

Village of Maple Heritage Conservation District Study 2006

Volume 2



Section 1: INTRODUCTION

1.1 PURPOSE OF THE STUDY AND PLAN

This Study is undertaken pursuant to Part V of the *Ontario Heritage Act*, RSO 1990, Chapter O.18. The purpose of the Study is to provide the supporting data necessary to effect the designation of a Heritage Conservation District for a portion of the City of Vaughan, as called for in Section 8.0 of The Maple Community Plan (Official Plan Amendment 350). A Heritage Conservation District Plan will establish policies and guidelines for the preservation and enhancement of the heritage resources and character in the District. The intent of this Study is to provide a rationale for a heritage conservation district. the intent of the Plan is to provide clear and readily understood guidance to the City of Vaughan and its citizens for the conservation of important historical, architectural, and landscape elements in the District, and for the design of new development and redevelopment that preserves and enhances the District's heritage character.

1.2 THE HERITAGE CONSERVATION DISTRICT CONCEPT

Part V of the *Ontario Heritage Act* provides for designation of Heritage Conservation Districts. A Heritage Conservation District is a collection of buildings, streets, and open spaces that collectively are of special historical or architectural significance to the community. The legislation enables municipalities, through study, to define the areas to be designated and to prepare Official Plan provisions which regulate development activities within the area in order to ensure that the heritage character of the District is maintained or enhanced.

A Heritage Conservation District designation is not intended to prohibit or discourage the changes required by contemporary needs. Its purpose is to guide those changes so that they preserve and enhance the District's architectural and historic character.

1.3 Background

The City of Vaughan is committed to preserving its past. Heritage Vaughan maintains an inventory of heritage resources, and many individual properties are designated under Part IV of the Ontario Heritage Act. The City also has two Heritage Conservation Districts, created under Part V of the Ontario Heritage Act: Thornhill Vaughan, and Kleinburg-Nashville. Each district has a Heritage Conservation District Plan, to guide development activity so that it preserves and enhances the heritage character within those districts.

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 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.*

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

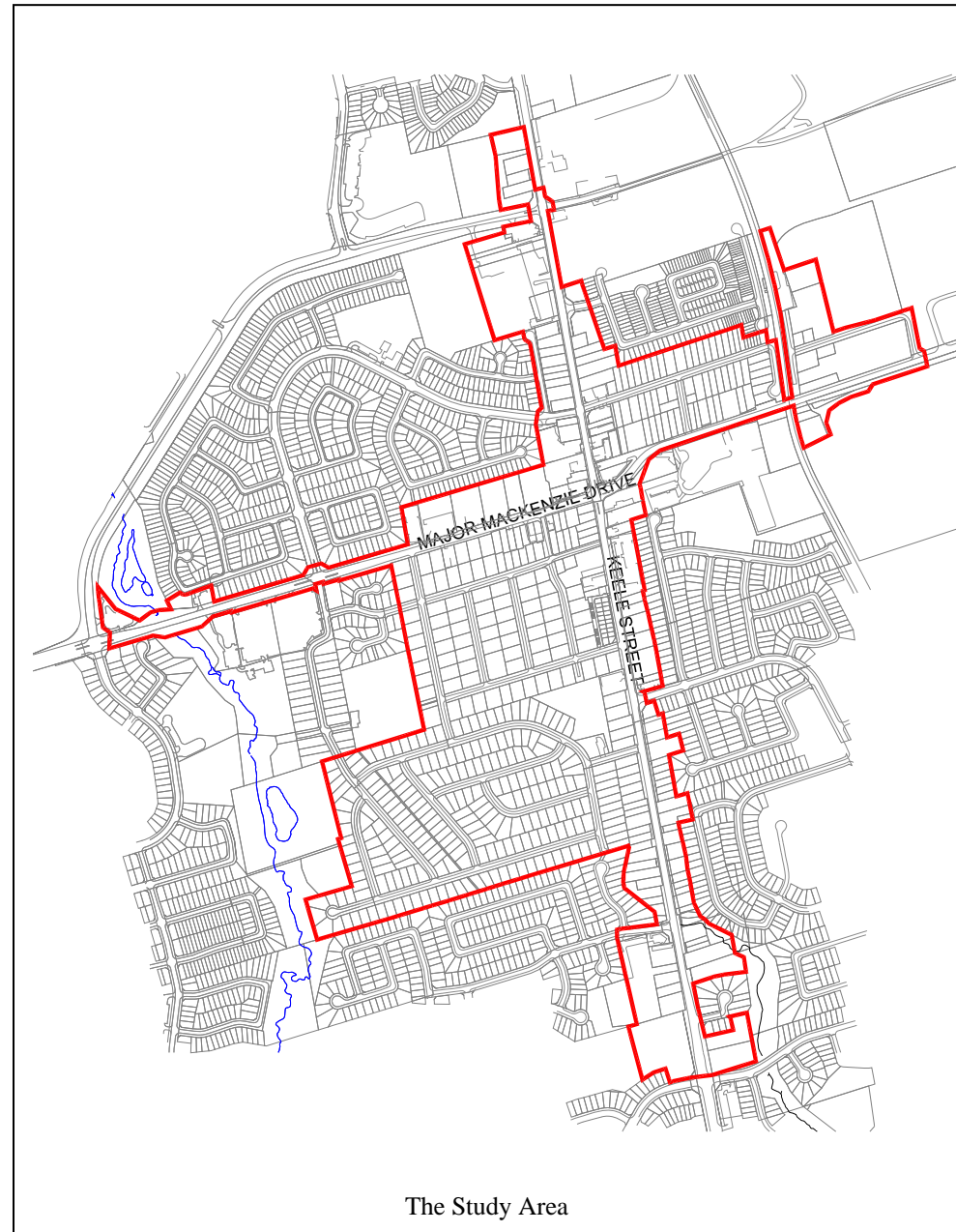
iii) designate the municipality, or any area or areas within the municipality as a heritage conservation district pursuant to Part V of the Ontario Heritage Act.

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.

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.

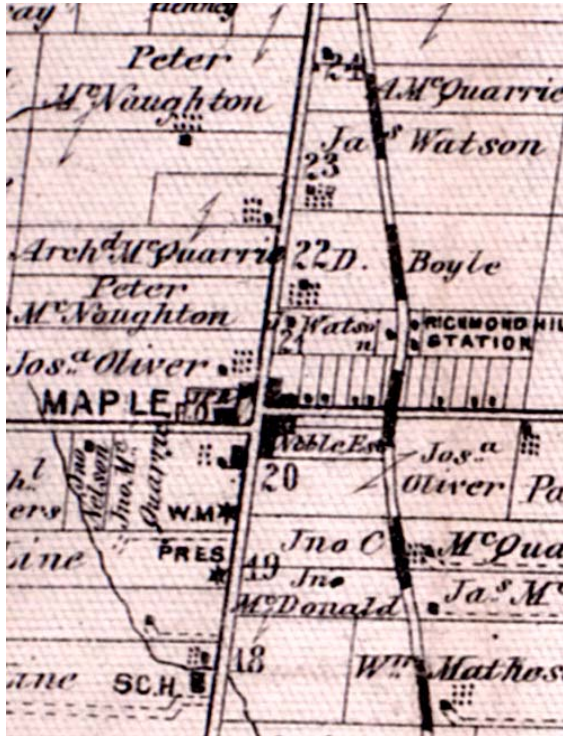
Staff subsequently recognized that the study, although useful, lacked the tools to protect and enhance the heritage aspects of the village. As a result, Council commissioned a Heritage Review of the Study, by Phillip H. Carter Architect and Planner in 2003. Both the Study and the Heritage Review are 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 Maple Village Heritage Conservation District, and By-law 366-2004, designating a Study Area, was passed on December 6, 2004. Phillip H. Carter Architect and Planner has been engaged to conduct the study and, if a Heritage Conservation District is found to be appropriate, to prepare the Maple Village Heritage Conservation District Plan.



The Study Area

1.4 A Short History of Maple



The 1880 York County Atlas shows Maple as a crossroads hamlet with no side streets. There are two churches, a post office and a school. The school site is still in use today.

The history of Maple can be traced to its founding families: the Noble family and Rupert family. The Nobles settled around the present Major Mackenzie Drive and Keele Street intersection in the early half of the 19th century. In 1852 the Town was called Noble's Corner after Joseph Noble, the first Postmaster. Later, a Doctor Rupert lived in Maple and was such a respected member of the community that the Village's name was changed to Rupertsville. Local folklore associates the name "Maple" with the numerous Maple trees once found along Keele Street in the Village.

Maple was dominated for most of the 19th century by the more prosperous villages of Sherwood and Teston. Keele Street was then a boggy swamp area that forced most travelers to take alternate routes. Once the Ontario, Huron, and Simcoe Railway built a line through Maple, the village began to grow. The station was then called Richmond Hill. The Canadian National Railway bought the line in early 1900 and the station was renamed Maple.

By the late 19th century, local businesses in Maple included a sawmill, a rope factory, a funeral parlour, a hotel, a hardware store, a pump factory and a harness shop. In 1904 there were approximately 100 homes in Maple, most of which were occupied by retired farmers or those who owned a business in the community. In 1907 the Sterling Bank was established in Maple, catering to the needs of the community.

