

**HERITAGE VAUGHAN COMMITTEE – NOVEMBER 24, 2021**

**COMMUNICATIONS**

**Distributed November 15, 2021**

**Item**

- |     |  |   |
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| C1. | Ryan Guetter, Weston Consulting, dated November 8, 2021.                   | 3 |
|     | Memorandum from the Heritage Coordinator, the Senior Heritage Planner      |   |
| C2. | and the Manager Urban Design and Cultural Service, dated November 9, 2021: | 3 |

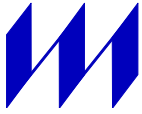
**Distributed November 24, 2021**

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| C3. | Presentation material. | 2 |
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Please note there may be further Communications.



**WESTON  
CONSULTING**

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**C1  
Communication  
Heritage Vaughan – November 24, 2021  
Item #3**

Vaughan Heritage Committee  
c/o Clerk for City of Vaughan  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

November 8, 2021  
File 9497

**Attn: Members of Vaughan Heritage Committee**

Dear Sirs and Madams,

**RE: 9929 Keele Street  
Official Plan Amendment and Zoning By-law Amendment Applications (OP.20.016  
& Z.20.043)**

Weston Consulting is the planning consultant for Sharewell Investments Inc./Trinity Point Developments, the landowner of 9929 Keele Street. This correspondence responds to the events of the Heritage Vaughan Committee meeting of October 20, 2021 and what we believe to be considered improper treatment received by the Applicant in advance of, and during, that meeting.

**The Heritage Staff Report**

At the Heritage Committee on October 20, 2021, Heritage Staff tabled its report titled "*Demolition of Existing Non-Contributing Building at 9929 Keele Street, and Construction of a Five Storey Mixed Residential Building*".

That report was released in advance of the meeting which allowed us to issue a response in advance of the meeting. As noted in our correspondence dated October 19, 2021 (a copy of which is attached), it remains our opinion that the Heritage Staff Report omitted several pieces of pertinent information and, instead, chose to include inaccurate details about the height and façade lengths of the proposed design and those of the comparable projects within the surrounding area.

It is also worth noting that, despite the complete application for our client's application being received on October 4<sup>th</sup>, staff failed to provide confirmation of receipt until October 27<sup>th</sup> – a full 7 days after the Heritage Vaughan Committee meeting.

Of similar concern is the mischaracterization of the dialogue undertaken between the Applicant and Heritage and Urban Design staff in response to Heritage Planning Staff comments on the

built form and architectural elements – including a reduction in height from 17 m to 15.5 m. The Applicant and their project consultants met with City staff to discuss revisions to the proposal's design on April 28, 2021, July 5, 2021, and August 12, 2021. Heritage comments received April 19, 2021 were discussed between Heritage Staff and the project Heritage Consultant, Sharon Vattay of GBCA, with clarification and agreement on the majority of staff heritage comments received. During discussions, the City acknowledged some inaccurate advice within their original comment memorandum and provided some positive comments on the design as it was revised during the course of meetings with them. However, the staff report reneged on those opinions particularly as it related to certain comments relating to massing, setbacks and materiality. The Maple Heritage Conservation District parameters that had not previously been discussed as being of any concern in any of the meetings between staff and the applicant appeared only at the time of the staff report.

We lack confidence that issues were brought to the Committee's attention and our client was prevented from doing so itself at the Heritage Vaughan Committee meeting.

### **The Meeting**

As you are aware, Heritage Vaughan Committee's procedural requirements provides that applicants and/or their consultants are permitted 10 minutes to present at the Committee's meeting. Regrettably, and without explanation, the Applicant's Heritage consultant, Sharon Vattay, was cut-off after only 5 minutes. As a result, she was denied the ability to complete her presentation resulting in the Applicant being denied the ability to address several of Heritage Staff's comments. The other presenters that were registered to speak were not permitted to pick up on her presentation where it was left off.

In our view, the decision to restrict Ms. Vattay's speaking time was particularly inappropriate given the commitment in writing to our client delivered by staff.

In advance of the Committee meeting, Heritage staff explicitly confirmed in email correspondence on October 12<sup>th</sup> (a copy of which is attached) that they would share the Applicant's PowerPoint presentation on behalf the Applicant at the meeting. Only when it was her opportunity to speak, was Ms. Vattay advised by Staff that it was unwilling to satisfy the arrangement previously made in writing. As a result, Ms. Vattay was required to scramble to address the situation without a "pause" on the clock. This further reduced the time available to Ms. Vattay to address the Applicant's response.

During the course of the meeting, there was little regard or discussion concerning the written submission delivered to Heritage committee by the Applicant's agent on October 19<sup>th</sup>, a copy of which is also enclosed with this letter. Sadly, notwithstanding the corrections identified in our letter, the presentation by Heritage Staff *continued* to include misinformation regarding the project's design and comparable projects within the Conservation District.

Furthermore, the feedback from committee members was generally not specific in nature, as the committee chair was encouraged to address committee members and ask that they provide

specific feedback in their comments, as opposed to the negative reproaches that were being provided. Committee members made comments about the perceived massing of the building, based on the context plan, the extent of the massing, particularly within the central rear portion of the building and clarification was not provided by staff, nor was the applicant given the opportunity to provide clarity. Again, during the Vaughan Heritage Committee meeting, there was little mention of the dialogue that had taken place between the Applicant and the Heritage and Urban Design staff.

After discussions between Committee members, the Committee determined it would unilaterally defer a decision on the application. The deferral was to be conditional upon the Applicant providing a letter to the City of Vaughan agreeing to “freeze” the 90-day timeline, per Section 42 of the *Heritage Act*. According to staff, the “freeze” was requested because the agenda for the next Heritage Vaughan Committee meeting November 24<sup>th</sup> was “full”. At the time, the exact details of the “freeze” being requested were unclear and as such, the Applicant accepted the deferral but did not explicitly agree to providing a letter agreeing to extend or “freeze” the timeline. Upon receipt of the Minutes of the Heritage Committee meeting, more precise instruction for the freeze was provided. The Committee’s decision, and the Minutes from Heritage Vaughan’s Committee meeting, fail to identify what results would occur if the letter was not provided.

The Applicant has since been requested to provide the letter agreeing to the “freeze” by two different dates by two different staff persons, November 16<sup>th</sup> and November 8<sup>th</sup>.

However, with the benefit of time to assess how its application was addressed by Staff and the Committee, the Applicant will not be providing the letter requesting the “freeze”. Frankly, based on the approach by staff to the Applicant on this application to date and the peculiar restriction on Ms. Vattay’s presentation (contrary to the Committee’s own Procedural By-law), there does not appear to be any sense that our client’s application will be addressed transparently and fairly.

Furthermore, when the 90-day timeline was discussed, it was not clear when the Applicant’s application to Heritage was deemed complete. The Notice of Complete was finally received October 27, 2021 and stated that our application was deemed complete on October 4, 2021, by Heritage Staff. The applicant and/or agent did not receive the Notice of Complete letter at the appropriate time, which should have been October 4, 2021.

As staff is aware, our client is in the process of preparing a revised submission of the applications and will deliver the resubmission in due course. Of note, the revised submission will reflect the reduction in the height of the proposal to 15.5 metres.

We thank Staff for their ongoing consultation with the Applicant and their consultant team.

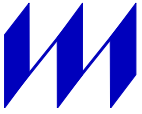
Should you have any further questions, please do not hesitate to contact Sandra K. Patano at extension 245 or the undersigned at extension 275.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

- c. Councillor Marilyn Iafrate, Ward 1  
Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Nick Borescu, Senior Heritage Planner  
Shahrzad Davoudi-Strike, Manager of Urban Design & Cultural Heritage  
G. DiMartino/J. Baldassarra, Sharewell Investments Inc./Trinity Point Developments  
(Applicant)



# WESTON CONSULTING

planning + urban design

City Clerk's Office  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

October 19, 2021  
File 9497

## **Attn: Members of Vaughan Heritage Committee**

Dear Sirs and Madams,

**RE: 9929 Keele Street  
Official Plan Amendment and Zoning By-law Amendment Applications (OP.20.016  
& Z.20.043)**

Weston Consulting is the planning consultant for Sharewell Investments Inc./Trinity Point Developments, the landowner of 9929 Keele Street. The purpose of this written correspondence is to provide a response in relation to the Heritage Vaughan Committee Report, dated October 20, 2021 and to outline our planning opinion in regards to the revised development concept. We have reviewed the Heritage Vaughan Committee Report with our client and have concerns that the report does not provide pertinent information and contains inaccurate details about the height and façade lengths of the proposed design and of the comparable projects within the surrounding area and also omits the dialogue undertaken with Heritage and Urban Design staff to address Heritage Planning comments on the built form and architectural elements, both with the original and revised building design. This letter is intended to provide additional information to assist Heritage Committee members in undertaking a fulsome review of the proposed development to make an informed decision. It also provides an opinion that the proposed development meets the intent of the Village of Maple Heritage Conservation District (Maple HCD), as demonstrated by the Heritage Impact Assessment provided by GBCA Architects and through a comprehensive review of the surrounding area from a planning, heritage, and urban design perspective. Our opinions are based upon the Heritage Impact Assessment and opinions by GBCA Architects.

### Background

A Statutory Public Meeting was virtually held on April 7, 2021, to receive comments from the public on the proposed development. There were no comments or written submissions provided by the public on the proposed development and the application was well received by members of Council, as several councillors made positive comments on the proposal.

Through discussions with City Heritage and Urban Design staff, a number of revisions have been made to the building to better meet to intent of the Maple HCD and to address comments received from City of Vaughan Heritage and Urban Design staff. The applicant and their project consultants met with City staff to discuss the revisions on April 28, 2021, July 5, 2021, and August 12, 2021. Heritage comments received April 19, 2021 were discussed with Heritage staff and the project Heritage Consultant, Sharon Vattay of GBCA, with clarification and agreement on the majority of staff heritage comments received.

#### Building Height, Adjacent Building Heights and Façade Lengths

As part of discussions, staff recommended a maximum building height of 12.2 metres, which results in a ground floor area of 3.2 metres, assuming floors 2-4 are 3 metres in height. In our opinion, and based on the applicant's market research, a 3.2 metre commercial ground floor height is not a viable floor height required by commercial tenants and does not conform to the City's Urban Design requirement of a minimum height of 4.5 metres for commercial ground floor space. In addition, a 3.2 metre ground floor height would eliminate the mezzanine (loft) areas in the ground floor townhouse units, resulting in less livable space and would not be in keeping with staff and Council requests for larger family sized units, which the townhouse units are currently sized to accommodate. We appreciate staff's efforts in discussing viable options for the site. However, given the heights of the adjacent buildings on either side of the site, together with the height of the building at 2396 Major Mackenzie Drive, all of which are at or over 14 metres in height, we are uncertain why staff have concluded that 12.2 metres is a viable option as opposed to other possible options.

#### Concept Revisions

The revised development concept proposes a 4-storey building with a height of 15.5 metres, which is a 1.5 metre reduction from the original development concept. The original development application contemplated commercial space within the entire ground floor of the development. The proposed "U" shaped building now consists of commercial space at-grade within only the northern half of the development and 114 residential units consisting of 1 bedroom, 2 bedroom and 3-bedroom units that are distributed throughout the remainder of the building. The six dwelling units located on the ground floor within the southern portion of the building will include a mezzanine and street frontages, providing for active frontages, and will be an average of 1,650 sq. ft in size (incl. mezzanine). The ground floor height has been increased to 5.75 metres, to provide for mezzanine space within the first storey of the commercial and residential portions of the building. The mezzanine level will provide storage and/or extra seating area for the commercial space, improving functionality and the mezzanine will increase the livable space of the ground floor grade-related residential units. According to the project architect, the mezzanine area within the commercial area is within the 40% maximum prescribed by the Ontario Building Code so as not to be considered a storey. The mezzanine area within the grade-related dwelling units slightly exceeds the 40% and as such, the Draft Zoning By-law amendment application is requesting that the mezzanine area not be considered a storey. The inclusion of the mezzanine space provides better efficiency of space and a compact built form, which is generally encouraged by the applicable planning framework as detailed in the Planning Justification Report that was provided

as part of the original application in December 2020. The floor heights on storeys 2-4 have also been reduced.

The rear setback has been increased to 9.4 metres, from 9 metres. Additional rear setbacks have been also provided, stepping down now to 2 storeys in the rear as opposed to three. As such, the proposed development now fits within an angular plane as measured from the rear property line. The fourth floor remains stepped back 3 metres from the main wall along the building's frontage and sides. The development has incorporated generous setbacks from adjacent properties and has incorporated appropriate landscaping within the periphery of the site to provide screening. The articulation of the building façade has also been revised to "break up" the length of the building through the introduction of recessed balconies and roof top cornices, to be consistent with the intent of the Maple HCD Urban Design Guidelines and the three-storey façade has been maintained. The length of the proposed building along Keele St. is 108.7 metres as confirmed by the project architect. Within the Heritage Report staff allude to the "frontage" of the building as 132.91 metres but it should be noted that the subject property's *lot* frontage is 132.91 metres.

A digital Materials Sample Board was prepared by Graziani and Corazza Architects for the purposes of the Heritage review, which includes the use of brick, oak, precast and glass for the proposed development. A finer grain review of the building materials will occur at the Site Plan Application stage with both Heritage and Urban Design staff.

#### Nearby Developments

In our opinion, the proposed development is contextually appropriate, given the surrounding built form. The applicant's surveyor has performed measurements of nearby developments and has determined the as-built heights of adjacent properties. Through this surveying work, it has been determined that the adjacent building at 9973 Keele St. is 14.06 metres in height, while the building at 9901-9907 Keele St. is 13.86 metres in height at the soffit of the pitched roof and 14.35 metres in height at the highest point, as ground truthed by the surveyor. This information is also shown on the elevation drawings prepared by Graziani and Corazza Architects that was provided to the Heritage Committee. The proposed building is 1.64 metres and 1.15 metres taller than the existing buildings on each side (existing built form), which in our opinion is the appropriate metric and existing context that should be considered.

The Official Plan Amendment and Zoning By-law Amendment applications for the development located at 2396 Major Mackenzie Drive was settled at the Ontario Municipal Board (OMB) in 2011, with City appearing on consent. This development has a height of 14.9 metres, a ground floor height of 5 metres, second and third storey heights of 3 metres and fourth floor height of 3.3 metres. The setbacks at the fourth floor are estimated to be only 1.5 metres. The Site Plan Application was processed and approved by City of Vaughan staff. The ground floor commercial units of this development have no awnings and has a more contemporary architectural design. Based on the opinion of the project Heritage consultant, it does not reflect an historic architectural style traditionally found in the District. There is also extensive use of pre-cast on ground floor and at the third and fourth floor cornices. The Maple HCD was approved by the OMB in 2007, therefore both OMB and City Site Plan approvals occurred with HCD policies in place.



During discussions with Urban Design staff, the project located at 10211 Keele Street was referenced as a good example of building design. The development is a 3-storey mixed-use building with ground floor height of 5 metres, with the second and third storeys at 3.5 metres each. As measured by Google maps, the façade length appears to be approximately 159 metres with no break in in the façade. The ground floor commercial units contain minimal awnings and the building expression is a contemporary architectural design.

In our opinion, the reference to the height and façade length of Vaughan City Hall in the Heritage Staff Report is irrelevant as the building is an institutional building and is not within the Maple HCD boundary, as noted by staff. The façade length along Major Mackenzie is only approximately 69.84 metres as measure from Google Maps. The reference to the 140 m length for City Hall is the façade length of the building as measured along the façade that sits perpendicular to Major Mackenzie Drive.

Staff have stated that the building heights of the two adjacent buildings exceed the prescribed maximum 11.8 metres, according to the Maple HCD Plan, because they were approved before the Maple HCD, which was approved in 2007. However, irrespective of when the adjacent buildings were approved, they represent the existing built form context of which we are of the opinion that our proposed design is compatible with and that should be considered in an evaluation of the urban design and planning merits of the proposed development.

#### Summary

Given the preceding, we continue to be of the opinion that our proposed design represents a context appropriate development of its own time, which is consistent and conforms with the PPS, Growth Plan, Region of York Official Plan, City of Vaughan Official Plan and the Maple Heritage Conservation District policies, and is appropriate given the adjacent built form context and the site's location within 800 metres of the draft Maple GO Station Major Transit Station Area boundary and Maple GO Station.

We thank Staff for their ongoing consultation with the applicant and their consultant team and we appreciate Heritage Committee's review and consideration of this written submission. Should you have any further questions, please do not hesitate to contact Sandra K. Patano at extension 245 or the undersigned at extension 275.

Yours truly,

**Weston Consulting**

Per:



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

c. G. DiMartino/J. Baldassarra, Sharewell Investments Inc./Trinity Point Developments

Councillor Marilyn Iafrate, Ward 1  
Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Nick Borescu, Senior Heritage Planner  
Shahrzad Davoudi-Strike, Manager of Urban Design & Cultural Heritage

## Mallory Nievas

---

From: Nick Borcescu <Nick.Borcescu@vaughan.ca>  
Sent: October 12, 2021 9:33 AM  
To: Mallory Nievas  
Cc: Katrina Guy; Laura Janotta; Justin Pica; Julian Baldassarra; Gabe DiMartino; Sandra Patano; Ryan Guetter; Sadaf Shahid; Sharon Vattay; Leo Wong; Enzo Corazza; Shirin Rohani; Nancy Tuckett; Margaret Holyday; Shahrzad Davoudi-Strike  
Subject: Re: Heritage Committee RE: 9929 Keele St., Application Nos. OP.21.016 and Z.21.043

Follow Up Flag: Follow up  
Flag Status: Completed

Good morning Mallory,

Yes: you are welcome to prepare a presentation for the meeting on the 20th – and for that, you need to forward the PPT slide deck to my attention as well as to Clerks (Adelina Bellisario), by this week Thursday end-of-day.

I will be presenting the staff report first, and then I will switch to your slide deck and will forward slides as instructed – after which we will take questions.

**Nick R. Borcescu** Hons. B.Arch, CAHP, MRAIC  
**Senior Heritage Planner**  
905-832-8585 ext. 8191 | [nick.borcescu@vaughan.ca](mailto:nick.borcescu@vaughan.ca) | CELL: 416-890-0563

\*Please note: I am working from home due to the ongoing COVID-19 pandemic. I have access to email, however I am not able to answer any phone calls from my phone extension 8191; voicemail is redirected so please DO leave a message.

---

From: Mallory Nievas <mnievas@westonconsulting.com>  
Date: Tuesday, October 12, 2021 at 9:26 AM  
To: Nick Borcescu <Nick.Borcescu@vaughan.ca>  
Cc: Katrina Guy <Katrina.Guy@vaughan.ca>, Laura Janotta <Laura.Janotta@vaughan.ca>, Justin Pica <jpica@trinitypoint.com>, Julian Baldassarra <julianb@trinitypoint.com>, Gabe DiMartino <gdimartino@trinitypoint.com>, Sandra Patano <spatano@westonconsulting.com>, Ryan Guetter <rguetter@westonconsulting.com>, Sadaf Shahid <sshahid@trinitypoint.com>, Sharon Vattay <sharon@gbca.ca>, Leo Wong <LWong@gc-architects.com>, Enzo Corazza <ecorazza@gc-architects.com>, Shirin Rohani <Shirin.Rohani@vaughan.ca>, Nancy Tuckett <Nancy.Tuckett@vaughan.ca>, Margaret Holyday <Margaret.Holyday@vaughan.ca>, Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>  
Subject: [External] RE: Heritage Committee RE: 9929 Keele St., Application Nos. OP.21.016 and Z.21.043

Hi Nick,

Hope you had a great weekend. Can you please advise if we are permitted to share a presentation/visuals at the Vaughan Heritage meeting on the 20<sup>th</sup>?

Thanks,



**DATE:** November 9, 2021

**TO:** Heritage Vaughan Committee

**FROM:** Katrina Guy, Heritage Coordinator and  
Nick Borcescu, Senior Heritage Planner  
Shahzad Davoudi-Strike, Manager Urban Design and Cultural Service

**RE: **COMMUNICATION –  
Heritage Vaughan Committee, November 24, 2021****

**Demolition of Existing Non-Contributing Building at 9929 Keele Street, and Construction of a Five Storey Mixed Residential Building, Maple Heritage Conservation District (Deferred)**

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### **Recommendation**

THAT in the absence of the required letter of acceptance by the applicants to freeze the 90-day timeline as a condition of the previous Heritage Vaughan October 20, 2021 meeting, the application to demolish the existing structures and construct the proposed five-storey commercial-residential building exceeding 15.5 meters in height (not including the rooftop mechanical level) **BE DENIED**.

### **Background**

As currently proposed, the submitted development does not meet criteria for new construction in the Maple Heritage Conservation District. It is contrary to the District's policies and guidelines in height, scale, massing and design. Therefore, Cultural Heritage staff does not support this Heritage Permit application as proposed, as it is contrary in most elements to the objectives, policies and guidelines of the Plan.

