

Part A

District  
Overview





The Bailey Store, Maple. This shop was located on Keele Street, one lot North of Major Mackenzie Drive, where the north part of the Shoppers Drug Mart now stands. Undated photograph from the City of Vaughan Archives.

### 1.1 The Heritage Conservation District Concept

A heritage conservation district is a collection of buildings, streets, and open spaces that collectively are of special historical and/or architectural significance to the community. The individual elements of a district must combine in such a way as to present a sense of cohesiveness. A heritage district is a place of special character or association with an integrity of its own that distinguishes it from other areas of the community.

Part V of the *Ontario Heritage Act R.S.O. 1990, O.18* provides for the designation of heritage conservation districts. The parameters of this legislation enable municipalities, through study, to define the areas to be designated and to use development guidelines to assist in the regulation of various types of development within heritage conservation districts in order to ensure that the district's character and viability are maintained and/or enhanced.

It is not the purpose of heritage conservation district designation to make the district a static place where change is prohibited. Rather, the purpose is to guide change so that it contributes to the district's architectural and historic character.

# 1.0 Introduction

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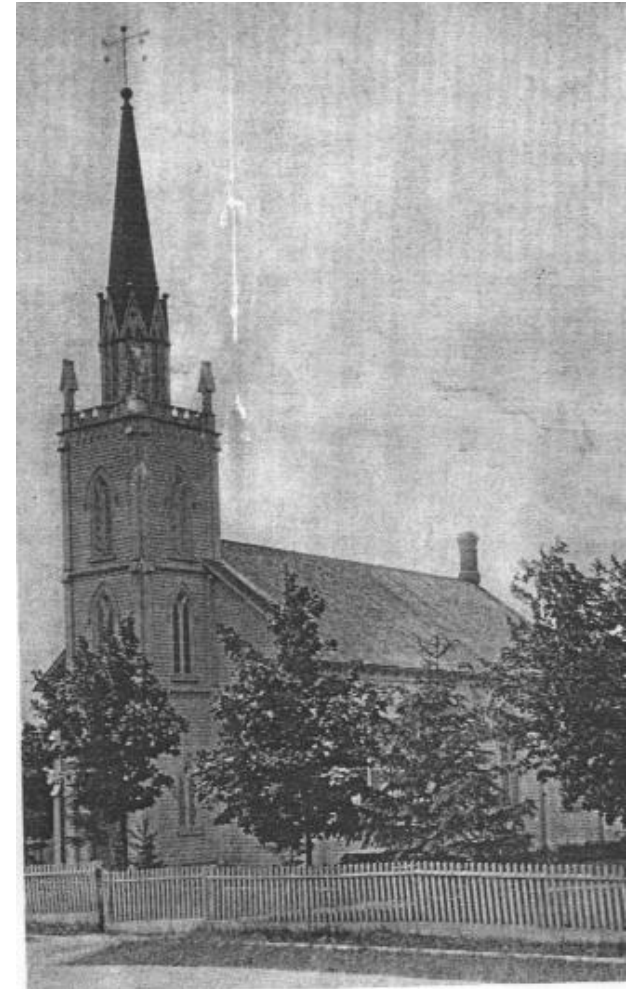
## 1.2 Background to the District Plan

The City of Vaughan is committed to preserving its past. Cultural Services recognizes its heritage properties in two ways. It maintains the City of Vaughan Heritage Inventory which identifies all properties that are of interest to Cultural Services Division. Within the City of Vaughan Heritage Inventory, properties that have been researched and evaluated are catalogued and described in the *Listing of Significant Heritage Structures*, the City of Vaughan's Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act (approved by Council on June 27, 2005.)

