

**CITY OF VAUGHAN
HERITAGE VAUGHAN COMMITTEE
AGENDA**

Wednesday, February 19, 2020

7:00 p.m.

Committee Rooms 242/243

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. COMMUNICATIONS	
4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 10513 ISLINGTON AVENUE NEAR NASHVILLE ROAD, KLEINBURG Report of the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT Report of the Deputy City Manager, Planning and Growth Management with respect to the above.	79
5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION	
6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
7. NEW BUSINESS	
8. ADJOURNMENT	

Heritage Vaughan Committee Report

DATE: Wednesday, February 19, 2020

WARD(S): 1

TITLE: DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 10513 ISLINGTON AVENUE NEAR NASHVILLE ROAD, KLEINBURG

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommend to Committee of the Whole to approve the proposed demolition of the existing two-storey structure, and new construction of a nearly-identical replica two-storey structure located at 10513 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner seeks approval for the demolition of the existing two-storey structure, and new construction of a nearly-identical replica two-storey structure located at 10513 Islington Avenue.
- The existing building was once-contributing, but now is identified as a significantly-altered property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan') in a state that is no longer contributing.
- The proposal strives to reconstruct the new building to return it to its original contributing characteristics and is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council Approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the proposal.

Recommendation

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 10513 Islington Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The property is located at the north end of the old village of Kleinburg, on the east side of Islington Avenue, about 40 metres south of the intersection with Nashville Road. The structure on the property, a much-altered Georgian building, was originally constructed between 1858 and 1868, and used as a dwelling/post office/shop. Photographic records of the building, dating from 1880 and 1911, show it in context with the surroundings at the peak of the road.

The front portion of the building retains the basic form of the original, although it has been significantly altered. None of the openings, except perhaps the front door are of the size or shape of the originals. All doors, windows, and cladding are modern replacements in modern materials. The pine board flooring in the front rooms of the ground floor looks like it could be old, but it was installed during the last renovation, according to the previous owner. The basement walls are poured concrete, thus post-dating the original construction. The rear wall has been removed on the ground floor and substantially removed on the second floor. The original tail addition has been removed, and the present rear addition is relatively recent. A complete Cultural Heritage Impact Assessment report and site history is included as part of this report, as Attachment 2.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the KNHCD.

The following is an analysis of the proposed development according to the KNHCD guidelines.

The Owner of the property at 10513 Islington Avenue is proposing to replace the existing two-storey building on the property with an architectural replica two-storey building located in approximately the same position as the existing structure, as shown on Attachments 4 and 5.

3.2 GUIDING PRINCIPLES

The Ministry of Culture's Architectural Conservation lists Eight Guiding Principles in the Conservation of Historic Properties. These are quoted in full, below:

- 1. Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2. Respect for Original Location: Do not move buildings unless there is no other means to save them.*
- 3. Respect for Historic Material: Repair/conservate rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.*
- 4. Respect for Original Fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5. Respect for the Building's History: Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.*
- 6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. (e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.)*
- 7. Legibility: New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8. Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*

The proposed upgraded development of the subject lands takes into account the failed Architectural Conservation principles noted and aims to return the building to a state where it can, once again, be a contributing architectural property within the KNHCD. The proposed reconstruction:

1. respects the documentary evidence (*Principle 1*) basing the rebuild on authentic photographs and site-specific found physical documentation derived from the state of the renovations within the existing building;
2. respects the original location (*Principle 2*), shifting the building only several inches in order to respect the requirements of zoning and accessibility;
3. respects the historical material (*Principle 3 and 4*) by removing the vinyl siding and foam details, and constructing the new building using modern materials that account for the heritage quality of the original building materials;
4. respects the building's history (*Principle 5*) by removing the non-contributing alterations and rear addition, and reconstructing the main building to the original proportions and form as shown in existing documentation from the turn of the last century, and adds a proportionally sympathetic rear extension in continuity;
5. *Principles 6 and 7* do not apply to this proposal;
6. ensures that future restoration will not be necessary (*Principle 8*) by using modern construction materials with longer lifespan.

5.1 THE OVERALL GOAL

The overall goal of the Heritage District Plan is to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character.

The proposed reconstruction adheres to and respects the fundamental goal of the KNHCD by rebuilding the structure to the closest possible details of the original building, thus reinforcing the contributing architectural qualities of the subject property.

