

**7. VILLAGE OF MAPLE HERITAGE CONSERVATION DISTRICT
STUDY AND PLAN
PUBLIC MEETING PURSUANT TO THE ONTARIO HERITAGE ACT
PRELIMINARY REPORT**

P.2006.60

Recommendation

The Commissioner of Planning recommends:

1. That this report on the Village of Maple Heritage Conservation District Study and Plan BE RECEIVED; and that any issues identified be addressed by the Policy Planning / Urban Design Department, in consultation with the Cultural Services Department and the Development Planning Department, in a comprehensive report to a future meeting of the Committee of the Whole.

Economic Impact

This report is consistent with the priorities previously set by Council. The costs associated with implementing the recommendations will be addressed in detail in a future report to the Committee of the Whole.

Purpose

The purpose of this report is to provide an outline of the contents of the proposed Village of Maple Heritage Conservation District Study and Plan and events to date for consideration at a "Public Meeting" held pursuant to Section 41.1(6) of the Ontario Heritage Act.

Background – Analysis and Options

The Ontario Heritage Act governs the protection of the natural and built environment. In order for a Heritage Conservation District to be designated by a municipality there are specific tasks that must occur. These include:

1. inclusion of Heritage Policies within the Official Plan, in this instance OPA No. 350;
2. the designation of the area to be studied;
3. consultation with Heritage Vaughan;
4. a public meeting; and
5. notification of property owners if a Heritage Conservation District is approved.

Based on these requirements, at the October 18, 2004 meeting of the Committee of the Whole, the Committee recommended approval of the following recommendations contained within a joint report of the Commissioner of Planning and Commissioner of Community Services (item 28, Report 73) and adopted by Council on October 25, 2004:

- "1. A Heritage Conservation District Study be undertaken in order to secure the long-term protection of Maple's historic fabric and to ensure that new development within the core is compatible with the architectural and contextual character of the Village;
2. Phillip H. Carter, Architect, be retained on a single-sourced basis in accordance with the City's Purchasing Policies to undertake Phases I, II and III of the Study, the funds to be paid out of the 2004 Planning Policy and Urban Design Operating Budget in the amount of \$15,000. in accordance with Schedule 'B';

3. This item be forwarded to the City's Budget Committee for its consideration in allocating funds from the Planning Policy and Urban Design 2005 Operating Budget to complete Phase IV and V of the Study in the amount of \$21,000;
4. Council for the City of Vaughan enact a By-law to examine the area shown on Schedule 'A' as a potential Heritage Conservation District in accordance with Section 40, Part V of the Ontario Heritage Act, R.S.O. 1990, c.0.18, as amended;
5. Staff report back to Council on amendments to the Site Plan Control By-law to include all properties, generally within the Study area and/or to be specifically defined; and
6. All development applications received by the municipality that fall within the approved Study Area be reviewed for conformance with the direction of the Study as it proceeds."

In accordance with these recommendations "By-law 366-2004, a By-law to define an area to be examined for future designation of the whole or part of the area as a Heritage Conservation District" was adopted at the December 6, 2004 meeting of Council and Phillip H. Carter Architect was selected to undertake the Heritage Conservation District Study and Plan.

Location

By-law 366-2004 defined the area subject to the Study portion of the process (see Attachment 1). Based on the review of existing conditions by the consultant and public input received at the public open house held on June 15, 2005, the proposed boundary of the Heritage Conservation District was modified to better reflect the location of heritage resources and reflect public sentiment in the Village of Maple (see Attachment 2).

Study Process to Date

In undertaking the study, the consultant reviewed the existing characteristics of the built and natural environment within the study area and prepared the "Statement of Heritage Character", which is contained within Section 2 of the Study portion of the Plan. The "Statement of Heritage Character" is used to develop the specific design guidelines and implementation policies contained within the Plan.