At the October 20, 2021 presentation to Heritage Vaughan, the application was deferred to the next available Heritage Vaughan meeting date (19 January 2022) with the condition that applicants submit a letter of acceptance to freeze the 90-day timeline imposed by the *Ontario Heritage Act* for a period of 37 days (between November 24 and January 19) as well as to resubmit drawings and renderings that address the concerns raised by staff and Committee members pertaining to height and floor count in order to align the proposal with the requirements and limitations of the MHCD Plan. At the Heritage Vaughan meeting conclusion, it was expressed that the deferral is offered only pending the acceptance letter from the applicant to freeze the 90-day timeline.

On November 8, 2021 the applicant provided a letter stating that they will not comply with the condition, voicing concerns pertaining to the Heritage Vaughan October 20, 2021 presentation. Below are a summary of the applicant's concerns and staff's response:

1. Maximum 5min deputations: The applicants were informed in writing and at the start of the applicant presentation on October 20, 2021 by the Chair of the Heritage Vaughan Committee – that *“Public Speakers will be provided five (5) minutes in which to make their comments once called upon to speak. The Committee Members may choose to ask follow-up questions following your remarks, comment, or ask staff to respond to what you have said”* (see Request to Speak form, item #6 of the form)
2. Application completion notice: Throughout the process, the applicants were informed by staff on the status of completion of the application. A subsequent final Notice of Completion was sent out on October 27, 2021 that addressed incorrect applicant information based on Development Planning files.
3. Staff response to design development: Concerns were raised by staff at all design development meetings regarding height, massing and materiality as outlined in the Maple Heritage Conservation District Plan. These comments were formalized in a memo submitted to the applicants on April 19, 2021 as a conclusion to the discussions. Since then, no further steps have been taken by the applicant to address specified staff concerns.

With regards to the proposed application, staff’s position has not changed and requests THAT the application to demolish the existing structures and construct the proposed five-storey commercial-residential building BE DENIED.

Should Council refuse this application, it does not imply that the development applications related to this property (OP.21.016, Z.20.043) will be prematurely refused. By refusing the Heritage Permit application as proposed, the applicant will have the opportunity pending further collaboration with Cultural Heritage staff to resubmit a more appropriate design at a future date.

**For more information**, please contact: Katrina Guy, Heritage Coordinator, ext. 8115

Respectfully submitted by:

Katrina Guy, Heritage Coordinator, ext. 8115

Nick Borcescu, Senior Heritage Planner, ext. 8191

Shahzad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653

**C3**  
**Communication**  
**Heritage Vaughan – November 24, 2021**  
**Item #2**



**Core Maple Heritage  
Conservation District Plan**

Draft Report

October 29, 2021

File: 160940692

Prepared for:

The City of Vaughan  
2141 Major Mackenzie Drive West  
Vaughan, ON N6A 1T1

Prepared by:

Stantec Consulting Ltd.  
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and

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## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

This document entitled Core Maple Heritage Conservation District Plan was prepared by Stantec Consulting Ltd. ("Stantec") for the account of City of Vaughan (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by \_\_\_\_\_  
(signature)

**Laura Walter, MA, CAHP**  
Cultural Heritage Specialist

Reviewed by \_\_\_\_\_  
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**Meaghan Rivard, MA, CAHP**  
Senior Cultural Heritage Specialist

Approved by \_\_\_\_\_  
(signature)

**Colin Varley, MA, RPA**  
Senior Associate

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# CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

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## Executive Summary

The City of Vaughan (the City) retained Stantec Consulting Ltd. (Stantec) and a+LiNK Architecture Inc. (a+LiNK) in 2020 to prepare an update to the Maple Heritage Conservation District (HCD) Plan. The existing Maple HCD Plan was prepared in 2007 and has guided conservation, restoration, demolition, new development, and streetscaping/landscaping since that time. Since 2007 several changes have occurred in the HCD and the City has initiated the update process to provide a plan that is a more current reflection of the HCD's character and is in line with the updated policy framework. Phase 1 of the update involved the completion of the Maple Heritage Conservation District Strengths, Weaknesses, Opportunities and Threat (SWOT) Report, prepared by Stantec in July 2021. The SWOT Report analysis recommended the preparation of an updated HCD Plan with a reduced boundary that focuses on the 'core' area of Maple near the intersection of Major Mackenzie Drive West and Keele Street, an area that contains a higher concentration of heritage resources. The new Core Maple HCD Plan would supersede the 2007 plan for this area.

This updated Core Maple HCD Plan forms Phase 2 of the HCD study, to improve how change is managed in the area in response to the SWOT Report findings. An HCD is protected by a municipal by-law passed under Part V of the *Ontario Heritage Act*. The purpose of an HCD is to conserve a community's heritage resources by creating policies and guidelines to manage change when alterations, additions, landscaping, streetscaping or new development occur over time. Changes in the HCD are managed through a system of heritage alteration permits and the guidance of the contents in this HCD Plan.

HCDs are not intended to stop all change or 'freeze' a place within a specific time period. Rather, they are an important community tool for balancing the ongoing needs for property maintenance and development while conserving the features that define a place and its history. Every HCD is unique and reflects the history and values of a community.

The Core Maple HCD consists of mid-19<sup>th</sup> to early 20<sup>th</sup> century commercial, residential, and places of worship properties and a cemetery off the main crossroads of Major Mackenzie Drive West and Keele Street. This area includes a high concentration of heritage properties related to the former Police Village of Maple that collectively represent architectural styles of the mid -19<sup>th</sup> to 20<sup>th</sup> century, distinctive from adjacent mid-20<sup>th</sup> century and contemporary developments. The Core Maple HCD is also a distinct place within the City. The heritage properties within the Core Maple HCD are between one and one half to two and one half storeys in height with similar architectural styles, building materials and building forms. These properties are also situated on an informal village plan, with its varied lot sizes and setbacks. These qualities contribute to the sense of time and place experienced within the recommended Core Maple HCD boundary.



## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

The following are the key objectives to establish and implement the Core Maple HCD Plan in the City, and are to be followed by Heritage Vaughan Committee when considering heritage alteration permit applications or City undertakings in the HCD:

- Maintain and enhance the low-rise character of the Core Maple HCD containing contributing properties from the mid-19<sup>th</sup> and early 20<sup>th</sup> centuries
- Maintain and enhance the historic materials and individual characteristics of contributing properties
- Encourage the replacement of unsympathetic additions or alterations to contributing properties with compatible replacements in accordance with the policies and guidelines of the Core Maple HCD Plan
- Encourage the retention of heritage building fabric, building profiles and traditional façade arrangements when considering adaptive re-use
- Encourage and support existing use or adaptive re-use of contributing properties within the Core Maple HCD
- Encourage compatible redevelopment in the Core Maple HCD
- Avoid the loss or demolition of heritage attributes or heritage fabric within the Core Maple HCD
- Collaborate with property owners and business owners to encourage and provide incentives for the conservation, restoration, and appropriate maintenance of contributing properties
- Encourage a unified, sympathetic streetscaping approach for the Core Maple HCD on City-owned lands and those subject to redevelopment proposals that enhances the character of the Core Maple HCD
- Encourage and promote the history and local community pride in the Core Maple HCD through compatible public art, commemorative/interpretative devices, or local tours
- Collaborate with business and property owners in the Core Maple HCD to maintain a progressive and competitive business environment while conserving the heritage attributes of the HCD

The policies and guidelines of this Core Maple HCD Plan are intended for property owners, City staff, Council, and the Heritage Vaughan Committee. By applying the principles, policies and guidelines of this plan, the cultural heritage value of Maple can be conserved for future generations as the community continues to grow and evolve.

*The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report*



### Glossary

The following terms contained within the HCD Plan report have been derived from the *Ontario Heritage Tool Kit*, the *Standards for the Conservation of Historic Places in Canada*, the *Provincial Policy Statement* and architectural reference books listed in the HCD Study Report. Where terms are referenced in the glossary, the reference is contained within the body of the report. Many of the terms have been paraphrased and are combinations of definitions found in multiple sources, particularly those related to architectural styles and features. Where definitions are derived from their original form, their source is noted.

**Adjacent:** Real properties or sites that are contiguous or separated by a laneway, easement, right-of-way or roadway.

**Alteration:** To change in any manner

**Bargeboard:** Boards or other decorative woodwork fixed to the edges or projecting rafters of a gabled roof. Sometimes called gingerbread or vergeboard.

**Cladding:** The external, non-structural material that protects the structural wall or frame from the weather.

**Contemporary:** Refers to modern structures built after 1980.

**Conservation:** All actions or processes that are aimed at safeguarding the heritage attributes of a place so that it retains its heritage value and extends its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes.

**Contributing Resource:** Those properties that directly support the Statement of Cultural Heritage Value and Heritage Attributes of the HCD. These properties were designed or constructed in the mid-19<sup>th</sup> to early 20<sup>th</sup> century as part of the commercial core or residential area around it and retain historic building fabric or heritage features that distinguish them as older buildings of a particular era, type, or place.

**Cultural Heritage Value or Interest (CHVI):** As outlined in *Ontario Regulation 9/06* of the *Ontario Heritage Act*, an individual property may be determined to have CHVI if it demonstrated design/physical value, historic/associative value, or contextual value. In the context of HCDs, the *Ontario Heritage Tool Kit* outlined that CHVI within an HCD may be expressed broadly as an area that demonstrates natural, historic, aesthetic, architectural, scenic, scientific, cultural, social, or spiritual value.

**Dormer:** A window that projects from a sloping roof with a small roof of its own.

**Edwardian:** An architectural style popular between 1900 and 1930 with understated classical detailing and modern proportions. Typical features include stone lintels and sills, pilasters and columns, and hipped roofs.



## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

**Finial:** An ornament added to the top of a gable or spire. Commonly used in Gothic Revival architecture.

**Gable:** The triangular portion of the wall beneath the end of a gabled roof.

**Gabled Roof:** A roof that slopes on two sides.

**Gateway:** A significant vantage point defined by a key feature or features framing or marking the entry to an area.

**Gothic Revival:** An architectural style popular between 1830 and 1890 and found in many forms. Typical features include steep gables, bargeboard, drip mouldings, finials, and pointed arch windows.

**Guideline:** A recommended action that may be taken in a given situation. A guideline arises from a policy and is facilitated by a procedure.

**Heritage Attribute:** The physical characteristics of a property or resource that contribute to its cultural heritage value or interest.

**Heritage Conservation District (HCD):** An area or grouping of properties collectively designated pursuant to Part V, Section 41, of the *Ontario Heritage Act*.

**Heritage Resource:** A property or place of cultural heritage value or interest.

**Maintenance:** The routine cyclical, non-destructive actions necessary for the long-term conservation of a protected heritage resource and its heritage attributes.

**Mansard Roof:** A roof that has a double slope with the lower steeper and longer than the upper one.

**Municipal Heritage Committee:** A municipal heritage committee is an advisory committee. A municipal heritage committee can help a community participate more directly in a municipality's decision-making process by broadening the scope of information that informs the decision-making process. In the City of Vaughan, the Municipal Heritage Committee is "Heritage Vaughan Committee" or its successor as chosen by Council.

**Non-Contributing Resource:** Properties that do not directly support the Statement of Cultural Heritage Value and Heritage Attributes of the HCD. These properties may have been constructed more recently or may be older properties that have been modified to such an extent that historic building fabric or detailing has been substantially altered, removed, or obscured.

**Part IV Designation:** In reference to real property designated under Part IV of the *Ontario Heritage Act* by municipal by-law. The designation by-law for an individual designation should include a description of the property, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes.

**Policy:** A statement or position that is adopted that provides the framework for a course of action.



## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

**Preservation:** The action or process of protecting, maintaining, and/or stabilizing the existing materials form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

**Procedure:** A course of action developed to implement and support a policy. Example: Heritage Alteration Permit Application.

**Protected Heritage Property:** Real property protected under the *Ontario Heritage Act* (including Part II – Section 22; Part IV- Section 27, 29, 34.5, 37; Part V, or Part V).

**Queen Anne:** An architectural style popular between 1890 and 1910. Typical features include irregular plans, multiple rooflines, large porches, elaborate decorative detail, including shingles, brackets, bargeboard, spindlework, and stained-glass windows.

**Rehabilitation:** The actions or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component while protecting its heritage value.

**Restoration:** The action or process of accurately revealing, recovering, or representing the state of a historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Second Empire:** An architectural style popular between 1865 and 1880. Typical features include mansard roofs, dormer windows, hood mounds, decorative cornices, and brackets.

**Segmental Arch Window/Opening:** A window or opening with a circular arc of less than 180 degrees.

**Sidelight:** A window beside a door, forming part of the door unit.

**Statement of Cultural Heritage Value or Interest:** As outlined in the *Ontario Heritage Tool Kit*, this is a statement that describes the heritage values of the HCD, or why the area is considered to have merit as an HCD and includes a list of heritage attributes.

**Significant:** Resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

**Vernacular:** Built form that reflects local or regional materials, influences, patterns or themes. Vernacular properties typically have less ornamentation or different characteristics than buildings of an architectural style.

**Vistas:** Views enclosed by buildings/structures, landforms, and vegetation from a stationary vantage point.



# CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

Introduction  
October 29, 2021

## 1.0 INTRODUCTION

### 1.1 ACKNOWLEDGEMENTS

During the preparation of the Core Maple Heritage Conservation District (HCD) Plan, many individuals, groups, and organizations provided valuable information on the community's rich history and their hopes for the future of its heritage. The project team wishes to acknowledge the following for their assistance and input during the project:

- The City of Vaughan
- The Heritage Vaughan Committee
- Members of City of Vaughan Council, property owners, business owners, residents and community members who attended public meetings and/or provided input into the project process and reports

### 1.2 PURPOSE OF THE HERITAGE CONSERVATION DISTRICT PLAN

The City of Vaughan (the City) designated the Maple HCD under Part V of the *Ontario Heritage Act* by By-law No. 167-2007/168-2007 in 2007. An HCD Plan was prepared by Philip H. Carter Architect and Planner in association with Paul Oberst Architect and adopted by City Council (Carter and Oberst 2007). Since its creation in 2007, the Maple HCD has undergone substantial changes and numerous developments have occurred within its boundary. In 2018, the City initiated a review of the Maple HCD and retained Stantec Consulting Ltd. (Stantec) and A+LiNK Architecture Inc. (A+LiNK) to conduct the Maple HCD Plan Update. Stantec and A+LiNK prepared a Strengths, Weaknesses, Opportunities and Threats (SWOT) Report for the Maple HCD to identify existing conditions and provide recommendations on changes to the HCD through an updated HCD Plan, if warranted. The SWOT Report findings determined that changes to the original boundary were required to support a defensible HCD Plan that focused on the concentration of heritage resources identified within the area. The recommended revised boundary for the Core Maple HCD is shown in Figure 1.

Based on community consultation undertaken during preparation of the SWOT Report where members of the public expressed support for the current boundary and, in some cases, requested an expanded boundary, the 2007 HCD boundary surrounding the Core Maple HCD is recommended to remain intact until additional planning tools, such as a Community Planning Permit System (CPPS) can be implemented by the City (see Section 5.2.2). It is anticipated that the boundaries of the 2007 HCD Plan would be repealed at that time, but the Core Maple HCD would remain, integrated with the new planning tools. The intent of this phased approach is to retain the ability to manage change in the original 2007 HCD in a manner that responds to the remaining heritage resources and former village character, while establishing a set of tools that provide a more comprehensive planning approach to address the community's needs and concerns, outside of just heritage preservation.



## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

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This HCD Plan provides the tools for implementing designation of the Core Maple HCD under Part V of the *Ontario Heritage Act*, providing the policies, guidelines and recommendations for property owners, City staff, the Heritage Vaughan Committee, and Council to manage change in the Core Maple HCD and make decisions regarding the alteration of properties within the HCD boundary.

### 1.3 FORMAT OF THE HERITAGE CONSERVATION DISTRICT PLAN

As per Section 4.1 (5) *Ontario Heritage Act*, HCD Plans are required to contain the following content:

- a) “a statement of objectives to be achieved in designating the area as a heritage conservation district;
- b) “a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) “a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) “policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) “a description of the alterations or classes of alterations that are minor in nature and that the owner of the property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005. c. 6, s. 31.”

(Government of Ontario 2005)

This HCD Plan has been divided into several sections and subheadings for different topics and components as required above. Summarized, these includes:

- Section 2.0 outlines the reasons for designation, the HCD boundary, Statement of Cultural Heritage Value and Heritage Attributes.
- Section 3.0 contains the goals, objectives, and principles of the HCD Plan.
- Section 4.0 contains the HCD policies and guidelines for the development pattern, contributing resources, non-contributing resources, demolition, new development, parks and open space areas, streetscape and landscape for public and private realm, accessibility, sustainability, Part IV designations and adjacent properties to the HCD.
- Section 5.0 provides an outline of how the HCD may be implemented and contains a summary of the HCD heritage permit process, and a list of activities where permits are not required.
- Section 6.0 provides a concluding statement for the HCD Plan.
- Section 7.0 provides the key sources referenced in the HCD Plan.

### 1.4 IMPLICATIONS OF THE HERITAGE CONSERVATION DISTRICT PLAN

Policies and Guidelines of the HCD Plan apply to all properties, public and private, within the designated area. Different policies and guidelines are prepared for different property types. HCDs are intended to benefit the City and the community as a long-term strategic planning tool that helps to manage change in an area by conserving and celebrating local heritage. When implemented diligently, HCDs can conserve heritage for future generations and have lasting benefits in a community.





## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

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HCDs are intended to:

- Create a planning process that respects a community's history and identity
- Manage change with a process of heritage permits for certain types of renovation, restoration, and new construction
- Foster an appreciation of a community's heritage resources
- Protect the integrity of buildings, streetscapes, structures, landforms, and natural features
- Promote cultural tourism

HCDs are not intended to:

- Prohibit new construction or redevelopment
- Cause owners to lose all property rights
- Require all new construction match a specific historical style
- Make owners require a heritage permit for minor alterations

Above all, it is important to note that property owners within an HCD will be responsible for following policies and guidelines when altering their property or planning new construction. New construction, demolition, and some alterations will require approval of a heritage permit from Council. Minor alterations, such as those outlined in Section 5.3.3, do not require a heritage permit.

It is important to be clear that implementing an HCD does not require property owners to automatically 'revert' their properties back to a specific time period, or to undo renovations that have already occurred. The purpose of the Plan is to manage changes going forward in the HCD so that future alterations, additions, and new development are compatible and sympathetic to the area's heritage character.

It is also crucial to recognize that the Core Maple HCD contains a wide variety of different property types, uses, and architectural/design influences, resulting from its evolution into a unique community. The HCD is expected to continue to evolve over time. Not all policies within the HCD plan will be a perfect fit for every situation, and some alterations, proposals or changes not considered in this plan may need to be considered on a case-by-case basis. Flexibility will be required depending on the nature of the application. It is the job of City staff, property owners, and Council to apply these policies and guidelines in a consistent, careful, and considered manner, in accordance with the objectives of the HCD Plan. The overall goal is to conserve and enhance the 'look and feel' of the HCD character that is experienced in the public realm by supporting change that is compatible with the HCD. There may be many ways to achieve this, using a variety of design approaches, construction methods, and materials.



## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

Introduction  
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### 1.5 HOW TO USE THE HCD PLAN

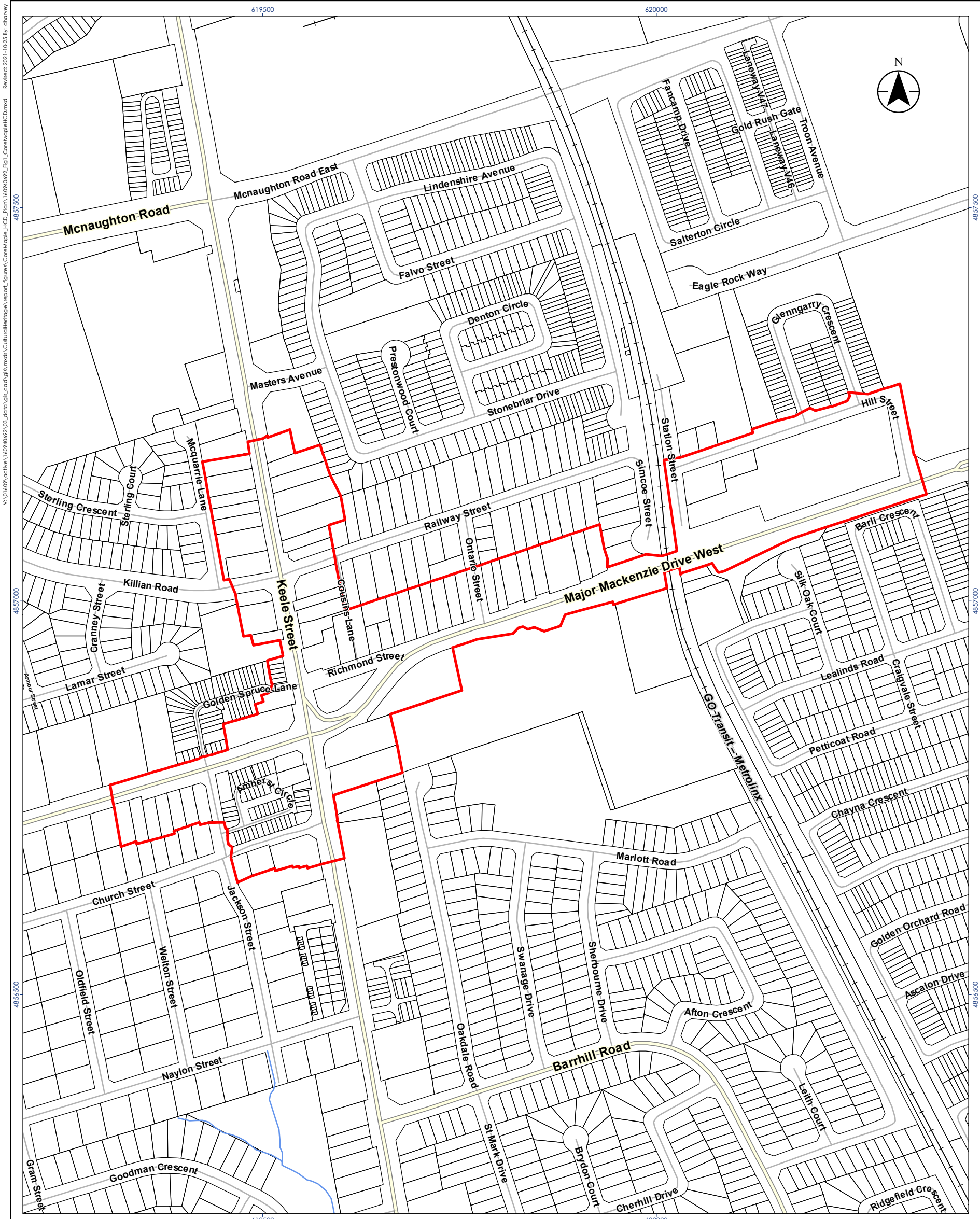
Owners of property within the Core Maple HCD (Figure 1) and the City are expected to consult the Core Maple HCD Plan when considering alterations, additions, or demolitions to property within the HCD boundary. For private property owners, it is encouraged that you first identify whether you are a contributing property or non-contributing property (See Figure 2 or Appendix A for a list). Contributing properties directly support the Statement of Cultural Heritage Value and Heritage Attributes of the HCD. These properties were designed or constructed in the mid-19<sup>th</sup> to early 20<sup>th</sup> century as part of the commercial core or residential area at the intersection of Keele Street and Major Mackenzie Drive West. This core area retains historic building fabric or heritage features that distinguish them as older buildings of a particular era, type, or place. Non-contributing properties still play a role in the overall HCD, but do not directly support the Statement of Cultural Heritage Value and Heritage Attributes of the HCD. These properties may have been constructed more recently or may be older properties that have been modified to such an extent that the historic building fabric or detailing has been substantially altered, removed, or obscured. As such, policies and guidelines will be different for contributing and non-contributing buildings.

Once it is determined whether your property is contributing or non-contributing, consider the project you are planning and consult the HCD Plan to determine whether the work will require a heritage permit (See Section 5.3). If so, review the guidance in the HCD Plan specific to your property type and project type and prepare an application for a heritage permit in line with the policies and guidelines. It is always encouraged that you consult with the City early in the process to help guide your application.

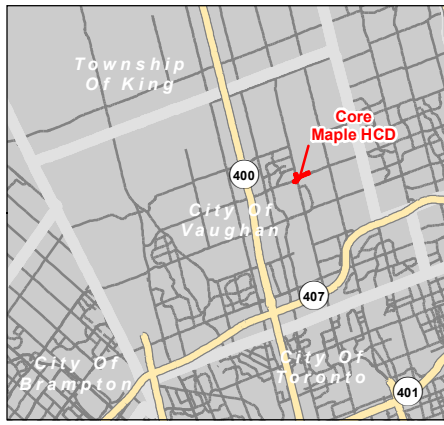
When the City or York Region is planning changes within the Core Maple HCD boundary, municipal or regional Council must review the proposed plans and only approve changes that are in keeping with the character of the HCD. City staff, City Council, Regional Staff, York Regional Council, and the Heritage Vaughan Committee are all expected to review and follow guidance in the Core Maple HCD Plan.

Property owners and developers of property adjacent to the Core Maple HCD will be subject to the policies and guidelines of the 2007 HCD Plan until such time as additional planning tools can be implemented by the City for this area. Once the 2007 HCD Plan is repealed, and new planning tools are in place, property owners and developers of property adjacent to the Core Maple HCD will no longer be subject to the policies and guidelines of the Core Maple HCD Plan but will instead be subject to the parameters within the new planning tools applied to this area. However, in accordance with the Provincial Policy Statement (PPS), they will be subject to policies for development adjacent to an HCD, that aim to limit any potential impacts to the heritage character of the HCD. Adjacent development must follow the process outlined in Section 4.11.

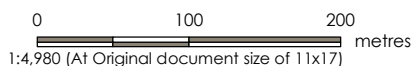




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- Legend**
- Core Maple HCD Boundary
  - Railway
  - Highway
  - Major Road
  - Minor Road
  - Waterbody



Project Location: City of Vaughan  
 160940692 REVA  
 Prepared by DH on 2021-10-25

Client/Project  
 CITY OF VAUGHAN  
 CORE MAPLE HCD PLAN

Figure No.  
**1**  
 Title

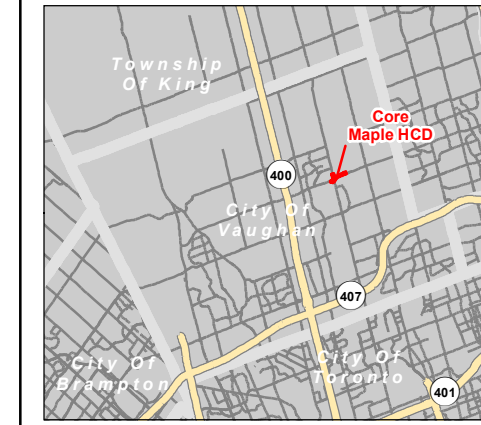
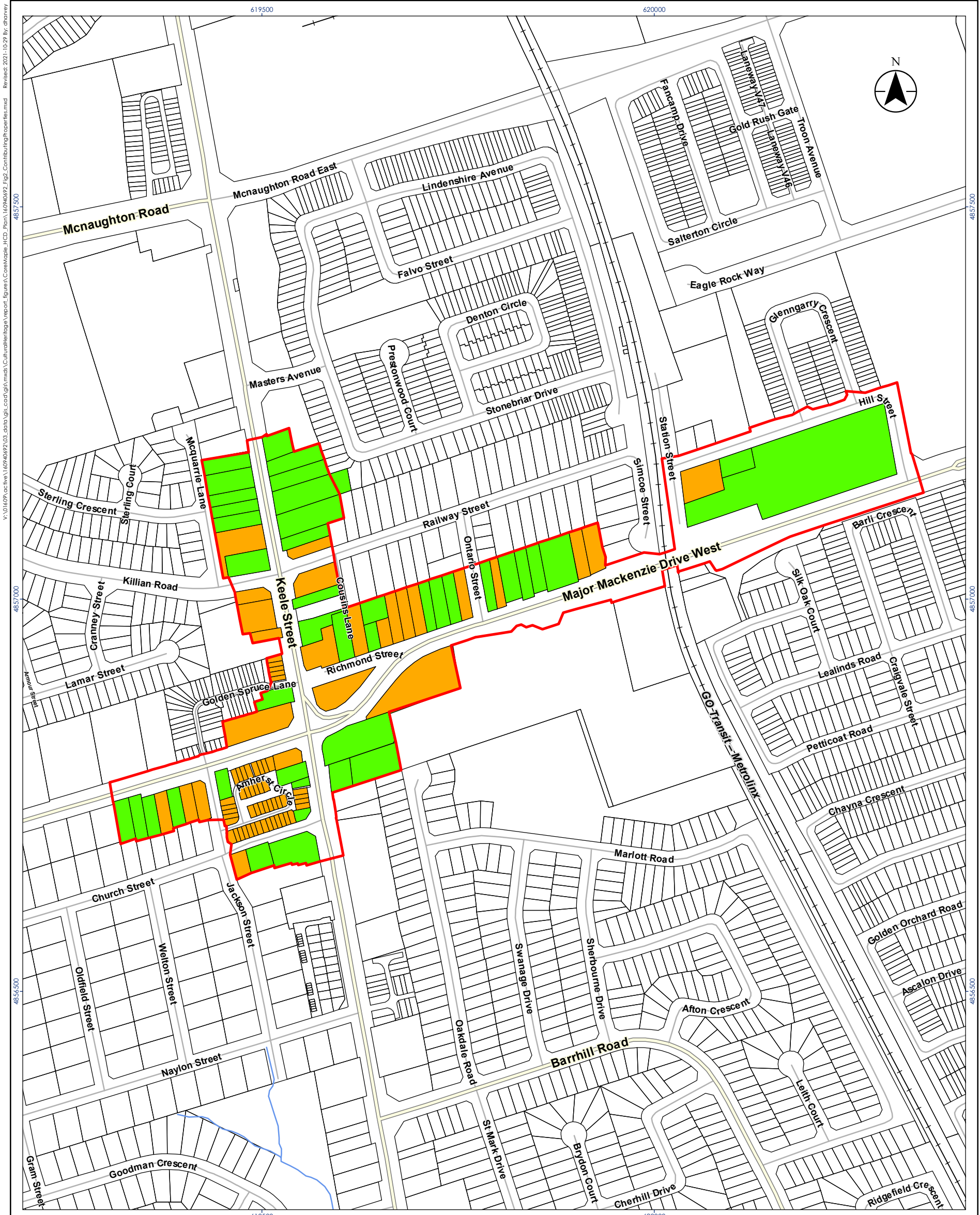
**Core Maple HCD**

**Notes**

- Coordinate System: NAD 1983 UTM Zone 17N
- Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.

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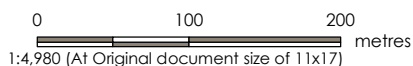




- Legend**
- Core Maple HCD Boundary
  - Contributing Property
  - Non-Contributing Property
  - Railway
  - Highway
  - Major Road
  - Minor Road
  - Minor Road
  - Waterbody

**Notes**

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.



Project Location: City of Vaughan  
 160940692 REVA  
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Client/Project: CITY OF VAUGHAN  
 CORE MAPLE HCD PLAN

Figure No.: **2**

**Contributing Properties**

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## **CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN**

Heritage Conservation District Boundary and Characteristics  
October 29, 2021

## **2.0 HERITAGE CONSERVATION DISTRICT BOUNDARY AND CHARACTERISTICS**

### **2.1 RECOMMENDED HCD BOUNDARY**

The SWOT Report determined that changes were required to the 2007 Maple HCD boundary to support a defensible HCD Plan focused on the concentration of heritage resources identified within the area. Based on SWOT Report analysis, a reduced boundary was recommended focused on the Core Maple area near the intersection of Major Mackenzie Drive West and Keele Street, which contains a concentration of heritage resources. This Core Maple area also has a stronger visual coherence related to the presence of heritage resources.

The recommended boundary for the Core Maple Plan consists of the properties along both sides of Major Mackenzie Drive West, from and including 2347 Major Mackenzie Drive West to Hill Street, the properties on Amherst Circle, the properties on Jackson Street between Church Street and Major Mackenzie Drive West, the properties on both sides of Church Street between Jackson Street and Keele Street, the properties on both sides of Keele Street, from and including 9944 Keele Street to Masters Avenue, the properties on Richmond Street, and the property on Station Street south of Hill Street (Figure 1).

### **2.2 REASONS FOR DESIGNATION**

The Core Maple HCD consists of mid-19<sup>th</sup> to early 20<sup>th</sup> century commercial, residential, and places of worship properties with a cemetery situated at the eastern boundary off the main crossroads of Major Mackenzie Drive West and Keele Street associated with the former Police Village of Maple. The recommended boundary reflects both historical and visual considerations. This area includes a concentration of heritage properties related to the former Police Village of Maple that collectively represent architectural styles of the mid-19<sup>th</sup> to 20<sup>th</sup> century, distinctive from adjacent mid-20<sup>th</sup> century and contemporary developments. The Core Maple HCD is also a distinct place within the City. The heritage properties within the Core Maple HCD are between one and one half to two and one half storeys in height with similar architectural styles, building materials and building forms. These properties are also situated on an informal village plan, with its varied lot sizes and setbacks. These qualities contribute to the sense of time and place experienced within the recommended Core Maple HCD boundary.

### **2.3 STATEMENT OF CULTURAL HERITAGE VALUE AND HERITAGE ATTRIBUTES**

The proposed Core Maple HCD is located in the City of Vaughan, Ontario, and includes portions of Keele Street between Masters Avenue and Church Street and Major Mackenzie Drive West between Jackson Street and Hill Street. The proposed HCD consists of a mix of residential and commercial properties, places of worship, and a cemetery that reflect a concentration of the remaining historic properties from the former Police Village of Maple. The proposed HCD consists of the historic village core of the



## CORE MAPLE HERITAGE CONSERVATION DISTRICT PLAN

Heritage Conservation District Boundary and Characteristics  
October 29, 2021

crossroads village that centered around the intersection of present-day Keele Street and Major Mackenzie Drive West and extended eastward past the railway tracks, which historically included residences, places of worship, and commercial/service establishments that supported the village population.

Maple was originally established as Noble's Corner, and was later known as Rupertsville, following settlement near the intersection of present-day Major Mackenzie Drive West and Keele Street in the mid-19<sup>th</sup> century by the Noble and Rupert families. The name of the community changed to Maple around the turn of the 20<sup>th</sup> century when the former Ontario, Huron, and Simcoe Railway line was purchased by Canadian National Railway and the station was re-named Maple. Local legend suggests the village was named "Maple" due to the presence of maple trees that once lined Keele Street within the village.

The proposed Core Maple HCD boundary reflects the remaining concentration of heritage resources that date to the period of significance for Maple. This includes the period from its establishment as a crossroads hamlet in the mid-19<sup>th</sup> century with the establishment of the railway line in the mid-19<sup>th</sup> century, its creation as a Police Village in 1928, and the decades leading up to the Second World War when the character of the area changed distinctly. Following the Second World War, the community began to shift from a small rural village into a more suburban centre connected to the Greater Toronto Area. This change is also reflected in the core area of Maple with the presence of mid to late 20<sup>th</sup> century commercial plazas and early 21<sup>st</sup> century townhouse developments, although does not contribute directly to the heritage character of the Core Maple HCD.

The proposed Core Maple HCD also extends eastward past the railway tracks to include the historic Maple United Cemetery and residential properties adjacent to the cemetery (one of which is currently used as a parking lot). The eastward connection is also reflective of the connection between the community and the railway line which, when established in the 1850s, accelerated growth in the rural crossroad hamlet. While the character of the eastern area has changed with contemporary alterations to the streetscape and railway crossing, the eastward stretch is a significant historical connection to Maple's past. The lands including the railway station themselves have not been included in the proposed HCD boundary as they are owned by Metrolinx and are not subject to Part V designation.

The remaining heritage properties in the proposed Core Maple HCD are typically low rise (one-and-one-half to two storey) single detached residences with two places of worship and two commercial/mixed use properties that reflect the history of the community as a former rural village. Over time, some residential structures have been adapted for commercial use. The architectural character contains a wide range of styles, notably Gothic Revival, Arts and Crafts/Craftsman, Neo-Classical, Second Empire, Edwardian, and Queen Anne that reflects the periods of construction and the rural village character of the community, particularly in the understated nature of the design of most buildings.

Sections of the proposed Core Maple HCD boundary include remnants of a mature, intact, village streetscape, particularly evident along Keele Street between Killian Road and Masters Avenue. This section of the proposed HCD is composed of primarily single detached residences from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, but also encompasses an early 20<sup>th</sup> century church. The streetscape is enhanced by



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mature vegetation, and landscaped/vegetated lots. This area, and the remaining streetscapes in the proposed HCD boundary along Keele Street and Major Mackenzie Drive West with late 19<sup>th</sup> and early 20<sup>th</sup> century residences (some converted to commercial use), contain a collection of properties that share similar height, setbacks, massing, and era of construction. Together, these resources create a streetscape that defines the core character of Maple and reflects the remaining village character of the community.

The properties surrounding the intersection of Major Mackenzie Drive West, Richmond Street, and Keele Street have been included in the proposed Core Maple HCD boundary for historical reasons. While they contain developments that are not traditional to the rural village character of Maple, the intersection itself is the key location where the settlement was first established and from which Maple grew. Inclusion of these properties is an important factor in maintaining the overall village character so that change in this area can be managed over time to support a village character, including future developments, streetscaping, and transportation planning.

### 2.4 HERITAGE ATTRIBUTES

The following attributes have been identified as reflective of the cultural heritage value or interest of the Core Maple HCD:

- The concentration of mid-to-late-19<sup>th</sup> century and early 20<sup>th</sup> century residences, commercial properties, places of worship, and Maple United Cemetery centered primarily around the intersection of Major Mackenzie Drive West and Keele Street
- Buildings and cemetery constructed between 1861 and 1930, associated with the development of Maple from a small settlement to a police village
- Architectural details and features related to mid-to-late 19<sup>th</sup> century architectural styles associated with the significant period of development of Maple as a rural village, including Gothic Revival, Arts and Crafts/Craftsman, Neo-Classical, Second Empire, Edwardian, and Queen Anne
- Predominant use of red brick as an exterior cladding material
- Cohesive use of materials, setbacks, and building heights that contribute to a unified low-rise streetscape
- Consistent low-rise character of buildings between one and two and one half storeys in height
- Mature trees, landscaped lots, and vegetative features that support the historic village character
- Historical connections to the intersection of Keele Street, Major Mackenzie Drive West, and Richmond Street that relate to the establishment as a rural crossroad hamlet
- Historical connections eastward to the railway line and railway station that accelerated growth in the community in the mid-19<sup>th</sup> century



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### 2.5 CONTRIBUTING RESOURCES

Contributing resources are properties or buildings that directly support the Statement of Cultural Heritage Value and Heritage Attributes of the Core Maple HCD. These buildings were constructed between 1861 to 1930 and retain historic building fabric or heritage features that distinguish them as older buildings of a particular era, type, or place. The predominate architecture style can be determined to be Gothic Revival, Arts and Crafts/Craftsman, Neo-Classical, Second Empire, Edwardian, and Queen Anne. These buildings are one and one half to two and one half storeys in height, with the majority constructed of red and buff brick.

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### 3.0 HERITAGE CONSERVATION DISTRICT GOALS, OBJECTIVES, AND PRINCIPALS

#### 3.1 GOALS AND OBJECTIVES

The ultimate goals of the Core Maple HCD Plan are to provide a framework for decision-making in the HCD and manage change in a way that is compatible with the heritage character of the area. To achieve these goals, all Council decisions related to alterations, additions, new construction, and demolition in the Core Maple HCD should align with the following objectives:

- Maintain and enhance the low-rise character of the Core Maple HCD containing contributing properties from the mid-19<sup>th</sup> and early 20<sup>th</sup> centuries
- Maintain and enhance the historic materials and individual characteristics of contributing properties
- Encourage the replacement of unsympathetic additions or alterations to contributing properties with compatible replacements in accordance with the policies and guidelines of the Core Maple HCD Plan
- Encourage the retention of heritage building fabric, building profiles, and traditional façade arrangements when considering adaptive re-use
- Encourage and support existing use or adaptive re-use of contributing properties within the Core Maple HCD
- Encourage compatible redevelopment in the Core Maple HCD
- Avoid the loss or demolition of heritage attributes or heritage fabric within the Core Maple HCD
- Collaborate with property owners and business owners to encourage and provide incentives for the conservation, restoration, and appropriate maintenance of contributing properties
- Encourage a unified, sympathetic streetscaping approach for the Core Maple HCD on City-owned lands and those subject to redevelopment proposals that enhances the character of the Core Maple HCD
- Encourage and promote the history and local community pride in the Core Maple HCD through compatible public art, commemorative/interpretative devices, or local tours
- Collaborate with business and property owners in the Core Maple HCD to maintain a progressive and competitive business environment while conserving the heritage attributes of the HCD



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### 3.2 PRINCIPLES

The principles at the core of an HCD Plan are drawn from heritage best practices established at the provincial, federal, and international levels through guiding documents and charters. The principles outlined in this report are derived from the 1964 Venice Charter (International Council on Monuments and Sites 1964), the 2007 *Eight Guiding Principles in the Conservation of Built Heritage Properties* (Government of Ontario 2007), and the 2010 *Standards and Guidelines for the Conservation of Historic Places* (Parks Canada 2010). The following principles form the basis of the HCD policies and guidelines:

- **Preserve the historic context:** A heritage building represents the individuals and periods from history with which it has been associated. The building records the original designer's and builder's intentions as well as the historic forces that were at play when it was constructed. Subsequent alterations to the building also record the historic context at the time of the alterations and should be considered when planning restorations, alterations, or redevelopment.
- **Maintain and repair:** All buildings require some continuous methods of conservation as they are exposed to the constant deteriorating effects of weather and wear from use. Owners are encouraged to undertake appropriate repair and maintenance activities of heritage properties.
- **Find a viable social or economic use:** Buildings that are vacant or underutilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.
- **Preserve traditional setting:** A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings, and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change, there is a supportive setting that should be maintained.
- **Preserve original decoration and fittings:** Each building within the HCD that is linked to the history of the core of Maple contains elements and details of an intimate and smaller scale that define this association. The original exterior decorations such as wood, metal, or brick cornices and parapets are all subject to weathering and the whim of style. Resist the urge to remove or update these features or to replace them with poor reproductions of the originals. Their form and materials are an inextricable part of the original design and should enjoy the same respect as the whole building. Where practical, fittings and equipment should be preserved or re-used.
- **Restore to authentic limits:** Resist the temptation to embellish a restoration and add details and decorations that would not have been part of the history of the building.
- **Employ traditional repair methods:** Deteriorated elements and materials that cannot be salvaged should be repaired or replaced with the same materials and inserted or installed in a traditional manner. In some cases, some modern technologies ensure better and longer lasting repairs than traditional methods and should be employed if proven to be an improvement.