5.2.2 HERITAGE BUILDINGS

1. *To retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the district.*
2. *To conserve distinguishing original features, qualities, and character of heritage buildings and to avoid the removal or alteration of any such features.*
3. *To encourage the corrections of unsympathetic alterations made over the years to heritage buildings.*
4. *To encourage restoration of heritage buildings based on historical, archival, and pictorial evidence.*
5. *To encourage continuing use and habitation of heritage buildings in order to maintain their economic viability.*

6. *To promote retention and reuse of heritage buildings and to take exceptional measures to prevent their demolition.*
7. *To encourage interior and exterior maintenance to preserve heritage buildings from damage or destruction from weather or fire.*

The proposed reconstruction accounts for the requirements listed under 5.2.2 *Heritage Buildings* in the KNHCD Plan, by replacing the existing heavily-altered building with a reconstruction that can identify with and contribute to the architectural and Cultural Heritage fabric of the KNHCD.

9.2 ARCHITECTURAL STYLES

Architectural style is a term used to refer to the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, even minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century. Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in the Kleinburg Nashville community, both heritage styles and more recent ones.

...Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or château style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.

This project bridges the “conservation” aspects of heritage architecture and the new development requirements of constructing within a Heritage Conservation District. The proposed building reinforces the purity of the original architecture of the building from 1880s by cleaning up the design vocabulary, architectural massing, composition, and window and door details. Additionally, it responds to the *alterations* and *new development* guidelines by remaining true to the authentic vernacular style of the street and the KNHCD and maintaining an architectural language and proportions consistent with the original architecture.

9.4.1.1 HISTORICAL CONVERSION

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion should have the integrity of an historical architectural style. This approach means considerably more than sticking on

a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.

Guidelines:

- *Additions and alterations using the Historical Conversion approach should rely on a local heritage style described in Section 9.2. Use of a style should be consistent in materials, scale, detail, and ornament.*
- *Although most additions should be modest in comparison to the original building, the Historical Conversion approach may call for substantial additions in front of and on top of the existing building.*
- *Additions should avoid destruction of existing mature trees.*

This proposed reconstruction can be viewed as a “historical conversion” from the standpoint of the governing intent of returning the architectural integrity to its initial proportions and aesthetic. The proposed building relies on and conforms to the local heritage style of the original building proper, first, as well as to the “contributing building” characteristics of its immediate surroundings.

9.5.2.2 ISLINGTON AVENUE ARCHITECTURAL STYLE

Historic building in the Commercial Core New buildings were a mix of purpose-built commercial structures and house-form residential. Some residential buildings had storefronts added after construction, even at a very early date. Most of the buildings, even purpose-built ones, had gable roofs. New construction in the Commercial Core should reflect its historic built form.

Despite being a new building, the reconstruction is designed specifically to replace the identical one on the subject property. The replication of the building’s characteristics is thorough and consistent; materials, scale, detail and ornament, accurately reflect the qualities of the original style. In particular, windows, doors, trim, and decoration are once again be properly detailed.

9.5.2.4 ISLINGTON AVENUE STOREFRONTS

As noted under Architectural Style, above, historic commercial buildings may have been purpose-built or converted from residences. This is typical of a village commercial streetscape and differentiates it from shopping areas in larger towns and cities. As a result, there is a variety of heritage precedents available for the design of new shopfronts.

There are no existing examples of the classic 19th century storefront in Kleinburg, with typical large, high plate-glass windows and bracketed and corniced signband, having a full width porch above the windows. Historical photographs of Kleinburg show that

such porches on commercial buildings were very common, to the extent that they defined the commercial character a century ago.

Historical conversions of residential buildings to commercial use often inserted a large window opening, perhaps on only one side of a central door, rather than full width storefront. More recent conversions often leave the original residential window openings in place, if the business doesn't require large display windows.

Guidelines:

- *Storefront design should reflect local historic precedents. Design elements within any chosen precedent should be consistently applied.*
- *Full-width porches are appropriate elements in storefront.*
- *Retractable awnings are appropriate. Rigid awnings are inappropriate.*
- *Use of traditional wood and glass construction for storefronts is encouraged.*
- *If modern materials are used, they should be detailed to replicate traditional designs in scale, proportion and architectural effect. For example, the use of wood trim at jambs, posts, and panels can enhance the heritage effect of standard storefront and glazing systems.*
- *Both Preservation Briefs and Architectural Conservation Notes have information on heritage storefronts. See Section 9.3.2.*