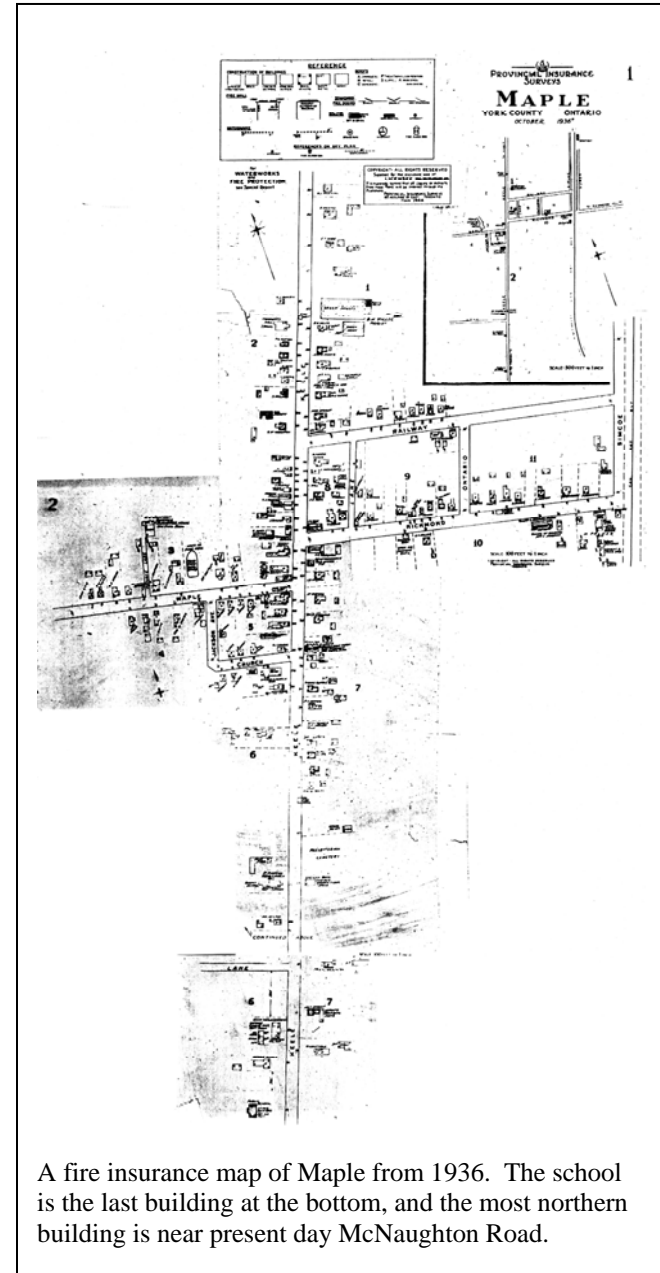
The first church in Maple was St. Andrew's Presbyterian Church, established in 1832. The church was designated under the Ontario Heritage Act in 1979. Methodist meetings were held in Maple from 1833, however, a church was not built until 1870. Today the Church is known as the Maple United Church. A third church, St. Stephen's Anglican Church, was organized in 1835. The church building was designated under the Ontario Heritage Act in 1985.

The first settlers in Maple during the latter part of the 18th century were German Lutherans from Pennsylvania. By 1825, a large influx of British immigrants began joining the German Lutherans already established in the community.

In 1928 Maple, with a population of 2000, became a Police Village, a self regulating and financing body. Tom Cousins, Hiram Keffer, and Guy Laurie were the first trustees of the Police Village.

Some of the more significant people and sites in Maple include the Masonic Lodge, one of the oldest in Upper Canada, founded in 1854, and the Maple Women's Institute, which was reputedly the third one in the world when it was established in 1897. The most famous native of Maple is William Maxwell Aitken, who became later Lord Beaverbrook. A publisher, and newspaper magnate, Lord Beaverbrook served on the British Cabinet and was Britain's Minister of Aircraft Production during the Second World War.

Another noted Native of Maple was Dr. Fredrick William Routley who practiced medicine in Maple from 1909 to 1912. Routley was, for 27 years, the Chief Executive Officer of the Canadian Red Cross. In 1923 he developed the Blue Cross Plan which was put into effect in Ontario in 1941. Dr. Routley also helped establish the Ontario Hospital Association in 1923.



A fire insurance map of Maple from 1936. The school is the last building at the bottom, and the most northern building is near present day McNaughton Road.

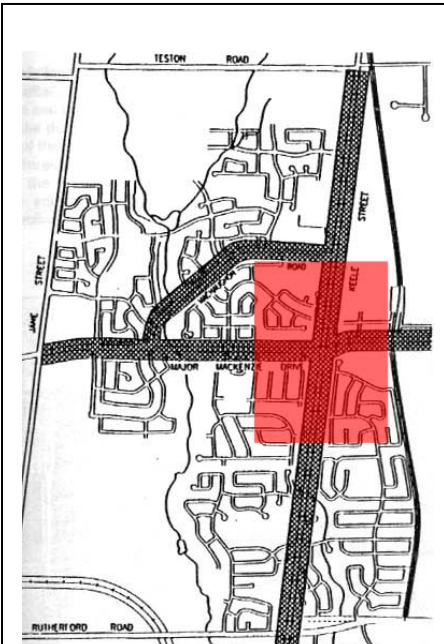
1.5 The 1996 Study

The 1996 Maple Streetscape and Urban Design Guidelines Study was an attempt to come to grips with recent development surrounding the old village. The Study took in a large area, shown in dark grey in the map to the right. In the words of the Study:

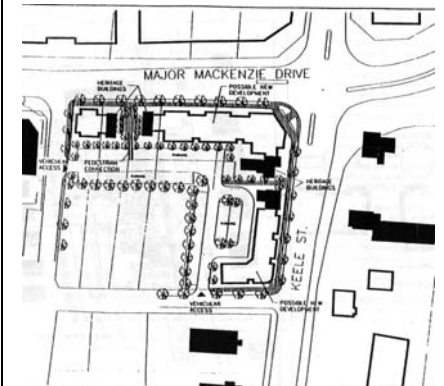
The overall goal of this study is to enhance the image of Maple by creating a unifying vision for the community. Its objective is to develop an urban design theme that strengthens the unique historical and architectural character of the area, promoting the creation of a coordinated redevelopment strategy aimed at reclaiming the historical core to recreational and pedestrian activities. This in turn will stimulate urban renewal, which will revitalize commercial and business activities, so that the historical core of Maple will regain its former role as the heart of the community.

As the Study states, "...Maple has experienced rapid growth which has occurred in the absence of a unifying urban design plan." The problems of unifying the disparate development forms, and creating pedestrian-friendly environments are formidable ones. Addressing these problems, the Study offers design principles, to create an urban form which can be summarized as follows:

1. Consistent street setbacks and heights
2. No gaps in the streetscape -- uninterrupted building façades
3. Pedestrian amenities
4. Pedestrian streetscape
5. Intensified development along Keele Street and Major Mackenzie Drive.
6. Provide parking at the rears of buildings and link lots to reduce driveway entrances.
7. Provide limited on-street parking.



The 1996 Study Area goes well beyond the historic village.



Design ideas were urban in concept and overwhelmed the village character.

1.6 The Heritage Review

Staff recognized that the overall goal of creating a unified street wall and streetscape, while appropriate in some circumstances, threatened to overwhelm the heritage character in the older village. A Heritage Review of the Maple Streetscape and Urban Design Guidelines Study was commissioned from Phillip H. Carter Architect and Planner.

This Review found that the built form envisioned by the Study, as described above, was an urban concept, typical of towns and cities. Walton Street in Port Hope is an example of this type of streetscape. It is a main shopping street of consistent 3-storey commercial buildings, of consistent material, and consistent setbacks at the sidewalk. Some very small Ontario towns adopted this form, usually at a 2-storey height. The old centre of Aurora, barely two blocks long, is a nearby example.

The Review then described the built form of villages, which is quite different, with variety rather than consistency is the predominant characteristic. Most buildings are house-form, even for commercial uses. Heights, setbacks, and building designs and types vary. Landscaping is varied as well: trees and planting are in front of, beside, and around buildings; fencing is different from property to property. The Village of Kleinburg and the Village of Unionville exhibit these characteristics.

The Review recognized that the town-oriented form proposed by the Streetscape and Urban Design Study could, over time encourage demolition and replacement of heritage fabric thus eroding the village character of Maple.



Port Hope is an example of a 19th Century town.



Kleinburg, above, and Unionville, below, are examples of 19th-Century villages.

The 2003 Carter Review created an alternative set of Design Principles for the village core, and they are quoted in their entirety below:

Within the historic village, a different set of design principles should apply. The aim of these principles is to emphasize the heritage character of the Village, and to set it off as the intact heart of the overall streetscape plan. These principles derive from the existing built form, and from the heritage village character of Maple, and can be summarized as follows.

1. *In many areas of the village, there are a variety of setbacks of buildings from the street. Depending on the context of proposed redevelopment, setbacks should not necessarily follow a rigid consistent setback as suggested in the study.*
2. *The village is characterized by a group of buildings built at different times and for different functions. House forms and commercial forms sit cheek-by-jowl on the street and this mixture is part of the village character. Landscape also varies and does not follow a consistent landscape plan. This, too, adds to the casual village character. This mixture, while more difficult to regulate than strict guidelines as to building form and landscape design, is part of what creates the unique village character.*
3. *Unlike more urban streetscape models, as suggested in the study, the Maple streetscape has 'gaps' in its façade. This allows for landscaping beside the buildings and provides visual relief of a long continuous street façade. This pattern of development is part of what characterizes the village and should be encouraged.*
4. *Within the village there are a number of historically significant structures that should be retained and preserved. Much of the character of these heritage structures derive from their context or surroundings, and as much as possible this context should be seen as part of the buildings' heritage and thus preserved.*
5. *The scale of the older buildings in the village is modest and thus creates a friendly pedestrian scale to the street. This scale is an important part of the village character and new development should respect this scale at the street frontage.*

6. *All too often, the design of new buildings within a heritage setting attempts to incorporate heritage motifs in their design. This is often a pastiche of post-modern elements rather than authentic historic period styles. By using historic precedents, one can develop a more authentic building style and landscape context for new buildings. The streetscape itself, in many heritage areas, often has an overblown heritage character inconsistent with the original village. New streetscape elements that were likely never part of the original village should be modest in their design and not overpower the casual heritage character of the village.*
7. *Landscaping in the original village was individualized, with each owner undertaking landscaping to his taste. The consistency was that generally native species of plants were used, giving the village a degree of consistency. Landscaping in the village and particularly around heritage structures should follow this historic precedent of landscaping.*
8. *Signage in the original village was limited since patrons of the businesses knew them intimately and needed no signage direction. Signage in the village should respect this principle as much as possible. Heritage sign control, together with the Vaughan Sign By-law can assist in ensuring that signs do not overpower the heritage character of the architecture and the streetscape context.*
9. *The Village of Maple is unique within the context of the City of Vaughan, one of the few remaining islands of the City's rural heritage. There should be a deliberate effort to preserve its character. Heritage adds a richness to the city and its urban design.*

From these principles, the Review proposed a set of guidelines for site planning and architectural design, that would preserve the character of Maple's historic village core.



EAST ELEVATION



NORTH ELEVATION

Recent development proposals in Maple have been respectful of heritage buildings and the historic character of the village.



SOUTH ELEVATION - MAJOR MACKENZIE DRIVE

1.7 A Note on Property Values

The fear of negative impact on property values is a common source of public concern about Heritage Designation of individual properties and districts. The theoretical argument is that designation restricts what the owner can do with a property, that this limits the number of buyers willing to accept such restrictions, and that the law of supply and demand necessarily diminishes the market price. This fear, and the theory that supports it, is not borne out by research.