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- **Respect historic accumulations:** A building is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the building. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into the permanent history of the building. In many cases, it is unnecessary to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building and be flexible in accommodating more recent interventions that are sympathetic and have improved the historical or functional nature of the building.
- **Make new replacements distinguishable:** The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original.
- **Understand the value of a historic place:** Refer to the heritage value and character defining elements to understand the significance of the HCD and to guide appropriate change.
- **Respect documentary evidence:** When repairing, restoring, or rehabilitating historic buildings or features, rely on documentary evidence such as historic photographs, drawings, or physical evidence where available. Avoid restoring based on conjecture.
- **Design alterations with reversibility in mind:** When making additions or alterations that may cover, obscure, or remove original materials, consider methods that could be reversed in the future to retain the original features, materials, and/or character.



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District Policies and Guidelines  
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## 4.0 DISTRICT POLICIES AND GUIDELINES

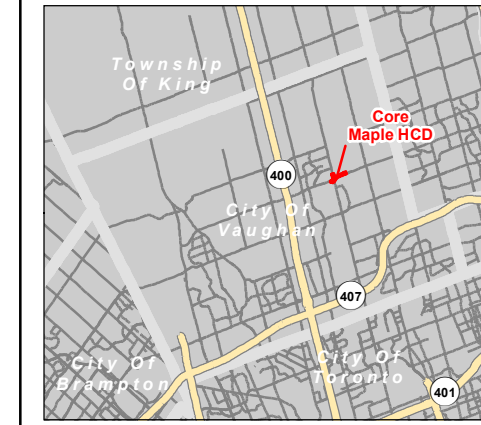
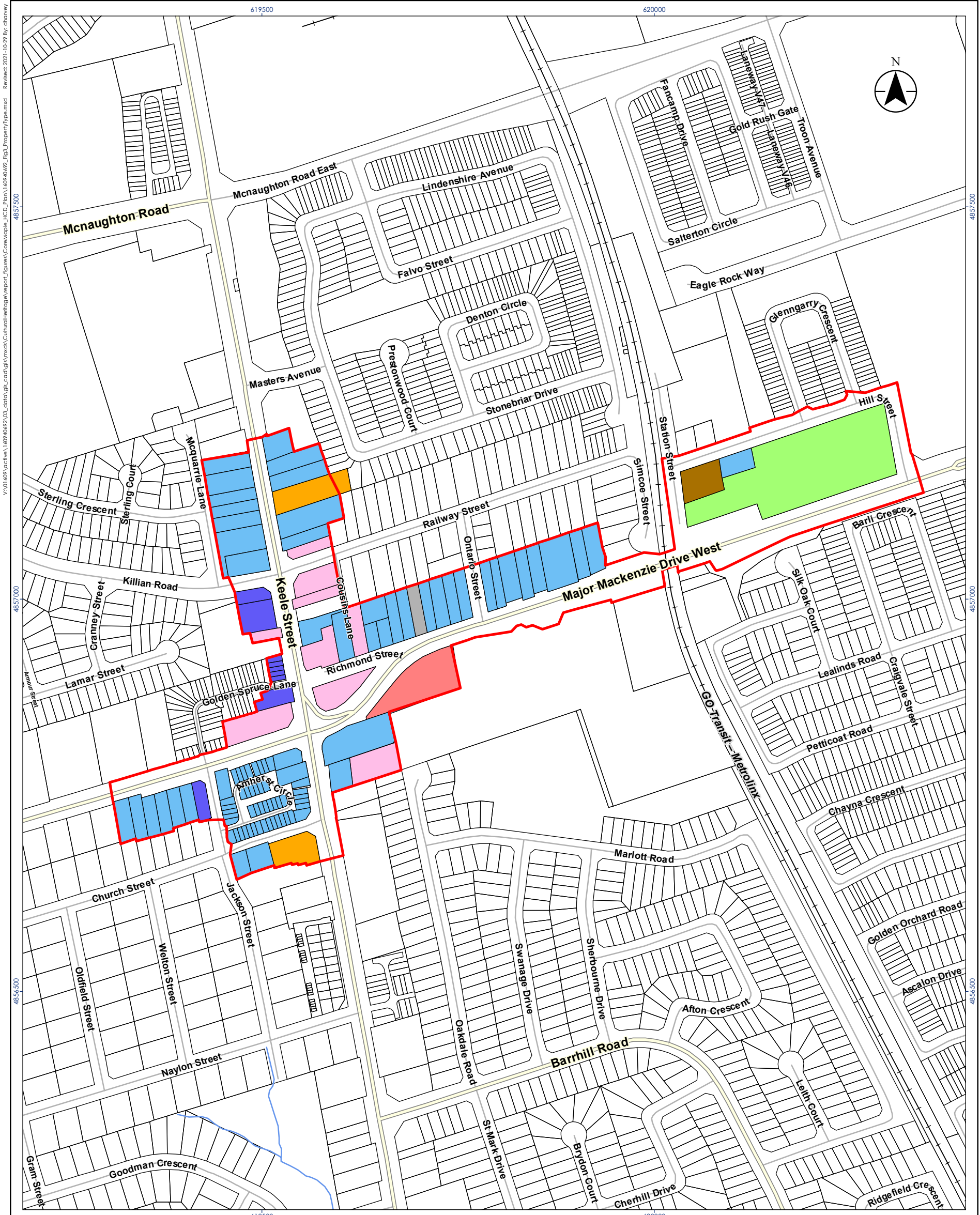
### 4.1 INTRODUCTION

The *Ontario Heritage Act* requires that a district plan include a statement of policies. A statement of policy provides consistent decision making within the HCD. Policies reflect the HCD Plan's objectives to maintain and enhance the character of the Core Maple HCD boundary as outlined in Figure 1. Policies clearly explain what changes and alterations are appropriate and likely to be approved in an HCD. Policies are intended to directly support the goals and objectives of the HCD and it is the City and Council's responsibility to make decisions that are consistent with HCD policies. In this HCD Plan, policies are clearly indicated using phrases with words such as 'shall', 'must' or 'will'. This plan also contains guidelines. Guidelines may be used where there are various alternatives that help to support a policy. The provision of guidelines in this plan allows the City and Council to take flexible approaches to heritage permits and decisions in the HCD. Not all guidelines will be applicable in every situation, but through discussion with staff, property owners, the Heritage Vaughan Committee, and Council, the guidelines can be applied on a case-by-case basis once the policies have been met. Guidelines may also be used where the community indicated through the consultation process that the priorities for these items are not as strong as other areas, but still want guidance to follow when making decisions.

The following sections contain the policies and guidelines for the overall development pattern of the Core Maple HCD, alterations, additions, new construction, and demolition. The sections are arranged by contributing and non-contributing properties and by type of action (alteration/addition). Each type of resource plays a different role in the HCD and must be managed accordingly. To determine if your property is a contributing or non-contributing property, refer to Figure 2 in Section 2.0 or Appendix A. It should be noted that building type refers to the historical, purpose-built type of a building. Some buildings have been converted over time (e.g., from a residence to a business), but still retain the general outward appearance of their original use. Policies to preserve this outward character should aim to maintain original appearance regardless of the current use. To determine the historic type of your property, see Figure 3 and Appendix B.

Policies and guidelines are also provided for landscaping and streetscaping on public and private property, parks, and open spaces. Additional considerations have been provided for accessibility, sustainability and alternative energy, Part IV designations within the HCD, and properties adjacent to the HCD.

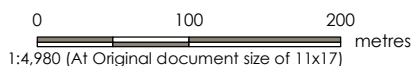




- Legend**
- Core Maple HCD Boundary
  - Railway
  - Highway
  - Major Road
  - Minor Road
  - Waterbody
- Property Type**
- Cemetery
  - Civic
  - Commercial
  - Mixed Use
  - Parking Lot
  - Place of Worship
  - Residential
  - Vacant

**Notes**

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.



Project Location: City of Vaughan  
 160940692 REVA  
 Prepared by DH on 2021-10-29

Client/Project  
 CITY OF VAUGHAN  
 CORE MAPLE HCD PLAN

Figure No.  
**3**

Title  
**Property Building**

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## 4.2 DEVELOPMENT PATTERN

The development pattern of the HCD is an important part of its historic character. The development pattern in the Core Maple HCD is largely based around the former ‘crossroads’ village at the intersection of Major Mackenzie Drive West and Keele Street. Development was concentrated at the crossroads from the mid-19<sup>th</sup> to the early 20<sup>th</sup> century, with branches of development along smaller side streets. Following the formation of Maple as a Police Village in 1928, growth was scattered until the post-war period when mid-century subdivisions began to develop in the surrounding area. Changes in the Core Maple HCD increased rapidly from the 1980s to the present with the construction of commercial shopping plazas and residential townhouse/rowhouse developments. All the contributing properties in the Core Maple HCD are single detached structures. Non-contributing properties include townhouse/rowhouse style buildings, semi-detached buildings, commercial plazas, and some single-detached buildings.

### Policies

- Maintain and enhance the historic development pattern near the intersection of Major Mackenzie Drive West and Keele Street, consisting predominantly of purpose-built one to three storey commercial, residential, mixed use, and places of worship buildings
- Maintain and preserve the existing historic architectural styles and influences including Gothic Revival, Queen Anne, Edwardian, Second Empire, Period Revival, Colonial Revival, Georgian, and Arts and Crafts/Craftsman
- Maintain the characteristic of lot development consisting of a single detached building fronting the streetscape
- Maintain setbacks consistent with neighbouring properties and abutting exterior walls where appropriate

## 4.3 ALTERATIONS

### 4.3.1 Contributing Properties

#### 4.3.1.1 Maintenance

Maintenance is crucial to the preservation of buildings in the HCD. Guidelines for the preservation and restoration are based on the *Standards and Guidelines for the Conservation of Historic Places* (Parks Canada 2010). General Maintenance guidelines can be found in Appendix C.

### Policies

- Adhere to property maintenance standards of the City’s Property Standards By-law 231-2001 as it applies to all properties within the municipality.





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### Guidelines

- Undertake regular maintenance and upkeep of the exterior of contributing resources as the appearance of these buildings and their visible exterior condition can greatly benefit and impact the overall character. Regular maintenance and repairs of historic features and materials can enhance their longevity and avoid costly replacements in the future.

#### 4.3.1.2 Roofs

The roofline of the streetscape in the Core Maple HCD is not uniform but contributing properties are of similar heights between one and one half to two and one half stories. The roof is an important character defining element and they are most important when visible from street level. Original roofing may have been wood shingles, slates, or sheet metal roofing. Very few of the original roof materials remain and asphalt shingles are the dominant roof materials in the Core Maple HCD. Elements of the roof assemblies include: chimneys, cupolas, parapets, gutters, gables, eaves, dormers, soffits and fascia, and components such as the cladding, substructure, insulation, vapour controls, flashing, and ventilation. Roofs are particularly exposed to the elements more than any other part of the building and their maintenance is critical.

### Policies

- Conserve, maintain, and restore character defining roof features and original historic roofing materials.
- Maintain the original roof shape of the building (e.g., flat, gabled, hipped, etc.) and maintain the original pitch (high pitch, medium pitch, low pitch).
- Allow for contemporary roofing materials such as asphalt, metal, and composites where non-original roofing materials exist.
- Set features such as mechanical equipment, penthouses, and other rooftop elements back from the façade line so that the new features are not visible from street level.

### Guidelines

- Protect and maintain rooftop features by ensuring that water is properly drained through gutters, downspouts, and roof drains.
- Repair based on historical evidence or replace in kind or with sympathetic materials when roof materials are deteriorated.
- Consider neutral colours (grey, black, brown) for roof pitches visible from the street.



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**Photo 4.1: Examples of roof materials, shapes, pitches, and other elements in the HCD (chimneys, dormers, cupola)**

### 4.3.1.3 Façade Pattern

Façade patterns are the vertical and horizontal patterns created by architectural elements in the main or key elevations of the properties, such as windows, doors, massing, form, and heights. Façade patterns within the HCD include cohesive use of materials, setback, heights, and massing that together capture a visual representation of the historical development of the former Police Village of Maple during the mid 19<sup>th</sup> to early 20<sup>th</sup> centuries.

#### Policies

- Maintain the original size and location of historic windows. If interior room configurations are changed, avoid visual changes that affect the exterior façade.





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- Maintain and restore existing architectural elements that divide and break up the façade into smaller sections: Retaining the original form of one and one-half to two and one-half storey residences in this area is critical to its heritage character.
- Maintain and restore existing front porches.
- Avoid covering up and building in existing openings.
- Avoid changing the existing façade elements by removing and altering architectural elements.
- Retain original setbacks to the front entrances from the street, consistent with the location.
- Avoid removal of aspects of the façade that could result in “blank walls” with no window and door openings.

#### Guidelines

- Preserve and restore features on contributing resources wherever possible. Should there be a part of the building that is beyond repair and cannot be restored, use materials and forms that restore by existing evidence or replace in kind or with sympathetic materials.
- Avoid making imitations based on conjecture rather than evidence in documents or existing building elements.

#### 4.3.1.4 Exterior Materials

Most buildings in the Core Maple HCD are constructed with red and buff brick. Brick was a common construction material in the mid-19<sup>th</sup> to early 20<sup>th</sup> centuries in the former Township of Vaughan. It was used for structural construction, cladding/veneer, and decoration. As a heritage attribute of the HCD, brick plays an important visual role in contributing to the district’s sense of time and place to the former Police Village of Maple.

#### Brick

##### Policies

- Avoid painting unpainted exterior surfaces such as brick masonry with acrylic paints as they create a non-permeable coating that does not allow for moisture to dry through the brick. Brick that has previously been painted may be repainted.
- Clean masonry with gentle techniques where original brick has been heavily soiled, has graffiti, or paint that is damaging to the masonry. However, any type of masonry cleaning is damaging to the material, so it is recommended that cleaning is done only when necessary.
- Avoid abrasive cleaning methods, such as sandblasting, sanding disks, and grinders, as they clean by removing a small portion of the brick surface and permanently damage the material. Cleaning methods



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recommended for brick are water cleaning (the gentlest cleaning method) and chemical cleaning. Examples of cleaning with water are low pressure water cleaning and using detergents. When cleaning with water keep in mind freezing temperatures and time needed for brick to dry.

- Moisture is masonry's biggest challenge. The freezing of water under the surface of the brick will cause spalling.
- Maintain and restore brick masonry by using appropriate techniques for repointing and using compatible mortar. Older buildings use high lime content mortar, which is weaker than contemporary Portland cement mortar. Using appropriate mortar will prevent further deterioration. For more information on mortar type and mortar strength refer to Appendix C.
- Choose an appropriate mortar when repointing historic masonry. The mortar in masonry assembly is the sacrificial element, being the weakest in strength. Mortar strength should be appropriate to the brick so that all the thermal expansion happens at the mortar joints first. For more information on mortar type and mortar strength refer to Appendix C.
- Choose materials that are similar in kind, colour, strength, and durability when using mortars and masonry units to replace existing deteriorated units. Using materials that are incompatible can cause more damage in the long term.

#### Guidelines

- Undertake repointing early in the year to allow mortar to dry and cure before cold weather sets in.
- Repair structural damage before repointing. Structural cracks may be letting in the moisture that is eroding the mortar.
- Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall.
- Refer to the *Standards and Guidelines for the Conservation of Historic Places*, available online, for in depth information about masonry restoration (Parks Canada 2010).



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**Photo 4.2: Examples in Core Maple HCD of red and buff brickwork and brick detailing including voussoirs, drip moulds, horizontal banding, quoins, and decorative clay elements in brickwork**

### Metals

Some buildings in the HCD feature metal gutters, cladding or flashings. Identifying the type of metal will help to determine the most appropriate conservation, maintenance, and cleaning techniques.

### Policies

- Conserve historic metal features on front facades. Retain sound and repairable metals.
- Re-apply appropriate paint or coating to decrease corrosion rate.
- Stabilize deteriorated metals by reinforcement and weather protection.
- Determine the metal type and appropriate cleaning method. Soft metals such as lead, tin, copper, aluminum, brass, silver, bronze and zinc should be cleaned with non-abrasive methods. Use gentle cleaning methods on hard metals.

### Guidelines

- Replace deteriorated or missing elements in kind or with sympathetic materials based on documentary evidence.
- Refer to the *Standards and Guidelines for the Conservation of Historic Places* for a more detailed list of recommendations for maintenance and preservation (Parks Canada 2010).



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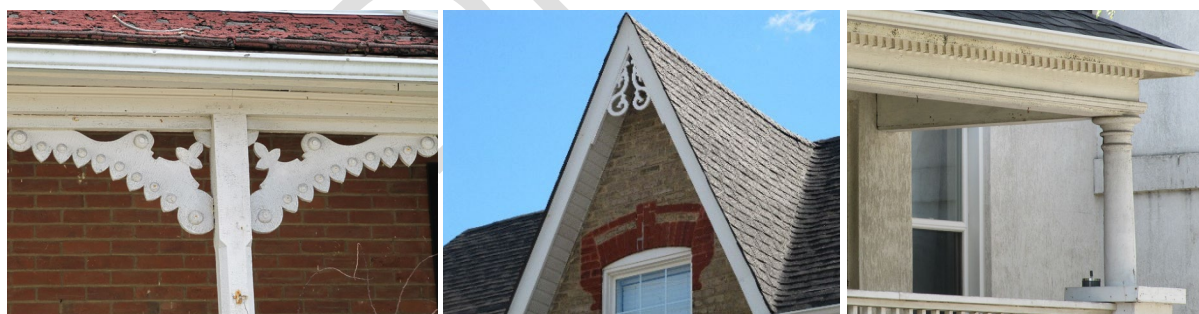
### Woodwork

#### Policies

- Retain sound and repairable wood that contributes to the character of the building or HCD. Decorative woodwork should be repaired rather than replaced.
- Replace in kind or with sympathetic materials when repair is not feasible.

#### Guidelines

- Apply coatings which are compatible and only after proper surface preparation, such as cleaning with tri-sodium phosphate.
- Inspect existing paint. Blisters or peeling paint can mean water is getting into the wood, and the source of water should be corrected.
- Do not use chemical strippers or torches to remove paint.
- Stabilize deteriorated wood by providing reinforcement and weather protection.
- Replace decayed or damaged wood and find cause of deterioration where possible to avoid future damage.
- Prevent water penetration and weathering by providing proper drainage.
- Refer to the *Standards and Guidelines for the Conservation of Historic Places* for a more detailed list of recommendations for wood maintenance and preservation (Parks Canada 2010).



**Photo 4.3: Examples of wood elements: decorative brackets, gable bargeboard, wood dentils, and columns in the HCD**

### Glass and Glass Products

#### Policies

- Retain historic glass, particularly decorative leaded or stained glass, when possible.



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- Replace irreparable or missing glass panels in kind or with sympathetic material, whenever repair is not possible.

#### Guidelines

- Protect glass from breakage, chipping, and abrasion.
- Assess the reason for the breakage and deterioration of glass which might be due to its frame and structure.
- Consider contacting a knowledgeable and experienced practitioner when undertaking restoration of lead glass.



**Photo 4.4: Example of leaded glass window on church in HCD**

#### 4.3.1.5 External Paint

Traditional oil-based paint such as linseed oil paint were used historically. When applied properly, oil-based paints are long-lasting as they are absorbed into surfaces, thus allowing them to penetrate and the materials to breathe. Contemporary oil-based paints are available from various companies.

Mineral based paints are appropriate for surfaces such as brick, stucco, metal, etc. Mineral based paints work like a stain rather than paint- they are long lasting, allow surfaces to breathe and they do not create an impermeable layer which keeps moisture from drying out.

Acrylic based paints are readily available and used prominently today. However, acrylic based paints might not be the best solution for historic buildings and especially materials such as masonry and wood. Keep in mind that acrylic paint creates a film on top of the surface it is painted on, and thus seals it, making the material unable to dissipate moisture.

It is important that in preparation the surfaces are cleaned properly from dirt and previous paint.



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### Policies

- Avoid painting masonry surfaces including brick as it prevents the proper drying of the brick and ultimately damages the masonry.

### Guidelines

- Avoid painting with colours that do not complement the character of the HCD, such as overly bright or neon colours. There are many paint companies that provide a heritage or historical selection that would be complementary in an HCD.
- Consider cohesive color schemes. Paint can have a dramatic effect on the building, highlighting different elements such as windows, trim, sculptural detail, etc.
- Consider identifying original paint colours, if desired. For owners who would like to determine the original colour of their building and have the financial means, a paint analysis can be conducted. For owners who are on a budget and want to find a close match to the original paint colour, it is advisable to peel off a small area of paint in an inconspicuous area of the building.
- Consider consulting a heritage masonry specialist for exterior brick surfaces that have been already painted to determine whether to repaint peeling paint or remove paint completely (see Appendix C for further information regarding heritage professionals).

