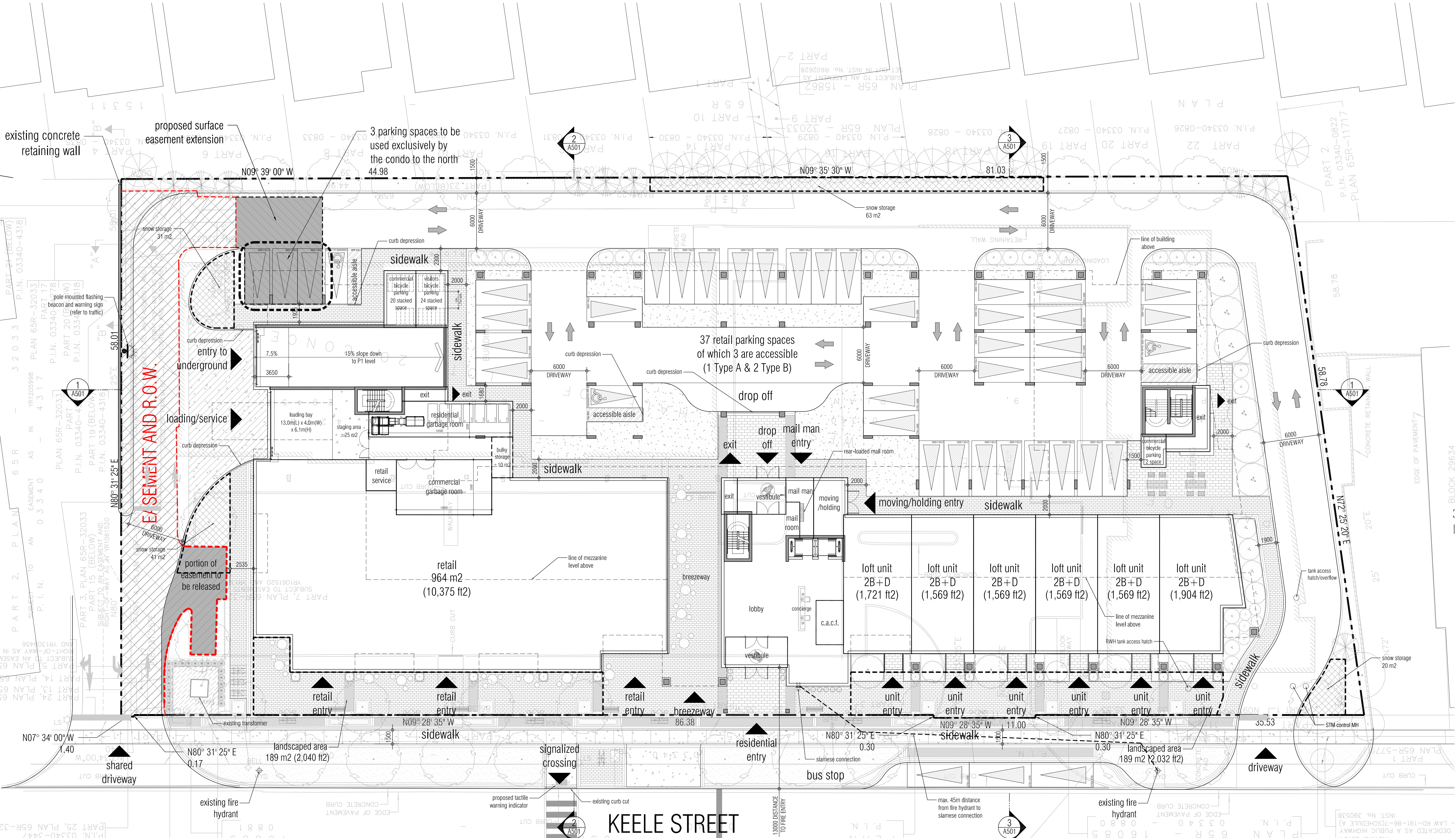
PLAN



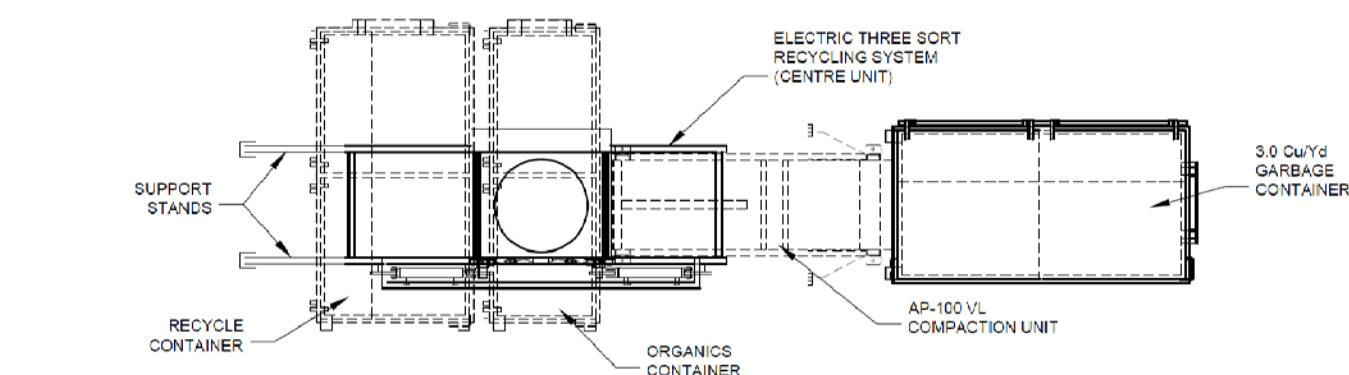
1:300

A301

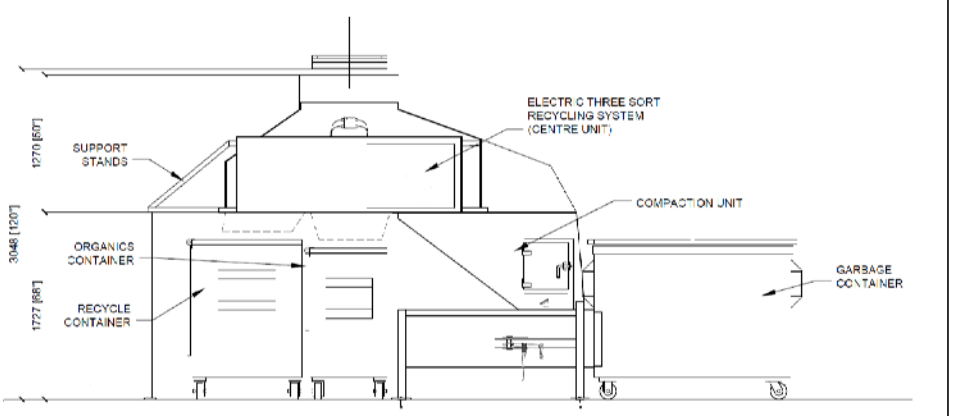
TITLE BLOCK SIZE: 610 x 950



TRI-SORTER DETAIL (REFERENCE ONLY)