The most recent study, by Robert Shipley of the University of Waterloo, investigated market trends over time, for 2,707 Designated properties in 24 Ontario communities, including 5 Heritage Districts. The study found that a large majority of Designated properties, approximately 74%, performed above or at average in price-trend compared to similar but undesignated properties in their communities. Results for properties in the Heritage Districts studied were similar: though only three Districts had enough sales transactions to provide meaningful data, in two of them 50% of the price trends were at or above the average for similar properties outside the District in their communities. In the other District 100% of the price trends were at or above the average. In addition, the prices of Designated properties showed a marked resistance to general real-estate market downturns, retaining value at average or better rates in 79% of the cases, and rate-of-sale figures for Designated properties were generally higher than average, showing that Designation does not hamper sales.¹

Results from similar studies in the United States tend to confirm Shipley's conclusions that the impact of Heritage Designation on property values is positive rather than negative.

¹ See Shipley, Robert. *Report on Research Concerning Property Values of Designated Communities*, Waterloo: University of Waterloo, 1998 .

Section 2: DISTRICT ANALYSIS**2.1 A Heritage Conservation District: Why and Where****2.1.1 Official Basis**

Subsection 41(1) of the Ontario Heritage Act requires that, prior to designating a heritage conservation district by by-law, a municipality must have an official plan that contains provisions relating to the establishment of districts. The Act doesn't specify the nature of those provisions, but the Ministry suggests in its Guidelines that reference to the Act and its requirements, and a statement of intent to designate one or more areas be included in the Official Plan.

Under Section 40 of the Act, a council may pass a by-law defining one or more areas in the municipality to be examined for future designation as a heritage conservation district. The Act does not require this but merely enables it. Nonetheless, experience and the Ministry's Guidelines indicate that a thorough examination of the proposed district, including active public participation, are important in creating a successful district that will withstand the scrutiny of the Ontario Municipal Board, to which the district designation may be appealed.

The City of Vaughan meets the requirements under the Act as stated above. As noted in Section 1.3, above, OPA 350, the Maple Community Plan, contains general and specific authority and criteria for the creation of heritage conservation districts in Maple. By-law 366-2004, designating a Study Area, was passed on December 6, 2004. A map of the study area boundary is shown on page 4. A review of that boundary is part of the work of this Study, as is the requirement to examine the context of a proposed District. For that reason, surrounding areas are reviewed along with the originally proposed Study Area.

2.2 Criteria for Establishing District Boundaries

2.2.1 Guidance from the Ministry

The Ontario Heritage Act empowers municipalities to define areas “to be examined for future designation” as Heritage Conservation Districts. The Ontario Ministry of Citizenship and Culture provides guidance for Heritage Conservation Districts in *Ontario’s Heritage Conservation District Guidelines*. Section 3.5, Ingredients of a District, is quoted in its entirety, below:

3.5 Ingredients of a district. *The Act does not define “heritage” or “heritage conservation district as such; neither does it describe how the “examination” is to be carried out. Nevertheless, the experience gathered to date in heritage conservation district planning and designation provides a sound basis upon which to address these matters more fully. There are three prime ingredients needed for a successful district—evaluation, delineation and participation.*

EVALUATION:

Defining heritage. In general, properties of heritage value should be able, with suitable examination, to reveal some of the broad architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped the details of that history. What each community thinks appropriate to its heritage will vary, but the key to its protection is to understand the distinction of a place or area in its larger context.

Describing area character. A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way than an individual property is valuable to that community.

A district may comprise a few buildings, or an entire municipality. It may have architectural, scenic, or archaeological aspects worth conserving. Above all else, a heritage conservation district has a special character or association that distinguishes it from its surroundings. Potential districts can be found in both urban and rural environments and may comprise residential, commercial and industrial areas, established rural landscapes or entire villages or hamlets.

Successful area examination has always included an evaluation of each property from a variety of perspectives. The following criteria suggest the basic questions that ought to be addressed.

Historical associations. A building, structure, or property may have been associated with the life of a well known historic personage or group, or have played some role in an important historical event or episode.

Architectural value. A building or structure may be exemplary for the study of the architecture of construction of a specific period or area, or the work of an important builder, designer, or architect.

Vernacular design. A modest, well-crafted building or structure may be no less important to the community's heritage than an architectural gem such as a mansion or public building.

Integrity. A building, or structure, together with its site, should retain a large part of its integrity its relation to its earlier state(s) in the maintenance of its original or early materials and craftsmanship.

Architectural details. Specific architectural consideration should include style, plan, and the sequence of spaces; use of materials and details, including windows, doors, signs, ornaments, and so on; colours, textures, and lighting; and the relationships of all these to neighbouring buildings.

Landmark status or group value. Where a building or structure is an integral part of a distinctive area of a community, or is considered to be a landmark, its contribution to the neighbourhood character may be of special value.

Open spaces. Examination of a potential district should also include public spaces such as sidewalks, roads and streets, and public parks or gardens. These features often play roles as conspicuous as those of buildings in the environment. Open spaces provide setting for buildings as well as places to view them and the landscapes in which they sit. These spaces are often features of the original plan or survey of a settled community and have intrinsic value in ordering and organizing the location of buildings and structures.

Vacant land and contemporary structures.

Vacant, undeveloped or underdeveloped land or contemporary buildings and structures should not be summarily dismissed from either examination or inclusion within the proposed district. Municipalities may wish to include these types of property where it is likely that incongruous development or unsympathetic construction on these sites will adversely affect the character of the proposed district. It may well be such sites that enable the distinction of the district to be enhanced, or damaged, in the future.

DELINEATION:

Establishing a boundary that will encompass the proposed district is a crucial task. Its principal objective is to ensure that the special character identified through study of the proposed district will be adequately protected by the measures available to the municipality in Part V of the Act. The district boundary should be established according to the unique characteristics of the area. Examples of potentially successful districts include:

areas that have changed little since first developed and that contain buildings, structures and spaces with linkages and settings as originally planned still substantially intact—a group of civic and institutional buildings located around a public square, or a waterfront area with its marine related structures are good examples.

areas of buildings or structures of perhaps similar or perhaps different architectural style and detailing which, through the use of materials, height, scale, massing, colours, and texture, comprise cohesive harmonious streetscapes having a definite sense of place distinct from their surroundings.

areas of buildings and structures that have acquired a definite sense of time and place through historical associations with activities, events and individuals.

Boundaries should be drawn to include not only the buildings or structures of interest but also the whole property on which they are located. Vacant land, infill sites, public open space and contemporary buildings may also be contained within the district where it is desirable to ensure that their future development is in keeping with the character of the area. Boundaries may follow distinctive topographical features such as rivers, roads, walls, fences, treelines and slopes. Less visible elements such as property or lot lines, land use designations in official plans or boundaries for particular uses or densities in the zoning by-law may also influence the delineation of the boundary, especially as they may effect its eventual legal description in by-law form.

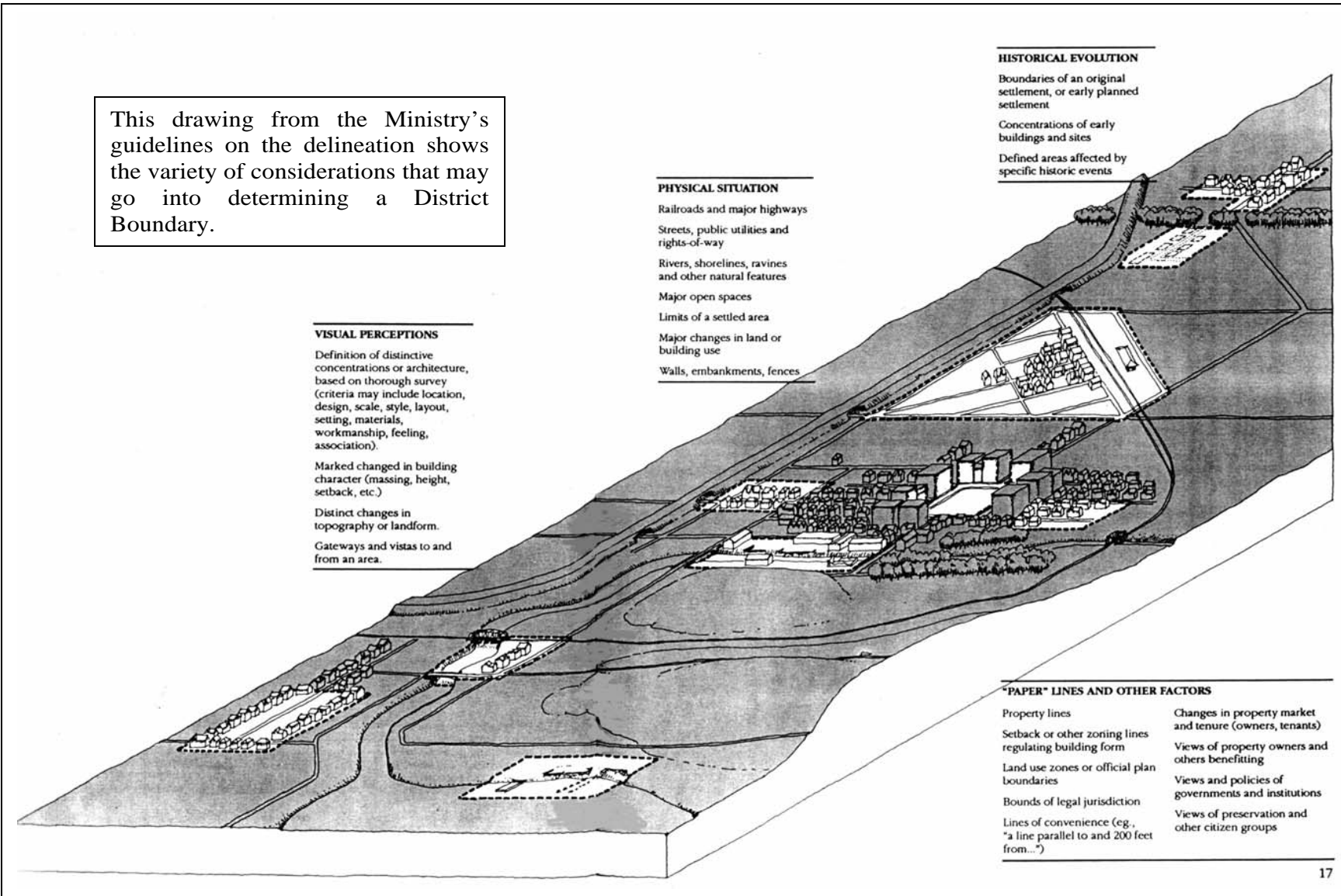
This drawing from the Ministry's guidelines on the delineation shows the variety of considerations that may go into determining a District Boundary.

VISUAL PERCEPTIONS
 Definition of distinctive concentrations or architecture, based on thorough survey (criteria may include location, design, scale, style, layout, setting, materials, workmanship, feeling, association).
 Marked change in building character (massing, height, setback, etc.)
 Distinct changes in topography or landform.
 Gateways and vistas to and from an area.