### Overcladding

Overcladding is the covering of original materials with more modern materials. When covering original materials, important architectural elements of the building are hidden. Often, overcladding is done with the purpose of creating a more modern look to the façade but results in mismatching materials that are not in harmony with the surrounding buildings. Sometimes overcladding designs are done with the end goal of creating a “blank façade wall” which is undesirable as it does not relate to the street and the passerby.

Overcladding is not an appropriate substitute for maintenance. Covering up deteriorated facades does not solve the problem of regular maintenance and may create more serious problems such as rotting, rusting, cracking, and spalling of brick and deterioration of mortar joints, which can cause serious structural issues. To properly maintain a historic building, overcladding should be avoided and existing overclad materials should be removed.

### Policies

- Avoid covering up original facades and elements with materials that do not complement the HCD, drastically change the look of the building, damage the original materials, and/or create “blank walls”.



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### Guidelines

- Remove existing overcladding to reveal, repair, restore, or appropriately replace historical elements underneath.
- Remove overcladding in sections if removal of all overcladding is not possible, keep overcladding in place with the intention of removing it in future.

#### 4.3.1.6 Windows

Windows in the heritage area are important elements that contribute to the vertical and horizontal patterns of the district. Windows are often a significant heritage element of contributing resources and where original, efforts should be made to retain them.

### Policies

- Conserve, repair and maintain rather than remove all important character-defining elements to windows including but not limited to: steel, aluminum and wood frames and windows, muntin and sash profiles, dimensions of openings, operable double and single hung windows, original opening mechanisms and hardware and decorative surrounds.
- Retain original wood framed windows wherever possible. Heritage windows can be as efficient as new thermal units if they are maintained properly. If maintained, they are longer lasting than the newer thermal units.
- Replace original windows when they cannot be repaired. Keep current proportions and glazing configuration. Keep operable. Retain and/or replace storms in-situ, with like-for-like, where original storms are present. Replacement windows may be of contemporary materials but should reflect the character and style of the building. If muntins or grilles are used, they should be applied to the exterior of the window rather than between the panes for a more historically appropriate appearance.
- Avoid blocking or altering the shape and size of existing historic window openings. It is strongly discouraged to seal windows shut.
- Avoid replacing original windows with units that are radically different than original in proportion, colour, functionality, and configuration.
- Allow for replacement of contemporary windows with other contemporary windows. Maintain the original shape and opening of the window.

### Guidelines

- If some windows have already been updated with contemporary units, they may be replaced with historically accurate windows based on documentary evidence or existing windows.





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- Maintain the solid wall to openings proportions from the existing streetscape. Traditionally, windows are between 15% and 20% of a wall, and windows are taller than they are wide, usually with a ratio of 2:1 or more.



**Photo 4.5: Original window examples in HCD including rectangular multi-sash, segmental storm windows, semi-elliptical sash, pointed arched, semi-circular sash, and rectangular 3/1**

#### 4.3.1.7 Doors and Entrances

Entrances in heritage buildings are usually provided with some elaboration. The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building.

#### Policies

- Conserve, repair and maintain rather than remove all important character-defining elements to doors and entrances including mouldings and sidelights.
- Avoid blocking or altering the shape and size of existing historic door openings.
- Avoid replacing original doors with units that are radically different than original in proportion, colour, functionality, and configuration.





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- Commercial entrances shall face the principal street. Corner entrances are encouraged for corner lots.



**Photo 4.6: Examples in HCD of original door sidelights, fanlight, mouldings, and segmental transoms**

### 4.3.1.8 Porches and Storefronts

Porches are located on the main floor of residential and commercial buildings, and they make up the public part of the building. They form the formal access to an outdoor sitting area or main entrance of a residence or commercial building. The Core Maple HCD includes a mixture of covered partial and full-width porches.

#### Policies

- Conserve, maintain and restore features such as wood posts, beams, cornices, cornerposts and the materials they are made from, wherever possible; typical materials include wood and metal.
- Avoid altering the geometry of the porches, such as location of posts, openings for access, steps and decking, railings (posts and spandrels).
- Replace in kind or in a manner compatible to the character of the HCD where conservation and restoration of original porch materials is not possible.
- Avoid enclosing existing open porches with screens or other enclosures. If enclosure is considered, make changes reversible and avoid damaging or removing historic trim or detailing.



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- If porches have already been updated with contemporary features, they may be replaced with historically accurate or historically appropriate porches based on documentary evidence or consideration of the typical features of the residence's architectural style or influence.



**Photo 4.7: Examples of covered partial wood front porches on Keele Street south of Major Mackenzie Drive West**



**Photo 4.8: Examples of covered wood full-width front porches on Keele Street north of Major Mackenzie Drive West**

#### 4.3.1.9 Signage and Lighting

Signage for commercial properties in the Core Maple HCD is an important aspect of the urban fabric. It has an impact on the atmosphere of the street and it very important for the well-being of businesses.

#### Policies

- Adhere to the City's *Signs* By-law 140-2018. Maple, under Section 11 and Schedule D is defined as a Special Sign District.
- Install signage in a manner that avoids covering windows or important elements of the building façade and is conducive to HCD properties.
- Avoid internally illuminated signs as per the City's *Signs* By-law



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- Avoid 'pylon' style signage.
- Rehabilitate important heritage lights as needed to adapt to current lighting requirements and code requirements before opting for replacement.
- If replacing, consider lights similar in style and character to the contributing heritage resources.

#### Guidelines

- Retain signs that are pre-existing and contribute to the character of the building.
- Incorporate signage in the valence of awnings, above storefronts, on canopies, sandwich boards, small-scale projecting or hanging items and temporary window decals.
- Use signage that is an appropriate size to be read from across the street.
- Provide external lighting that is compatible with the character of the area, and the contributing resources. Repair and replace original external light fixtures where possible with like-for-like. Consider low-profile, but similar in design, material, and form to original lighting.
- Lighting is appropriate for illuminating commercial signage (e.g., 'gooseneck' lighting), address numbers, or entrances.
- Encourage use of energy efficient L.E.D. lights of an appropriate brightness to avoid excess light pollution. Lighting too bright appears harsh. When possible, businesses should try to match the colour temperature of municipal street lighting to provide a uniform appearance to the district.

#### 4.3.1.10 Outbuildings

##### Policies

- New outbuildings (sheds, detached garages) may be constructed. New outbuildings should be set back from the front façade of the residential or commercial building and follow guidelines for new construction that is sympathetic to the character of the HCD.

#### 4.3.2 Non-Contributing Properties

Alterations and additions to non-contributing properties have an impact on the adjacent contributing properties and the overall streetscape of the Core Maple HCD.

##### 4.3.2.1 Maintenance

##### Policies

- Adhere to the City's Property Standards By-law 231-2011 as it applies to all properties within the City.



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### Guidelines

- Conduct regular maintenance on the property as needed, including side and rear elevations where visible from the public realm.

#### 4.3.2.2 Roofs

##### Policies

- Replace roofing materials on an as-needed basis. Contemporary materials (asphalt shingles, metal, or composite roofing) are appropriate.
- Maintain gable, hip, or mansard types with medium to steep pitch to be consistent with the HCD character.
- Protect and maintain rooftop features by ensuring that water is properly drained through gutters, downspouts, and roof drains.
- Set rooftop mechanical equipment back from the roofline so that it is not visible from street level.

##### Guidelines

- Where roofing materials are visible from the street level and are to be replaced, encourage neutral colours (black, brown, grey).

#### 4.3.2.3 Façade Patterns

##### Policies

- Maintain the overall proportions and façade pattern typical to a residential and commercial building if changes are made to the organization of a façade by adding, removing, or altering the location or position of windows and entrances.
- Support the character of the HCD when making changes in the façade composition of non-contributing buildings, by choosing complementary or compatible window and door openings, materials, and proportions.
- Avoid designing “blank walls” with no window and door openings.

#### 4.3.2.4 Exterior Materials

##### Policies

- Removal of overcladding on non-contributing residential and commercial buildings is permitted. Care should be taken during removal to determine the presence of historic materials beneath that may change the course of an alteration permit.



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- If historic fabric is present and City staff, Heritage Vaughan Committee, and Council agree that the building now meets the definition of a contributing property, guidelines for cladding in Section 4.3 should be followed.
- If historic fabric is not present, replacement cladding may be installed. It is encouraged to use cladding that complements the character of the HCD, such as brick, stone, or wood cladding, particularly on the front (street-facing) façade of the building. Contemporary materials such as “hardie board” siding, aluminum, and vinyl siding may also be permitted on a case-by-case basis. Exterior Insulation Finishing System (EIFS) should be avoided, as it is not sympathetic to the HCD character.

#### Guidelines

- Select materials that are complementary of the character of the HCD when renovating facades of non-contributing buildings. It is recommended to use materials already commonly found in the HCD such as brick as a dominant material that help to transition the non-contributing building into its surroundings.
- Complement the character of the HCD on side elevations visible from the public realm regarding material type, and proportion of material (e.g., brick/masonry or siding sizes compatible with surrounding buildings), and colour.
- Choose a paint scheme that complements the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours.

#### 4.3.2.5 Windows

##### Policies

- Replace existing windows and entrances when required. Contemporary materials are appropriate for non-contributing buildings but should maintain the existing opening sizes and proportions of the original window.
- Avoid covering up and filling in existing original windows.
- Maintain the solid wall to openings proportions from the existing streetscape. Traditionally, windows are between 15% and 20% of a wall, and windows are taller than they are wide, usually with a ratio of 2:1 or more.

#### 4.3.2.6 Doors and Entrances

##### Policies

- Avoid covering up and filling in existing entrances.
- For commercial properties, single entrances may be expanded to double entrances to improve accessibility but should adhere to universal accessibility requirements.



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### 4.3.2.7 Porches and Storefronts

#### Guidelines

- Porches are permitted on non-contributing residential buildings. If new porches are proposed, they should be a single storey to be consistent with the majority of the HCD character.
- Open porches are encouraged over closed/screened porches.
- Porches (if present) may be removed from non-contributing buildings, provided there are no structural implications to their removal.

### 4.3.2.8 Signage and Lighting

#### Policies

- Adhere to the City's *Signs* By-law 140-2018. Maple, under Section 11 and Schedule D is defined as a Special Sign District.
- Install signage in a manner that avoids covering windows or important elements of the building façade.
- Avoid internally illuminated signs as per the City's *Signs* By-law 140-2018.
- Consider external lighting that is compatible with the character of the area and is low-profile. Lighting is appropriate for illuminating commercial signage (e.g., 'gooseneck' lighting), address numbers, or entrances.
- Exterior building lighting is permitted on non-contributing residential properties to illuminate address numbers, entrances, and porches. Lighting should be of a scale that is compatible to residential or commercial buildings and should avoid fixtures that shine directly and brightly towards adjacent properties.
- Encourage use of energy efficient L.E.D. lights of an appropriate brightness to avoid excess light pollution. Lighting too bright appears harsh. When possible, businesses should try to match the colour temperature of municipal street lighting to provide a uniform appearance to the district.

#### Guidelines

- Incorporate signage in the valence of awnings, above storefronts, on canopies, sandwich boards, small-scale projecting or hanging items and temporary window decals.
- Use signage that is appropriate size to be read from across the street.



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### 4.3.2.9 Outbuildings

#### Policies

- New outbuildings (sheds, detached garages) may be constructed. New outbuildings should be set back from the front façade of the residential building and follow guidelines for new construction that is sympathetic to the character of the HCD.

## 4.4 ADDITIONS

### 4.4.1 Contributing Properties

Contributing properties in the Core Maple HCD support the mid 19<sup>th</sup> to early 20<sup>th</sup> century streetscape of the former Police Village of Maple. The following sections provide policies and guidelines for contributing properties within the HCD where an addition is proposed. Some of these considerations include location, height and massing, architecture and style, windows, doors and entrances, and roof design. In general, the following key aspects should be considered:

- New additions must not obscure, radically change, or have a negative impact on contributing heritage resources, heritage elements, forms, use, or exterior configuration. This includes adjacent heritage properties and contributing resources.
- Any additions considered must first document the contributing resource(s) impacted.
- Additions to contributing resources, specifically heritage designated properties, should be reversible.

#### 4.4.1.1 Location, Height, and Massing

The most important aspect of adding to a contributing resource involves consideration of the location, height, and massing of the addition. New additions must be visually compatible with, yet distinguishable from, the contributing resources. Often, the location, height and massing play the key role in ensuring a proper balance between imitation versus pointed contrast, so that balance is met that respects the heritage fabric. Consideration of additions must respect the contributing resources.

#### Policies

- Design additions to contributing resources to an appropriate height to contributing properties, less than the existing height of the original structure and be scaled appropriately so as to not compete with the original structure.
- Design massing for new additions that is subordinate to the existing residences. Additions should not cover or overwhelm the original structure but should not be too small in scale and size either.
- Locate additions to contributing residences at the back or side of the building, wherever possible. If side additions are contemplated, they should be set back from the front façade.





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- Additions should be sympathetic and complementary in design, and clearly distinguishable from the original construction by form or detail.
- Preserve original material when designing additions and minimize the removal of original building structure and materials, where possible.
- Choose materials for additions that are distinguishable as contemporary design, and do not mimic historic architecture but complement its character to clearly distinguish between new and old.
- Avoid removing existing mature vegetation, where feasible, when planning the location for additions.

#### 4.4.1.2 Architectural Style

Architectural style includes many elements of a building and façade, including overall design of fenestration, entrances as well as proportions, roof line design, and details.

##### Policies

- Additions should consider the original architectural style of a building and adopt a subtle approach that does not detract from the original heritage fabric, using compatible scale, proportions, openings and fenestration, materials and details that acknowledge the original residence.
- Avoid changing the existing façade elements by removing and altering architectural elements during additions. If these must be altered, these removals should be reversible where possible.
- Additions should maintain overall setback that forms the unified, consistent streetscape and heritage fabric of the area. Additions should not obscure or remove important architectural features of a contributing resource.

##### Guidelines

- Wherever possible, use existing window or door openings to provide access and retain the original window or door removed for future reversibility, particularly if additions are made in locations other than the back of the residence.

#### 4.4.1.3 Roofs

##### Policies

- The roofline of the streetscapes in the Core Maple HCD are not uniform but of similar heights between one and one half to two and one half stories. New additions should consider the rooflines and work to align with these rooflines. The design of new addition rooflines should not necessarily replicate the original roofline but should complement the style of the existing dwelling, though this may be unique to each individual property in the HCD.





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### Guidelines

- Protect and maintain rooftop features by ensuring that water is properly drained through gutters, downspouts, and roof drains, and draining away from the original heritage building.

#### 4.4.1.4 Materials

Most buildings in the Core Maple HCD are constructed with red and buff brick. Brick was a common construction material in the mid-19<sup>th</sup> to early 20<sup>th</sup> centuries in the former Township of Vaughan. It was used for structural construction, cladding/veneer, and decoration. As a heritage attribute of the HCD, brick plays an important visual role in contributing to the district's sense of time and place to the former Police Village of Maple.

### Policies

- New additions can use similar materials and form as the original heritage building, but should be done so in such a way as to not cause confusion between what is original heritage fabric and what is a new addition.

### Guidelines

- Consider complementary materials to existing brick buildings such as wood and glass, to create an addition that is discernable.

#### 4.4.1.5 Windows

### Policies

- Windows are important elements that contribute to the vertical and horizontal patterns of the district. When considering new additions, align new windows and the overall fenestration, where possible, so that it is consistent with the contributing resources.
- Consider the design, style, and organization of openings so that it is clearly discernable from the original heritage fabric but creates a harmonious relationship with that contributing resource.

#### 4.4.1.6 Doors and Entrances

### Policies

- Consider the design, style, and organization of openings so that it is clearly discernable from the original heritage fabric but creates a harmonious relationship with that contributing resource.



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### 4.4.1.7 Signage and Lighting

#### Policies

- Lighting on new additions should be complementary not only to the new building, but also to the contributing resources.
- New lighting on additions should not cause light pollution or detract from the original heritage elements, fabric, and facades; consider the scale of lighting so it complements existing lighting in the neighbourhood.

#### Guidelines

- Provide external lighting that is compatible with the character of the area, and the contributing resources.
- Lighting is appropriate for illuminating address numbers or entrances.
- Encourage use of energy efficient L.E.D. lights of an appropriate brightness to avoid excess light pollution.

### 4.4.2 Non-Contributing Properties

#### 4.4.2.1 Height and Massing

##### Policies

- Design additions to non-contributing resources to an appropriate height to the HCD Character. Additions should be no taller than the existing building or immediately adjacent buildings.
- Rear additions may contain additional storeys, to a maximum of four storeys if approved by Council, only if they are set back at least five metres from the front building line. Each additional storey shall be set back from the street within a 45-degree angular plane.

#### 4.4.2.2 Location

##### Policies

- Additions are preferred to the rear of existing buildings.
- Where space permits, and in compliance with municipal setback requirements, additions may be located at the side of a building but are to be set back from the front façade by at least one metre.



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### 4.4.2.3 Materials

#### Guidelines

- Use materials that are complementary to the character of the HCD, especially if materials are visible from street level.
- Allow for sympathetic contemporary materials on non-contributing buildings.

## 4.5 NEW CONSTRUCTION AND DEVELOPMENT

Most properties within the Core Maple HCD have already been developed; however, there is potential for development in the future. Opportunities for new development can occur in the form of infill or new development due to loss of a building through fire, natural disaster, severe structural instability, or approved demolition. In keeping with heritage conservation principles, new development should be recognizable as a product of its own time and not attempt to mimic or directly replicate historical architectural styles. New development can be modern but still sympathetic and compatible to the historic character of the district regarding form, massing, materials, and façade organization. When new development is proposed in the Core Maple HCD, the following policies and guidelines apply. Once new buildings are constructed, future alterations or additions are to follow the policies and guidelines for Non-Contributing buildings.

### 4.5.1 Site Plan Control

Section 41 of the *Planning Act* allows municipalities to review and regulate the location of buildings, structures, and specified facilities and works through a Site Plan Control by-law. The Site Plan Control process helps ensure appropriate siting, massing and scale of proposed development and site alteration to address efficiency of land use, servicing, safety, attractiveness, and compatibility.

#### Guidelines

- To encourage the integration of new development with adjacent land uses, Council may require public notification and a public meeting at the Site Plan Approval stage for applications for proposed development or site alteration within the HCD, developed in accordance with their current practices of notifying property owners.
- An application for Site Plan Approval should address all matters relating to the conceptual design and specific location of buildings and structures and all other site considerations usually required by the municipality and be consistent with the policies and guidelines of the Core Maple HCD Plan.

### 4.5.2 Height, Massing, and Setbacks

#### Policies

- When determining the siting of new construction, follow the policies and guidelines in Section 4.2.



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- Conserve the existing character of the streetscape by limiting the height of new buildings to be consistent with immediately adjacent properties. If adjacent properties are of different heights, the height of the new building can match the taller building, to a maximum of four storeys, including mezzanine.
- Additional height of new buildings, to a maximum of four storeys, may be approved if the additional storeys are set back from the façade roofline by at least five metres. Additional stories should be approved only where shadow studies demonstrate no adverse impacts on adjacent heritage attributes. Where additional height is approved, further step-backs are encouraged to maintain the experience at the pedestrian realm and avoid the bulk of a solid mass and to transition the taller building form towards adjacent lower height buildings.
- Keep setbacks up to the sidewalk for commercial properties along Keele Street and Major Mackenzie Drive West to be consistent with adjacent properties of mixed commercial and residential uses.

### 4.5.3 Roofs

#### Policies

- Use pitched rooflines, low to steeply pitched, of gable, hip, or mansard styles in the Keele Street and Major Mackenzie Drive West areas wherever possible to complement the HCD character. Irregular rooflines that contain combinations of gable and hip types are also appropriate.
- Use contemporary roofing materials on new construction (asphalt, metal, or composite).
- Select colour palettes for roofing materials that are neutral (black, brown, grey) with pitched rooflines that are visible from them public realm.

#### Guidelines

- Allow for and encourage 'green' roof and sustainable design where feasible.

### 4.5.4 Façade Pattern

#### Policies

- Complement the mixed commercial and residential character of Keele Street and Major Mackenzie Drive West in the Core Maple HCD with similar façade pattern on new construction.
- Façade pattern of residential properties may be symmetrical or asymmetrical, but typically demonstrate balanced proportions and at least some vertical alignments of 'bays' or windows and entrances.