The proposed architectural replica returns the architectural components of the building to their original massing and form. It removes non-conforming building materials that are present on the existing building, and reintroduces the symmetry, proportionality, and linearity of the original architecture.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

Exterior Finish:

- *Smooth red clay face brick, with smooth buff clay face brick as accent*
- *Wood clapboard, 4" to the weather.*
- *Smooth, painted, wood board and batten siding.*

Exterior Detail: *Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.*

Shopfronts: *Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.*

Roofs: *Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.*

Doors: *Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.*

Flashings: *Visible step flashings should be painted the colour of the wall.*

The proposed architectural replica employs building materials that conform to the KNHCD Guidelines, and in some instances exceed the minimum requirements for heritage conservation and restoration as identified by the Ministry of Tourism, Culture and Sports by introducing modern components that have improved performance qualities over the original materials.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed works conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition of the existing two-storey building and construction of an architectural replica two-storey building on the lot at 10513 Islington Avenue under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

Attachment 1 – 10513 Islington_Location Plan

Attachment 2 – 10513 Islington_CHIA

Attachment 3 – 10513 Islington_Historical Photos

Attachment 4 – 10513 Islington_Site Plan

Attachment 5 – 10513 Islington_Elevations

Attachment 6 – 10513 Islington_Colour Renderings

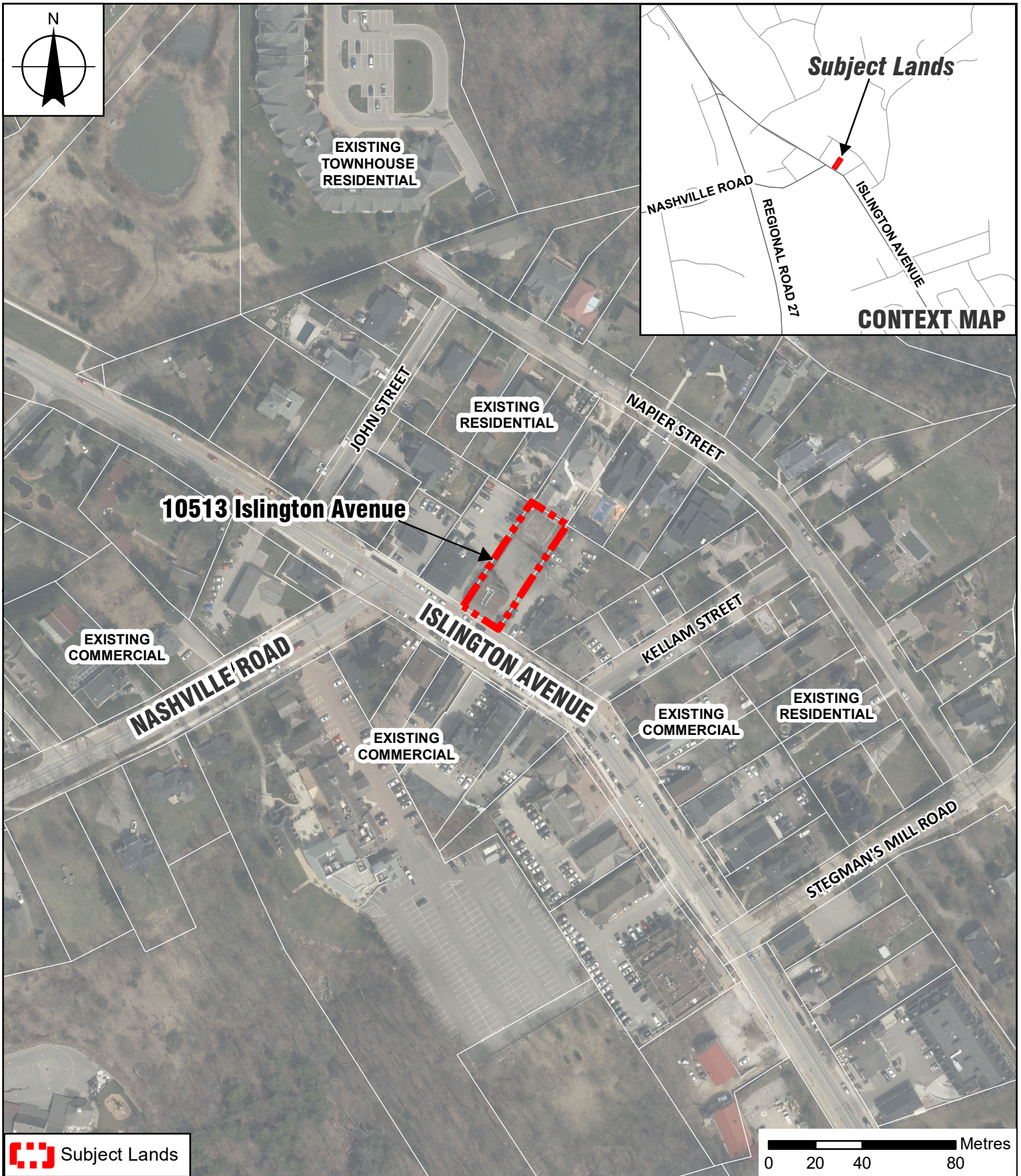
Attachment 7 – 10513 Islington_Material Palette

Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407



Location Map

LOCATION: 10513 Islington Avenue;
Part of Lot 24, Concession 8

APPLICANT:
N/A



Attachment

DATE:
December 13, 2019

1

Heritage Impact Statement
10513 Islington Avenue Nashville Road
In the Kleinburg-Nashville Heritage Conservation District
City of Vaughan



Front (west) elevation of the subject property. Siding, windows, and trims are all of synthetic materials.

Phillip H. Carter Architect and Planner
& Paul Oberst Architect
June 2017

ATTACHMENT 2

Engagement:

We are architects licensed in Ontario, and professional members of the Canadian Association of Heritage Professionals (CAHP). We were engaged by the owners to produce a heritage impact statement regarding alterations to the property at 10513 Islington Avenue in the City of Vaughan. The property is designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District, and appears in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District. We have also been engaged to provide architectural design services through the development approval process.

Contacts:

Heritage Consultants-

Phillip H. Carter Architect and Planner	416-504-6497
phcarch@bellnet.ca	
Paul Oberst Architect	416-504-6497
oberst@bellnet.ca	

Owner-	XXXXXXXXXX	XXX-XXX-XXXX
	xxx@xxx.xxx	

Table of Contents

1. The Mandate	3
2. Historical Background	3
3. Introduction to the Site	7
4. Examination of the Building	11
5. Evaluation of the Building under Ontario Regulation 9/06	18
6. The Proposal	19
7. Conservation Plan	25
8. Heritage Evaluation of the Proposal	26
9. Bibliography	26

Appendices

- A. Ownership Chronology by Su Murdoch Historical Consulting
- B. CVs for Heritage Consultants

1. The Mandate:

The Provincial Policy Statement addresses the situation of development on protected heritage resources in Section 2.6.3:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Conserved is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This Heritage Impact Statement is prepared in compliance with this requirement in the Provincial Policy Statement, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference*.

2. Historical Background:

Adopted from Section 1.4 of the Kleinburg-Nashville Heritage Conservation District Study

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.¹

In 1848 John Nicholas Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.



¹ City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*.

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys.

By 1860, Kleinburg had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto.²



Figure 2. This map, from the 1880 *Atlas of the County of York*, shows the basic layout of roads and lots that remains today.

On the map, “PO” means post office, “SCH” means school, “GM” means grist mill, and “SM” means sawmill. Both rivers are thick with mills.

A projected but unbuilt canal connecting Lake Ontario with Georgian Bay can be seen snaking up the East Humber Valley.

To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The companies would sell shares to fund the construction of roads, and tolls charged for passage on the roads would pay for maintenance and provide shareholders with dividends on their investments.

The Vaughan Road Company was formed in 1850, establishing the roadway known today as Islington Avenue and becoming Highway 27 north of Kleinburg. Four toll-gates were found along this route: the first toll was at the present-day Albion Road—Finch Avenue area; the second at Woodbridge and Clarence Street; the third near

² City of Vaughan website, *Brief History of Kleinburg*.

where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27.

The third toll-gate, near what is today Islington Avenue and Clarence Street, was historically referred to as “Toll-Gate Corners”. There was at one time a hotel and tavern located on this site, known affectionately as the “Half-Blanket Road”. Local folklore tells of hotel customers receiving blankets with such large holes in them that they were considered only “half- blankets”. The introduction of the railway system in the middle of the nineteenth century created an easier mode of transportation for the general population and the use of toll-roads rapidly declined. By the 1880s, the Vaughan Plank Road was in great disrepair and road maintenance was practically abandoned.