PHYSICAL SITUATION
 Railroads and major highways
 Streets, public utilities and rights-of-way
 Rivers, shorelines, ravines and other natural features
 Major open spaces
 Limits of a settled area
 Major changes in land or building use
 Walls, embankments, fences

HISTORICAL EVOLUTION
 Boundaries of an original settlement, or early planned settlement
 Concentrations of early buildings and sites
 Defined areas affected by specific historic events

"PAPER" LINES AND OTHER FACTORS
 Property lines
 Setback or other zoning lines regulating building form
 Land use zones or official plan boundaries
 Bounds of legal jurisdiction
 Lines of convenience (eg. "a line parallel to and 200 feet from...")
 Changes in property market and tenure (owners, tenants)
 Views of property owners and others benefiting
 Views and policies of governments and institutions
 Views of preservation and other citizen groups



PARTICIPATION.

The Act does not require any form of public participation other than municipal consultation with its Municipal Heritage Committee prior to enacting a by-law for a study under Section 40; the OMB may make its own requirements for notifying people as it sees fit.

Public participation and consultation in the designation of districts is nevertheless very desirable. Public meetings during the examination process, individual notification to property owners within a study area, and notices or articles in local newspapers advertising municipal proposals are all valuable for both informing the public and enabling the public to respond to proposals for designation.

In some cases it has become a practice during the process of district designation to eliminate possible objectors to designation by excluding their properties from the proposed district. This is not generally advisable. While it may seem expedient in the short term to take such action, the overriding objective of a district should be to protect and enhance all buildings and structures of heritage value within its boundaries. Any objectors to district designation will be able to voice their concerns and present supporting or objecting arguments at the mandatory OMB meeting.

Note that amendments to the Ontario Heritage Act require two changes in the guidelines regarding PARTICIPATION, above:

- 1) Section 41.1(6)(b) of the Act now requires at least one public meeting be held with respect to a proposed heritage district plan (the plan, not the study).
- 2) review of District boundaries by the OMB is no longer mandatory, although any person may appeal a by-law designating a Heritage Conservation District to the OMB.

The Ontario Heritage Act also embodies The Ontario Heritage Trust (formerly the Ontario Heritage Foundation), and entrusts it with several objectives related to the conservation, protection, and preservation of the Province's heritage. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* offers additional guidance, under the headings of Neighbourhood and District Character, and Heritage and Planning Policies, parts of which are quoted below:

Much of the motivation for heritage conservation comes from a general concern that future construction will not fit as well into a neighbourhood as existing structures. The public has a growing sense that conservation is essential to neighbourhood or district planning beyond preservation of single buildings. The character of an area, with its buildings, landscapes and streets, has become of considerable value, even though no single person owns or controls this amenity—and even though its boundaries may be difficult to determine.

A district of particular heritage importance may be a collection of pleasant residential streets with solid Victorian houses [or] a main street lined with commercial blocks of many different eras, a collection of mill and factory buildings along a waterfront, or even a rural landscape of scenic interest. Such areas are more than the sum of their parts and are demonstrably unique. They may be amenities for local people as well as attractions to visitors from near and far. They serve as a tangible focus for community pride.

Provide for diversity as well as consistency in assessing and planning districts. Include vacant lands within district boundaries where their development offers opportunities that may either enhance or damage the character of the district, and make explicit criteria for the quality of development on such lands, especially on frontages facing heritage properties.

Boundaries are based on a combination of factors, including physical situation, visual perceptions, patterns of historical evolution, and various definitions of property and land use regulations.

2.2.2 Additional Guidance from the Official Plan

This Study and Plan relies on OPA 350, the Maple Community Plan, to provide its context, and it will reflect and respect policies found therein. It is worth noting in Part II (k), the Goals for Heritage Conservation:

// GOALS

k) Heritage Conservation

To preserve and protect buildings of heritage and architectural interest by designation of such buildings pursuant to the Ontario Heritage Act.

To require the incorporation and maintenance of heritage resources as part of development or redevelopment undertaken pursuant to the policies and designations of this plan.

To preserve and protect heritage resources which include but are not necessarily restricted to archaeological sites, buildings and structural remains of historical, architectural and contextual value and human-made rural, village and urban landscapes of historic and scenic interest.

2.2.3 Site-Specific Evaluation

In recognition of the above, a series of goals specific to the Maple Village area in the City of Vaughan has been identified as providing appropriate criteria for setting the boundaries of a Maple Village Heritage Conservation District:

- 1) To create a readily understandable District, the boundary should enclose a continuous identifiable area.
- 2) Principal entries into the District should have the quality of “gateways”, and principal travel routes should have a sense of enclosure on both sides of the route.
- 3) The District boundary should include areas that are significant to Maple Village in terms of architectural heritage, historical development, village character, and quality of landscapes and vistas.
- 4) Recognizing that the District Plan will be a guide for future development, the District boundary should encompass sufficient areas to ensure that new development or redevelopment will maintain and enhance the heritage character that the District Plan seeks to preserve.
- 5) Individual properties designated under Part IV of the Heritage Act as having historical or architectural value or interest, can be included in the Heritage Conservation District. The interior remains subject to Part IV, and other aspects of the property are subject to Part V.

2.2.5 Public Consultation

Section 41.1(6) of the Ontario Heritage Act requires only one public meeting to be held with respect to a Heritage Conservation District Plan, prior to its adoption. However it is good practice to have a number of consultations, so that the public can thoroughly understand the many aspects of a District, and have sufficient information to meaningfully contribute to the creation of their District.

The first public consultation for the Maple Village Heritage Conservation District was held on the evening of June 13, 2005 in the Hearing Room at the Civic Centre. Due to a large turnout, approximately 50 people, the meeting was moved into the Council Chambers. This meeting was informational, and introduced the concept of heritage conservation districts, and the process that the City of Vaughan was going to follow.

The second public consultation was held as a Public Open House on the evening of September 29, 2005, in Room B at the Maple Public Library. There were about 40 citizens in attendance, as well as City staff and the Consultants. Ward One Councillor Peter Meffe was also in attendance.

Staff and the Consultants made PowerPoint presentations explaining the genesis of the District, the process to date, the nature of Part V of the Ontario Heritage Act, and how a District and its heritage permit process would operate.

The meeting was then thrown open to the public for questions and comments. After about 40 minutes of discussion, Councillor Meffe gave a three-point summary of his understanding of the sense of the meeting, and asked for a show of hands to confirm his impressions. The three points were supported by a substantial majority of those present:

- There is general support for the concept of a Heritage Conservation District to protect the historical character of Maple Village.
- There is not support for inclusion of the post-World War II residential developments. (See map on page 25.)
- There is support for inclusion of the main roads of Keele Street and Major Mackenzie Drive.