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- New commercial buildings should have single storey commercial façades on the ground level, with between 50% and 80% glazing. Avoid blank walls facing these major streets/arteries within the Core Maple HCD.
- Include between 25% and 50% glazing on the upper stories of street-facing commercial façades of new development, using repeated patterns of window openings with clear vertical alignments, reflecting the established historical pattern of upper windows on contributing buildings in the Core Maple HCD. Many of the contributing properties (both commercial and residential) are found in residential – style homes that have either been converted to commercial or are still used as residential properties. The facades should incorporate these fenestration patterns into the upper stories to reflect this.
- New residential construction does not need to replicate historical façade patterns but should contain street-facing entrances, and 25-50% glazing on each storey.
- Require breaks in all exterior building elevations longer than 15 metres that are visible from Keele Street or Major Mackenzie Drive West, either through design elements, changes in material, or architectural articulation
- Maintain consistency of floor to ceiling heights of new design with adjacent buildings.
- Avoid blank walls facing Keele Street or Major Mackenzie Drive West

### 4.5.5 Exterior Materials

#### Policies

- Use brick, especially red or buff brick, as a primary cladding material on new construction for street-facing façades. Façades not visible from the public realm may be clad in alternate materials.

#### Guidelines

- Secondary cladding materials may also be used that are compatible with the Core Maple HCD character, including stone, metal, wood, glass, stucco, concrete, or composite siding products such as ‘hardie board’ siding.
- Contemporary materials may also be used on new construction to indicate that the building is designed in its own era. Wherever possible, consider blending contemporary materials (such as glass, concrete, or composite materials) with brick, stone, wood or historically used materials to allow the building to be compatible with the surrounding environment.



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### 4.5.6 Windows

#### Policies

- Use contemporary metal, vinyl, or wood frame windows on new construction.
- Position windows on upper storeys in evenly spaced rhythms and vertical alignments in a manner that is compatible with adjacent buildings.
- Include large storefront/display style windows on ground floors of commercial buildings and new construction in the Keele and Major Mackenzie Drive West area, such that the windows still create a rhythm and pattern that considers many of the nearby contributing properties, many of which are residential style in nature but have been converted. Encourage storefronts with large windows and display windows allowing pedestrians visibility. This promotes an attractive and vibrant core and maintains the existing character of the streetscape.

#### Guidelines

- Dormer windows, if included in new design, should be complementary to the roof pitch and type.

### 4.5.7 Doors and Entrances

#### Guidelines

- Include covered entrances on ground floors, where feasible, to reflect the character of historic commercial buildings, of which many are converted from residential properties.
- Porches (either full or partial) or entrance landings at main entrances are common on historic residential properties and are encouraged on new residential design.
- Use single or double entrance doors that have full or partial glazing and adhere to *Accessibility for Ontarians with Disabilities Act (AODA)* standards.
- Select doors that are made with traditional (wood and glass) or complementary contemporary materials (glass, metal, and fiberglass).

### 4.5.8 Architectural Style and Details

#### Policy

- Design new buildings using contemporary design that is sympathetic and compatible to the character of the Core Maple HCD. Sympathetic does not mean new buildings should directly copy or mimic historic buildings by installing historically accurate decorative brackets, bargeboard, window surrounds, etc. Compatibility with historic buildings is best achieved through form, scale, and materials rather than mimicking historical details and creating a false sense of history.



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### 4.6 DEMOLITION

#### 4.6.1 Demolition of Contributing Resources

The City is committed to conserving the heritage attributes of the Core Maple HCD. To support the conservation of the HCD's attributes, the demolition of contributing buildings within the HCD is strongly discouraged. Contributing buildings are to be conserved, maintained, and restored instead of allowing them to deteriorate. Demolition by neglect (the act of allowing a building to slowly decay through lack of maintenance or vacancy) is not acceptable. It is, however, noted that demolition of contributing buildings may occur in exceptional circumstances. The following policies and guidelines apply to demolition requests for contributing buildings, including municipally owned properties.

##### Policies

- Council may permit demolition of contributing buildings within the HCD only under extenuating circumstances such as catastrophic damage from fire, natural disaster, or, in select circumstances, severe structural instability. If a property owner proposes the demolition of a contributing building, Council may consider the application. The application must be accompanied by a Heritage Impact Assessment (HIA) prepared by a qualified heritage professional and member of the Canadian Association of Heritage Professionals that outlines potential impacts to the heritage resource(s) and heritage attributes of the HCD. The HIA shall contain mitigation measures where adverse impacts are anticipated. Council has the authority to refuse applications for demolition if they determine demolition does not support the goals and objectives of the HCD Plan, or if the demolition poses adverse impact on the heritage attributes of an individual property or the district heritage attribute.
- If a contributing building is approved for demolition, new development is to adhere to the HCD policies and guidelines for new construction in Section 4.5 if a new building is proposed for the site of the property to be demolished.

##### Guidelines

- If demolition is approved by Council, document buildings prior to demolition. Documentation can be achieved through written/photographic form for deposition in municipal archives. Consideration should be given to salvaging materials from the building to be demolished, and where possible, reusing the salvaged materials in future construction or site features.
- Where appropriate, encourage commemorative or interpretive features, such as plaques or panels at the site where contributing buildings are demolished, particularly if the HIA identifies a significant person, event, group, organization, or theme associated with the property.

#### 4.6.2 Demolition of Non-Contributing Resources

Non-contributing resources may not contribute the same historic architectural styles or materials to the HCD Streetscape as contributing buildings. They may be newer construction or older buildings that have



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been irreparably altered. While demolition of these properties may not result directly in the loss of heritage attributes of a particular building, their loss can impact the broader HCD character and street wall by creating gaps or vacant areas inconsistent with the look and feel of the HCD. Therefore, Council will adhere to the following policies on the demolition of non-contributing properties:

### Policies

- Council may permit the demolition of non-contributing buildings in the HCD following approval of a heritage permit. Applications for the demolition of non-contributing building shall be accompanied by a development proposal or plan for the property.
- Where new development is proposed, it must follow the policies for new construction outlined in Section 4.5 of this Plan.

## 4.7 STREETSCLAPING AND LANDSCAPING

### 4.7.1 Introduction

Cultural and natural landscapes are living heritage resources in a continuous cycle of growth, decline, and regeneration. In general terms, unlike most built structures, vegetation such as trees and shrubs have finite lifespans. The cultural landscape that is found within the Core Maple HCD reflects the past and present settlement patterns: from large, canopied landscaped lawns of the residential properties in the core area, to the bustling nature of the commercial area that is trying to retain (or replicate) a tree lined street using landscape elements sympathetic to the HCD such as stone and brick walls, fencing, street furniture, and exterior lighting.

Landscape elements can provide an opportunity to unite a streetscape and harmonize fragmented or non-sympathetic built elements. The umbrella-like canopies of mature street trees, for instance, provide a strong unifying element throughout the Core Maple HCD and support a historic connection to the past. They are the one common element that is repeated rhythmically throughout the entire area, and they are often of such mass and presence that they can overcome other disjointed elements within the streetscape and maintain the sense of the place within the district.

The cultural landscape is an aggregate of elements that are both public and private. Often it is the public space that is thought of as the streetscape, however, many of the elements found within the private realm can make powerful contributions to the streetscape. The character of the landscape is often defined within the public realm by elements such as the street trees, boulevards and parks and open spaces, as well as lighting and street furniture. Features of the private realm also contribute significantly to the overall character of a streetscape. Within the Core Maple HCD, the massing and setbacks of buildings, both residential and commercial, as well as trees and gardens, all contribute to the streetscape. It is this combination of public and private that form the streetscape as a whole.

Many aspects of both our public and private spaces will have to transform in response to over-arching issues, such as climate change, that will affect not only how we use our landscapes, but their very





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composition and make-up. The intent of the heritage designation with respect to the landscape is to encourage preservation of the core elements that make up the landscape, such as mature street tree canopy, setback, size, form, and massing to protect the unified character of the neighbourhood.

The following conservation and design guidelines are intended to provide both the City and private landowners with policies and guidelines for both the public and private cultural landscape within the HCD.

### 4.7.2 Public Realm

#### 4.7.2.1 Gateways and Approaches

Major Mackenzie Drive West and Keele Street are the most prominent and travelled gateway and entry points into the Core Maple HCD and are an excellent candidate for the incorporation of gateway features or treatments, which would enhance the sense of arrival into the district and reinforce the streetscape character of the neighbourhood. Gateways identifying the key HCD entry points should also be given consideration to enhance and unify the character of the HCD such as southbound on Keele Street at Masters Avenue and westbound on Major Mackenzie Drive West at Hill Street.

##### Guidelines

- Banners using the same style and poles that are already in use can be created and placed at entrances into the heritage conservation district.
- Elements such as public art, signage, and landscaping could also be considered for inclusion in these areas.

#### 4.7.2.2 Streets and Sidewalks

Streets and sidewalks tie the landscape together, linking people and places with one another. Not only are they integral to transportation and movement, they are also the physical and visual conduits through which much of our public life passes and can play a fundamental role in the vitality of our communities. Keele Street and Major Mackenzie Drive West are both the physical and commercial centre of the district. The streets serve as an important pedestrian and vehicular linkage, but also function as a destination, providing the community with shops, services, and institutional facilities. With respect to the Core Maple HCD area, the following policies apply to streets and sidewalks:

##### Policies

- Maintain well landscaped boulevards/public areas along sidewalks, i.e., seating areas, to create visual character and vibrancy along the street.
- Maintain the establishment of distinct and unified street furniture and lighting along both Keele Street and Major Mackenzie Drive West that is sensitive to the heritage character of the streetscape but does not create a false sense of heritage. Where there is opportunity and budget, select high end street furniture sympathetic to the heritage character of the core area already in use (Photo 4.9).



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- Maintain and enhance the establishment of a pedestrian realm through the use of unified paving materials, composition (design relation with concrete paving) and patterns that are sensitive to the heritage character of the streetscape. Paving specifications such as colour definition, materials and direction of pattern should be AODA compliant.
- Maintain the overall proportions of the street, boulevard, and sidewalk so that setbacks and the relationships between built form and the street remain consistent.



**Photo 4.9: Example of bench in HCD sympathetic to the heritage character**

#### 4.7.2.3 Boulevards

As previously described, boulevards are typically defined as the area between the edge of pavement or curb if present, and the sidewalk or property line if no sidewalk exists. In the HCD, boulevards play an important role in contributing to the character of the streetscape. The following policies apply to the City regarding the conservation and enhancement of boulevards.

##### **Policies**

- Maintain and conserve existing boulevards, in the HCD with regard to their location, size, and capacity for turf, vegetation, and street trees.
- When road reconstruction occurs, and where health and safety issues are not of concern, boulevards should be maintained as green space, serving as an important buffer between vehicular and pedestrian space within the streetscape.
- Where feasible, maintain original soils and/or topsoil depths to support the longevity of the street trees.

#### 4.7.2.4 Street Trees and Vegetation

Any City department contemplating tree removal must consider the policies and guidelines of the Core Maple HCD Plan and receive Council approval prior to taking any actions which may detract from the heritage character of the area. Staff responsible for tree removal shall adopt the policies and guidelines



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provided below and where possible, communicate with planning staff regarding additions and replacements of vegetation over the future. The overall management of the urban forest which includes boulevard trees and vegetation located in parks and public open space would best be addressed by developing an urban forest management plan (complementary to the York Region Forestry Management Plan) for the long-term retention of the tree canopy.

A multitude of changing and evolving environmental conditions such as Asian Long Horn Beetle, global warming/droughts, rusts, and blights puts particular tree species under siege and threatens their very existence. Subsequently, species selections for infill and replacement of mortalities within the HCD shall be at the discretion of qualified staff or consultants.

Some of the mature species are living narratives of what was planted in the past as street trees, such as Silver maple. Siberian elm had been planted along Major Mackenzie Drive West near City Hall and appear to be enduring the harsh urban environment. Typically, Horse chestnut is not currently planted due to the fruits being considered a hazard to personal and property well-being, and Silver maple are not in favour due to their expansive root system and keys (seeds) collecting in catch basins. It was also observed that ornamental pear was planted more recently and at the time of this report are also surviving the harsher urban environment.

Most municipalities or regional/county governments have standards governing the installation of plant material and trees; these standards and details for boulevard street tree planting should be considered the minimum requirements for trees planted within the district. Specific to the Core Maple HCD is the knowledge that most of the street trees located in the public and private domain proximal to residential and contributing buildings in general terms are in the original soils. This means that unlike many modern developments where there may only be a few inches (i.e., less than 4 inches/10cm) of topsoil, the older vegetation in both the curb side and house side of sidewalks are in the original topsoil which supports the longevity of the street trees and trees in public open spaces such as the Maple United Cemetery. It is recommended that the City adopt a policy to preserve original soils wherever possible to support the longevity of trees located in the public domain.

### Policies

- When planting or replacing street trees, select a species that will approximate the same visual character of the streetscape to retain the consistency of the pattern and canopy structure.
- Select street trees that are hardy, drought, disease, and salt spray tolerant, such as:
  - species of smaller maples trees (*Acer* spp) than Silver maple (medium sized)
  - newer cultivars of hybrid Asian elms resistant to Dutch elm disease such as Accolade™; Cathedral; Discovery; Triumph™; Commendation™; Danada Charm™ (*Ulmus* 'Morton Red Tip')
  - American elm hybrids, such as Princeton, Prairie Expedition, New Harmony, and St. Croix. Note that these species tend to be larger than the Asian species so larger growing areas are recommended



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- Any roadworks or general construction, including infrastructure improvements that will impact the root zones or otherwise have the potential to seriously affect the health, growth and survival of the street trees must have an approved Tree Preservation Plan/Tree Management Plan developed by a Certified Arborist or Registered Professional Forester. Engineering drawings, inclusive of road works, lighting, underground services must be reviewed and approved by City staff.
- Communication must be provided by either the outside consultant or City department when construction is about to commence to acknowledge that tree protection/root zone measures are in place. Tree inspections shall include an examination of tree protection/root zone measures and conditions during construction, and examination of the restoration of the root protection zone to an equal or better condition during post-construction.
- Where the City staff prepares an assessment of existing trees and recommendations for replacements, the consulting engineer shall include this information within their construction package/tender and include suitable tree preservation/mitigation measures and specifications.

### Guidelines

- Where gaps in the continuity of tree plantings have appeared in the streetscape, they should be filled as expediently as possible given scheduling and budgets. The potential to replace trees on the private side of the property line should be explored where suitable growing conditions no longer exist on the public side.
- If and where feasible, consideration should be given to the caliper size of replacement trees when infill planting amongst mature trees; larger caliper infill trees should be selected in order to respect the size of the existing mature trees, and in respect to the character of the district.
- If it is observed that an over-mature tree is in decline and may be removed in the future, such as the surviving Silver maple, consideration should be given to planting its replacement before the tree is removed, to permit time for the newly planted tree, typically of smaller caliper, to grow in size.
- Where appropriate (as determined by qualified City staff or consultants) infill trees should be either the same species as the trees adjacent to the infill location or of a similar form and size at maturity. Where infill or replacements are to be located amongst species that are deemed undesirable, replacement species shall be at the discretion of City staff or consultants with an understanding of maintaining the visual character of the streetscape.
- Where construction and/or construction activities on private property may impact publicly owned trees, submissions for site plan approvals/permits shall be accompanied by a tree preservation plan clearly indicating measures to preserve the City owned tree and approved by the Forestry Group. The tree preservation plan shall be prepared by a Certified Arborist or Registered Professional Forester.



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### 4.7.2.5 Lighting

The way in which a street is lit can be a defining feature within a streetscape, not only because our night environment can be significantly enhanced by the quality of light provided, but also because the character of a street during the day can be significantly affected by the form of the light standard. Although in most cases it is not feasible to duplicate original light features, installing standards that complement the historic fabric of the area is an issue of sensitivity to existing heritage character, much the same as an adaptive reuse of the built form.

The following policies with respect to street lighting are made with the understanding that they will be followed as part of the natural course of street lighting repairs and upgrades and are subject to funding availability.

#### Policies

- Maintain and continue the existing street lighting of 'historically themed' lighting fixtures throughout the HCD to enhance consistency with the character of the heritage district.
- New or replacement lighting should be 'dark-sky friendly' with a full cut-off to eliminate upward light spillage.
- New or replacement lighting should be energy efficient and implement a light-emitting diode (LED) or equivalent technology.

### 4.7.2.6 Street Signage

Street signage is often referred to as a wayfinding tool; however, it can also serve as an identifying element within a streetscape. Given that street signs are common elements throughout a neighbourhood, they can be employed as tools to define areas of unique or special status.

#### Guidelines

- Continue the current practice of street signage in consistency with City standards.
- Separate road and traffic signage from interpretive/commemorative and wayfinding signage from traffic signage so the two do not distract from each other.
- Consider establishing signage (e.g., street name signage) with unique colour and logo identifying the area as the Maple HCD. New street signs shall comply with City standards.
- Encourage the continued use of decorative banners throughout the HCD along Major Mackenzie Drive West and Keele Street; particularly decorative banners affixed to light poles as they are an effective means of strengthening sense of place within the district.



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- When included on new or retrofitted light standards, the banners should be coordinated with other elements within the district, such as the street signage, and installed along important thoroughfares that bound the area, or at the gateways into the area.
- The additional banners in the HCD should be undertaken in consultation with the City's street lighting division so that banners are appropriately located and that the light standards are adequate to support them.

#### 4.7.2.7 Street Furniture

Street furniture can have a strong unifying effect upon a streetscape if it is well coordinated. Placed in strategic areas, coordinated street furniture can be used to identify a space, set it apart from other neighbouring areas, and draw visitors into particular spaces. The following are guidelines aimed at unifying the streetscape through use of street furniture.

##### Guidelines

- Maintain and enhance the current street furniture character that currently includes "heritage style" furnishings with similar sympathetic heritage themed furnishings. This gives a unique character to the area and contributes to Maple's sense of place.
- Where possible, install decorative heritage themed trash receptacles, bike racks, bus shelters, and benches rather than standard utilitarian ones. Otherwise consider bright, artistic furnishings such as sculptural bike racks as they act as public art within the streetscape and add to the visual appeal to the community and tie into the modern architecture of the City Hall and the Civic Centre Resource Library.
- Decorative street furniture should be coordinated and if possible sourced from the same supplier to achieve economy of scale and a consistent and coherent appearance.

#### 4.7.2.8 Commemorative and Interpretative Elements, Public Art, and Murals

Commemorative and interpretive features, such as plaques, signs, monuments, murals, and public art, play an important role in creating a district community space and highlighting important events, groups, or themes in a community. While many of these features may not in themselves be 'historic', they add to the experience and sense of character to the Core Maple HCD.

##### Policies

- Support the continued installation of commemorative character elements within the HCD. Retain, maintain, and enhance commemorative character elements within the HCD, including historically themed murals, banners, commemorative or interpretive signs, and plaques.
- When planning the location of murals, consider side façades of non-contributing buildings or those that do not contain original masonry to avoid damaging or obscuring original building materials when



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adding new painted murals. If contributing buildings are considered, use tactics to minimize damage to historic materials by applying removable covers or consulting with a building condition specialist prior to conducting work

#### Guidelines

- When updating existing or establishing new commemorative features and public art engage in consultation with the community to reflect a more diverse historical narrative.
- Other methods such as Quick Response (QR) Systems can also be considered for new or additions to commemorative, interpretive or public art installments, or to link to existing or future walking tours.
- Consider the placement and composition of interpretive and commemorative elements to avoid creating areas that are over-crowded when adding additional commemorative character elements.

#### 4.7.2.9 Parking

Parking in the Core Maple HCD is generally constrained to the lots in commercial shopping plazas and commercial properties. Both Major Mackenzie Drive West and Keele Street, as major arterial roads, do not permit on-street parking. Parking is available on one side of select side streets such as Church Street, Jackson Street, and Richmond Street.

#### Policies

- Continue the pattern of on-street parking in a single lane on side streets in accordance with the City's By-Law 064-2019.
- Encourage the location of surface parking lots to the rear of buildings.
- Include vegetative elements to soften the appearance of visible parking areas, such as hedge or vegetated screening, and/or the inclusion of planted 'islands' or trees.

#### 4.7.2.10 Commercial Areas

The Major Mackenzie Drive West and Keele Street intersection is geographically located at the centre of the Core Maple HCD but is also an intersection with visible signs of a harsh environment, including noise from heavy traffic and winter salt spray which creates an inhospitable environment for street trees. However, opportunities to enhance the heritage character of the intersection on the north side exist through mechanisms such as enhanced pavement, streetscape furnishings, and street trees that will all contribute to a sense of place and, in the case of the HCD, familiarity of place. The presence of enhanced streetscape elements creates a unique streetscape and sets the stage for attractive and compelling outdoor spaces. However, it is suggested to introduce imaginative and creative solutions to tame or mitigate the harsh atmosphere by buffering the man-made environmental challenges. This would include creative ways to plant street trees behind barriers such as glass panels and/or with enhanced structural soils to optimize growing conditions.



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### Guidelines

- Maintain and expand enhanced paving materials and landscape elements, such as street furniture and lighting, to further define the pedestrian realm and further identify these areas as community space, where appropriate.
- Ensure exterior spaces meet or exceed universal accessibility standards.
- Consider barriers such as handrails with glass panels to intercept and buffer salt spray to support better growing conditions for street trees, innovative soil and mulch techniques to intercept salt spray and run-off, or alternative to trees such as sculptural elements that introduce the “idea” of canopy.