PLAN VIEW



SECTION VIEW

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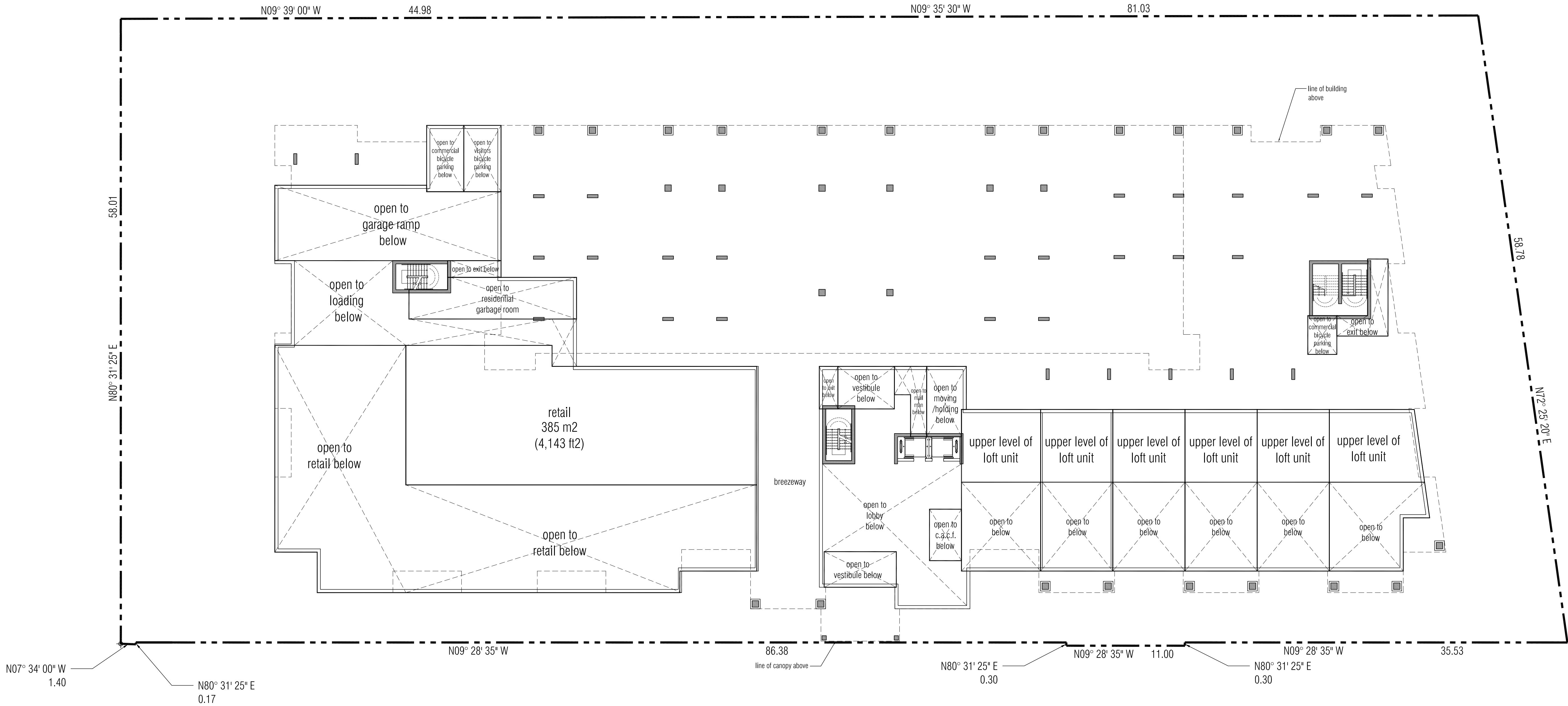
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PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN	TRINITY POINT	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	L. WONG/S. SAMAREH	
Checked By:	D. BIASE	
Plot Date:	Sep. 29, 2021	
Job #	1740.14	

MEZZANINE FLOOR PLAN

1:300 **A302**

TITLEBLOCK SIZE: 610 x 950

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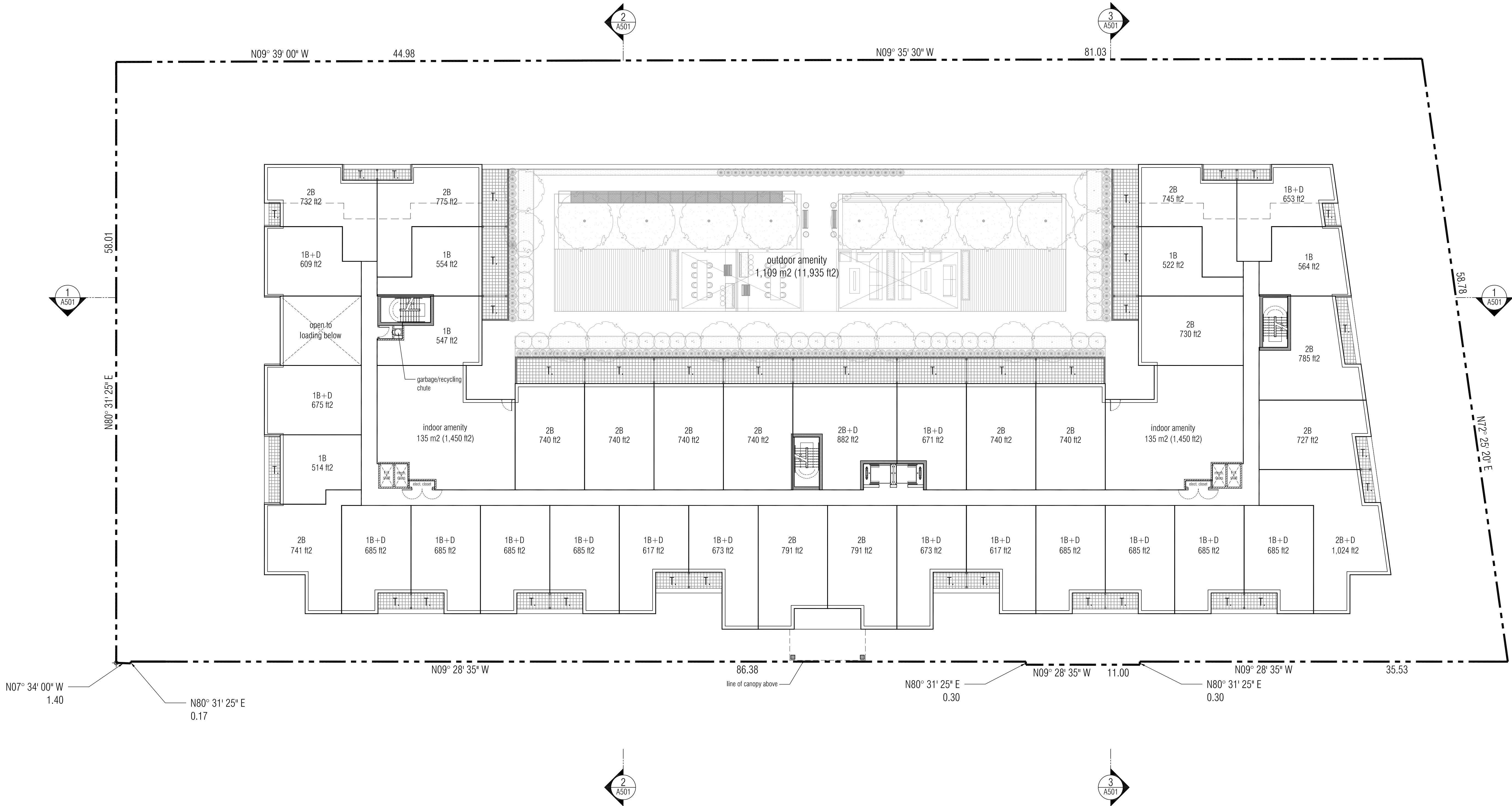
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PROPOSED MIXED USE DEVELOPMENT
Keele & Major Mackenzie