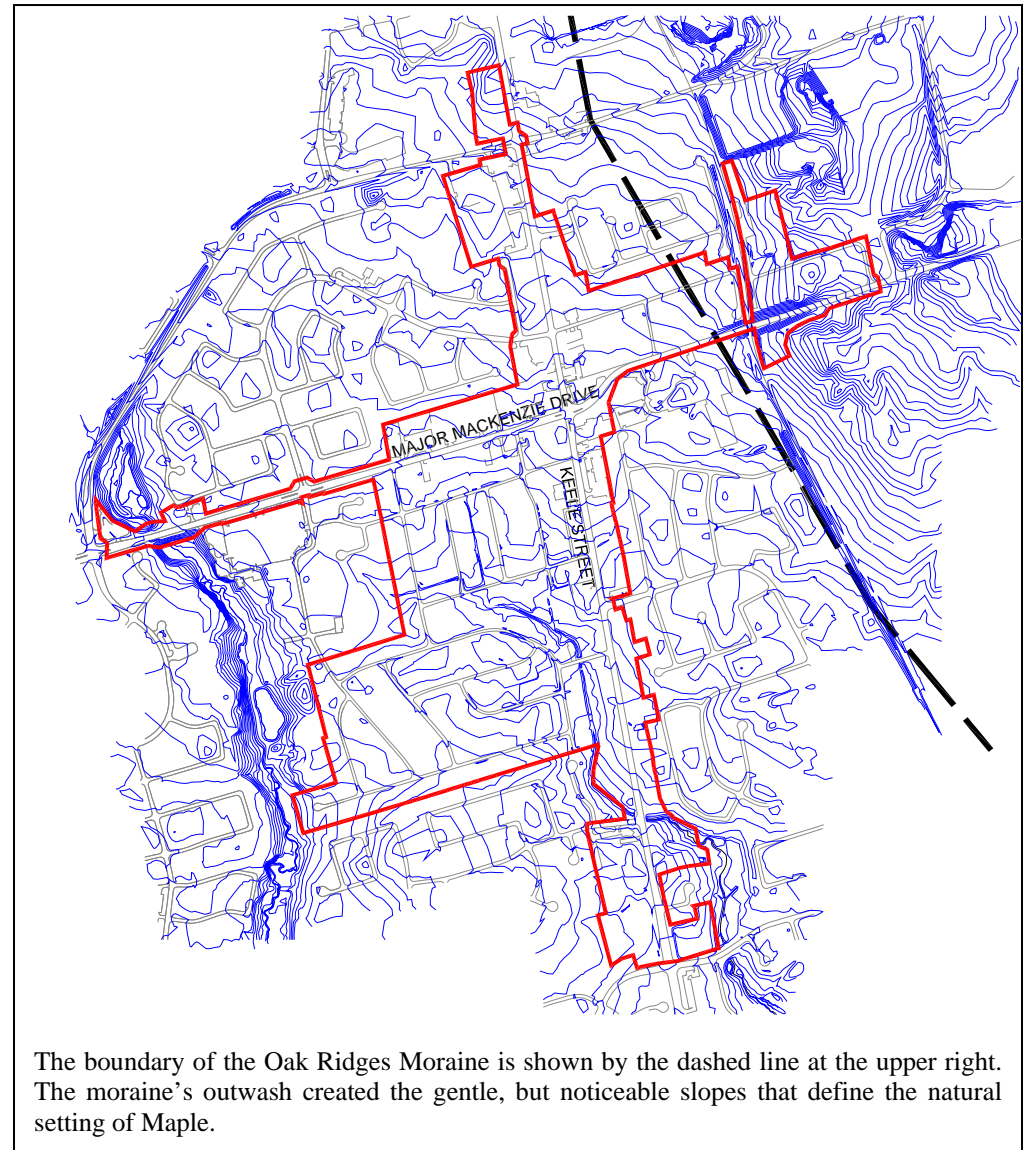
Section 3: PATTERNS OF DEVELOPMENT

3.1 Topographical Setting

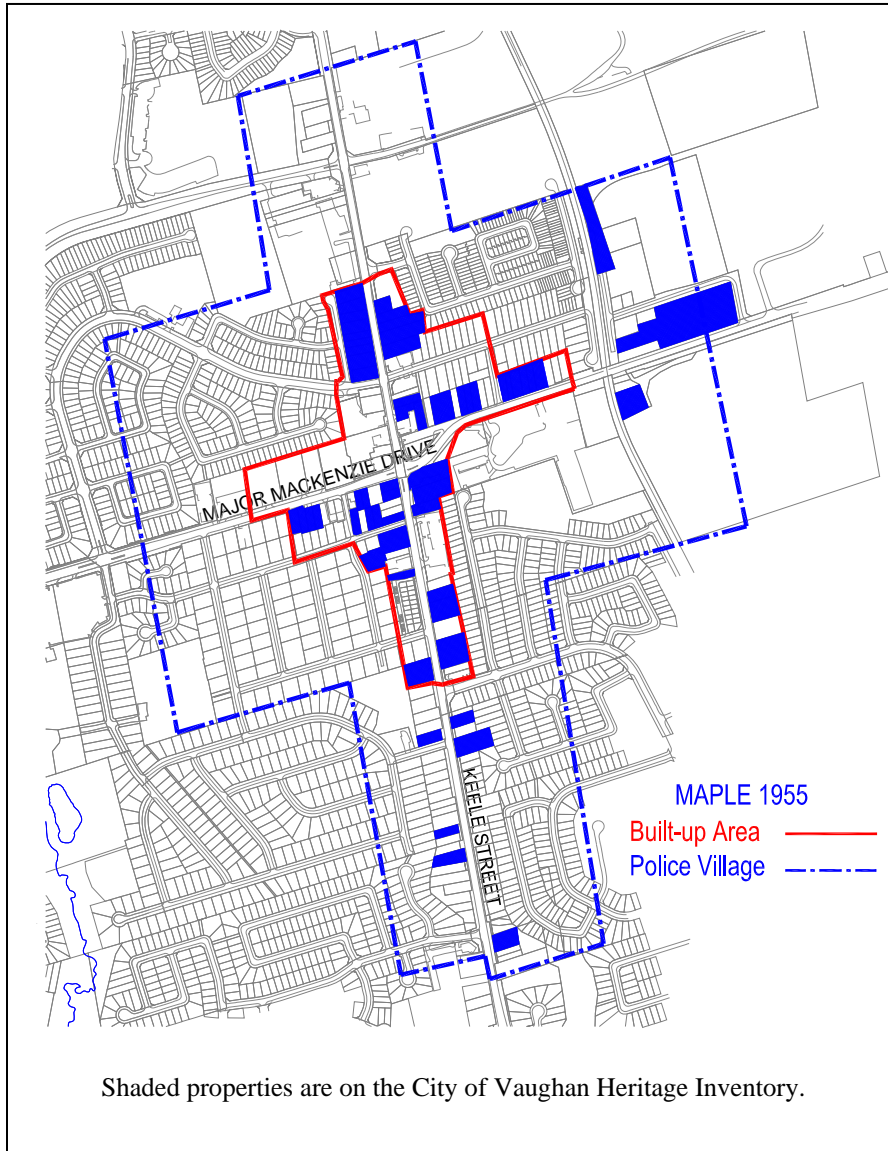
The land falls in three directions toward the main crossroad at Keele Street and Major Mackenzie Drive.

Major Mackenzie Drive's descent from the Oak Ridges Moraine, to the east of the village, is emphasized by its further descent under the railway. The approach to the railway underpass has been the visual gateway to Maple since it was constructed. West of the cut under the railway, Major Mackenzie is quite flat.

Elevation changes on Keele Street are gradual, but noticeable nonetheless. From either the north or the south, the village centre is approached on a slight downgrade, and the sense of entry is enhanced by this gentle dip in the topography.



3.2 Historical Development Patterns



Within the Study Area there are 59 properties that are listed in the City of Vaughan Listing Of Buildings Of Architectural and Historical Value (October 2005), shown on the map to the right. They provide a general outline of the shape of the old village settlement, which was mostly located along the main roads of Keele Street and Major Mackenzie Drive.

The establishment of the Police Village of Maple in 1928 recognized the status of a small but significant settlement, much as shown in the 1936 map on page 6. The village didn't grow much in the next 20 years, and a 1955 map shows only a few more buildings added to the south and on Railway Street. The west side of Keele south of Church Street remained largely unbuilt. In the southwest quadrant, Church, Naylor, Jackson, Welton, Oldfield, and Gram Streets were laid out, but only the first blocks of Church and Jackson had houses on them. Even in 1955, most of the land within the Police Village was rural.

Note: Refer to the Inventory, published in a separate volume, for detailed descriptions of individual properties.

3.3 Modern Development patterns

Within the Study Area three concentrations of residential development have occurred since 1955:

Area A: Original development of the Gram/ Naylor area consisted of modest bungalows on large lots. The area is currently undergoing transformation by replacement construction of very large houses.



A: Gram/Naylor area: developed in 1950s and 1960s. It is redeveloping now.

Area B: Railway Street and Simcoe Street were built out. In addition, many older homes have been replaced with larger more modern houses.

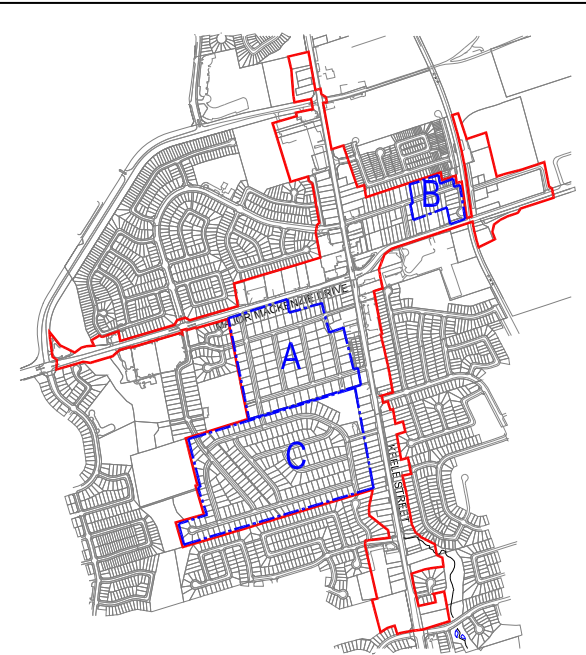


B: Railway/Simcoe area: built out after 1955.

Area C: The Goodman Crescent area has larger and newer homeses than the Gram/Naylor area, and they are on smaller lots. As a result, the pressure to tear down and replace with 'monster homes' is not as intense.

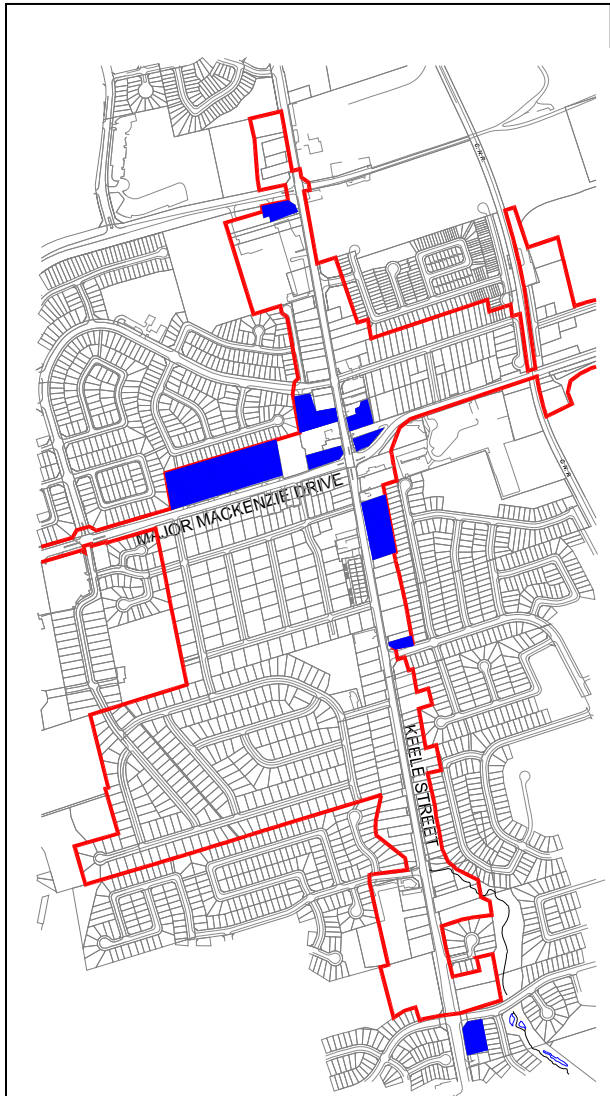


C: Goodman Crescent area: developed in 1970s and 1980s.



In addition to these concentrations, there has been infill construction of newer buildings, both commercial and residential, between the scattered older houses at the south end of Keele Street





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



One-storey suburban-type commercial buildings and plazas have been built where once there were residences or open fields.

These developments are of varied age, some being quite new. But in the time horizon of this Study, general intensification of use may see some of them subject to redevelopment, with mixed uses, at higher densities.

