

Part B

District Policies

4.0 District Policies—Buildings and Sites

4.1 Overview

The Maple Village Heritage Conservation District has a wealth of heritage resources, and a recognizable heritage character. The heritage character of the District is enhanced by streetscapes, planting, fencing, open spaces, vistas, and natural areas.

The Plan and its Policies anticipate change. Heritage buildings will be restored, reused, and have additions. Non-heritage buildings will also be added to or altered. New buildings will be constructed. The purpose of the Plan is to ensure that these activities are complementary to both the individual heritage buildings and the overall heritage environment in the District.

To preserve and enhance the heritage character of the District, policies have been developed concerning the following.

- heritage buildings;
- non-heritage buildings;
- new buildings; and
- landscapes.

The Policies are supported by illustrative guidelines, which are found in Section 9.0 of the District Plan.

4.0 District Policies—Buildings and Sites

4.2 Heritage Buildings

Maple is well known for its attractive collection of nineteenth and early twentieth century village buildings of varied types and styles. The District consists of a predominantly residential building stock, but there are also two churches, outbuildings/barns, and commercial buildings. Although some of the buildings are not in their original uses, the distinctiveness of their form and compatibility of their adaptations serve to perpetuate the historical village environment. The retention of these buildings is essential to the success of the District. Therefore, the intent is to conserve and restore these resources, prevent their demolition and if necessary, ensure their relocation or salvage.

For the purposes of this Plan, any property identified on Map 4, found on page 8, is considered a heritage property. This includes buildings in the City of Vaughan Heritage inventory, and four additional properties identified by the consultants. Those that are also in the *Listing of Significant Heritage Structures* have been evaluated. Other buildings have been identified, but not yet evaluated. These buildings will require evaluation if significant work, relocation, or demolition is proposed.

The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

- **Preservation:** The action or process of protecting, maintaining, and/or stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.

4.0 District Policies—Buildings and Sites

- **Rehabilitation:** The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.
- **Restoration:** The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

4.2.1 Conservation of Heritage Buildings

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.
- b) Conserve changes to a heritage resource which, over time, have become heritage attributes in their own right.
- c) Conserve heritage value by adopting an approach involving minimal intervention.
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.
- e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.

4.0 District Policies—Buildings and Sites

- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.
- g) Replace using like material any extensively deteriorated or missing parts of heritage attributes.
- h) Correct inappropriate interventions to heritage attributes.
- i) Undertake any work required to preserve heritage attributes physically and visually compatible with the heritage resource.
- j) Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.

4.2.2 Alterations and Additions to Heritage Buildings

- a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.
- b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.
- c) Alterations and additions to the heritage resource shall conform with the Guidelines found in Section 9.3.

4.2.3 Relocation of Heritage Buildings

- a) Relocation or dismantling of a heritage building will be employed only as a last resort.
- b) Buildings of cultural heritage value shall be retained in situ (at their original locations) whenever possible. Before such a building can be approved for relocation to any other site, all options for on-site retention will be investigated. The following alternatives, in order of priority, will be examined prior to any approval of relocation for a heritage building:
 - Retention of the building on site in its original use;
 - Retention of the building on site in an adaptive re-use;
 - Relocation of the building to another part of the original site;
 - Relocation of the building to another site in the District; and
 - Relocation of the building to a sympathetic site within the City of Vaughan.
- c) A threatened heritage building relocated to the District from another site should generally be compatible in style and type to the existing development patterns in the District.

4.2.4 Demolition of Heritage Buildings

- a) The demolition of heritage buildings within a Heritage Conservation District is not supported.
- b) The City, under the *Ontario Heritage Act*, may refuse a demolition permit for either an individually designated building or a building located within the District.

4.0 District Policies—Buildings and Sites

4.2.5 Salvage of Historic Building Materials and Features

- a) In the rare case where a heritage building is permitted to be demolished, the building will be documented (researched and photographed) and the proponents of the demolition will be required to advertise in the local press, the availability of the building for relocation or salvage of architectural features, as a condition of the demolition permit.
- b) The City may require the demolition of a building to be undertaken in such a manner as to expose the construction techniques used for documentation and educational purposes.

4.2.6 Use of a Heritage Building

- a) The uses permitted for a heritage building will be governed by the zoning by-law.
- b) Uses that require minimal or no changes to heritage attributes are supported.