#### 4.7.2.11 Views and Vistas

Views and vistas serve as the windows to, from, or within the district. Views can take on a number of forms, each of which contribute differently to the look and feel of a place. Views to a landmark feature can provide a sense of unity within the surrounding neighbourhood by providing a central focal point to which the neighbourhood can connect to and can be a defining feature of a place. Designation under the *Ontario Heritage Act* can only relate to real property, and as such only vantage points from within the HCD can be managed by the policies and guidelines of an HCD plan, even when a view or vista extends beyond the HCD boundaries.

#### Guideline

- Relocate utilitarian visual distractions such as trash receptacles and utility infrastructure where possible to avoid obstructing views.

### 4.7.3 Private Realm

#### 4.7.3.1 Trees

Mature trees located on private property and within public view greatly contribute to defining the heritage character of a neighbourhood. Where boulevard space is insufficient or nonexistent for public planting, trees on private property often compensate for gaps found in the streetscape canopy. By framing scenic vistas and screening undesirable views, privately owned trees can play a significant role in the streetscape and enhance the visual aesthetics of the district.

The conservation and management of trees on private land generally is at the discretion of the property owner. Mature trees located on private property are a valuable resource to the property owner not only for the benefits provided in terms of shading homes in the summer, increasing property values, but also for the overall sense of wellbeing that trees can inspire. These trees can also be considered as a significant heritage resource and can be designated as a heritage tree through the *Ontario Heritage Act*, under the following definition from the Ontario Heritage Tree Alliance:

“A notable specimen because of its size, form, shape, beauty, age, colour, rarity, genetic constitution, or other distinctive features; a living relic that displays evidence of cultural





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modification by Aboriginal or non-Aboriginal people, including strips of bark or knot-free wood removed, test hole cut to determine soundness, furrows cut to collect pitch or sap, or blazes to mark a trail; a prominent community landmarks; a specimen associated with a historic person, place event or period; a representative of a crop grown by ancestors and their successors that is at risk of disappearing from cultivation; a tree associated with local folklore, myths, legends or traditions; a specimen identified by members of a community as deserving heritage recognition”.

(Ontario Heritage Tree Alliance 2006)

The care, maintenance, and replacement of the neighbourhood’s street trees are integral to sustaining the broad, green canopy that has become associated with parts of the Core Maple HCD.

#### Policies

- The City should be consulted before removal of mature trees on private land. The definition of “mature” for the purposes of this plan is a tree that is over two feet wide in diameter.
- Seek the assistance of a certified arborist for pruning or removal of mature trees.
- Encourage the replacement of mature trees with new species selected from the list in Section 4.7.3.2.

While the City is responsible for the management of public street trees, maintenance of areas around street trees in residential areas often falls upon private landowners. Property owners can assist the City in maintaining street trees adjacent to their property through the following guidelines.

#### Guidelines

- Avoid cutting down or damaging publicly owned street trees that are adjacent to your property. Remember that a publicly owned boulevard street tree can be on either side of the sidewalk, so confirm ownership before considering any action to the tree.
- If a street tree or other publicly owned tree, such as trees located in public open spaces or parks, appears to be in poor health, severely damaged or in serious need of major pruning, contact the City.
- Use care when cutting grass and using power lawn care equipment directly adjacent to street trees.
- If new street trees have been planted adjacent to your property, monitor them and water them regularly during periods of dry weather.
- Contact the City for requests to plant trees within the boulevard.

#### 4.7.3.2 Landscaping and Gardens

Most landscaped and garden areas on private property have continually evolved and changed throughout the seasons and property ownership. It is expected that private gardens will continue to do so, and that



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private landscaping will support the character of the Core Maple HCD by being sympathetic and compatible while still allowing for individual expression, seasonal decisions, and site conditions.

## Policies

- Avoid the use of synthetic lawn materials such as artificial turf and plastics, encouraging live plant materials such as lawn, plantings, or groundcovers.
- Retain and repair historic fencing and garden walls, including metal and stone. Replace in kind where possible, or with sympathetic replacements.
- Allow sympathetic low metal or wood fencing, garden walls, retaining walls or border stones. Fencing or walls should be no taller than one metre. Avoid wood fencing that is a solid mass in favor of ‘picket’ style fencing. Low walls may be composed of brick or stone.

## Guidelines

- Encourage a variety of landscaped front yards on private property, including lawn, formal planted beds, informal ‘cottage’ style or pollinator plantings, maintained vegetable gardens.
- Maintain a balance of softscaping (e.g., lawn or vegetation) and hardscaping (walkways, driveways, surface paving).
- Encourage the use of plant materials that were typical in a front garden landscape in mid-19<sup>th</sup> to early 20<sup>th</sup> century southern Ontario residential landscapes, or plants that are historically sympathetic, such as those found in Table 4-1 to Table 4-4.

**Table 4-1: Deciduous Trees**

Botanical Name	Common Name
<i>Acer campestre</i>	Hedge maple
<i>Acer ginnala</i>	Amur maple
<i>Catalpa speciosa</i>	Western catalpa
<i>Cercis canadensis</i>	Eastern redbud
<i>Fagus sylvatica purpurea</i>	Purple beech
<i>Ginkgo biloba</i>	gingko
<i>Malus sargentii “Rosea”</i>	Pink Sargeant crab apple
<i>Quercus alba</i>	White oak
<i>Quercus rubra</i>	Red oak
<i>Sorbus aucuparia</i>	European mountain ash

**Table 4-2: Coniferous Trees**

Botanical Name	Common Name
<i>Abie balsamea</i>	Balsam fir



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<i>Abies concolor</i>	White fir
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Picea glauca</i>	White spruce
<i>Picea pungens</i> 'glauca'	Colorado blue spruce
<i>Thuja occidentalis</i>	Eastern white cedar

**Table 4-3: Deciduous Shrubs**

Botanical Name	Common Name
<i>Aronia arbutifolia</i> "brilliantissima"	red chokecherry
<i>Cornus sericea</i>	red osier dogwood
<i>Deutzia gracillis</i>	slender deutzia
<i>Euonymus alatus</i>	burningbush
<i>Forsythia x intermedia</i> 'spectabilis'	showy forsythia
<i>Hydrangea arborescens</i> 'grandiflora'	snowhill hydrangea
<i>Kerria japonica</i> 'Pleniflora'	Japanese kerria
<i>Ligustrum amurense</i>	Amur privet
<i>Lonicera morrowii</i>	honeysuckle
<i>Magnolia x soulangiana</i>	saucer magnolia
<i>Philadelphus coronaries</i> 'Aurens'	golden mock orange
<i>Prunus triloba</i> var <i>multiplex</i>	flowering almond
<i>Ribes alpinum</i>	Alpine current
<i>Syringa vulgaris</i>	common lilac
<i>Syringa x vulgaris</i> 'Belle de Nancy'	Belle de Nancy lilac
<i>Viburnum opulus</i> 'Sterile'	European snowball viburnum

**Table 4-4: Perennials**

Botanical Name	Common Name
<i>Alyssum saxatile</i> 'Compacta'	Basket of Gold
<i>Anemone x hybrida</i> 'Whirlwind'	Whirlwind anemone
<i>Agueilegia canadensis</i>	Wild Columbine
<i>Campanula persicifolia</i> var	Bellflower varieties
<i>Centura dealbata</i>	Persian Cornflower
<i>Coreopsis</i> sp.	Coreopsis species
<i>Delphinium</i> sp.	Delphinium species
<i>Dianthus barbatus</i> var.	Sweet William varieties
<i>Dicentra spectabilis</i>	Bleeding Heart
<i>Digitalis</i> sp.	Foxglove species



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Botanical Name	Common Name
<i>Echinacea purpurea</i>	Purple Cone Flower
<i>Iberis sempervirens</i>	Candytuft
<i>Iris germanica</i>	Bearded Iris
<i>Iris pseudoacorus</i>	Yellow Flag Iris
<i>Iris siberica</i>	Siberian Iris
<i>Liatis spicata</i>	Blazing Star
<i>Lupinus var.</i>	Lupine varieties
<i>Monarda didyma var</i>	Bergamot/Bee Balm varieties
<i>Paeonia sp.</i>	Peony species
<i>Papavar orientale var.</i>	Oriental Poppy varieties
<i>Rudbeckia sp.</i>	Cone Flower species

### 4.7.3.3 Paving and Hardscaping

Many residential or commercial properties contain paving in the form of parking or driveway areas and pathways to building entrances. These are often necessary features of modern life and can be compatible with the HCD character when appropriately scaled.

#### Policy

- Allow for a range of paving materials on private property, including concrete, stamped concrete, asphalt, interlocking pavers, stone, and gravel.

#### Guideline

- Paths and walkways may take linear or curvilinear forms. Encourage pathways that lead from the sidewalk to the main entrance of the property, in keeping with traditional historical landscaping patterns.

### 4.7.3.4 Boulevards

Boulevards are typically defined as the area between the edge of pavement or curb if present, and the sidewalk or property line if no sidewalk exists. When grassed, they serve to break up what can sometimes be an expansive sea of pavement within a streetscape. Boulevards also offer an opportunity for street tree growth when they afford adequate space and are not already dominated by hydro lines. While boulevards fall within the public realm, they are most often maintained by private landowners, which can leave them susceptible to varying levels of treatment and care. Maintaining the visual appeal and functional characteristics of boulevards can be enhanced if the following guidelines are followed.



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### Guidelines

- Where boulevards are grassed, landowners should maintain the boulevards as part of overall lawn care responsibilities (i.e., watering, fertilizing, mowing, etc. as required).
- When road reconstruction occurs, and where health and safety issues are not of concern, boulevards should be maintained as green space, serving as an important buffer between vehicular and pedestrian space within the streetscape.

## 4.8 ACCESSIBILITY

Accessibility is an important consideration in an HCD. Historically, buildings were not often designed with accessibility in mind. However, through alterations and new construction, accessibility can be introduced and enhanced by adhering to the following policies and guidelines:

### Policies

- Include barrier-free design in all new construction. This includes commercial, residential, and institutional building types.
- Include barrier-free design for all new streetscape, open space, and park design to remove barriers for people with disabilities.
- Include barrier-free design on existing buildings when making alterations to entrances or other building features wherever possible, while avoiding damage or adverse impacts to original historic materials or heritage attributes.
- Wayfinding materials and signage should be visibly legible under AODA guidelines.

### Guidelines

- Allow for temporary or transportable ramps to access commercial properties to improve access for people with disabilities even when alterations to entrances are not being proposed.
- Allow for the use of markers, grip-tape or finishes or similar devices on entry surfaces such as steps, landings, or ramps.
- Allow the use of accessible door handles and railings at entrances on contributing and non-contributing properties.

## 4.9 SUSTAINABILITY AND ALTERNATIVE ENERGY

Research and new technologies continue to uncover more ways to improve the sustainability of new and existing buildings. Consideration should be given to improving the sustainability of HCD resources and



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allowing for appropriate means of alternative energy. Council should consider the following guidelines related to sustainability and alternative energy:

### Guidelines

- Allow for the installation of solar panels on roofs, particularly on flat roof buildings or those that have low pitched roofs masked by parapets.
- Install solar panels, related infrastructure, or other alternative energy sources set back from the roofline or parapet to be inconspicuous from the street level.
- Avoid removing or damaging historic materials when installing solar panels or related infrastructure.
- Encourage property owners to conduct an energy audit prior to replacing original historic windows or doors to determine the greatest sources of heat loss. In some cases, minor repairs can provide as much improvement as full replacement.
- Allow for the use of 'green' building materials and techniques on new construction where the designs are compatible with the HCD character and consistent with guidelines in Section 4.5 for new construction.
- Encourage property owners to source materials from local suppliers and manufacturers, where possible.

## 4.10 PART IV DESIGNATIONS

The policies and guidelines of the Core Maple HCD Plan apply to all properties currently designated under Part IV of the *Ontario Heritage Act* within the district. Any interior and exterior elements of the building/property protected under Part IV of the *Ontario Heritage Act* continue to remain protected in the same way prior to their designation under Part V of the *Ontario Heritage Act*. Property owners and the Municipality are to adhere to the requirements of Part IV designations within the HCD, unless otherwise repealed by Council. The process for making alterations or additions to Part IV designated properties must consider the heritage attributes or character defining elements outlined in the designating by-law for the property, as well as the policies and guidelines of the Core Maple HCD Plan.



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### 4.11 ADJACENT PROPERTIES

Development or alterations outside of the Core Maple HCD boundary are not subject to the policies and guidelines of the HCD Plan, nor are they required to obtain heritage alteration permits. However, site alteration and development adjacent to the HCD is required to conform to the PPS. In accordance with Policy 2.6.3, proposed redevelopment and significant alterations adjacent to the Core Maple HCD must demonstrate that the heritage attributes of the adjacent HCD and/or heritage property will be conserved. To achieve this, the City may require the preparation of a Cultural Heritage Impact Assessment (CHIA) carried out by a qualified professional for development adjacent to the HCD. The CHIA should be conducted by a member in good standing of the Canadian Association of Heritage Professionals (CAHP) and be prepared according to the City's Guidelines for Cultural Heritage Impact Assessments (City of Vaughan 2017). The City, the Heritage Vaughan Committee, and Council may require that a proponent implement mitigative measures where impacts on the HCD attributes are identified, as outlined in the CHIA.

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## 5.0 IMPLEMENTATION

### 5.1 INTRODUCTION

The City's Official Plan contains the framework for establishing HCDs. To implement the Core Maple HCD, the City will adopt a new by-law designating the area as an HCD, requiring alterations and development to follow a heritage permit process. The new by-law will be adopted concurrently with amendments to the existing Maple HCD by-law to remove the area within the boundaries of the Core Maple HCD as these will be subject to the new bylaw. Outside of the Core Maple HCD boundary, the original by-law will remain in effect. The City will serve a notice of intention to adopt the by-law to all property owners within the district boundary. Individuals who object to the by-law may appeal to the Ontario Land Tribunal. Objections must be filed with the Tribunal and City Clerk within 30 days after the notice of intention to designate is published. The Tribunal may dismiss the appeal, amend the by-law, direct Council to repeal the by-law, or direct Council to amend the by-law.

When the by-law is adopted, it will be registered on title with all property owners. The registration will remain on title for the property in perpetuity. The City will file a notice with the Ontario Heritage Trust that the by-law establishing the HCD has been adopted.

Where required, the City will make changes to the Official Plan or by-laws to support the establishment of the HCD Plan. The following sections provide an overview of the heritage permit process, as well as other tools that are useful in implementing the HCD.

### 5.2 CITY POLICIES

#### 5.2.1 Applicability

The policies and guidelines of the Core Maple HCD Plan will be applicable only to the properties located within the Core Maple HCD Boundary (See Figure 1). All properties outside of this that are in the 2007 Maple HCD boundary will remain subject to the policies of the Maple HCD Plan, which will remain unchanged.

The intent in updating the Maple HCD Boundaries and creating the Core Maple HCD is not to prevent future change, reinvestment, and/or redevelopment. Rather, the primary focus of the HCD Plan is to *manage change* in a similar manner as has been done in the HCD since 2007. This HCD Plan requires that contributing resources are not demolished without due cause (see Section 4.6.1), and that any alterations or additions, redevelopment, and public infrastructure projects within the heritage conservation district are in keeping with the guidelines of this Plan. It is expected that over time applications subject to other municipal policies (such as Zoning by-law amendments, consents, and minor variances, or development/planning permits) will be made within the HCD. The municipal policy framework with respect to zoning and Official Plan policies will remain in effect when the Core Maple HCD is established, and the typical processes will be followed regarding any zoning by-law or official plan amendments. However, as





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established by the *Ontario Heritage Act*, in the case where an existing or proposed City by-law is in conflict with the policies of the HCD Plan, the policies of the HCD Plan will prevail to the extent of the conflict.

### 5.2.2 Coordination with the Community Planning Permit System Program

The Core Maple HCD Plan is taking a unique approach to HCD designation by establishing a new HCD within an existing larger HCD. The intended outcome of this process is recommended to replace the regulation within the original boundaries of the 2007 Maple HCD with a new planning framework under the City's Official plan called a Community Planning Permit System (CPPS). Individual properties that are of heritage value will be listed on the City's heritage register or designated under Part IV of the *Ontario Heritage Act* to protect their CHVI when the 2007 HCD is repealed. A CPPS is a tool permitted under the Planning Act that combines aspects of zoning, site plan, and variance approvals under a single process that can be created to support specific policy outcomes (in this case the provision of heritage-appropriate new development) in a manner that simplifies the approvals and design review processes.

The CPPS will be a separate process and planning tool from the Core Maple HCD, though the two will work in tandem. It is anticipated that the policies and guidelines of the Core Maple HCD Plan, particularly those for alterations and additions to contributing buildings, could form the basis for design guidelines and policies for heritage buildings within the CPPS area. Similarly, some of the policies and guidelines identified within the Core Maple HCD Plan for new construction may form a basis for design guidelines in the CPPS. While the policies and guidelines should not be identical, as the CPPS area has a different character than the Core Maple HCD, creating policies that are similar, but contextually appropriate and 'speak' to the HCD policies and guidelines can promote harmony between the two areas.

The CPPS will also apply to the Core Maple HCD, but the policies and guidelines of the HCD Plan will prevail in the event that there is a conflict between the two. Heritage Permits will still be required in the Core Maple HCD for alterations, additions, new construction, and demolition even if a CPPS is in effect. The CPPS should have similar language regarding the retention of mature vegetation as the Core Maple HCD Plan, and include similar guidance or streetscaping, landscaping, and urban design of the public realm to encourage a coherent and consistent approach to these elements throughout the community.

When prepared, the CPPS or other planning tools should clearly reference the presence of the Core Maple HCD and the requirement to adhere to the policies, guidelines, and processes of the HCD Plan.

## 5.3 HERITAGE PERMIT PROCESS

HCDs are managed by City Heritage Planning staff, the Heritage Vaughan Committee, and Council in cooperation with property owners. Each group has their own roles and responsibilities to play in maintaining a successful HCD, as outlined below.



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### 5.3.1 Roles and Responsibilities

#### Heritage Planning Staff

- Advise property owners when heritage permits are required
- Receive and review heritage permits for completion
- Determine if alteration is delegated to staff approval (if applicable)
- Acknowledge receipt of application and begin 90-day process to grant or refuse permit, if permit is delegated to staff authority
- Forward alteration permit application to the Heritage Vaughan Committee for discussion and review at next available meeting, where applicable
- Work with property owner to modify application/plans, if required
- Grant or refuse permit

#### Heritage Vaughan Committee

- Include staff reports and heritage permit applications during regularly scheduled meetings
- Receive delegations at committee meetings to speak on behalf of their applications
- Review alteration permit applications and their adherence to the HCD policies and guidelines
- Provide constructive comments or feedback where applications may need revision to meet the HCD policies and guidelines
- Make recommendation on granting, granting with conditions, or refusing heritage permits

#### Council

- Acknowledge receipt of application and begin 90-day process to grant or refuse permit
- Include the Heritage Vaughan Committee resolutions, staff reports, and heritage permit applications during regularly scheduled meetings
- Receive supporting staff reports, applications, or other documentation regarding alteration permit applications
- Receive delegations at Council meetings to speak on behalf of their applications, if applicable
- Make decision on granting, granting with conditions, or refusing heritage permits within 90 days of receiving the application
- Revise decisions regarding Ontario Land Tribunal regarding application permits, if applicable



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### Property Owners

- Review the HCD Plan to determine if a heritage permit is required for the proposed work
- Consult with Heritage Planning Staff to discuss the nature of the proposed alteration or development and confirm requirements of the heritage permit
- Review the policies and guidelines of the HCD Plan
- Apply for heritage permit with required supporting documentation
- Undertake alterations and development in accordance with the principles, policies, and guidelines outlined in the HCD Plan

### 5.3.2 Heritage Permit Applications

The City currently has a heritage permit system in place to manage heritage permit applications for properties designated under Part V of the *Ontario Heritage Act*. The existing permit system requires review and approval by the Director of Recreation and Culture, or designate, which was delegated under Core Maple HCD bylaw. Council is the ultimate decision maker in the heritage permit process unless there is an appeal process (see Section 5.3.4).

Heritage permit applications are currently required to contain the following information:

- Description of property (municipal address and legal description)
- Description of proposed work (indication of whether the application relates to an alteration, addition or demolition, new construction, or sign permit, and a brief description of what is proposed)
- Identification of other applications required (e.g., Official Plan Amendment or Zoning By-law Amendment, Site Plan Approval, Building Permit)
- Additional documents that may be required by Staff depending on the nature of the application (to be determined during consultation with staff, but may include context plan, photographs, surveys, arborist report, tree preservation plan, tree inventory, site plan, building elevations, materials and methodology, landscaping details, grading plan, cultural heritage impact assessment, HCD conformity report, archaeological assessment, building code review, or letter of authorization).
- Applicant information (property owner name, mailing address and contact number, email, and agent/applicant information if applicable).