Section 4 Heritage Character Analysis

4.1 Examination

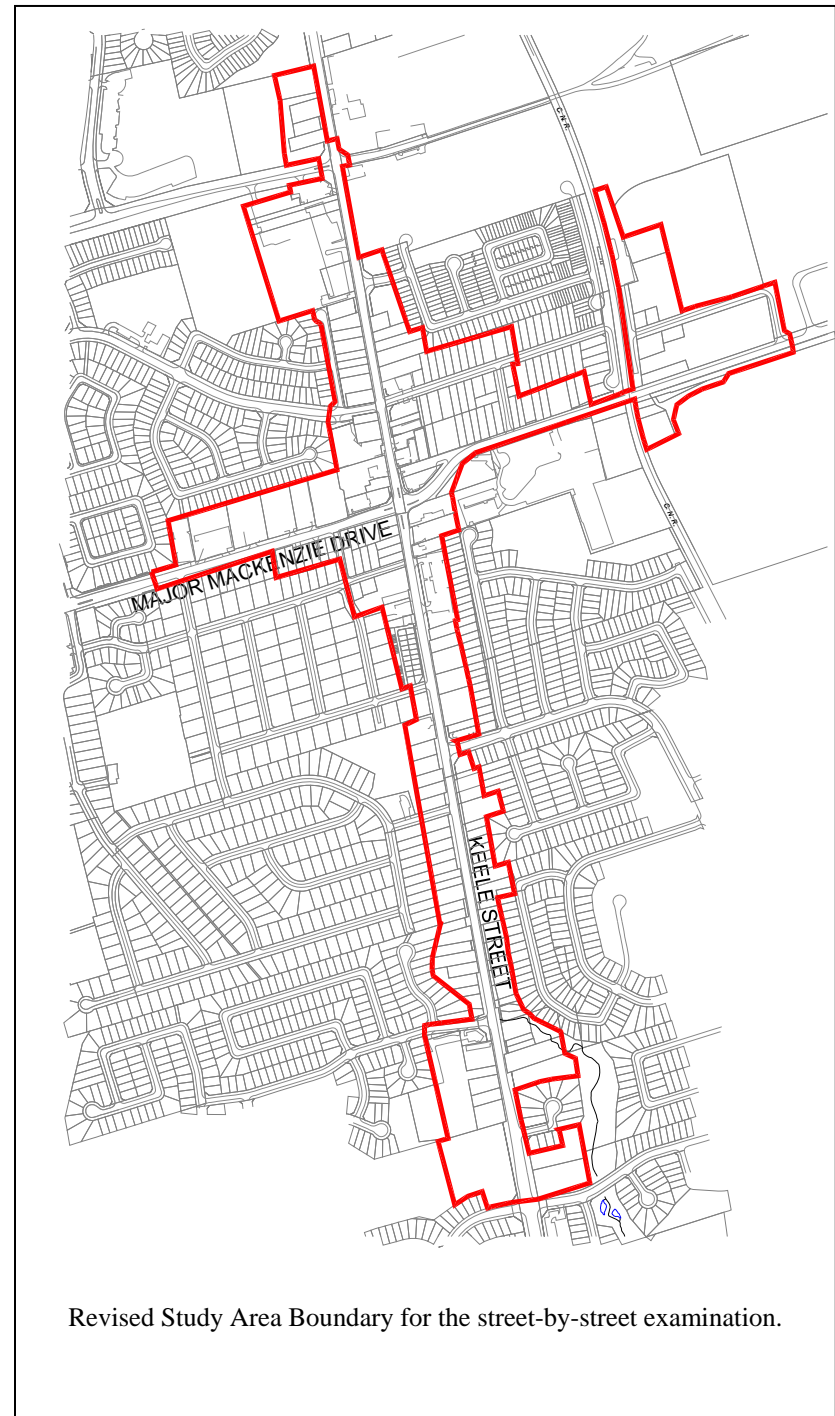
The examination consists of two parts. An architectural inventory of the Study Area was conducted. The Inventory includes photographs, descriptions, and available historical data on each property, regardless of its age or heritage status. The Inventory is published in a separate volume.

There is also a street-by-street analysis of the heritage character as a whole, which is in keeping with the holistic approach that is taken for heritage conservation districts.

On the basis of the second public consultation of September 29, 2005, the area of street-by-street analysis was revised to remove the postwar housing areas shown on the map on page 25.

In addition, a preliminary examination determined that the westward extension along Major Mackenzie, which reached out to the Octagon House, was devoid of heritage resources. (The Octagon House itself is individually protected by Part IV of the Ontario Heritage Act.)

Despite these preliminary reductions, there is a responsibility to go beyond the boundary in an examination, in order to determine if a District might better go beyond the Study Area. As will be seen in Section 5, the examination determined that the District should be extended slightly to the south, in order to provide an appropriate gateway on Keele Street.



Revised Study Area Boundary for the street-by-street examination.

4.2 Keele Street-9470 to 9580



The following section describes the character of Keele Street, within the District Boundary, going from south to north. The pictures are laid out with the west side of the street depicted on the left, and east side of the street depicted on the right. The pictures read from top to bottom

On the west, Frank Robson Park, with its adjacent woodlot, is a civic asset. The open green space provides a break from the suburban development to the south. In the distance, the visible dip in the roadway and the treeline indicate another change in urban form. The park is followed by three modest mid-20th century houses, sitting on large heavily-treed lots.

On the east, the new residential development is well detailed, and designed in a neo-historical style. Beyond that, the street frontage is empty, being occupied by the rears and sides of a new cul-de-sac development on Kelly Place.



4.2 Keele Street-9589-9649



9600



The stream



9652

On the west, the modernist 1-storey George Bailey School sits behind and to the north of the three houses previously described. At the north end of the very large school site, a small watercourse, flowing generally south, crosses Keele Street. On the north bank of the stream, a recent large pink post-modern suburban house sits atop a retaining wall.

On the east, a group of three suburban houses are south of the stream, followed by eight more north of the stream. Of these 11 houses, 9611, 9643, 9675, 9687 are 1-storey ranch bungalows about 40 years old. The others are 2-storey post-modern houses, with projecting garages in most cases.

The design evolution shown in this stretch is typical for the southern portion of the district, where smaller mid-century houses are being replaced with larger newer ones.



9631-9635

4.2 Keele Street-9654 to 9715



A typical mix of older ranch bungalow and new 2-storey post-modern house. 9672-9689 Keele.



9690 dates from c.1860



9706

On the west, the stream meanders to the northwest before turning directly north in an artificial course. Its bank forms the rear lot lines of the houses on Keele Street, from here to past Merino Road. The lots are unusually deep—between 55 and 60 metres on average. They are also quite wide—18 to 21 metres—in comparison with modern green-fields developments. These characteristics are an important consideration for the form of future intensification. The lots are generally well-treed, and contain a variety of building styles and ages. As noted below, older ranch bungalows are being replaced with two-storey post-modern designs. About 1/3 of houses are recent. There are heritage houses at 9690 and 9706.

On the east, the lots are generally shallower—about 40 metres, but they are of a similar or greater width than those on the west. Several lots are 30 metres wide. About 1/2 of the houses are of the larger recent style, and it appears that they've generally been developed in pairs by splitting older 30 metre lots. Two significant heritage buildings are at 9697 and 9715.



9649-9665



9697



9715-9725

4.2 Keele Street-9718 to 9797



9720-9730



9736-9746, typical of this area.

9796, at the north corner of Merino Road, is a charming early-20th century colonial revival. The only example in Maple.

On the west, the sizable lots continue. Post-modern 2-storey houses have been built at 9720 and 9730, but the remaining lots all have 1- or 1½ -storey mid-20th century houses. The large mature trees are a prominent feature of the streetscape.

On the east, most of the buildings are post-modern 2-storey houses with projecting double garages. It appears that these were developed by splitting older 30 metre lots in half. The prominent garages have a suburban, rather than a village character. Mature trees provide some masking, but the large paved areas in front of the garages, and side yards which are too narrow for trees, make for a sparse urban forest in comparison with the older developments.

9773 is a handsome Victorian house on a large well-treed lot. The high board fence and replacement windows are not appropriate to the heritage building.



9747-9763



9773, a grand Victorian on an acre lot.



9797, perhaps originally DVA housing.

4.2 Keele Street-9824 to 9859



9824-9834

On the west side, new mirror image houses feature prominent fully projecting flat-roofed garages, with double-width doors near the street. This is not very heritage friendly, and contributes to a significant hole in the village forest. Saint Andrew's Presbyterian Church, at 9860 Keele Street, is perhaps Maple's finest heritage landmark.



9860

On the east, a small plaza, turned toward Barrhill Road is softened by modest heritage design references, and a planted berm in front of the parking lot. The large Presbyterian Cemetery beyond is a fine historical resource, though its presence is all but concealed by the high wall across the front. A large open field, which is shown on the 1936 fire insurance map, is north of the cemetery. It has a small watercourse at the northern edge, and a wealth of trees, which future development will hopefully preserve.



Looking north towards Barrhill Road. The sidewalk detail and its alignment behind the road-side trees provides charm, and a sense of protection from the busy Keele Street traffic.



9837



Presbyterian Cemetery



9869

4.2 Keele Street-9880 to 9934



9880-9916



9920-9924



9934

On the west side, a group of recent 4-plexes in a modern Victorian style sit behind a low brick wall at 9880-9916, shaded by substantial trees. The units are entered via walkways from a parking lane at the rear. Its street presence is modest and friendly to the village character. A large and un-screened front-yard parking lot mars the otherwise fine Victorian farmhouse at 9920. The Post Office at 9924 is modernist in design and landscaping. A recent condominium building at 9934 uses heritage detail without achieving authenticity.

On the east side—9989 (demolished??) 9901 is a current redevelopment site, which incorporates the Victorian farmhouse shown as belonging to H.C. Keffer on the 1936 fire map. The new buildings shown on the hoarding have sympathetic detail, but the massing overwhelms the old farmhouse. A large recent 1-storey commercial plaza with front parking follows. It nods to heritage with its materials, gable roofs and the parking predominates on the street although it is somewhat masked by planting.



A walkway at 9880-9916 Keele.



9989



9901



9929

4.2 Keele Street-9944 to 9967



9944

On the west, the former United Church Parsonage sits at 9944. It's a fine dichromatic brick Victorian house, with a later curved neo-classical verandah. The parsonage makes a fine heritage assembly with the United Church immediately to the north, on the south corner of Church Street.



9954

On the east side opposite, the 150 metre long commercial plaza at 9929 continues, followed by the former Laver's Garage at 9967. This building was demolished in 2005 and was historically significant, but it is difficult to imagine a adaptive re-use for it.



9929



9967 (Demolished winter 2005)

4.2 Keele Street-9964 to 9995



9980-9994



9994

On the west side, an unbroken string of heritage buildings run from Church Street to Major Mackenzie Drive. 9994 is a dichromatic brick house with unusual large full-height glazing in the front-facing bay. The later flat-roofed addition on the corner of Major Mackenzie is slated for demolition as part of a sensitive redevelopment proposal, shown in the top illustration on page 10. The entire row of houses is worthy of preservation and restoration.

On the east side, the James Kirby House at 9938 is the only Queen Anne Revival house in Maple, and was the grandest private residence in the village. Now a commercial building, it has a large rear addition, and some unfortunate aluminum glazing. The Sarah Noble House at 9995 is a fine Georgian Revival from around 1870. It is commonly called the Beaverbrook House, since it was the birthplace of Max Aitken, Lord Beaverbrook. It should be remembered that the corner was originally at Richmond Street, and this house was on the third lot south of the intersection. Alongside and behind the house, landscaping buffers the corner of Major Mackenzie Drive, and a walkway leads toward the Civic Centre. The landscaping behind the building, is scheduled for significant re-working with the construction of the New Civic Centre.

See the discussion of the Keele/Major Mackenzie intersection in Section 4.6.



9983



9995



The parkette north of the Beaverbrook House, looking eastward down the walkway to the Civic Centre.