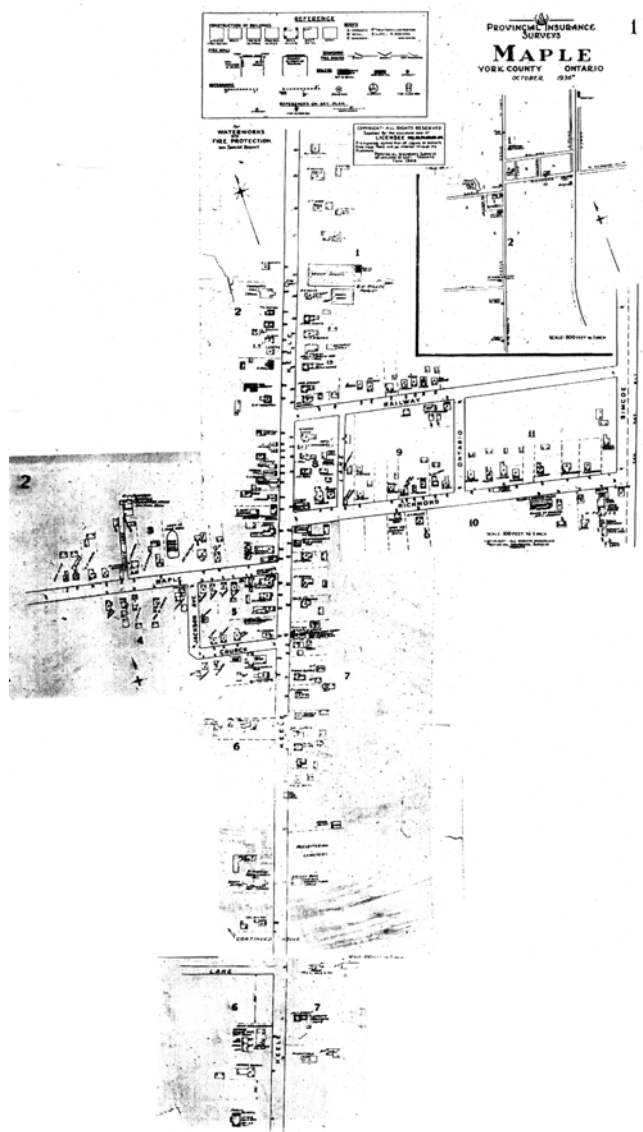
Included in the *Listing of Significant Heritage Structures* are all individual properties designated under Part IV of the Ontario Heritage Act and those properties within the heritage conservation districts of Kleinburg-Nashville and Thornhill-Vaughan (which are designated under Part V of the Ontario Heritage Act) that are seen to have architectural or historical significance. Each district has a Heritage Conservation District Plan to guide development activity so that it preserves and enhances the heritage character within those districts.

Vaughan Council established its interest in the creation of a heritage conservation district in Maple with Official Plan Amendment (OPA) 350, which was adopted by Council on September 17, 1990 by By-law No. 303-90, and received final approval from the Minister of Culture in May of 1993. OPA 350 states, in Section 8.0 Heritage Conservation:

*a) The Plan shall endeavour to ensure the retention and preservation of heritage resources in the Maple Community. Council will adopt whatever means available to preserve and incorporate heritage resources within future development proposals wherever possible.*



Saint Andrew's Presbyterian Church,  
9860 Keele Street. Undated photograph  
from the Vaughan Archives.



Map 1. Fire Insurance Map of Maple, 1936.  
From the Vaughan Archives.

In Section 8.0 c) The Plan specifically enables the creation of Heritage Conservation Districts, and specifies the process for doing so:

*c) In consultation with Heritage Vaughan, Council may, by by-law:*

*i) designate individual properties to be of historic or architectural value or interest pursuant to Part IV of the Ontario Heritage Act;*

*ii) define the municipality, or any area or areas within the municipality, as an area to be examined for designation as a heritage conservation district; and*

*iii) designate the municipality, or any area or areas within the municipality, as a heritage conservation district pursuant to Part V of the Ontario Heritage Act.*

