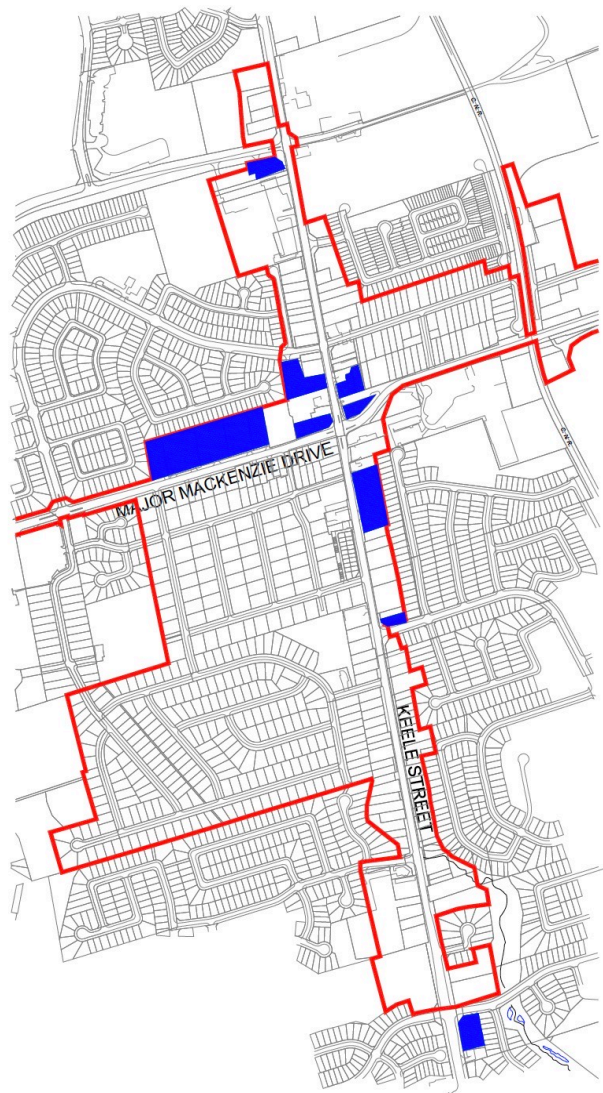


C2
Communication
Heritage Vaughan – October 20, 2021
Item # 4



Heritage Vaughan Committee – October 20, 2021

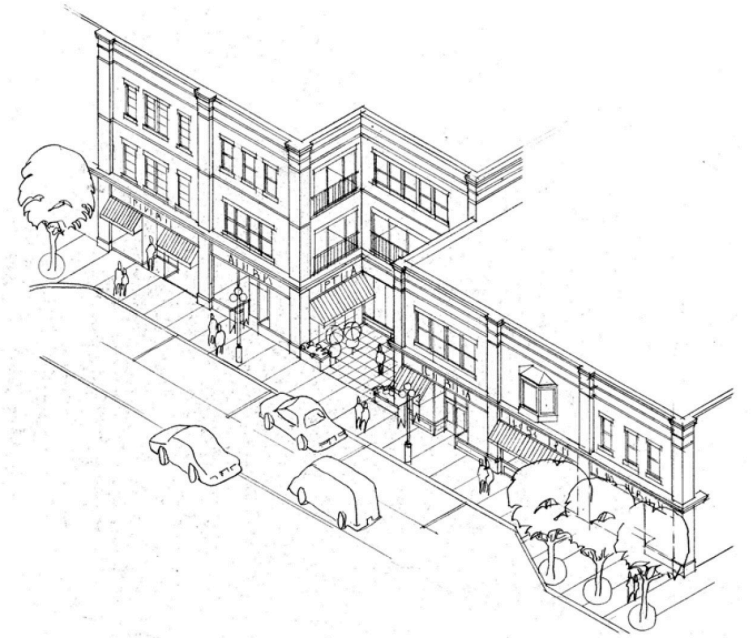
9929 Keele Street



Shaded properties are non-heritage, mostly one-storey commercial developments, that may be considered re-development sites in the 20-year time horizon of this Study.