4.2 Keele Street-10019 to 10049



2226 Major Mackenzie

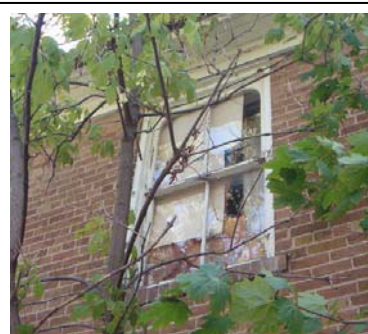
10020



10036

On the west side, the clock tower of the recent Shoppers Drug Mart creates a focal point. The building's blanked out windows (there is no actual 2nd floor) are not pedestrian-friendly. It is unfortunate that Shoppers has a chain-wide policy of blanking their street fronts. No. 10020 is older than the Foursquare-style front suggests, and it may be the first mixed-use building in Maple. The L-shaped textured block plaza at 10036 is not sympathetic to heritage character. The large site should be considered for intensification.

On the east side, a small plaza with a distinctive octagonal lantern sits in the island between Major Mackenzie and Richmond Street. Beyond Richmond, at 10037, is the modernist and suburban CIBC branch. At 10049 a rather sprawling development includes the Edwardian James Rose House and a sympathetic addition to the north. Rose was a tinsmith, and the shingles on the dormer and gable end may be his work.



2nd floor window of 10020 Keele suggests a 19th century building with a later reworking of the front façade.



10019



10037



10049

4.2 Keele Street-10048 to 10065

10048



10056



10068

On the west side, 10048 is a recent 2-storey brick commercial building. The entrance façade, facing the parking lot to the south, nods to Victorian design, and the street façade is reminiscent of the foursquare style. 10056 is a foursquare house, set well back from the street behind a large parking lot. The site is almost ½ acre. 10068 is, small one storey bungalow, on the south corner at Killian Road, and currently boarded up. In the time horizon of this Study, the entire area of 10048-10068, with over 2 acres on a prominent corner, may be a potential redevelopment site.

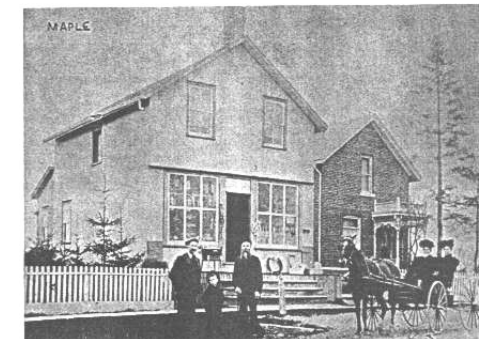
On the east side, 10059 is an unusual array of gabled forms and materials, with a drive thru at the rear that makes it reminiscent of an historic mill building. A historic photo of the undertaker's establishment shows similar window placement in the front gable (see photo below). The corner building at 10065 is a recent 2-storey commercial building that makes a small nod to Victorian design in the dichromatic brickwork, octagonal corner turret, and segmental arches.



10059



10065



Undertaker's establishment. Could this be 10059 Keele Street?

4.2 Keele Street-10084 to 10017



10084



10104



10114

The stretch of Keele between Railway Street and Masters Avenue contains a very substantial proportion of heritage buildings. 10 of the 14 buildings shown on the 1936 maps are still standing.

On the west side, 1084 is a Queen Anne Revival house which is intact other than replacement windows and the loss of the verandah. An Italianate ranch bungalow follows at 10090. 10104 is an early 20th century Dutch Revival house, the only example in Maple Village. 10114 is the first of 3 California bungalows, all largely intact.

On the east side, a recent commercial building, reflecting the Queen Anne Revival style, sits on the north corner at Railway Street. A 1 ½ storey Victorian house with a later verandah enclosure follows at 10089. 10101 is an interesting building: a Victorian farmhouse, converted to a California bungalow like its neighbours across the street. St Stephen's Anglican Church, at 10113, is a unique Arts-and-Crafts treasure, designed by Eden Smith. It deserves the highest degree of heritage protection. The Victorian house at 10117 is unusual in its wide square bay on the side, and the Jenkins-head roof on the front dormer gable.



10083-10089



10101



10113-10117

4.2 Keele Street-10128 to 10211



10128



10190 The Community Centre



Plaza at McNaughton Road

On the west side, the group of California bungalows continues. At 10038 is a ranch bungalow from the 1950s. There are then two vacant lots. The second, at 10166, sits partly in front of the Community Centre site, and appears to be in the process of redevelopment. The building and the landscaping of the Community Centre are of its era. A reworking of the street-edge landscape could improve its fit with the village character. A small shopping plaza sits at the south corner of McNaughton Road.

On the east side, there are two fine Victorian houses at 10125 and 10137. This is followed by the large vacant site, at the south corner of Masters Avenue, currently under redevelopment. On the north corner, a recent 2-storey building at 10175 evokes heritage without much conviction. The rest of the block to the corner of Eagle Rock Way, is vacant. The southern portion was the site of a recently demolished California bungalow which occupied a very large heavily treed lot.



10125



10137



Looking over the corner of 10175 to the recent building at 10195.

4.3 Major Mackenzie Drive- 2053-2150



Houses and temporary buildings that have been demolished for new Civic Centre.



The modernist Civic Centre will soon be replaced with a new version. The berm and boulder landscaping should be replaced with something more amenable to the village character.

See page 24 for description of the eastern gateway.

On the south side, the approach to the railway underpass is flanked by a high embankment. The unique Regency cottage 2053 Major Mackenzie Drive is not visible from the roadway, and recent redevelopment has surrounded it to the south. Beyond the railway, two older houses are being demolished as part of the redevelopment of the Civic Centre at 2141, which occupies most of the street frontage towards Keele Street.

On the north side, the approach to the railway is flanked by the embankment, shrubbery, retaining wall, and fencing of the Maple Cemetery. See section 4.4 for description of the Cemetery and Railway Station precinct. Beyond the railway, the former intersection with Simcoe Street was eliminated by the road cut for the underpass, and the recent houses on it are not visible from the road. 2100 Major Mackenzie Drive is a 1960s ranch bungalow set high on the slope and well screened by mature trees. The remainder of the block to Ontario Street is a collection of heritage houses, some converted to commercial use, of various styles ranging from 1880s Victorian Vernacular to mid-20th century bungalow. 2120, 2126, and 2142 are Edwardian/Queen Anne houses. 2126 is unusual for Ontario in being wood clapboard rather than brick. 2150, on the east corner of Ontario Street is a nicely maintained Victorian vernacular house. The wealth of large mature trees is a significant aspect of the character of the streetscape.



2100



2134-2126



2150

4.3 Major Mackenzie Drive-2162 to 2190, plus Richmond Street



2185. Oriented to its parking lot, it makes a hole in the streetscape.



Rear flank of Beaverbrook House at the corner of Major Mackenzie Drive.

On the south side, the Seniors Residence at 2185 is a recent hipped roof low-rise building, unfortunately turning its back entirely to the street. The flank of Beaverbrook House at the east corner of Keele Street, and the associated landscaping linking back to the Civic Centre complete the block.

On the north side, the wealth of heritage buildings continues. (The north side of Major Mackenzie between the railway and Keele has the strongest collection of heritage buildings in Maple.) As in the previous block, there is a mix of dates and styles. 2174 is notable as an Edwardian house with the unusual feature of twin bay windows on the second floor.

The realignment to connect former Richmond Street to former Maple Street—both now Major Mackenzie Drive—created the triangular island that is now 10019 Keele Street, and left a small piece of road, still called Richmond Street, that has 4 properties on its north side, all of heritage value. The small 1-storey shop, set close to the road at No. 4, is an old-fashioned gable-front village shop building, something like the tin-smiths at 2265 Major Mackenzie. 6 and 18 are, respectively, late-19th and early 20th century houses. 10 Richmond Street, set far back on the lot, is ...



2174



6 Richmond Street



18 Richmond Street, with 10 Richmond Street in the distance.

4.3 Major Mackenzie Drive-2273 to 2416



9980-9994



9994



On the south side, a heritage-friendly redevelopment, preserving the building at 9994 Keele Street, is proposed. Four small heritage buildings follow that deserve preservation and restoration. The first is the former shop and the second the dwelling of James Rose, the tinsmith who also built 10049 Keele Street. The other two, at 2279 and 2285 are cottages built for workers at Patterson Industries. The widening of the road have made them uncomfortably close to the heavy traffic on Major Makenzie. The house at 2291, on the east corner of Jackson Street is a wood-clad Victorian under the fake brick veneer. With its prominent corner site, it is worthy of preservation and restoration. Two recent buildings beyond the corner make a nod to heritage. A string of four good heritage houses between 2321 and 2347 is interrupted only by a ranch bungalow at 2327. These are all shown in the 1936 Fire Insurance Map. Houses beyond are mid-20th century and later.

On the north side, a mixed use commercial / residential mainsteet building with a group of townhouses behind a heritage-friendly is underway on the vacant land at 2294, behind Shoppers Drug Mart. A group of 1- and 2-storey commercial developments fill the lots from 2316-to 2414. In the time horizon of this study, these are considered to be likely sites for intensification. Beyond, the frontage is occupied by the rears of a cul-de-sac housing development.



9983



9995

4.4 Church Street



Flank of United Church



11



15

On the south side, the United Church flanks the street behind a treed side yard. The William Ingram house at 11, behind the church, is an early house that is worthy of preservation and restoration. 15, on the east corner of Church Street, is a 1950's bungalow recently altered.

On the north side, the Richardson house flanks the street behind a tumble-down fence. The modest Georgian house at 8 Church Street is perhaps the oldest house in the village, and is worthy of preservation and restoration. No. 10 is also a heritage building, though the original siding has been covered with asphalt shingles. It's also worthy of preservation and restoration. No. 12 is a ranch bungalow screened by much planting.

This block of Church Street maintains a strong village character, with the curbless roadway, carefree sidewalks, and rich trees.



Flank of 9964 Keele Street



8



10

4.5 Jackson Street



Rear flank of 2291 Major Mackenzie Drive.

On the west side, the frontage consists of building flanks. 18 Church Street, an altered 1960s ranch bungalow, has its garage entrance off of Jackson. At the north end of the street, the flanking building is the recent 2-storey commercial building at 2301 Major Mackenzie Drive.

On the east side at 1 Jackson Street, the Harold Wilson house sits near the north end of a large lot that stretches for about 50 metres from the north corner of Church Street. The house is a Victorian Gothic in buff brick with red accents, and it retains much original detail. It's worthy of preservation and restoration. At the north end of the street is the flank of the Jackson House at 2291 Major Mackenzie Drive.

The south portion of this block is without curbs and sidewalks, in keeping with a rural village character.



9983



9995



The rear flank of 2291 Major Mackenzie Drive sits at the north end of the street.

4.6 Hill Street and Station Street



The Station has been fully restored and is Designated federally.