VAUGHAN	TRINITY POINT	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	L. WONG/S. SAMAREH	
Checked By:	D. BIASE	
Plot Date:	Sep. 29, 2021	
Job #	1740.14	

2ND FLOOR PLAN

1:300 **A303**

TITLE BLOCK SIZE: 610 x 950

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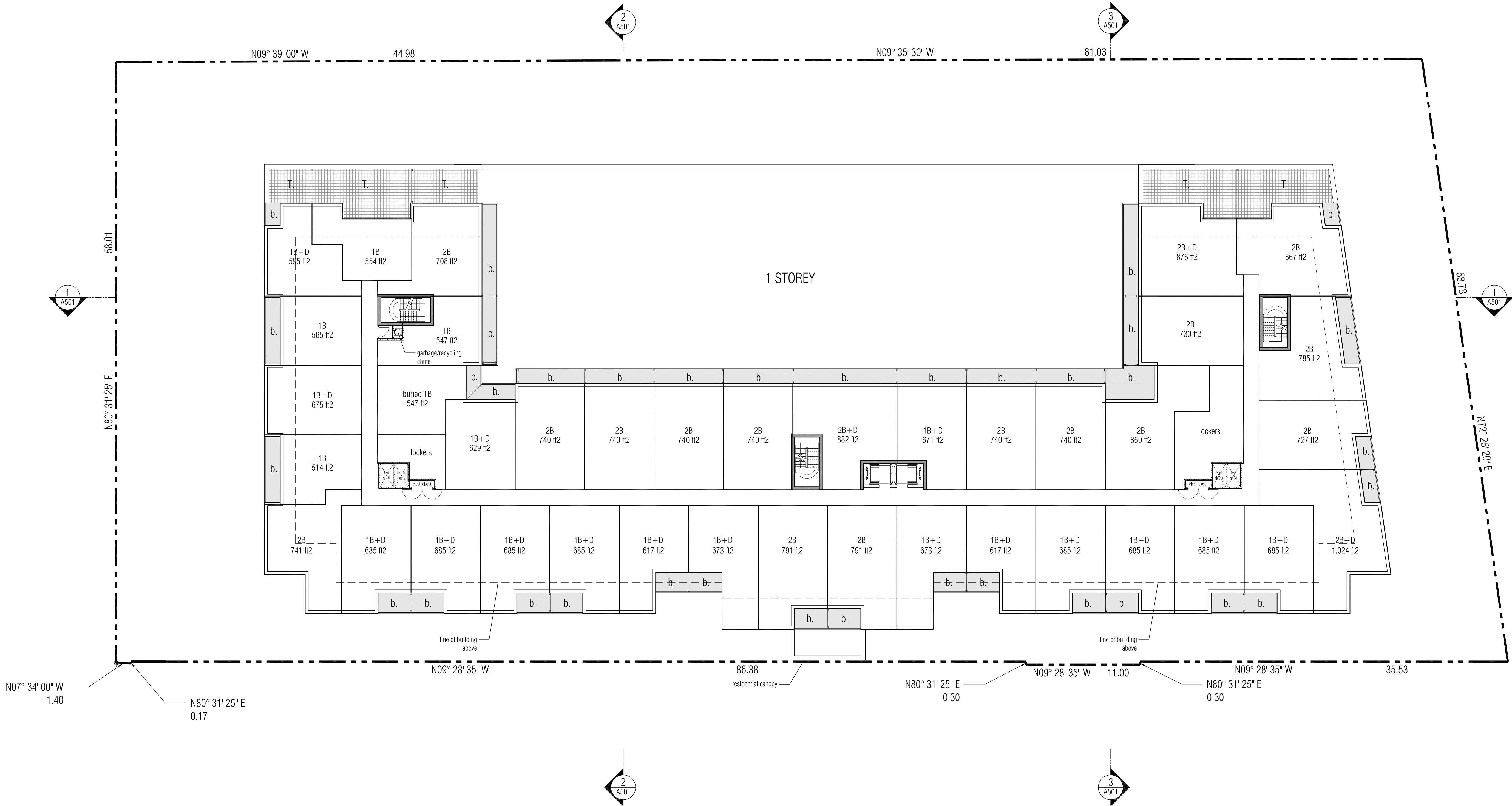
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PROPOSED MIXED USE DEVELOPMENT
Keele & Major Mackenzie

VAUGHAN	TRINITY POINT	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	L. WONG/S. SAMAREH	
Checked By:	D. BIASE	
Plot Date:	Sep. 29, 2021	
Job #	1740.14	

**3RD FLOOR
PLAN**

1:300 **A304**

TITLE BLOCK SIZE: 610 x 950

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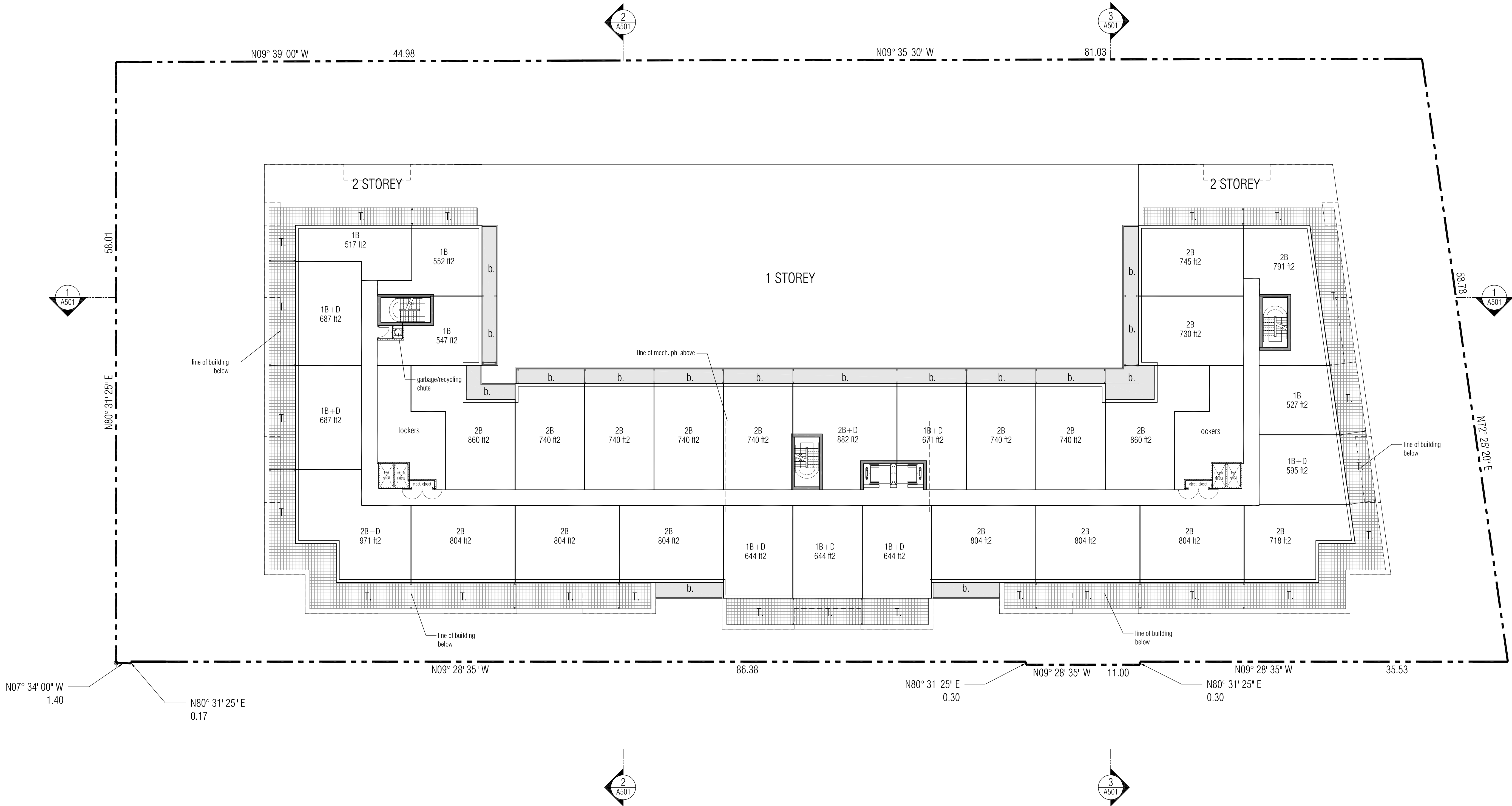
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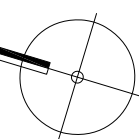
PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN	TRINITY POINT	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	L. WONG/S. SAMAREH	
Checked By:	D. BIASE	
Plot Date:	Sep. 29, 2021	
Job #	1240.14	