In 1890, a revolt broke out against the continuation of the toll road in Vaughan. It is recorded that 63 young farmers from Woodbridge and Kleinburg gathered by night to destroy the toll-bar at Islington Avenue and Clarence Street. They removed the toll-bar at Woodbridge Avenue and Clarence Street, and at the Woodbridge toll, Sandy McIntosh, the toll-keeper, fired his shotgun at the young "rebels", injuring several men. This revolt and several like it across the country prompted the removal of all toll roads in favour of public roadways administered by municipal governments.³

By the 1890s, Kleinburg was at its prosperous height. The population topped 350. Half a dozen manufacturing industries produced farm implements, furniture, harnesses, clothes, and carriages. Howland’s was the largest mill between Toronto and Barrie. The village’s location and road connections put it on the main road to Toronto, and the main street held three hotels to cater to the traffic. The prosperity was not to last.

Every silver lining hides a cloud; to some extent the very elements of the village’s success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that had called them into existence. As in many smaller communities, the railway initially helped the mills get their product to market. More significantly, they allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses, and customers could easily ride into the cities to purchase basic supplies as well as goods not available locally.

Figure 3. The Village Inn looks prosperous enough, but the next door house on the left is showing signs of neglect.



³ City of Vaughan, *History Briefs, Bulletin No 3, Roads, Tolls, Rails & Automobiles*.

New technologies also contributed to the decline. Electrification came sooner to the south of Kleinburg, and the water-powered mills were put at a competitive disadvantage. And the coming of the automobile and the faster, farther travel it allowed eliminated Kleinburg's role as a stopping place on the way to the city. The construction of Highway 27 in the 1930s laid out the facts in concrete: the village was being bypassed.

A Rural Retreat

By the end of the Second World War, Kleinburg had lost more than 2/3 of its population, and might have faded entirely away, as did many of Ontario's villages and hamlets. But the improved roads had not only taken shoppers off the main street, they began to make it possible for villagers to drive to work in the city. With the postwar housing shortage, returning veterans looking for housing affordable on their demobilization payments began to see Kleinburg as a good place to start a family. The Windrush Co-operative, at the end of Stegman's Mill Road, began the transformation of a bald cornfield into a wooded valley enclave. "Starter" homes, on the model of the Levittown Cape Cod-style houses in the US, were built on Napier Street, where they can still be seen. The postwar resettlement of Kleinburg was as significant as the original settlement a century before, and there is something of a pioneer spirit visible in the image of a young mother in a field, holding two small children, as the frame of their new house rises in the distance.

Figure 4. Road improvements, like the new Highway 27, made it possible to live in Kleinburg and work in Toronto. Here is a postwar infill house on Napier Street.



The Bindertwine Revival and the Growth of Heritage Awareness

In Canada's Centennial Year, 1967, the whole nation recalled its history and celebrated. In Kleinburg, under the leadership of Vic Ryder, the festivities took the form of a revival of Charles Shaw Jr.'s Binder Twine Festival. The event was so successful that it has been retained as an annual event ever since. The Binder Twine Festival has become an integral part of community life, and the funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays, and countless other community projects.

The most significant benefit of the Binder Twine Festival may be the sense of heritage that it sparked. "The original tree-shaded community is now almost encircled by subdivisions and this encircling process has not ended," wrote Pierre Berton in 1968.⁴

⁴ Binder Twine Festival Guide, 1968. Reprinted in *A Walking Tour of Kleinburg*.

The feeling of threat to the old village character was not abated by the developer who opined that Kleinburg had nothing worth keeping, and should be bulldozed to the ground. Villagers, both old and new, began to look back on their history and give value to it. The Binder Twine Festival Guides, which used to be published every year, told of the old buildings and the people who inhabited them. Efforts to preserve the village character began in earnest. The Kleinburg Area Ratepayers Association (KARA) was formed to advance the preservation of the Village character, its efforts culminating in the adoption of the Kleinburg-Nashville Heritage Conservation District (HCD) by the City of Vaughan Council in 2003, under Part IV of the Ontario Heritage Act.

3. Introduction to the Site

The property is located near the north end of the old village of Kleinburg, on the east side of Islington Avenue, about 40m south of the intersection with Nashville Road..

The property is described as: Lot 29, Registered Plan 275, City of Vaughan, Regional Municipality of York.