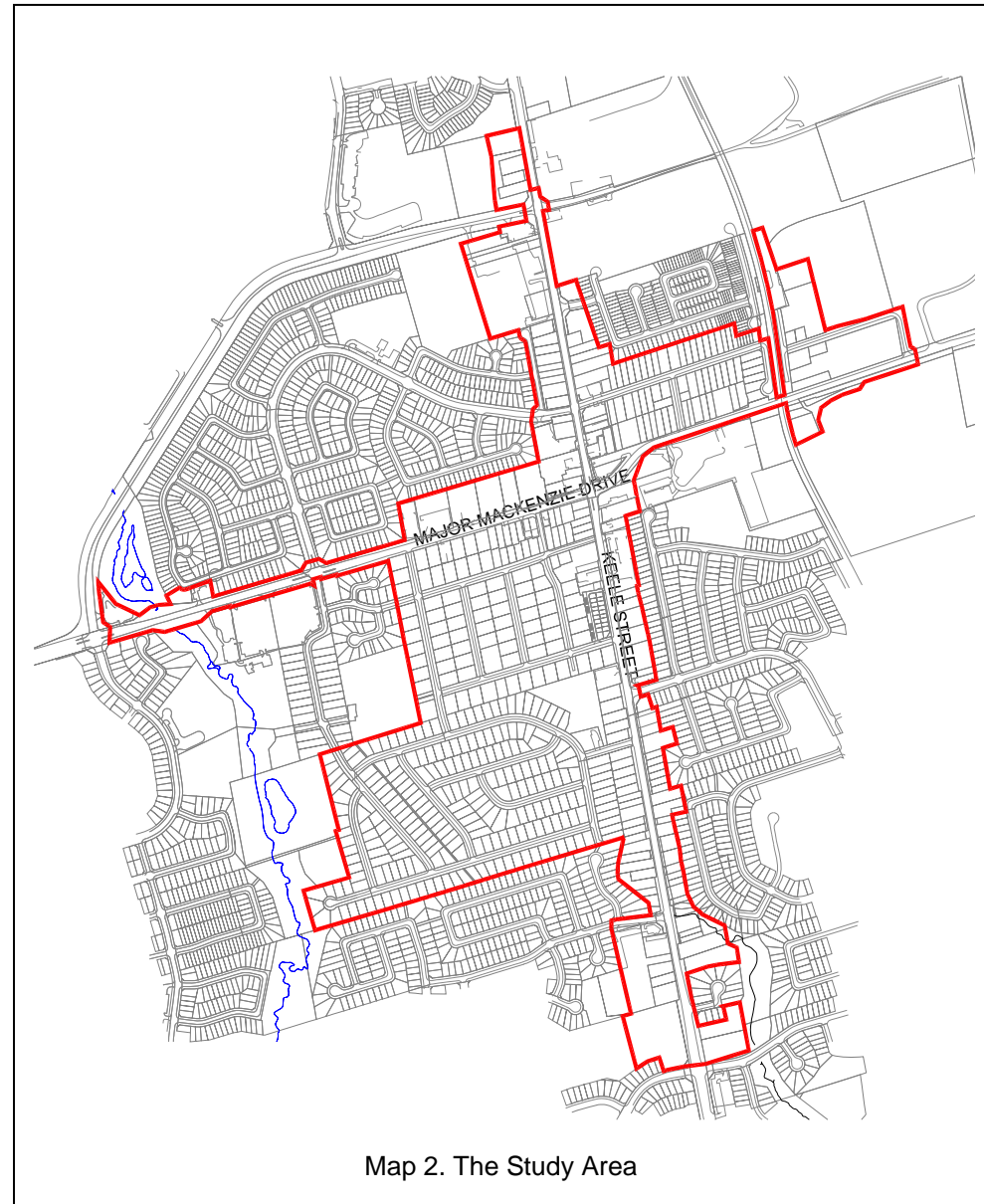
*Prior to the designation of a Heritage Conservation District or Districts, Council will prepare and adopt a Heritage Conservation District Plan for the area or areas which will include policies respecting the protection and enhancement of the district and conservation and design guidelines for both existing buildings and new construction. The Heritage Conservation District Plan will be prepared in accordance with the guidelines established by the Ministry of Culture Tourism and Recreation. (Note: Now the Ministry of Culture.)*