4TH FLOOR

PLAN



1:300

A305

TITLE BLOCK SIZE: 610 x 950

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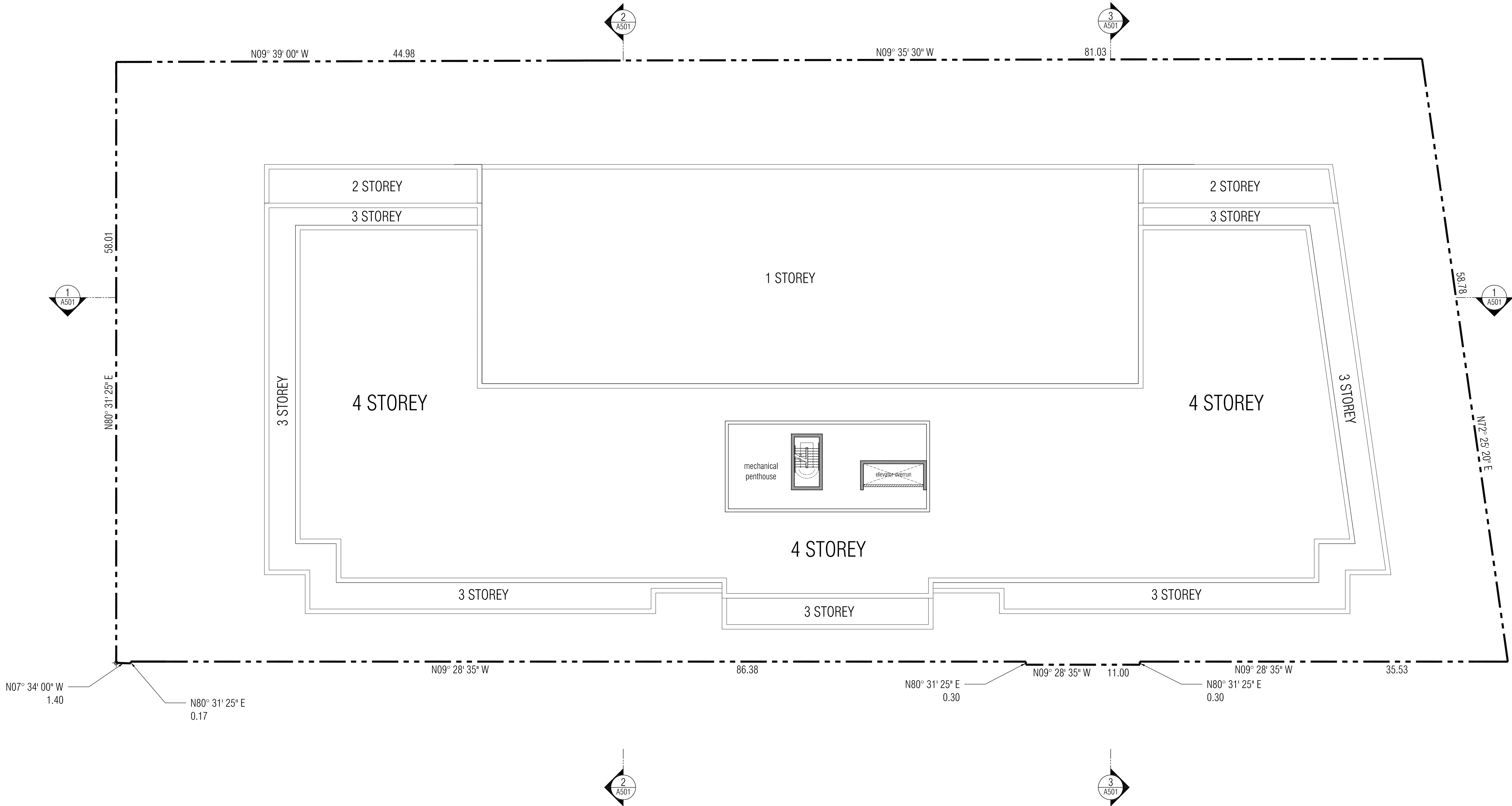
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PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN	TRINITY POINT	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	L. WONG/S. SAMAREH	
Checked By:	D. BIASE	
Plot Date:	Sep. 29, 2021	
Job #	1740.14	

MECH.PH FLOOR

PLAN

1:300 **A306**

TITLEBLOCK SIZE: 610 x 950

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MATERIALS LEGEND	
	VISION GLASS GLASS: CLEAR FRAME: UC109852 DURANAR, CHARCOAL
	GLAZED SPANDREL PANEL GLASS: OPAC-GUA-300 STANDARD COLORS PRIMARY WHITE - #F3C886 Medium Gray NOTE: Allow for reflective or low-e coatings that have an outside reflectance of 15% or less FRAME: UC109852 DURANAR, CHARCOAL
	METAL PANEL - DARK UC109852 DURANAR, CHARCOAL
	METAL PANEL - LIGHT UC35026 DURANAR, BRIGHT WHITE
	PREFINISHED METAL LOUVRE/GRILLE UC109852 DURANAR, CHARCOAL
	BRICK ENDICOTT BRICK RED BRONSPT - SMOOTH
	PRECAST MOULDING ACRYTEC GEMTEX - ARCTIC SNOW
	PRECAST PANEL - DARK ACRYTEC GEMTEX - TUXEDO BLACK
	PRECAST PANEL - LIGHT ACRYTEC GEMTEX - ARCTIC SNOW
	GLASS RAILING GLASS: 6mm CLEAR (LAMINATED) FRAME: UC109852 DURANAR, CHARCOAL
	METAL RAILING METAL FRAME: UC109852 DURANAR, CHARCOAL
	CONCRETE POLISHED FINISH TO MATCH (PC-D) PRECAST PANEL - DARK
	WOOD DOOR - OAK