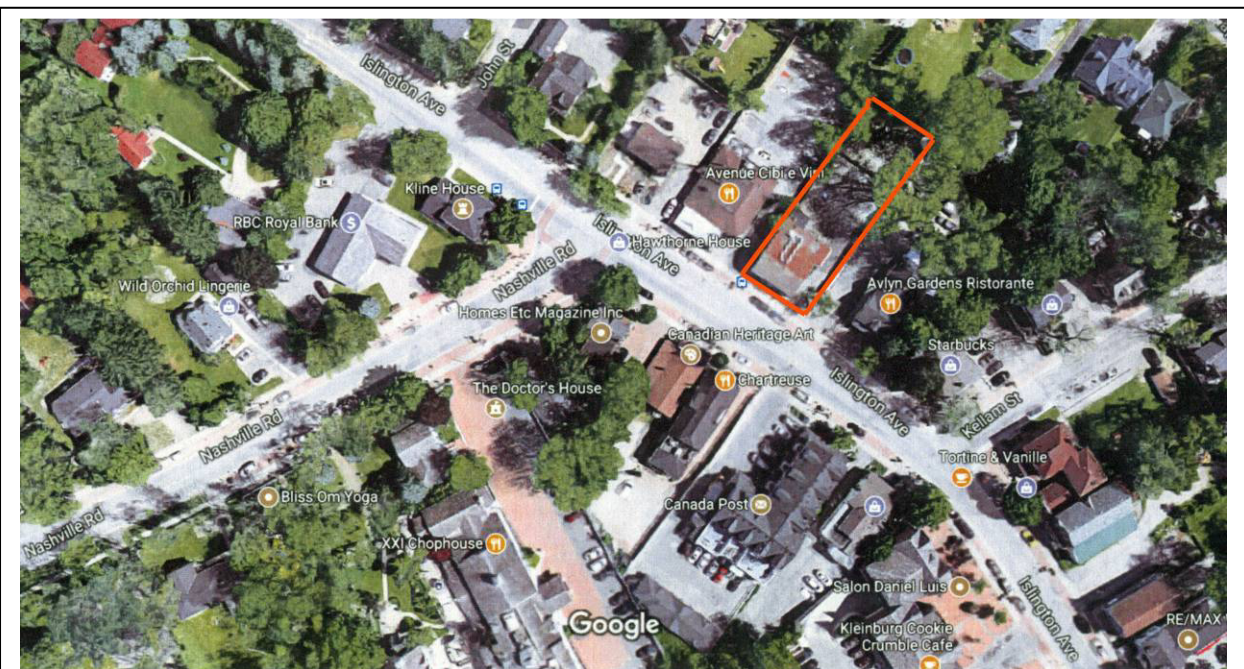


Figure 5. Aerial view of the immediate area from Google Maps. Subject property is outlined in red.

There is one structure on the property, a much altered Georgian building, originally constructed between 1858 and 1868, and used as a dwelling/post office/shop. See Appendix A, Property Ownership Chronology, by Su Murdoch Historical Consulting.

Images showing the evolution of the building are shown below.



Figure 6. Hand-coloured postcard, 1909, looking north, from City of Vaughan. Subject property is circled.



Figure 7. Postcard, 1911, looking north, from City of Vaughan. Subject property is circled. More detail is visible than in figure 6. The tail is a typically narrow extension, unlike the current full-width addition.