### 5.3.3 Heritage Permit Exemptions

The *Ontario Heritage Act* requires a list of alterations or classes of alterations that are minor in nature and do not require a heritage alteration permit. The following provides a list of alterations that are exempt from permits:



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- Interior work (unless otherwise specified from a Part IV designation)
- Alterations to rear facades that are not visible from the public realm of the Core Maple HCD
- Minor repairs (e.g., patching holes, re-affixing existing features) and cleaning
- Painting trim, window frames, and entrance doors
- Painting brick or cladding surfaces that have already been painted
- Painting non-painted brick or cladding surfaces on non-contributing buildings
- Replacing existing windows or doors with new features of the same materials, styles, and dimensions
- Replacing roofing material with the same materials (e.g., asphalt to asphalt, metal to metal, cedar shingles to cedar shingles)
- Replacing existing gutters, downspouts, and soffits with the same materials
- Changes to existing exterior lighting on residential properties
- Vegetative landscaping (softscaping) e.g., planting flower gardens, shrubs, laying or removing sod, adding or modifying garden beds or planters
- Re-paving residential driveways and walkways with the same material and the same dimensions (e.g., asphalt to asphalt, interlock pavers to interlock pavers, concrete to concrete)

All other activities not included on the list above require a heritage alteration permit. It is recommended that property owners consult the City if they have any questions about whether a particular activity may or may not require a permit.

### 5.3.4 City and Regional Public Works

The City is required to follow the requirements of the Core Maple HCD Plan when undertaking public works. As outlined in the *Ontario Heritage Act*, the Council of a municipality may not carry out any public work in a heritage conservation district that is contrary to the objectives of the Plan. York Region Official Plan, in Section 3.4 also contains guidelines for the conservation of cultural heritage resources in relation to HCDs. Under Section 3.4.4, York Region is to support City efforts to establish HCDs. While under Section 3.4.5, York Region is to “ensure that identified *cultural heritage resources* are evaluated and conserved in capital public works projects (York Region 2010: 50).”

As such, Heritage Vaughan Committee review and Council approval is required for municipal and regional infrastructure, streetscaping, major park landscaping projects, or the installation of public art/murals, to ensure they are consistent with the policies and guidelines of the HCD Plan. The following City actions are exempt from requiring the Heritage Vaughan Committee and Council approval:



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- Changes to road signage
- Replacing existing light standards in-kind
- Replacing existing street furniture in-kind
- Annual streetscape planters and park landscaping (e.g., planting of annuals in existing garden beds)
- Routine park/open space maintenance (mowing lawn, trimming vegetation, cleaning/repairing street furniture)

### 5.3.5 Appeals Process

As per the *Ontario Heritage Act*, property owners have the right to appeal the decision of Council to refuse a heritage alteration permit or the terms and conditions applied to the granting of a heritage alteration permit. Appeals will be directed to the Ontario Land Tribunal. A property owner must appeal the decision of counsel to refuse or apply terms and conditions to the permit with 30 days of receiving notice of Council's decision.

The Tribunal shall hear the appeal and may take one of the following actions:

- Dismiss the appeal
- Direct that the permit be issued without terms and conditions or with such terms and conditions as ordered by the Tribunal

## 5.4 EDUCATION AND PROMOTION

Education and promotion can be a valuable part of successfully managing an HCD. Providing property owners, the heritage committee, and Council with tools to understand the HCD process and tools at their disposal helps to get all parties on the same page with proposing or reviewing applications for alterations or new development.

Since the City has already had an HCD in Maple for over a decade, it is likely that there does not need to be a substantial increase in education and promotion within the City, Vaughan Heritage Committee, or Council. This may only be necessary when there are changes and turnover within the Heritage Vaughan Committee or Council.

The City maintains a page on its website dedicated to Heritage Preservation, including links to HCD Plans, heritage permit applications, and related links. This should be maintained and updated with additional information when required or when there are legislative changes.

While many property owners and developers within the community will be familiar with the existing Maple HCD, property ownership can change frequently. The City is encouraged to provide regular updates to property owners (e.g., through an annual mailout or 'postcard' to inform/remind them of their property



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being within an HCD, the requirement to adhere to the HCD Plan, and requirement to obtain heritage permits).

It may also be beneficial to provide tools to educate property owners and business owners on other aspects of the HCD outside of the implementation details. This may include providing an overview of how property owner's investments in their properties can be protected by the HCD process, links to groups or organizations that can provide support or resources for property owners (see Appendix C), information on financial incentives available for property owners (if applicable), and answers to frequently asked questions about HCDs. Links to these tools in a dedicated place can be valuable resources when an HCD is newly implemented. Over the long term, as properties change hands, these tools can continue to be useful resources for new property owners.

Promoting the HCD within and outside of the community is in line with the City's direction in promoting Maple as a thriving residential and commercial destination within the City. Encouraging community engagement in the HCD through festivals, events, guided and self-guided tours, and "Doors Open" events can draw interest from those outside the HCD. It is recommended that the City engage with business owners, residents, and organizations to establish appropriate promotional materials and events.

Other means of promoting the HCD may come through recognizing the efforts of property owners by establishing local awards programs, such as urban design awards or heritage focused awards. Annual awards created by the City or local heritage organizations may highlight examples of restoration, façade improvements, or new development that complies with HCD policies and heritage best practices.

### 5.5 MONITORING PROGRAMS

Policies and best practices change and evolve over time. It is recommended that the Core Maple HCD plan be reviewed and updated occasionally so that it remains reflective of the appropriate planning and heritage frameworks. Review should typically occur within a five-to-ten-year period of its publication, or as applicable based on municipal requirements and budgetary considerations. If a CPPS is implemented, it may be beneficial to consider review and updates to the Core Maple HCD Plan if or when changes are made to the Official Plan regarding the CPPS or other planning tools implemented in the area surrounding/including the Core Maple HCD.

### 5.6 INCENTIVE PROGRAMS

Under the *Municipal Act*, municipalities also have the authority to provide tax relief to heritage property owners by passing by-laws to create a property tax incentive program for heritage properties. Tax relief can be between 10 and 40 percent of the owner's property taxes. Relief may come in the following forms, as outlined in *Getting Started: Heritage Property Tax Relief, a Guide for Municipalities* (Government of Ontario 2005):



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- Reduction of taxes by applying a credit against the owner's property tax account to reduce the total balance owed in the current year (owners would see a credit adjustment posted on their property tax bill)
- Refunding taxes by issuing a cheque
- Crediting all or part of the tax reduction against the owner's outstanding property tax liability from the current year and/or previous years, if applicable

At present, the City does not have any financial incentive programs in place for heritage property owners. It is recommended that the City explore financial incentive opportunities to assist property owners in the HCD to maintain, restore and repair heritage properties, as this benefits the community by helping to achieve the goals and objectives of the HCD.

### 5.7 HERITAGE REGISTER

The *Ontario Heritage Act* requires the Clerk of a municipality to maintain a register of heritage properties within the municipality, including heritage conservation districts. It is recommended that the City update their existing heritage register to include a map and description of the Core Maple HCD. It is further recommended that the City update the register to include the addresses of each property within the Core Maple HCD (potentially in a separate section of the register noting that the properties are designated under Part V). It is recommended that the City maintain an up-to-date copy of the Register on their website for ease of public access.



### 6.0 CONCLUSIONS

The contents of this Plan are intended to guide the City, Heritage Vaughan Committee, Council, and property owners in working together to conserve the cultural heritage value of the Core Maple HCD. Through managing the changes in the HCD, the community has a stake in how the HCD continues to evolve over time. This HCD Plan provides the roadmap to decision-making for the most common types of change an HCD is likely to encounter, including the alteration of a variety of building types, additions to existing buildings, and new development. The Plan also provides guidance on streetscaping and landscaping throughout the HCD. As communities continue to evolve and grow, and policy frameworks inevitably change, the HCD Plan cannot imagine all the possibilities of change that may occur or be proposed within the HCD. Where specific scenarios are not present within this plan, the overall objective of the Core Maple HCD Plan and Principles should be consulted for guidance on decision-making, as these relate to the core values identified for the HCD, and long-standing heritage best practices. Through this approach, the cultural heritage values of the Core Maple HCD can be retained for future generations and managed in such a way that reflects the continually evolving nature of human society.

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# **APPENDIX A**

## **Contributing and Non-Contributing Properties**

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<b>Address Number</b>	<b>Street Address</b>	<b>Contributing/Non-Contributing</b>
2	Amherst Circle	Non-Contributing
5	Amherst Circle	Non-Contributing
6	Amherst Circle	Non-Contributing
7	Amherst Circle	Non-Contributing
10	Amherst Circle	Non-Contributing
11	Amherst Circle	Non-Contributing
12	Amherst Circle	Non-Contributing
13	Amherst Circle	Non-Contributing
16	Amherst Circle	Non-Contributing
19	Amherst Circle	Non-Contributing
20	Amherst Circle	Non-Contributing
23	Amherst Circle	Non-Contributing
25	Amherst Circle	Non-Contributing
29	Amherst Circle	Non-Contributing
2	Church Street, Unit 1	Non-Contributing
2	Church Street, Unit 2	Non-Contributing
2	Church Street, Unit 3	Non-Contributing
2	Church Street, Unit 4	Non-Contributing
2	Church Street, Unit 5	Non-Contributing
2	Church Street, Unit 6	Non-Contributing
2	Church Street, Unit 7	Non-Contributing
8	Church Street, Unit 1	Non-Contributing
8	Church Street, Unit 2	Non-Contributing
8	Church Street, Unit 3	Non-Contributing
8	Church Street, Unit 4	Non-Contributing
8	Church Street, Unit 5	Non-Contributing
8	Church Street, Unit 6	Non-Contributing
8	Church Street, Unit 7	Non-Contributing
11	Church Street	Contributing
15	Church Street	Non-Contributing
9	Hill Street	Contributing
9	Jackson Street, Unit 1	Non-Contributing
9	Jackson Street, Unit 2	Non-Contributing
9	Jackson Street, Unit 3	Non-Contributing
9	Jackson Street, Unit 4	Non-Contributing
9	Jackson Street, Unit 5	Non-Contributing
9944	Keele Street	Contributing

<b>Address Number</b>	<b>Street Address</b>	<b>Contributing/Non-Contributing</b>
9946	Keele Street	Contributing
9964	Keele Street	Contributing
9966	Keele Street	Non-Contributing
9970	Keele Street	Non-Contributing
9972	Keele Street	Non-Contributing
9976	Keele Street	Non-Contributing
9980	Keele Street	Contributing
9983	Keele Street	Contributing
9986	Keele Street	Contributing
9994	Keele Street	Non-Contributing
10019	Keele Street	Non-Contributing
10020	Keele Street	Contributing
10024	Keele Street	Non-Contributing
10030	Keele Street	Non-Contributing
10032	Keele Street	Non-Contributing
10034	Keele Street	Non-Contributing
10037	Keele Street	Non-Contributing
10038	Keele Street	Non-Contributing
10048	Keele Street	Non-Contributing
10049	Keele Street	Contributing
10056	Keele Street	Non-Contributing
10059	Keele Street	Contributing
10065	Keele Street	Non-Contributing
10068	Keele Street	Non-Contributing
10083	Keele Street	Non-Contributing
10084	Keele Street	Contributing
10089	Keele Street	Contributing
10090	Keele Street	Non-Contributing
10101	Keele Street	Contributing
10104	Keele Street	Contributing
10103	Keele Street	Contributing
10108	Keele Street	Contributing
10114	Keele Street	Contributing
10117	Keele Street	Contributing
10122	Keele Street	Contributing
10125	Keele Street	Contributing
10128	Keele Street	Contributing

<b>Address Number</b>	<b>Street Address</b>	<b>Contributing/Non-Contributing</b>
10137	Keele Street	Contributing
10138	Keele Street	Non-Contributing
10150	Keele Street	Non-Contributing
2000	Major Mackenzie Drive West	Contributing
2100	Major Mackenzie Drive West	Non-Contributing
2108	Major Mackenzie Drive West	Non-Contributing
2116	Major Mackenzie Drive West	Contributing
2126	Major Mackenzie Drive West	Contributing
2134	Major Mackenzie Drive West	Contributing
2141	Major Mackenzie Drive West	Contributing
2142	Major Mackenzie Drive West	Contributing
2146	Major Mackenzie Drive West	Non-Contributing
2150	Major Mackenzie Drive West	Contributing
2162	Major Mackenzie Drive West	Non-Contributing
2168	Major Mackenzie Drive West	Contributing
2174	Major Mackenzie Drive West	Contributing
2178	Major Mackenzie Drive West	Contributing
2184	Major Mackenzie Drive West	Non-Contributing
2190	Major Mackenzie Drive West	Non-Contributing
2191	Major Mackenzie Drive West	Non-Contributing
2194	Major Mackenzie Drive West	Non-Contributing
2265	Major Mackenzie Drive West	Non-Contributing
2266	Major Mackenzie Drive West	Non-Contributing
2267	Major Mackenzie Drive West	Non-Contributing
2271	Major Mackenzie Drive West	Non-Contributing
2273	Major Mackenzie Drive West	Non-Contributing
2277	Major Mackenzie Drive West	Non-Contributing
2279	Major Mackenzie Drive West	Non-Contributing
2283	Major Mackenzie Drive West	Non-Contributing
2285	Major Mackenzie Drive West	Non-Contributing
2291	Major Mackenzie Drive West	Contributing
2301	Major Mackenzie Drive West	Non-Contributing
2311	Major Mackenzie Drive West	Non-Contributing
2321	Major Mackenzie Drive West	Contributing
2327	Major Mackenzie Drive West	Non-Contributing
2333	Major Mackenzie Drive West	Contributing
2339	Major Mackenzie Drive West	Contributing

<b>Address Number</b>	<b>Street Address</b>	<b>Contributing/Non-Contributing</b>
2347	Major Mackenzie Drive West	Contributing
2	Richmond Street	Contributing
4	Richmond Street	Non-Contributing
6	Richmond Street	Contributing
10	Richmond Street	Non-Contributing
18	Richmond Street	Contributing
11	Station Street	Non-Contributing

**APPENDIX B**  
**Historic Property Use by Address**

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<b>Address Number</b>	<b>Street Address</b>	<b>Historical Building Type</b>
2	Amherst Circle	Residential
5	Amherst Circle	Residential
6	Amherst Circle	Residential
7	Amherst Circle	Residential
10	Amherst Circle	Residential
11	Amherst Circle	Residential
12	Amherst Circle	Residential
13	Amherst Circle	Residential
16	Amherst Circle	Residential
19	Amherst Circle	Residential
20	Amherst Circle	Residential
23	Amherst Circle	Residential
25	Amherst Circle	Residential
29	Amherst Circle	Residential
2	Church Street, Unit 1	Residential
2	Church Street, Unit 2	Residential
2	Church Street, Unit 3	Residential
2	Church Street, Unit 4	Residential
2	Church Street, Unit 5	Residential
2	Church Street, Unit 6	Residential
2	Church Street, Unit 7	Residential
8	Church Street, Unit 1	Residential
8	Church Street, Unit 2	Residential
8	Church Street, Unit 3	Residential
8	Church Street, Unit 4	Residential
8	Church Street, Unit 5	Residential
8	Church Street, Unit 6	Residential
8	Church Street, Unit 7	Residential
11	Church Street	Residential
15	Church Street	Residential
9	Hill Street	Residential
9	Jackson Street, Unit 1	Residential
9	Jackson Street, Unit 2	Residential
9	Jackson Street, Unit 3	Residential
9	Jackson Street, Unit 4	Residential
9	Jackson Street, Unit 5	Residential
9944	Keele Street	Residential

<b>Address Number</b>	<b>Street Address</b>	<b>Historical Building Type</b>
9946	Keele Street	Place of Worship
9964	Keele Street	Residential
9966	Keele Street	Residential
9970	Keele Street	Residential
9972	Keele Street	Residential
9976	Keele Street	Residential
9980	Keele Street	Residential
9983	Keele Street	Residential
9986	Keele Street	Residential
9994	Keele Street	Commercial
10019	Keele Street	Commercial
10020	Keele Street	Residential
10024	Keele Street	Mixed Use
10030	Keele Street	Mixed Use
10032	Keele Street	Mixed Use
10034	Keele Street	Mixed Use
10037	Keele Street	Commercial
10038	Keele Street	Mixed Use
10048	Keele Street	Commercial
10049	Keele Street	Residential
10056	Keele Street	Mixed Use
10059	Keele Street	Commercial
10065	Keele Street	Commercial
10068	Keele Street	Mixed Use
10083	Keele Street	Commercial
10084	Keele Street	Residential
10089	Keele Street	Residential
10090	Keele Street	Residential
10101	Keele Street	Residential
10104	Keele Street	Residential
10103	Keele Street	Place of Worship
10108	Keele Street	Residential
10114	Keele Street	Residential
10117	Keele Street	Residential
10122	Keele Street	Residential
10125	Keele Street	Residential
10128	Keele Street	Residential

<b>Address Number</b>	<b>Street Address</b>	<b>Historical Building Type</b>
10137	Keele Street	Residential
10138	Keele Street	Residential
10150	Keele Street	N/A--Vacant
2000	Major Mackenzie Drive West	Cemetery
2100	Major Mackenzie Drive West	Residential
2108	Major Mackenzie Drive West	Residential
2116	Major Mackenzie Drive West	Residential
2126	Major Mackenzie Drive West	Residential
2134	Major Mackenzie Drive West	Residential
2141	Major Mackenzie Drive West	Residential
2142	Major Mackenzie Drive West	Residential
2146	Major Mackenzie Drive West	Residential
2150	Major Mackenzie Drive West	Residential
2162	Major Mackenzie Drive West	Residential
2168	Major Mackenzie Drive West	Residential
2174	Major Mackenzie Drive West	Residential
2178	Major Mackenzie Drive West	Residential
2184	Major Mackenzie Drive West	Residential
2190	Major Mackenzie Drive West	Residential
2191	Major Mackenzie Drive West	Civic
2194	Major Mackenzie Drive West	Residential
2265	Major Mackenzie Drive West	Residential
2266	Major Mackenzie Drive West	Commercial
2267	Major Mackenzie Drive West	Residential
2271	Major Mackenzie Drive West	Residential
2273	Major Mackenzie Drive West	Residential
2277	Major Mackenzie Drive West	Residential
2279	Major Mackenzie Drive West	Residential
2283	Major Mackenzie Drive West	Residential
2285	Major Mackenzie Drive West	Residential
2291	Major Mackenzie Drive West	Residential
2301	Major Mackenzie Drive West	Mixed Use
2311	Major Mackenzie Drive West	Mixed Use
2321	Major Mackenzie Drive West	Residential
2327	Major Mackenzie Drive West	Residential
2333	Major Mackenzie Drive West	Residential
2339	Major Mackenzie Drive West	Residential

<b>Address Number</b>	<b>Street Address</b>	<b>Historical Building Type</b>
2347	Major Mackenzie Drive West	Residential
2	Richmond Street	Residential
4	Richmond Street	Residential
6	Richmond Street	Residential
10	Richmond Street	Commercial
18	Richmond Street	Residential
11	Station Street	N/A--Parking Lot

## **APPENDIX C**

**Resources for Property Owners and Community Members**

DRAFT

The principles at the core of an HCD Plan are drawn from heritage best practices established at the provincial, federal, and international level through guiding documents and charters. The principles outlined in this report are derived from the 2007 publication the *Eight Guiding Principles in the Conservation of Built Heritage Properties* and the 2010 publication the *Standards and Guidelines for the Conservation of Historic Places in Canada*. These documents provide overarching guidance on how to approach conservation, restoration or rehabilitation projects on historic buildings and can help property owners and community members understand the bigger picture of heritage conservation:

- Eight Guiding Principles in the Conservation of Built Heritage Properties: [http://www.mtc.gov.on.ca/en/publications/InfoSheet\\_8%20Guiding\\_Principles.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf)
- Standards and Guidelines for the Conservation of Historic Places in Canada: <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The policies and guidelines in this HCD Plan require and suggest maintenance and repair of heritage materials and features of the buildings in the HCD. Some policies and guidelines refer to specific materials or techniques that may be new to property owners not familiar with caring for heritage buildings. The National Park Service of the United States Department of the Interior offers a series of Technical Preservation Briefs that provide useful guidance on preserving, rehabilitating and restoring historic buildings:

- National Park Service Preservation Briefs: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Several specific briefs may be useful to property owners in Maple, such as:

- Repointing mortar joints (<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>)
- Cleaning masonry buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>)
- Improving energy efficiency (<https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>)
- Dangers of abrasive cleaning (<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>)
- Rehabilitating historic storefronts (<https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>)
- Applying alternative siding (<https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>)
- Making historic properties accessible (<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>)

Maintaining, repairing, and restoring historic buildings can require special approaches, tools, and methods. It is important to understand the nature of your building, its materials, and its needs before you begin your work. Seeking the advice of qualified professionals is advisable, particularly those with experience working with older buildings.

To find professionals with experience working with historic buildings and structures, you can search the Canadian Association of Heritage Professionals (CAHP) directory to find architects, consultants, tradespeople, historians, and other specialists:

- CAHP Website: <https://cahp-acecp.ca/professionals/>

Regeneration Works, a project of the National Trust for Canada, provides tools for communities, organizations and property owners who are working to renew and protect heritage places. Regeneration Works provides learning opportunities (webinars and in-person events) on topics geared towards raising funds, increasing revenue in heritage places, and revitalizing heritage places or downtown main streets. Regeneration Works also offers a program called Launch Pad, which provides grants to community organizations to help them pay for professional expertise to help them renew historic places. Browse the Regeneration Works website to see what tools might be useful to your community heritage projects:

- Regeneration Works Website: <https://regenerationworks.ca/>