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PROPOSED MIXED USE DEVELOPMENT
Keele & Major Mackenzie

VAUGHAN TRINITY POINT ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/S. SAMAREH
Checked By: D. BIASE
Plot Date: Sep. 17, 2021
Job #: 1240.14

NORTH & SOUTH ELEVATIONS

1:150 **A401**

TITLEBLOCK SIZE: 610 x 950

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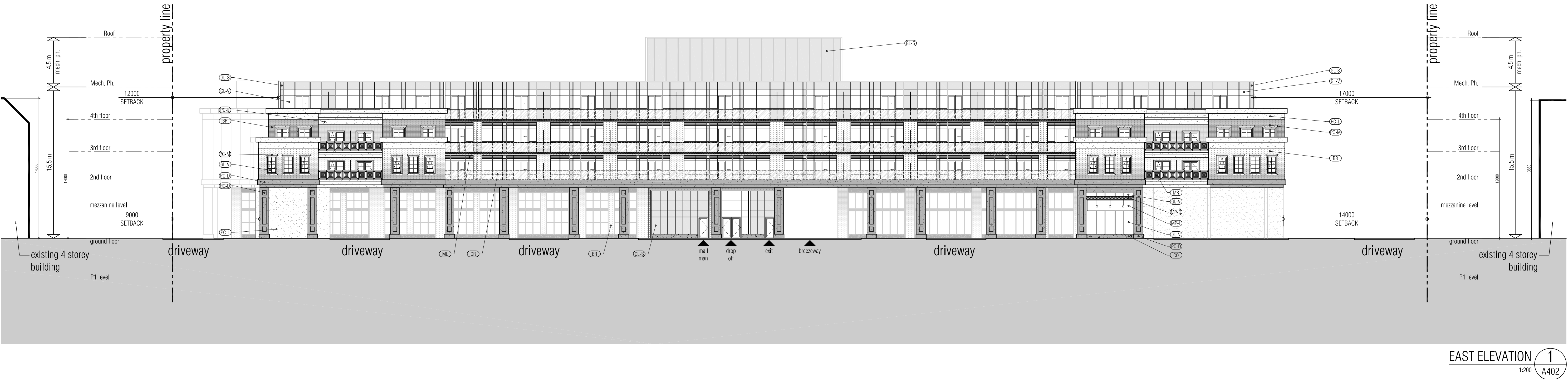
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	GLAZED SPANDREL PANEL GLASS: OPAC-CUA-200 STANDARD COLORS PRIMARY WHITE - #3-0386 Medium Gray NOTE: Allow for reflective or low-e coatings that have an outside reflectance of 15% or less FRAME: UC109852 DURANAR, CHARCOAL
	METAL PANEL - DARK UC109852 DURANAR, CHARCOAL
	METAL PANEL - LIGHT UC50026 DURANAR, BRIGHT WHITE
	PREFINISHED METAL LOUVER/GRILLE UC109852 DURANAR, CHARCOAL
	BRICK ENDICOTT BRICK RED BRONSPOT - SMOOTH
	PRECAST MOULDING ACRYTEC GEMTEX - ARCTIC SNOW
	PRECAST PANEL - DARK ACRYTEC GEMTEX - TUXEDO BLACK
	PRECAST PANEL - LIGHT ACRYTEC GEMTEX - ARCTIC SNOW
	GLASS RAILING GLASS: 6mm CLEAR (LAMINATED) FRAME: UC109852 DURANAR, CHARCOAL
	METAL RAILING METAL FRAME: UC109852 DURANAR, CHARCOAL
	CONCRETE POLISHED FINISH TO MATCH (PC-D) PRECAST PANEL - DARK
	WOOD DOOR - OAK

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PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN

TRINITY POINT ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: L. WONG/S. SAMAREH