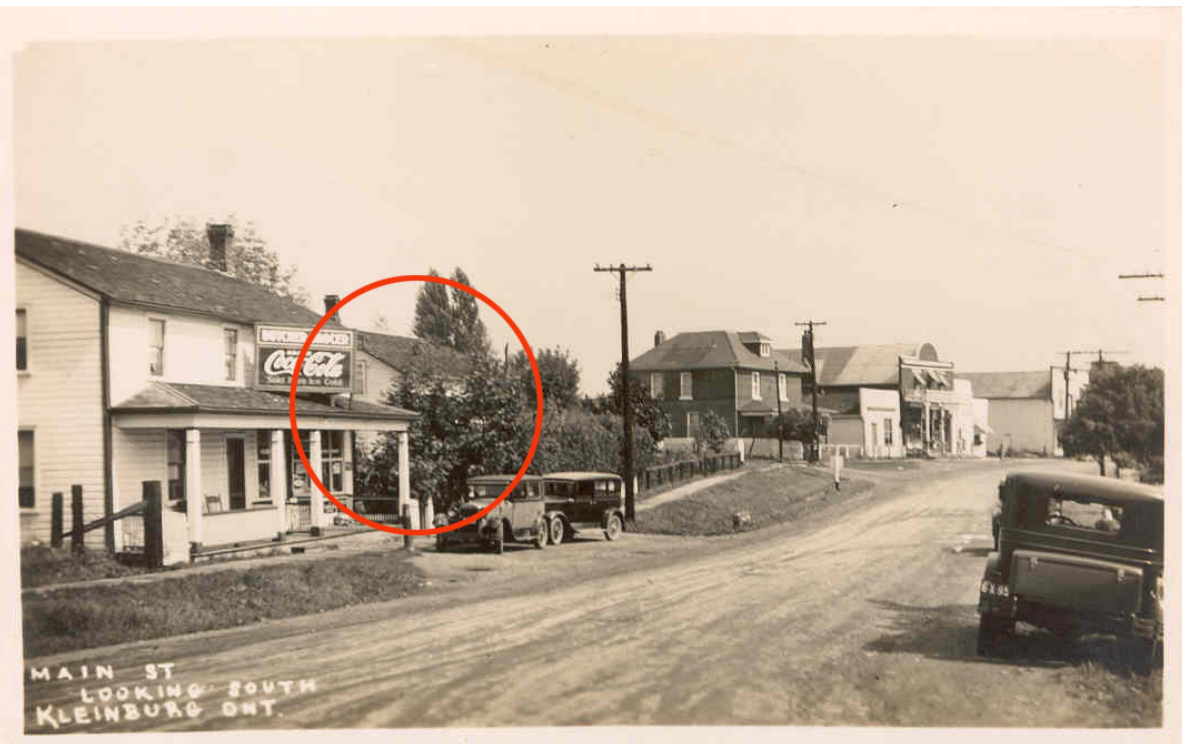


Figure 8. Postcard, 1925, looking south, from City of Vaughan. The Vaughan Archive had assigned the 10513 address to the shop with the Coca-Cola sign, but that is a two-storey building, taller than the 1 ½ storey building in the previous pictures. The correct building is to its south, circled. Note that the Coca-Cola building does not appear in the previous pictures.

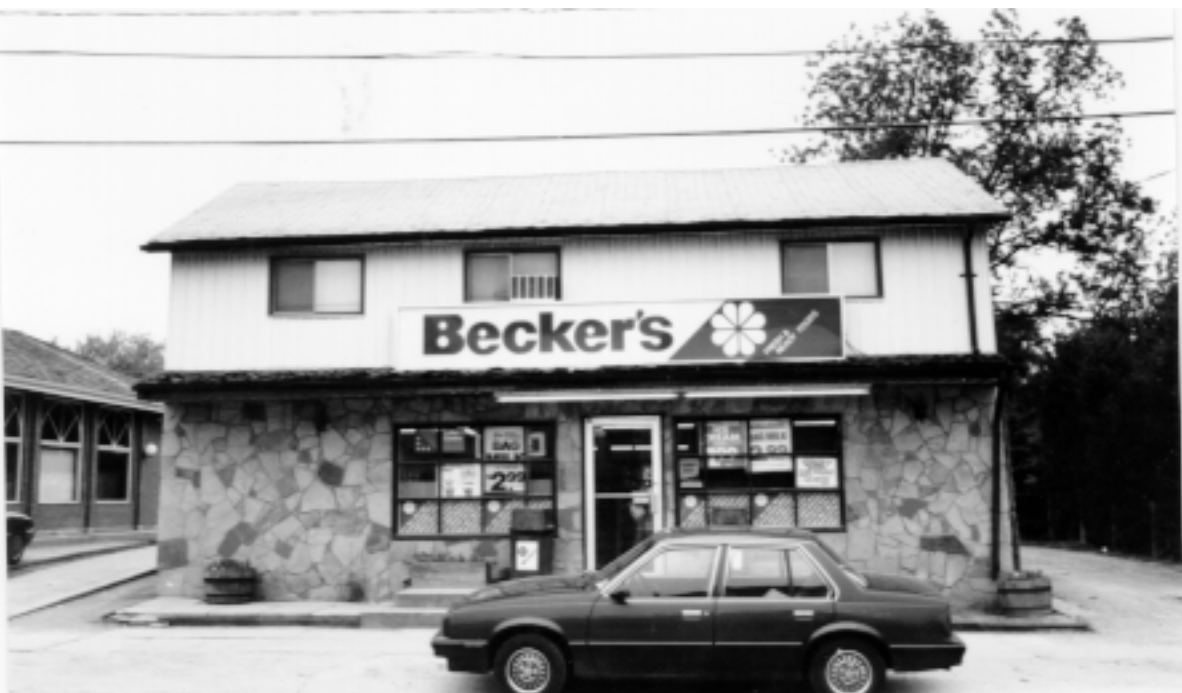


Figure 9. Undated photo, circa 1980, from City of Vaughan. Front elevation of the last version of the building prior to its current condition. The short second-floor windows are still currently in place, but the overall appearance has been cleaned up considerably. The existing condition of this elevation is shown in the cover photograph.