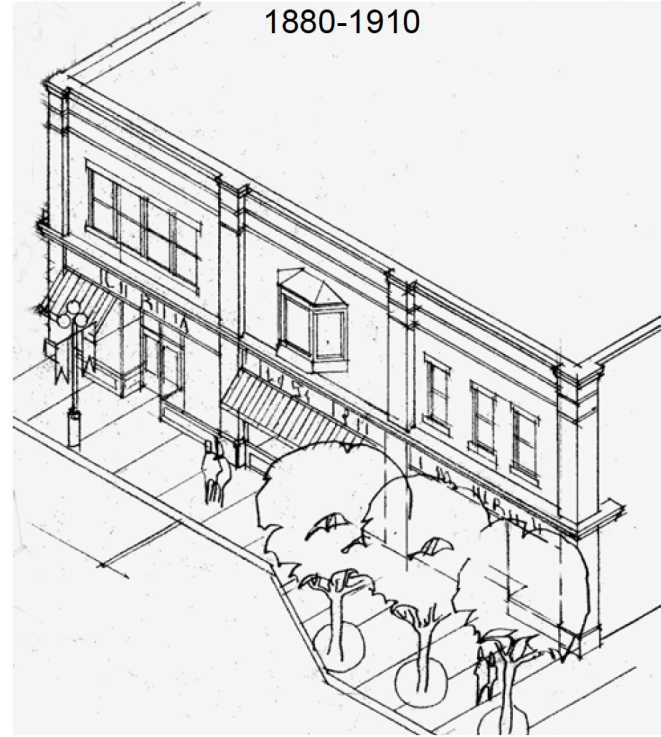








VERNACULAR TOWN SHOP 1880-1910



Two to three-storey buildings.

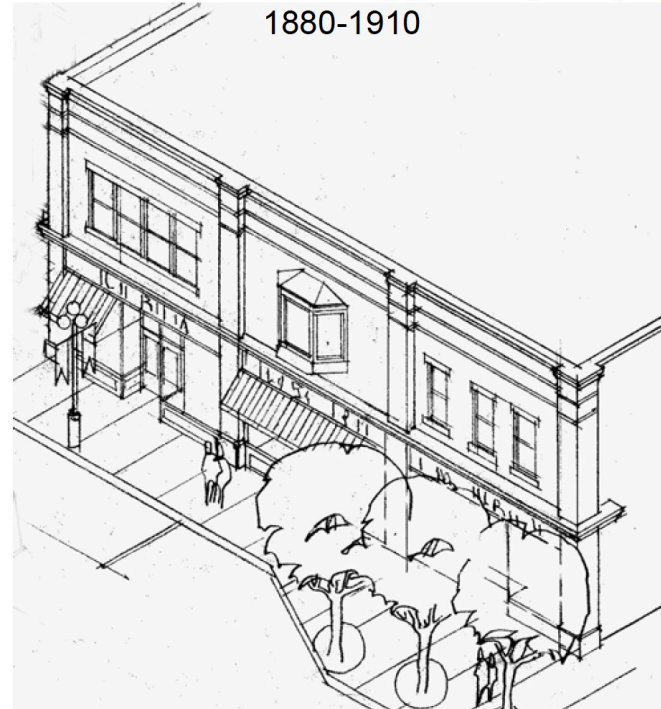
Early town shops might be wood-framed, but brick construction was more common by 1880, after many town fires throughout Ontario.

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.

VERNACULAR TOWN SHOP 1880-1910



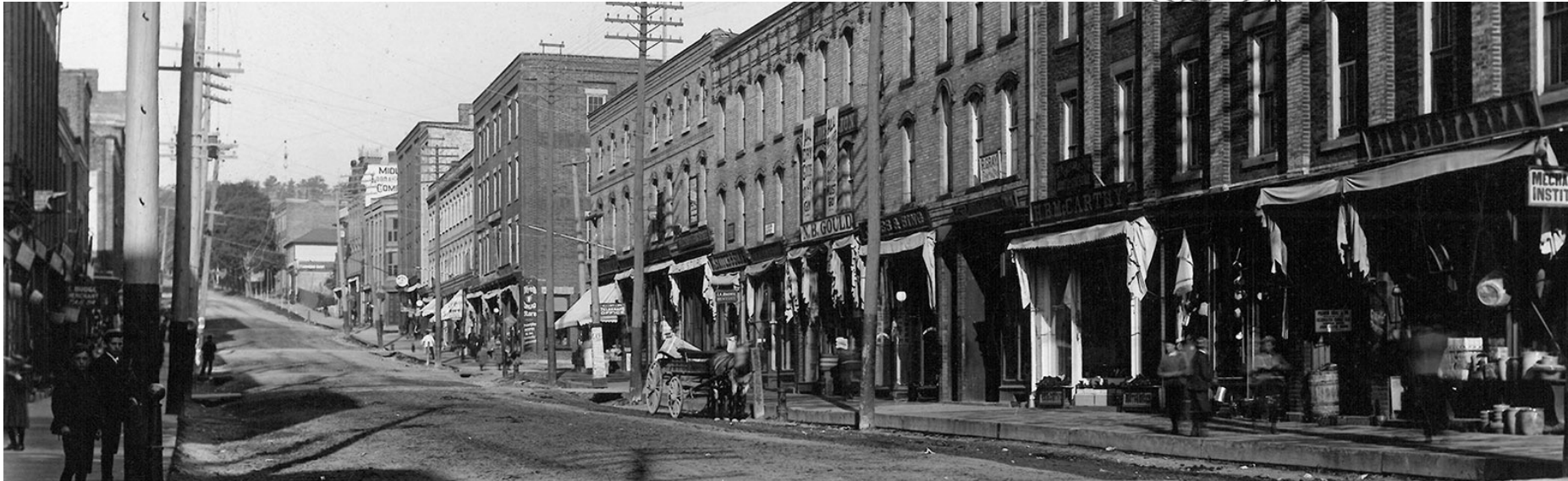
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The Varley, Unionville – Graziani + Corazza Architects