No. 9 Hill Street. The lot is heavily treed, and the house is barely visible, even in winter.



No 2 Hill Street. A four square house, unusual in that it was originally clad in stucco. Board and batten siding is a recent renovation.

Hill Street climbs northward from Major Mackenzie and curls around the east and north boundaries of the Maple Cemetery. It has the profile and aspect of a rural road. In addition to the cemetery, there are two heritage properties: No. 2 is a recently renovated frame four square house, which has had original stucco replaced with board and batten siding; No 9 is a 1½ - storey Victorian vernacular farmhouse which is now clad in aluminum siding. Some original detail remains. There are three old outbuildings on the site, including a small barn fronting on Hill Street.

The cemetery occupies a dramatic sloping site, and is the historic burial ground for the Village of Maple. The predominant feature is a small Gothic-inspired mausoleum of fieldstone, which sits into the side of the south-facing slope.

Station Street forms a tee intersection at the western end of Hill Street. Other than the railway station, it doesn't possess properties of heritage interest. The station itself, at No. 30 is a fully restored heritage building from 1904, which replaced a burned predecessor from 1880. The building was designated federally in 1993, under the Heritage Railway Protections Act. The station is surrounded by a parking lot, and the property immediately to the north is an industrial storage yard.



The Maple cemetery is distinguished by its sloping site.



The mausoleum nestles into the hillside.

4.7 The Keele Street/Major Mackenzie Drive Intersection



The curve give the side of Beaverbrook House a strong presence.



The octagonal lantern refers to the Octagon House to the west.



The 'island' should provide a sense of place on the approach from the east.

The heart of Maple Village is the crossroads at Keele Street and Major Mackenzie Drive. The intersection is busy, in every sense of the word. Traffic is very heavy, and there is a proliferation of visual clutter: signage, traffic signals, hydro lines and poles.

Nonetheless, there is a lot of material to work with in improving the sense of place here. There is a material consistency in the use of red brick in many of the buildings immediately surrounding the intersection, regardless of the date of construction. The proposed redevelopment on the southwest corner, which will incorporate the heritage building at 9994 Keele Street will continue the red-brick theme.

The jog in Major Mackenzie creates vistas that are not usually available. The very fine Beaverbrook House is an important asset. It is highly visible when entering the intersection from the west, and its north flank has a strong presence from the east. The Shoppers Drug Mart clock tower provides a visible focus, although the blanked-out windows in the shop are anti-urban and contribute to an unfriendly pedestrian environment. The little plaza in the "island" has an octagonal lantern that refers to the historic octagon house to the west. The "island" is currently a missed opportunity, particularly in the view from the east. Richmond Street is ill-defined, and the little plaza turns its back to the east. The view down Richmond Street features a dumpster, and the octagonal lantern is blocked from view by a pair of pine trees. The entry to Richmond Street is defined by an array of hydro poles at varied relationships to vertical. There is room for great improvement without much intervention.



Beaverbrook House, set close to the corner, is visible along all four approaches. It's the historic centrepiece for the crossroads.



The Shopper's Drug Mart clock tower is a visual focus, particularly from the south and east.

4.8 Trees



The value of trees in establishing a village character cannot be overstated. The main difference between a townscape and a villagescape is the role and use of trees. In towns, the built environment dominates, and is tempered with trees. In a village the built environment is set among trees. The buildings tend to be framed in green, with trees in front, alongside and behind.

These photographs show the framing effect that Maple's mature trees provide, even on the busiest of streets. It is important to preserve this aspect of the village environment.



5. Conclusions

5.1 District Boundary

The heritage resources in Maple Village justify the creation of a Heritage Conservation District. The recommended boundary for the District is shown by the solid line in the map on the right. It principally consists of properties facing on the two main roads that were within the Police Village of Maple. Although heritage resources in the south end of the village are sparse, as they always were, it is important to protect their setting with the controls available under a Heritage Conservation District.

Lands included beyond the old Police Village are:

- The entire cemetery is included.
- The railway station is included and to ensure that future development is sympathetic to this important landmark, the adjacent land is also included.
- The District has been extended south of the old Police Village to incorporate all four corners at the Cromwell Road/Fieldgate Drive intersection. Frank Robson Park provides the opportunity for a gateway element, and the topography gives a sense of entry to the village centre.

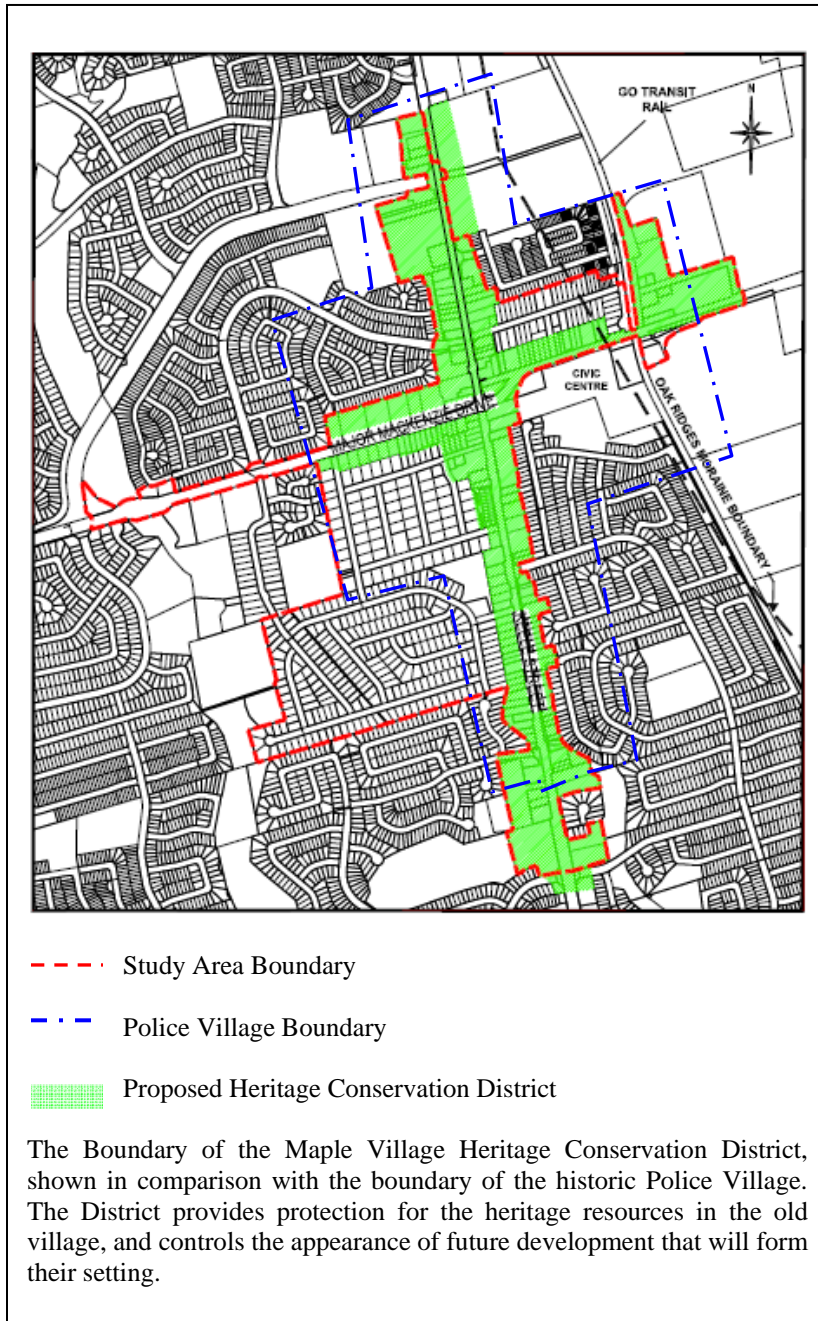
Three of the four entry points have excellent gateways:

- The approach to the railway underpass on the east.
- Significant intersections and topography on the north and south.

Main street commercial sites likely to be redeveloped in the time horizon of this study have been included.

Parts of the Study Area have not been included because their overall character is lacking in heritage value:

- The three areas of modern residential development, shown on page 20.
- The westward extension along Major Mackenzie, which reached out to the Octagon House. (The Octagon House is individually protected by Part IV of the Ontario Heritage Act.)



5.2 Gateways

Gateways to a Heritage Conservation District should provide a sense of entry and a sense of change from the surroundings. Three of the gateways to Maple are marked by changes in grade that help define the limits of the old crossroads hamlet.



West Gateway looking East

The west gateway is defined by a group of heritage buildings on the south. The main crossroads is evident at this distance, emphasized by the Shoppers Drug clock tower and the curve of Major Mackenzie east of Keele.

The north gateway is just before the major intersection at McNaughton, and is marked by a treeline and heritage buildings on the west. The start of the downslope to the main crossroads creates a sense of entry.



North Gateway looking south



South Gateway looking north

The south gateway is marked by the major intersection at Fieldgate Drive/Cromwell Road. The heritage-friendly apartment building on the southeast corner and Frank Robson Park on the southwest corner provides a sense of occasion, and the downslope to the crossroads is also a significant visual marker.



East Gateway looking West

The east gateway features the traditional landmarks of entry into the village of Maple: the descent from the Oak Ridges Moraine, the cemetery and the railroad overpass.

5.3 Statement of Heritage Value

The Village of Maple is one of only five 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. (Two of these, Thornhill and Kleinburg, have been made Heritage Conservation Districts.) The Ontario Huron and Simcoe Railway, the first in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th- and early 20th- century buildings, and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Maple Village Heritage Conservation District is proposed. The proposed District consists of the historic block of Church and Jackson Streets, and properties along the two main roads, roughly to the extent of the old Police Village.

The Maple Village Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer building that respect the scale and site-plan characteristics of a historic village. The heritage character, shown in sections 4.1 through 4.8 of this Study, is worthy of preservation.

5.4 Heritage Attributes

In addition to the overall heritage attributes described in the examination in Section 4, the heritage attributes of individual buildings are described in the Inventory, which is part of the Study, but published in a separate Volume.

Section 6. SOURCES**6.1 Bibliography****AREA HISTORY:**

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- Ontario Architecture. www.ontarioarchitecture.com. This site has very fine illustrated glossaries of building terms and building styles.
- The Ontario Railway History Page. www.globalserv.net/~robkath/railnor Historical information about the Ontario Huron and Simcoe Railway.
- The Project for Public Spaces. www.pps.org A resource for creating livable urban spaces.
- Richmond Hill Public Library Board. This site has an electronic edition of Robert M. Stamp's *Early Days in Richmond Hill*, cited above. <http://edrh.rhpl.richmondhill.on.ca/default.asp>