

Heritage Vaughan Committee Report

DATE: Wednesday, November 24, 2021

WARD(S): 1

TITLE: MAPLE HERITAGE CONSERVATION DISTRICT PLAN UPDATE
– DRAFT PLAN PRESENTATION OF THE SECOND PHASE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide the current status and information to Heritage Vaughan Committee regarding the Maple Heritage Conservation District Plan Update as the second (and final) phase of the Draft Plan nears completion.

Report Highlights

- The current Maple Heritage Conservation District Plan was drafted and implemented in 2007
- The current Maple Heritage Conservation District Plan is being updated to respond to policy and legislative changes since its original adoption
- The Maple Heritage Conservation District Plan Update project is comprised of two phases being the Study, and the Plan

Recommendations

THAT the information outlined in this report and the consultant presentation on the draft Plan of the Maple Heritage Conservation District Plan Update set out in Attachment 1 be RECEIVED

Background

A Heritage Conservation District Study and Plan for the town of Maple were prepared in 2007 by Philip Carter and Paul Oberst. Since that time there have been a number of policy and legislative changes which have and continue to influence planning decisions.

In February 2020, the City of Vaughan commenced a comprehensive update to the 2007 Maple Heritage Conservation District ('MHCD') Plan. The project is being undertaken in two phases. The first phase, completed and presented in February 2021, was an update to the MHCD Study, and currently phase two is comprised of the Draft Plan, including the design guidelines. This report provides an update of the second phase of work, and is presented for information and feedback.

Previous Reports/Authority

[Presentation of Phase One 'The Study' on 17 February 2021.](#)

Analysis and Options

The 2007 MHCD Plan has provided high-level guidance for development activity in the town of Maple for the last 13 years to protect and conserve the MHCDs heritage and character, amidst the many regulatory and policy changes introduced by the Province of Ontario.

The first phase of the MHCD Plan Update was the update to The Study. The MHCD Study process commenced in Q2 2020, with review and mapping of the heritage resources inventory, site walks, Townscape survey, background study and policy review, and the Strengths, Weaknesses, Opportunities and Threats ('SWOT') analysis of the 2007 MHCD Plan. The Study was presented as a draft to Heritage Vaughan in February 2021 and received at Committee of the Whole on March 8, 2021.

The second phase of the project, The Plan, was informed by the SWOT and The Study report, and is now being presented for information and feedback. The highlights of the presentation are as follows:

Shortfalls of current HCD based on The Study:

- the review of the HCD shows gaps that cannot be filled, and a concentration of heritage mainly in the core
- the district does not demonstrate a coherent or consistent heritage character throughout;
- increasing development within the HCD has begun to overwhelm the heritage character of the Maple HCD;
- historic buildings of the existing HCD are not supported by a consistent streetscape that lends visual cohesion to the HCD;
- the overall streetscape character has been highly impacted by change over the years, likely preceding the 2007 HCD Plan;
- boundary changes to the existing HCD are required to support a defensible HCD Plan

Implementation of a District-within-a-District:

- focus on area of maximum heritage concentration

- create a new inner boundary with a new HCD Plan building on the existing, and making it more specific
- identify that past precedents will not apply to the new inner boundary

Recommendation to create a DPS Zone to be implemented through the OP review for the rest of the District to replace and expand the existing boundary

- the Development Permit System (DPS) Zone would create a development permit area that's better controlled
- the DPS is set up and controlled through by-law, but appealable @ policy level
- the DPS would have greater control of parameters for future development
- the DPS Zone is primarily used as a model to control environmental protections + can be applied to Heritage
- allows for rezoning with special conditions and design control

CONCLUSIONS:

1. retain the existing HCD boundary, Plan, and Guidelines as-is
2. create new inner HCD boundary and new Plan "District-within-a-District" – as an interim solution
3. develop the DPS Zone, and consider expanding coverage to more than current "old" MHCD
4. overlay the inner HCD onto the adopted DPS Zone as soon as possible

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The MHCD Plan is being updated to build upon the existing MHCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community's long-term vision. Cultural Heritage staff recommend that the Heritage Vaughan Committee receive the draft Plan and presentation regarding the MHCD Plan update.

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

Attachments

Attachment 1 – MHCD Plan Update – draft plan report

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