Checked By: D. BIASE

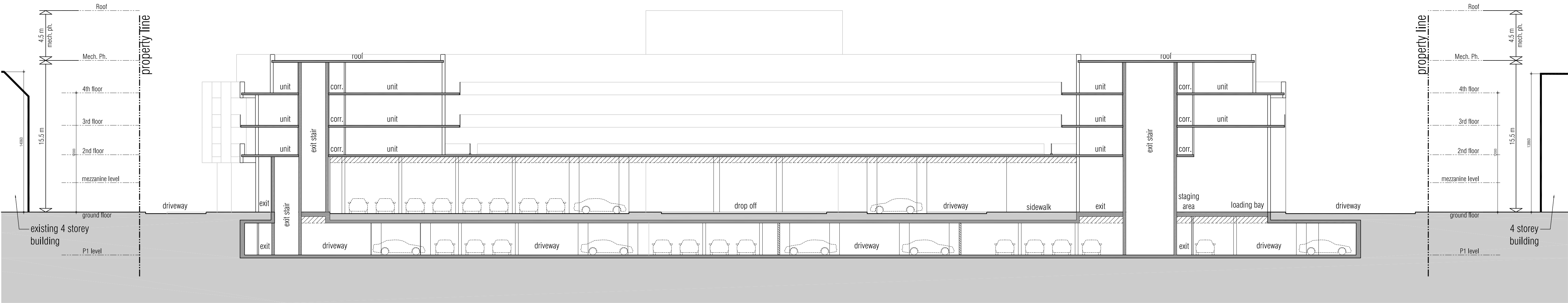
Plot Date: Sep. 17, 2021

Job #: 1240.14

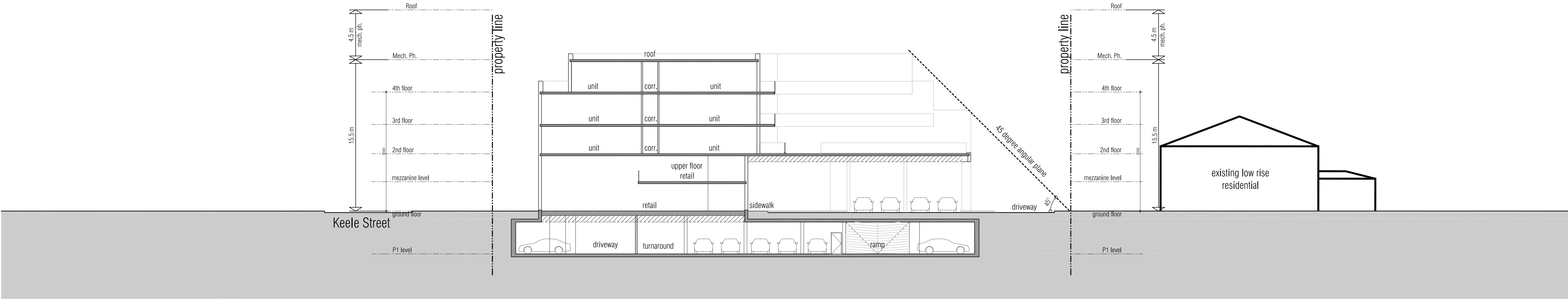
EAST & WEST ELEVATIONS

1:200 A402

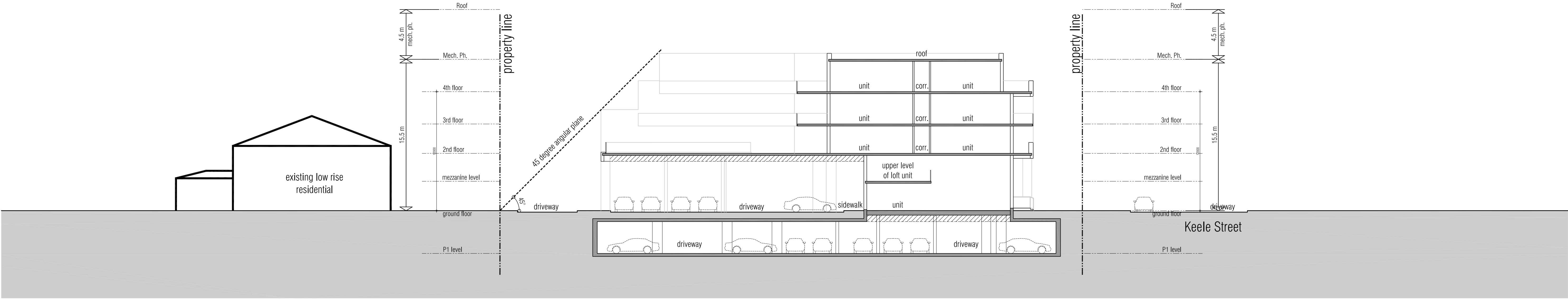
TITLEBLOCK SIZE: 610 x 950



SECTION A **1**
1:200 A501



SECTION B **2**
1:200 A501



SECTION C **3**
1:200 A501

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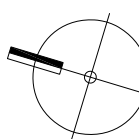
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PROPOSED MIXED USE DEVELOPMENT
Keele & Major Mackenzie

VAUGHAN TRINITY POINT ONTARIO

Project Architect: **E. CORAZZA**
Assistant Designer: **L. WONG**
Drawn By: **L. WONG/S. SAMAREH**
Checked By: **D. BIASE**
Plot Date: **Sep. 29, 2021**
Job #: **1240.14**

BUILDING SECTIONS

 1:200 **A501**

TITLEBLOCK SIZE: 610 x 950



GL-V VISION GLASS
- CLEAR
- FRAME: CHARCOAL

GR GLASS RAILING
- CLEAR
- FRAME: CHARCOAL

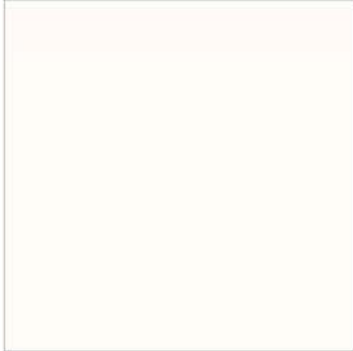


MP-D METAL PANEL - DARK
- CHARCOAL

MR METAL RAILING
- CHARCOAL

ML METAL LOUVRE/GRILLE
- CHARCOAL

VISION/SPANDREL/RAILING FRAME
- CHARCOAL



MP-L METAL PANEL - LIGHT
- BRIGHT WHITE



GL-S GLAZED SPANDREL PANEL
- GRAY
- FRAME: CHARCOAL



PC-D PRECAST PANEL - DARK
- BLACK

CO CONCRETE
- BLACK

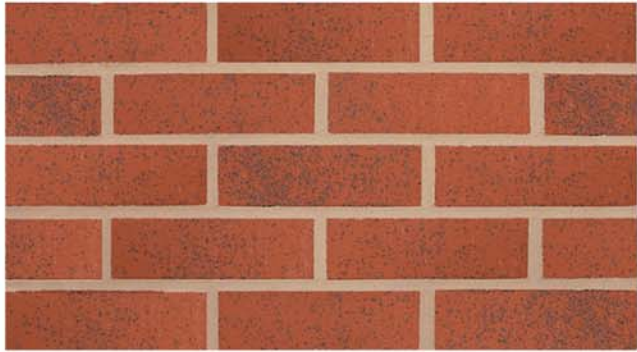


PC-L PRECAST PANEL - LIGHT
- WHITE

PC-M PRECAST MOULDING
- WHITE



WD DOOR - OAK
- LIGHT BROWN



BR BRICK - RED IRONSPOT

MATERIALS LEGEND		
	(GL-V)	VISION GLASS GLASS: CLEAR FRAME: UC109852 DURANAR, CHARCOAL
	(GL-S)	GLAZED SPANDREL PANEL GLASS: OPACI-COAT-300 STANDARD COLORS PRIMARY WHITE - #3-0586 Medium Gray NOTE: Allow for reflective or low-e coatings that have an outside reflectance of 15% or less FRAME: UC109852 DURANAR, CHARCOAL
	(MP-D)	METAL PANEL - DARK UC109852 DURANAR, CHARCOAL
	(MP-L)	METAL PANEL - LIGHT UC55026 DURANAR, BRIGHT WHITE
	(ML)	PREFINISHED METAL LOUVRE/GRILLE UC109852 DURANAR, CHARCOAL
	(BR)	BRICK ENDICOTT BRICK RED IRONSPOT - SMOOTH
	(PC-M)	PRECAST MOULDING ACRYTEC GEMTEX - ARCTIC SNOW
	(PC-D)	PRECAST PANEL - DARK ACRYTEC GEMTEX - TUXEDO BLACK
	(PC-L)	PRECAST PANEL - LIGHT ACRYTEC GEMTEX - ARCTIC SNOW
	(GR)	GLASS RAILING GLASS: 6mm CLEAR (LAMINATED) FRAME: UC109852 DURANAR, CHARCOAL
	(MR)	METAL RAILING METAL FRAME: UC109852 DURANAR, CHARCOAL
	(CO)	CONCRETE POLISHED FINISH TO MATCH (PC-D) PRECAST PANEL - DARK
	(WD)	WOOD DOOR - OAK
NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOUR MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECT'S APPROVAL		

APPENDIX III

Landscape Plan

Key	Botanical Name	Common Name	Cal.	Ht.	Spacing	Cond.	Remarks	Total
DECIDUOUS TREES								
Ac	Amelanchier canadensis	Serviceberry	60mm			W.B.	Multi-stem	1
Afj	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	70mm			W.B.	Uniform Specimen	2
Gth	Gleditsia triacanthos var. inermis 'Halka'	Halka Honeylocust	60mm			W.B.	Uniform Specimen	4
Gba	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	60mm			W.B.	Uniform Specimen	3
Cbf	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	60mm			W.B.	Uniform Specimen	8
Qr	Quercus rubra	Red Oak	70mm			W.B.	Uniform Specimen	1
Uap	Ulmus americana 'Princeton'	Princeton Elm	70mm			W.B.	Uniform Specimen	2
Ltf	Liriodendron tulipifera 'Fastigiata'	Columnar Tulip Tree	70mm			W.B.	Uniform Specimen	3
Qrf	Quercus robur 'Fastigiata'	Pyramidal English Oak	70mm			W.B.	Uniform Specimen	3
CONIFEROUS TREES								
Pgm	Picea glauca 'Montrrose Charm'	Montrrose Charm Spruce		300cm		W.B.	Uniform Specimen	4
Psf	Pinus strobus 'Fastigiata'	Pyramidal White Pine		300cm		W.B.	Uniform Specimen	6