4.3 Non-Heritage Buildings

4.3.1 Additions and Alterations

The majority of the properties in the Village of Maple Heritage Conservation District are non-heritage buildings. Some of these properties are good neighbours to the heritage buildings in scale, massing, and design. There are also newer buildings that have been consciously designed to complement the heritage buildings in the village, some of these have been successful.

4.3.2 Design Approach

Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: Historical Complementary or Modern Complementary as described in the Guidelines in Section 9.4.

4.3.3 Demolition of Non-Heritage Buildings

Generally, the demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.

4.0 District Policies—Buildings and Sites

4.4 New Residential Buildings

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of the 19th century and early 20th century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

4.4.1 Design Approach

- a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.
- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.
- e) Historically appropriate façade heights for residential buildings has been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.

New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

4.0 District Policies—Buildings and Sites

4.5 Landscapes

Landscapes and Landscaping helps to define the character of the District, and to provide an appropriate setting for its historic buildings. The Ontario Heritage Act extends alteration controls to cover property features, in addition to the exterior of buildings and structures. Property features can include trees, vegetation, pathways, fences, and other landscape elements that are of cultural heritage value or interest.

4.5.1 Landscape Treatment

Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Landscape Guidelines are provided in Section 9.7.

4.5.2 Trees and Shrubs

- a) Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by a professional arborist. Lost trees should be replaced.
- b) New trees and shrubs should be hardy, urban tolerant in recognition of harsher environmental conditions, but that express form, canopy, leaf and colour characteristics of native, indigenous trees, where possible. Large, urban-tolerant and long-living character trees are to form the framework of street tree plantings in the area and become a defining characteristic of the area. Where sufficient space does not exist for large trees, smaller ornamentals are preferred to induce a pedestrian scale while providing seasonal interest and colour.
- c) Planting should not obscure heritage buildings, but can frame important features. Planting should screen less attractive sites and prospects in the District.

4.5.3 Fences

- a) Fences will be regulated by the municipal fence by-law.
- b) Existing historical fences will be preserved. The erection of new fences of historic designs is encouraged. See Section 9.2.11 for guidelines.

4.0 District Policies—Buildings and Sites

4.6 Commercial Core

In order to help retain and enhance the heritage character of the District, specific guidance is needed to address both new and existing commercial buildings on Keele Street, Richmond Street, and Major Mackenzie Drive. The commercial features having an impact on the exterior of buildings such as signage, awnings, restaurant patios, and parking lots should also be addressed. For the purposes of this Plan, all commercial sites within the district, regardless of Official Plan designation, shall be developed in accordance with the policies and guidelines of this Plan.

4.6.1 Design Approach

- a) The design of new buildings will be products of their own time, but should reflect an historic architectural style either traditionally found in the District or reflective of traditional commercial architecture.
- b) A design approach that reduces the actual and perceived scale of large developments will be pursued.
- c) New buildings will respect adjacent residential and historic properties.
- d) The façade of new buildings will be no taller than 3 storeys, with a maximum height of 11.8 metres.
- e) New building construction in the District will conform with the Guidelines found in Section 9.5.3.

4.0 District Policies—Buildings and Sites

4.6.2 Commercial Signage

- a) Commercial signage will be regulated by the City of Vaughan By-law 203-92.
- b) The Maple Special Sign District should include the Heritage District boundary.
- c) Commercial signage in the District will be consistent with the Guidelines found in Section 9.5.3.9.
- d) Artistic and commercial murals are not permitted.

4.6.3 Commercial Awnings

Awnings on commercial buildings will be consistent with the Guidelines found in Section 9.5.3.8.

4.6.4 Commercial Patios

- a) Restaurant or commercial patios will be regulated by the municipal Zoning By-law.
- b) Restaurant or commercial patios will be consistent with the guidelines found in Section 9.5.3.

4.6.5 Commercial Parking Lots

- a) Attractive, well-designed parking lots that complement the special character of the District are supported. Parking will not be permitted to be located in front of buildings.
- b) Parking lots will be appropriately landscaped and screened. Features such as lighting, signage, and amenities used in parking lots will be consistent in design terms with the Maple Streetscape Guidelines and the guidelines contained within Section 9 of this Plan.
- c) The integration and connection of individual commercial parking lots is supported, due to the collaborative nature and interdependence of the various commercial enterprises in the Commercial Core, and in order to improve the efficiency and limit the number of driveways gaining access from Keele street and Major Mackenzie Drive.
- d) The development of underground parking facilities, appropriately located and sited, is supported.