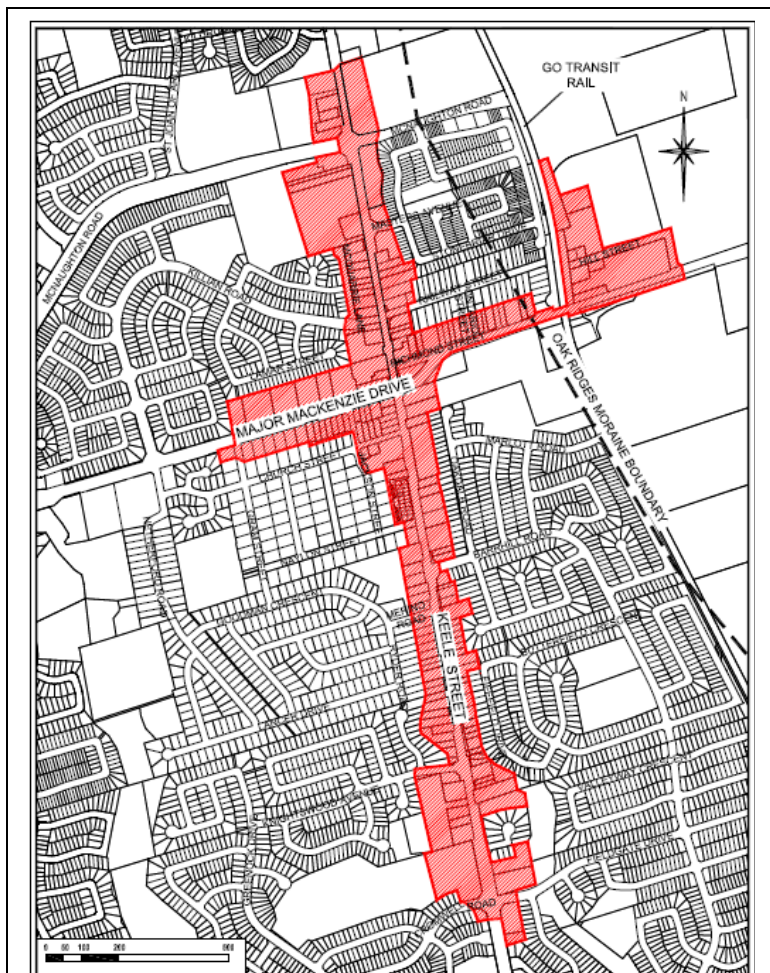
## 1.0 Introduction

Concern about the special character of Maple led Council, in 1996, to commission the Maple Streetscape and Urban Design Guidelines Study, by KMK SCI Consultants and the City of Vaughan Planning Department.

Staff subsequently recognized that the study, although useful, lacked the tools to protect and enhance the heritage aspects of the village. As a result, Council commissioned a Heritage Review of the Study, by Phillip H. Carter Architect and Planner in 2003. Both the Study and the Heritage Review are described in more detail below.

Wishing to make use of the enhanced development controls available under the Ontario Heritage Act, Council has since determined that a study should be undertaken for a Village of Maple Heritage Conservation District, and By-law 366-2004, designating a Study Area, was passed on December 6, 2004. Phillip H. Carter Architect and Planner was engaged to conduct the study and, if a Heritage Conservation District is found to be appropriate, to prepare the Village of Maple Heritage Conservation District Plan.





Map 3. The Boundary of the Village of Maple Heritage Conservation District. The District provides protection for the heritage resources in the old village, and controls the appearance of future development that will form their setting.

## 1.3 The District Documents

The Village of Maple Heritage Conservation District Plan is published in three volumes:

1. The Record of the District's Built Form.
  - Includes every property in the Study Area.
  - Contains photographs and descriptions of each building.
  - Contains historical information, where available.
2. The Study.
  - Describes the history of Maple.
  - Examines its physical and cultural heritage character.
  - Considers existing development controls.
  - Recommends that a Heritage Conservation District is warranted in The Village of Maple, and recommends a boundary for the District.
  - Contains a Statement of Heritage Value.
  - Contains a Statement of Heritage Interest.
3. The Plan

### 1.3.1 Unity of the Documents

These documents are complementary, and they are to be considered as a whole in interpreting the Plan.

## 1.4 The District Boundary

The Heritage District boundary, determined by the Study, is shown in the map to the left.