Proposed Plant Species

Note: Guarantee all plant material for a minimum of 2 years

37 Replacement Trees Planted on Private Property

TOTAL SPECIES = 11

* NATIVE SPECIES = 8 (73%)

WATER EFFICIENT SPECIES = 9 (82%)

S.B. = SHALLOW BALL

B.B. = BALLED & BURLAPPED

W.B. = WIRE BASKET

Key	Botanical Name	Common Name	Cal.	Ht.	Spr.	Cond.	Remarks	Total
DECIDUOUS TREES								
Aeg	Aesculus glabra	Ohio Buckeye	50mm			B&B	Uniform Specimen	4
Afj1	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	50mm			W.B.	Uniform Specimen	3
Gd	Gymnocladus dioica	Kentucky Coffee Tree	50mm			W.B.	Uniform Specimen	2

Proposed Tree Plant Species - Keele Street ROW

Note: Guarantee all plant material for a minimum of 2 years

TOTAL SPECIES = 3

* NATIVE SPECIES = 3 (100%)

WATER EFFICIENT SPECIES = 3 (100%)

S.B. = SHALLOW BALL

B.B. = BALLED & BURLAPPED

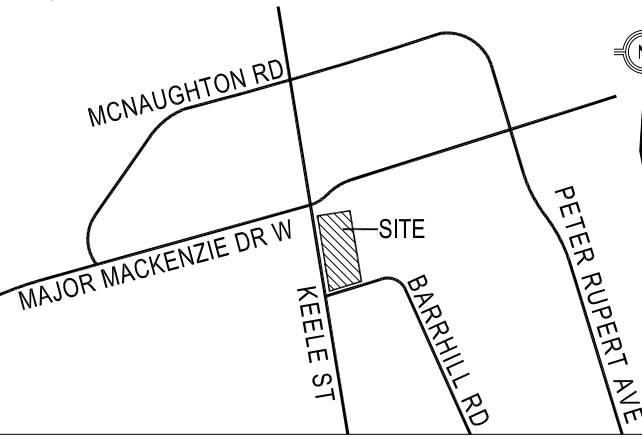
W.B. = WIRE BASKET

NOTES:

Trees planted within the Regional road allowance shall conform to the following requirements:

- All trees shall be planted in accordance with the York Region Street Tree Preservation and Planting Design Guidelines.
- York Region NHF shall be provided with 2 weeks notification notified to schedule a site meeting to review planting layout as well as notification at the completion of tree planting. York Region NHF may inspect the trees post planting and annually to ensure that the trees are planted and maintained in accordance with Region standards. The developer shall be responsible for correcting all identified deficiencies.
- All tree planting shall occur only during the first appropriate planting season immediately following the completion of construction between April 1st and June 30th.
- Trees shall be subject to a two (2) year warranty period. During that time the developer shall warranty the trees against mortality from any biotic and abiotic factor, and/or as a result of incorrect planting or maintenance procedures.
- All trees shall be watered a minimum of fourteen (14) times per year throughout the growing season for the duration of the two year warranty period.
- At the end of the two (2) year warranty all gator bags and stakes are to be removed and the mulch is to be added in accordance with specifications.

Key Plan



Legend

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED DECIDUOUS SHRUB PLANTING
- PROPOSED CONIFEROUS SHRUB PLANTING
- EXISTING TREES
- PROPOSED GROUND COVER / SHRUB PLANTING
- PROPOSED SOD
- EXISTING TREES
- PROPOSED PEDESTRIAN PRECAST CONCRETE UNIT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED VEHICULAR CONCRETE UNIT PAVING
- PROPOSED BENCHES
- PROPOSED BIKE RACKS
- PROPOSED DECORATIVE METAL FENCE
- PROPOSED FEATURE LIGHTING
- PROPOSED FURNITURE
- STANDARD CITY OF VAUGHAN ROADWAY LIGHT FIXTURE
- EXISTING LIGHT STANDARD
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- PROPOSED SNOW STORAGE 154m2

No	Date	Revisions	By
5.0	09.24.2021	REISSUED FOR ZBA	GM
4.0	09.03.2021	ISSUED FOR COORDINATION	GM
3.0	11.30.2020	ISSUED FOR COORDINATION	GM
2.0	10.15.2020	ISSUED FOR COORDINATION	GM
1.0	05.12.2020	ISSUED FOR COORDINATION	GM

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TRINITY POINT DEVELOPMENTS

the mbtw group
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Project Name:

9929 Keele Street
Vaughan, Ontario

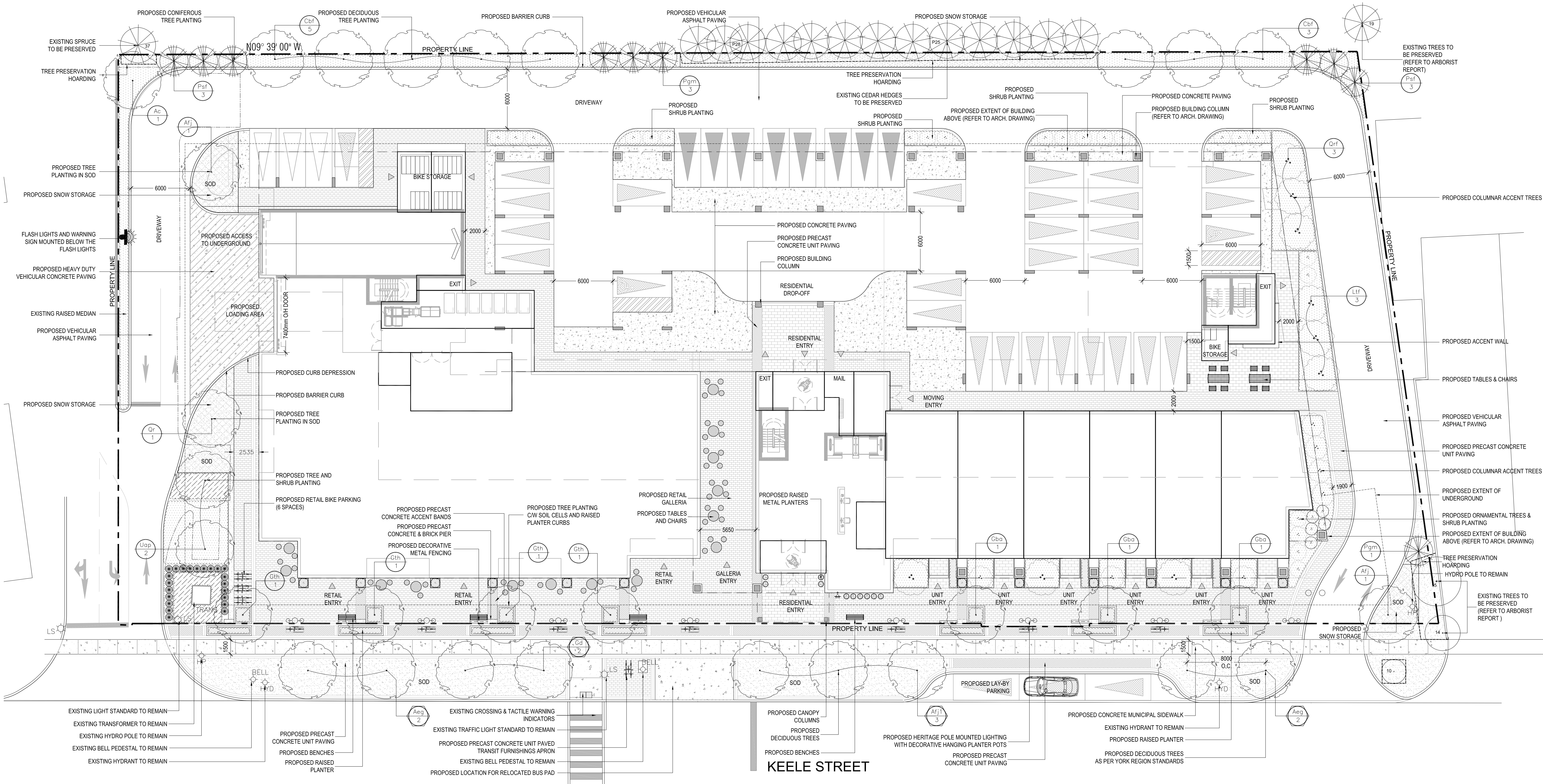
Sheet Title:

Landscape Plan

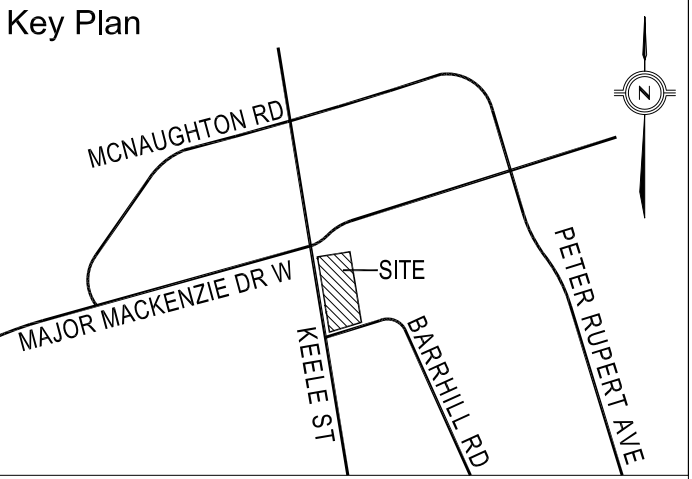
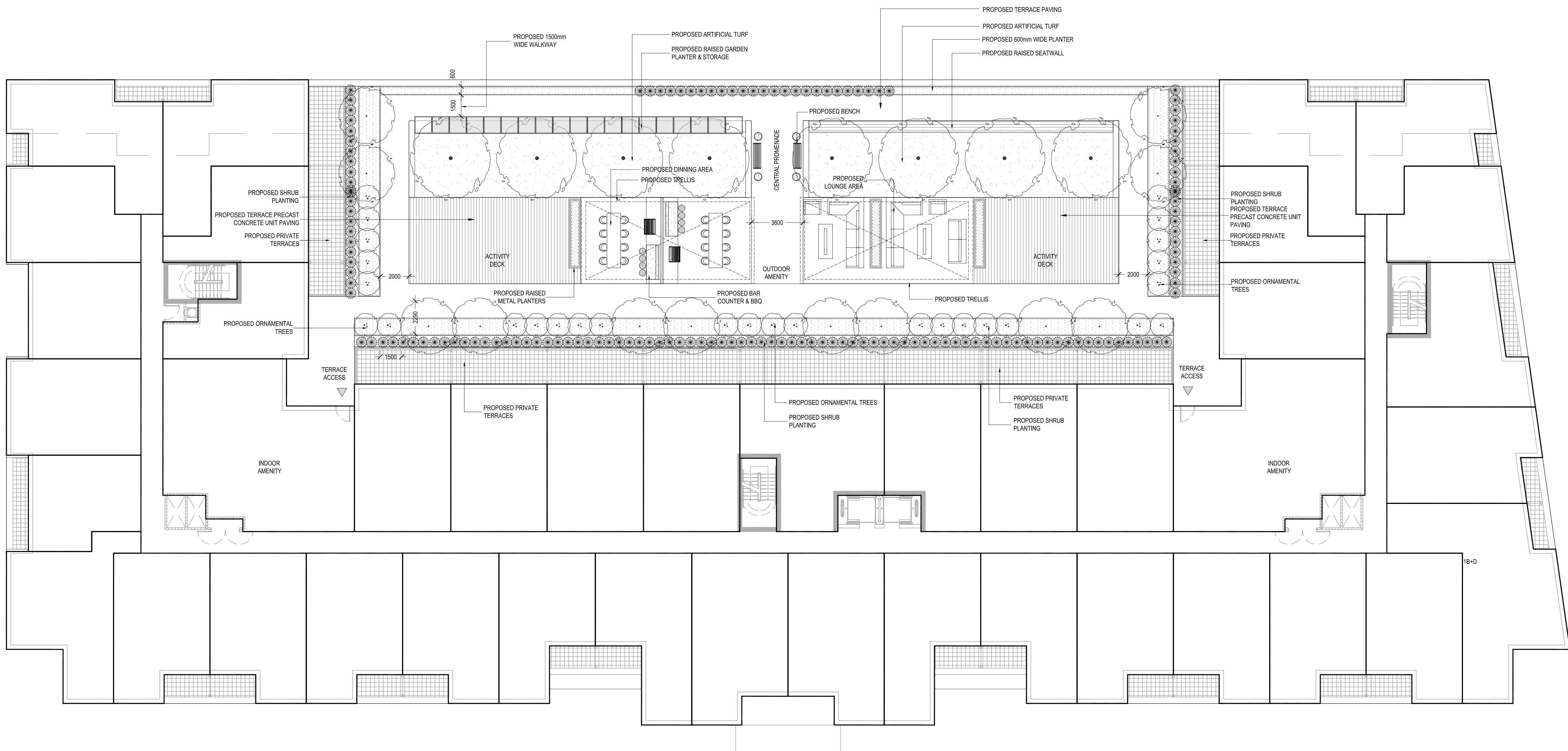
Designed: GM	Drawn: DK	Scale: AS NOTED	Drawing No.: L-1a
Date of Drawing: July 2018	Job No.: GRP220		

Scale: 1:200

Plant Lists



Ground Floor Landscape Plan



- Legend**
- PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED DECIDUOUS SHRUB PLANTING
 - PROPOSED CONIFEROUS SHRUB PLANTING
 - PROPOSED GROUND COVER / SHRUB PLANTING
 - PROPOSED ARTIFICIAL TURF
 - PROPOSED PRECAST CONCRETE UNIT PAVING
 - PROPOSED FURNITURE

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TRINITY POINT DEVELOPMENTS

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Project Name:

9929 Keele Street
Vaughan, Ontario

Sheet Title:
**Amentery Terrace
Landscape Plan**

Designed: GM	Drawn: DK	Scale: AS NOTED	Drawing No.: L-1b
Date of Drawing: October 2020	Job No.: GRP220		