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

Max. height 3-storeys/11.8 m	No
Height and massing respect the 1-2 story residential properties, when they are adjacent	N/A
Ground floor ceiling minimum height 4.5m	Yes
Minimum of 75% glazing for retail windows	Yes
Height of window and door articulation on commercial ground floor respond to overall height and massing	Yes
High quality of commercial and store front design	Yes
Commercial entrances fronting on primary street	Yes
Commercial entrances that are easily identifiable	Yes



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

Reflect a suitable local heritage style.	Yes
Does not mix elements from different historical styles	Yes
Uses authentic material (i.e. brick)	Yes



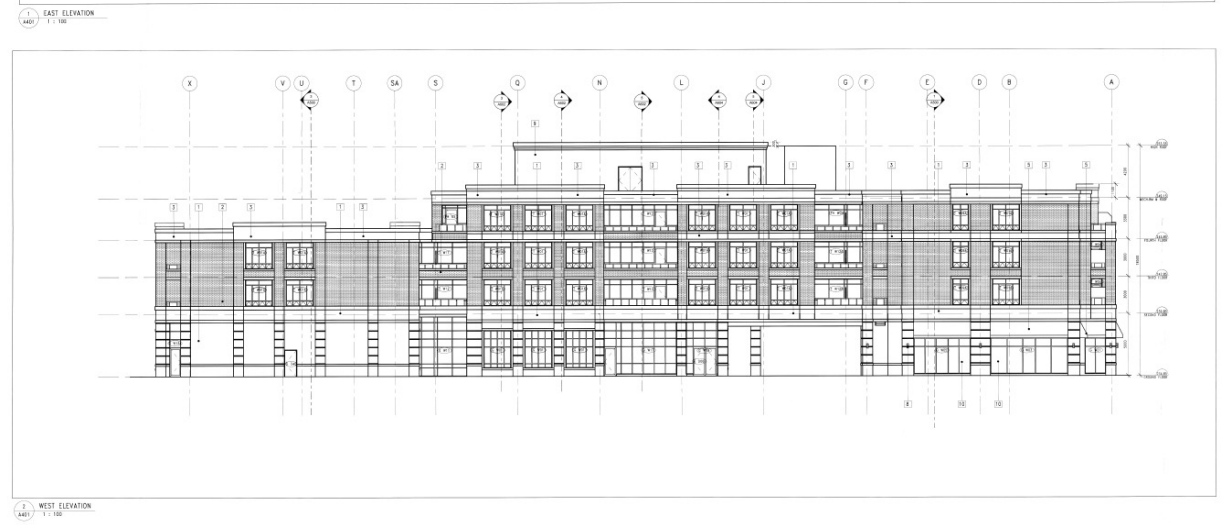
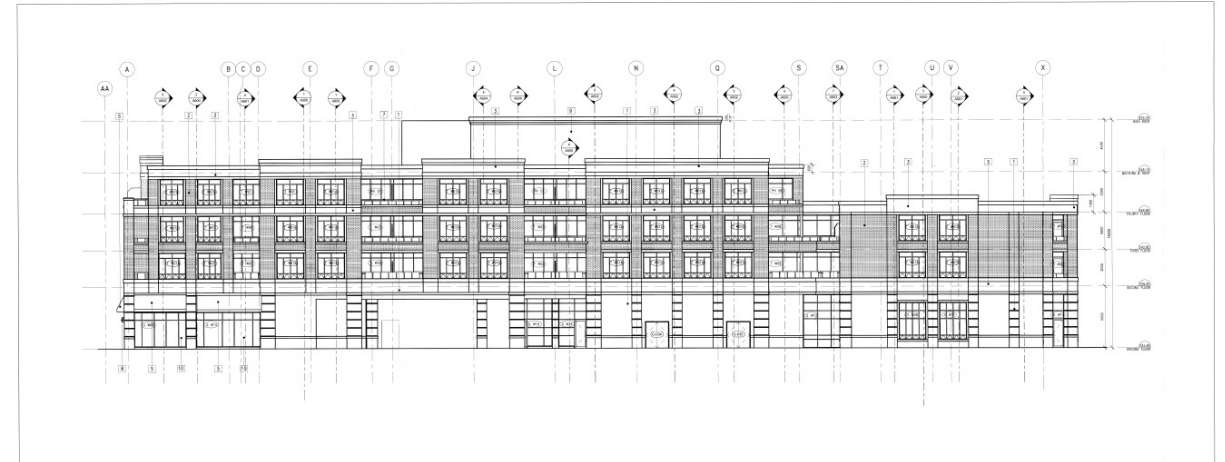
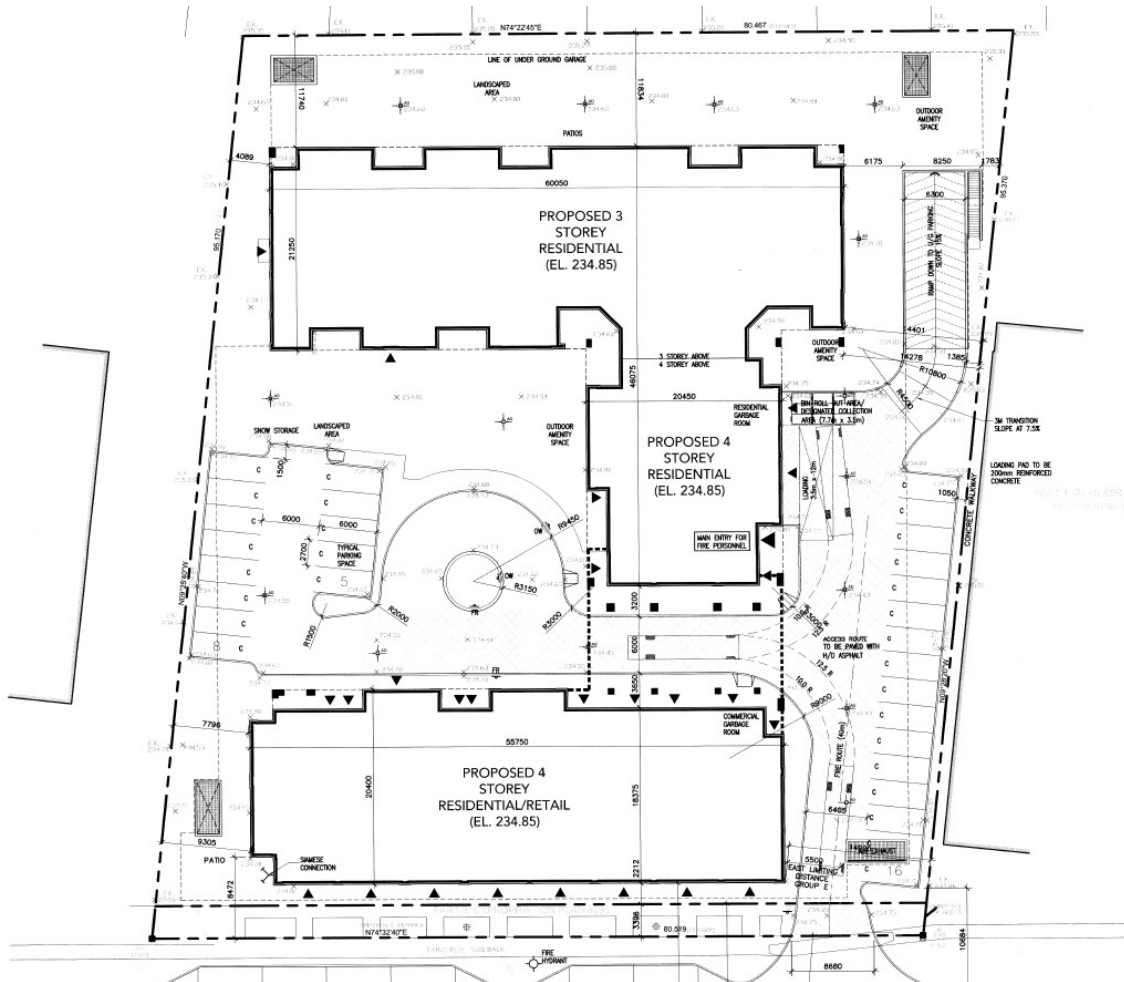
The development will not have a negative impact on the HCD as a whole.