In addition to the consultant reviewing and describing existing conditions, a City staff sponsored public consultation was also undertaken. This consultation occurred through five open houses. The purpose of these open houses was to describe the purpose of a Heritage Conservation District, present the consultant's findings and to seek input on the boundary of the proposed Heritage Conservation District and other items to be included in the Plan. The public was notified of the meetings through mailings to all property owners within the study area and through advertisements within local newspapers. These meetings were typically attended by between 40 and 60 people. The comments received during this consultation process have been considered and, where appropriate, included within the Plan portion of the document.

On August 11, 2006, a "Notice of Public Meeting" was mailed to all property owners within the Study Area and proposed Heritage Conservation District as well as other people and bodies that had requested notification. Advertisements were placed in the August 9, 2006 edition of the Vaughan Weekly and the August 18, 2006 edition of the Vaughan Citizen notifying people of tonight's meeting.

As part of the statutory requirements for the approval a Heritage Conservation District Plan, a presentation was made to Heritage Vaughan and the Maple Streetscape Committee at a special joint meeting held on August 23, 2006.

During the preparation of the Plan portion of the Heritage Conservation District Study, City departments were circulated documents for comment and review. Comments from Cultural Services, Policy Planning / Urban Design, and Development Planning Department's have been incorporated into the final plan.

Content of the Study and Plan

The Maple Heritage Conservation District Study and Plan consists of three volumes. Volume 1 is a detailed assessment of the majority of buildings in the study area. This assessment describes items such as building style, age of building, people of note associated with a building and other important and distinguishing design features.

Volume 2, "The Study", is based upon Volume 1 and describes what a Heritage Conservation District is and describes what makes the Village of Maple an interesting community that is worthy of preservation (Attachment 3). This study includes a detailed analysis of the built environment and landscape features that were used in developing the Statement of Heritage Value. During the preparation of the Study there were two public open houses to present the findings contained within the Study and receive input on items to be contained within the Plan. Invitations to these public open houses were mailed to property owners within the Study Area and advertisements placed in the Vaughan Citizen and Vaughan Weekly.

Volume 3, "DRAFT The Heritage Conservation District Plan", is the regulatory document that will be reviewed and discussed in greater depth in a technical report to be presented to a future meeting of the Committee of the Whole. This volume contains the policies which will be used to regulate new development and the redevelopment of properties, provide design guidelines for development and redevelopment and provide a framework in which the Heritage Conservation District Plan is implemented (Attachment 4). At the Public Open House held on June 12, 2006 the consultant presented the proposed contents of the document to the public.

The purpose of this public meeting is to receive formal feedback on the contents of the Plan. As part of the notice of this meeting, the public was informed that copies of all three volumes were available for viewing pursuant to the Ontario Heritage Act.

Relationship to Vaughan Vision 2007

The designation of portions of the Village of Maple as a Heritage Conservation District is consistent with Section 4.6 of Vaughan Vision, which promotes the preservation and enhancement of the natural and built environment.

Conclusion

All issues relevant to Village of Maple Heritage Conservation District Plan will be considered in the technical review, including any issues and concerns identified at this public meeting, those raised by Heritage Vaughan, the Maple Streetscape Committee and by various City Departments. These issues will be subsequently addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Study Area
2. Proposed Heritage Conservation District Boundary
3. Volume 2, Village of Maple Heritage Conservation District Study (Mayor and Members of Council ONLY, copies available by request to all others – contact Aaron Hershoff, Planner, ext. 8320)

4. Volume 3, DRAFT Village of Maple Heritage Conservation District Plan (Mayor and Members of Council ONLY, copies available by request to all others – contact Aaron Hershoff, Planner, ext. 8320)

Report Prepared by:

Aaron Hershoff, Planner 1, ext 8320
Duncan MacAskill, Senior Planner, ext. 8017
Wayne McEachern, Policy Manager, ext. 8026