No heritage resources will be lost through this proposed development.

No adjacent heritage resources will be affected physically and visually.



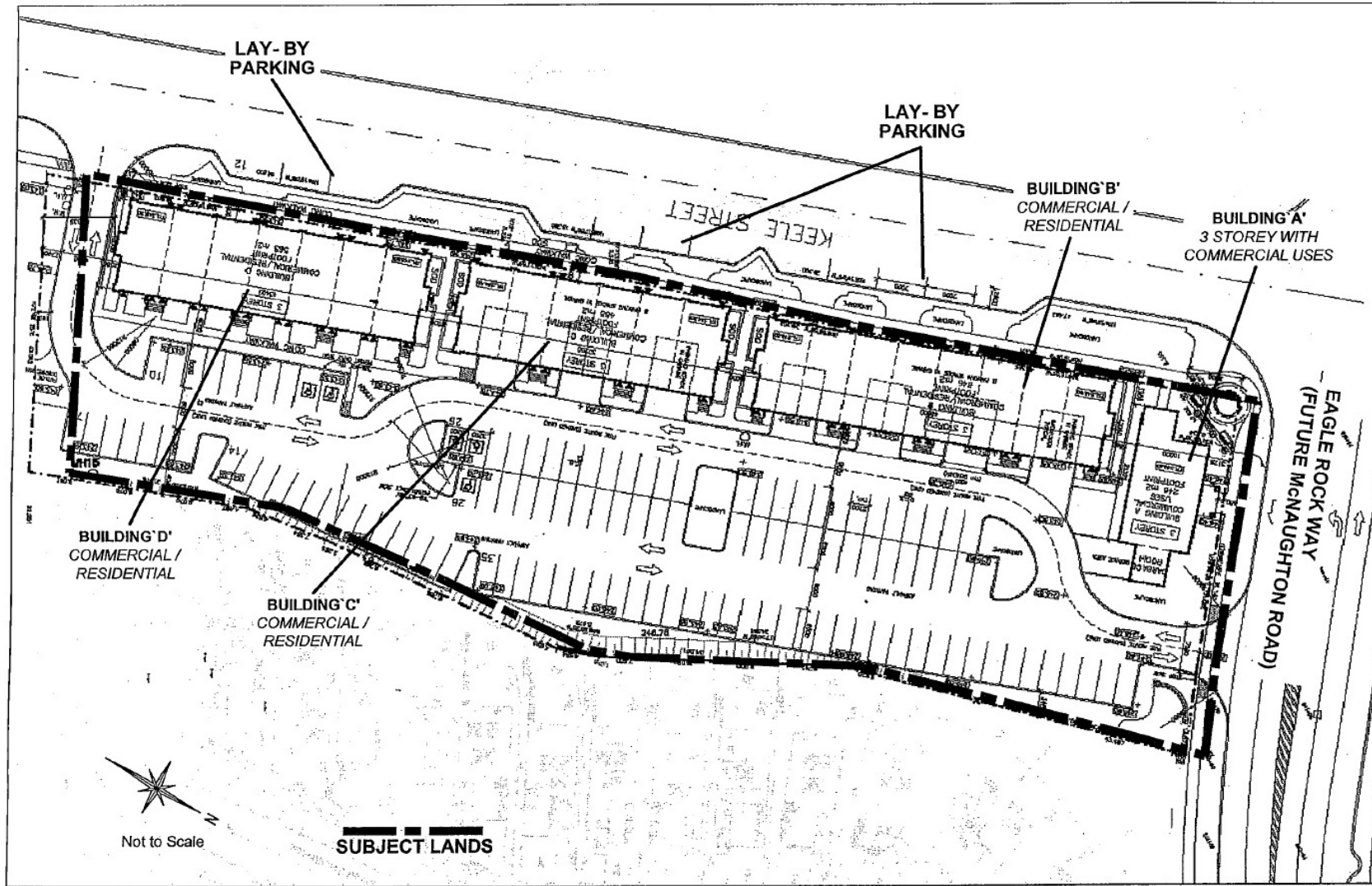
2396 Major Mackenzie Drive



2396 Major Mackenzie Drive



Keele St. & McNaughton Rd.



Ground floor height: 5 metres

Residential floors: 3.5 metres

Keele St. & McNaughton Rd.