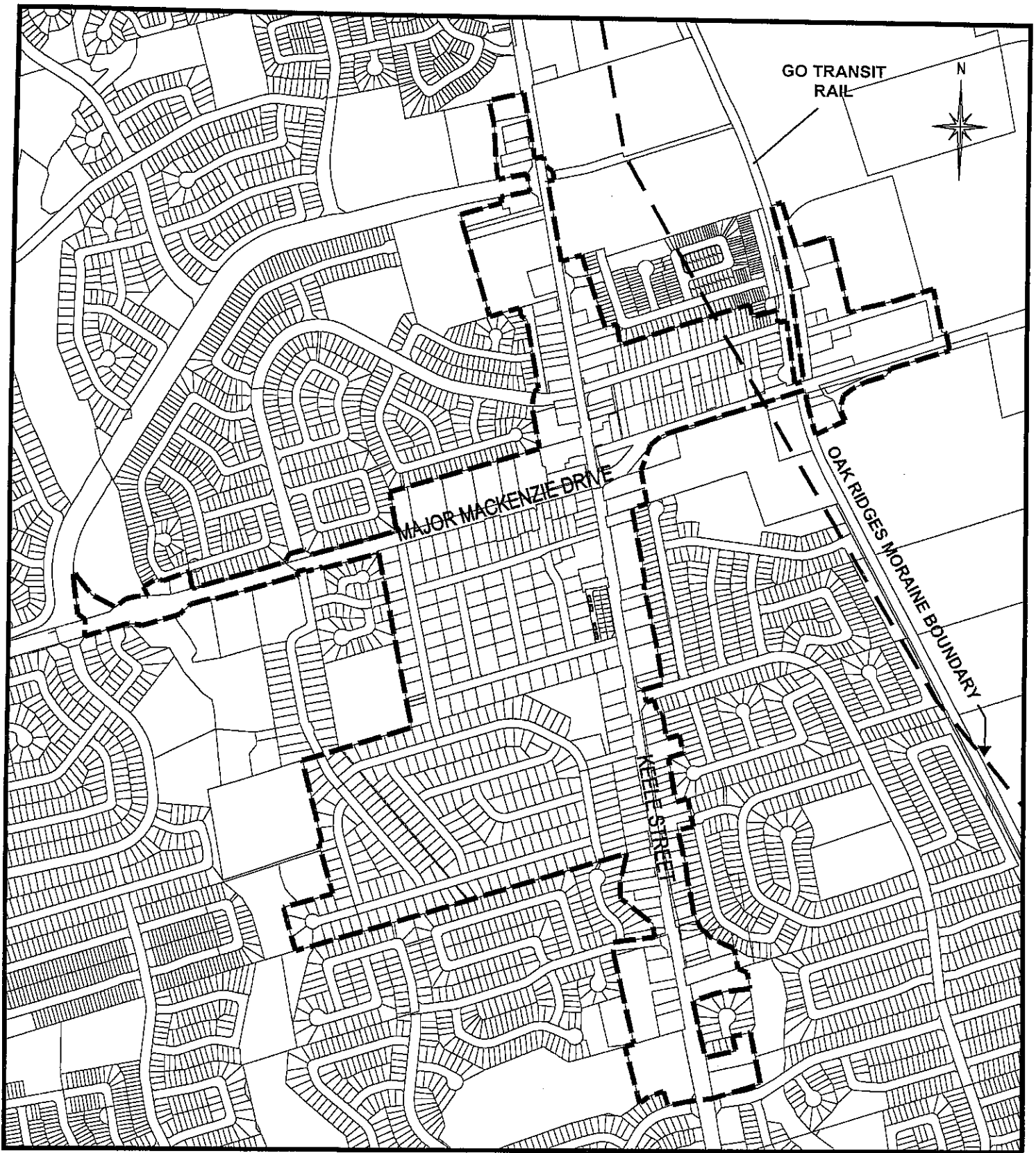
Respectfully Submitted,

JOHN ZIPAY
Commissioner of Planning

Diana Birchall
Director of Policy Planning / Urban Design

/AH

R:\SERWORKING\HERSHOFF\Maple Heritage\PH Report - Sept 5.doc



Not to Scale

City of
Vaughan

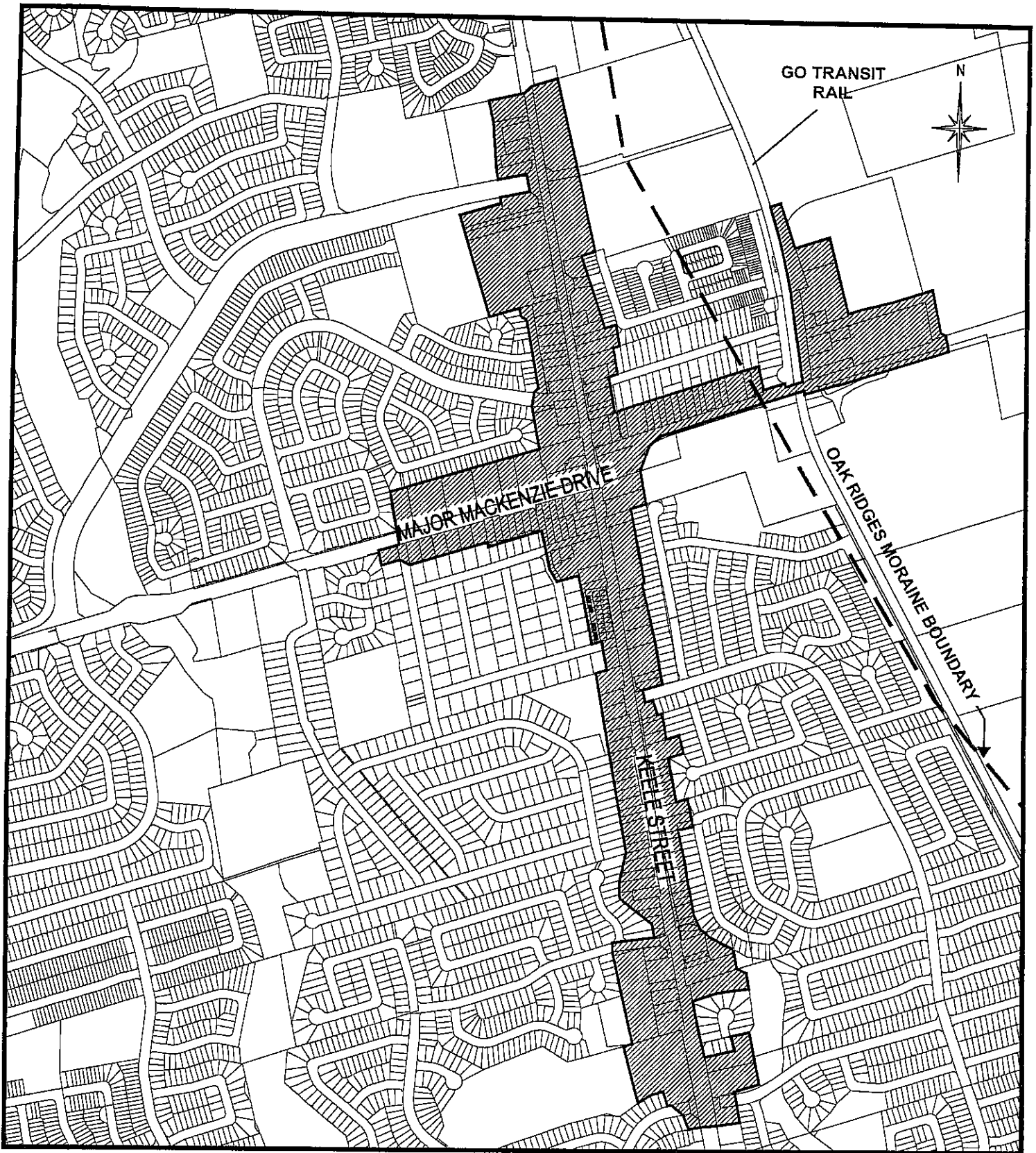
Policy Planning / Urban Design

**VILLAGE OF MAPLE HERITAGE
CONSERVATION DISTRICT
STUDY AREA**

Attachment

STUDY AREA
BOUNDARY

1



Not to Scale



PROPOSED HERITAGE
CONSERVATION
DISTRICT

City of Vaughan

Policy Planning / Urban Design
**PROPOSED VILLAGE OF
MAPLE HERITAGE
CONSERVATION DISTRICT**

Attachment

2