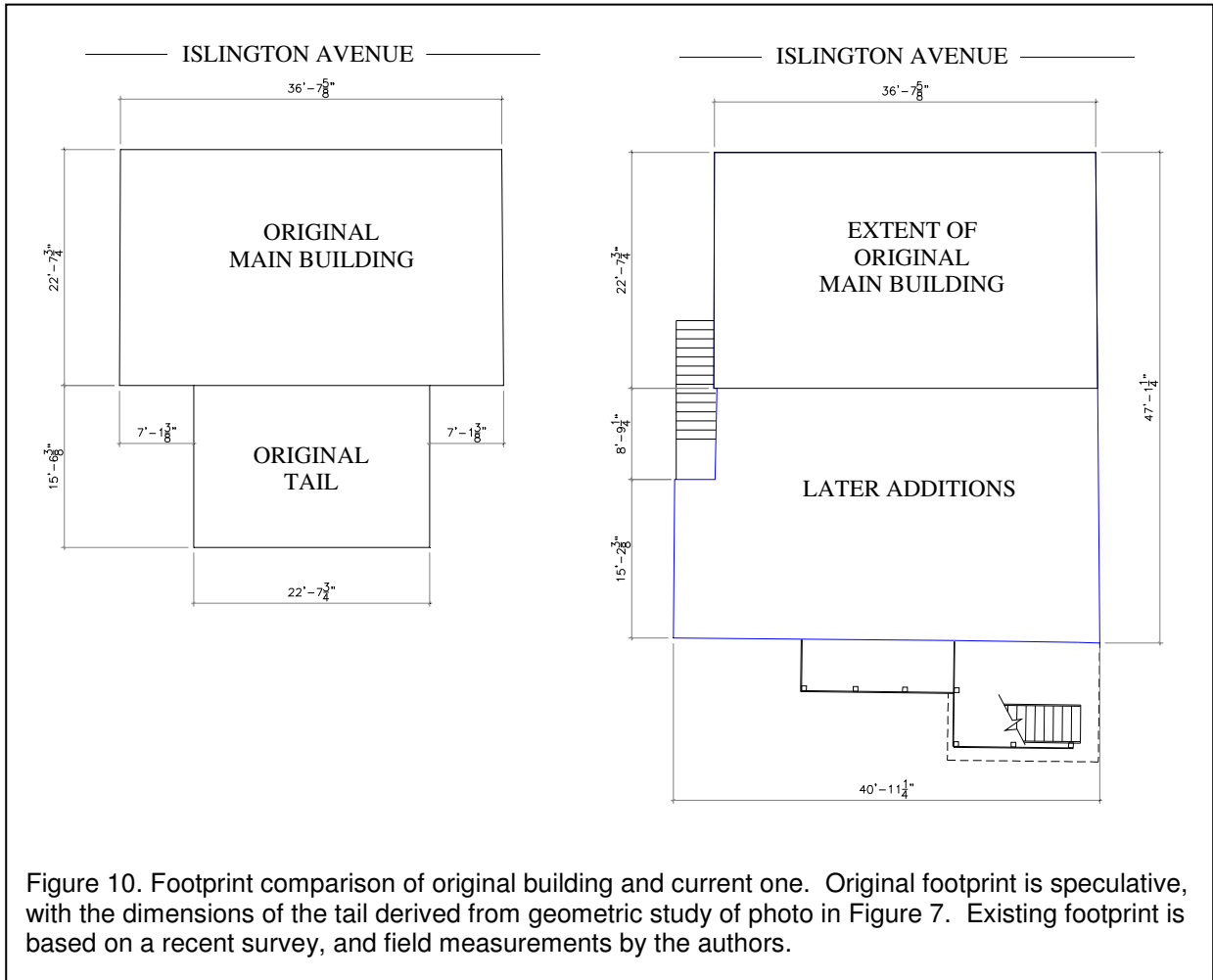
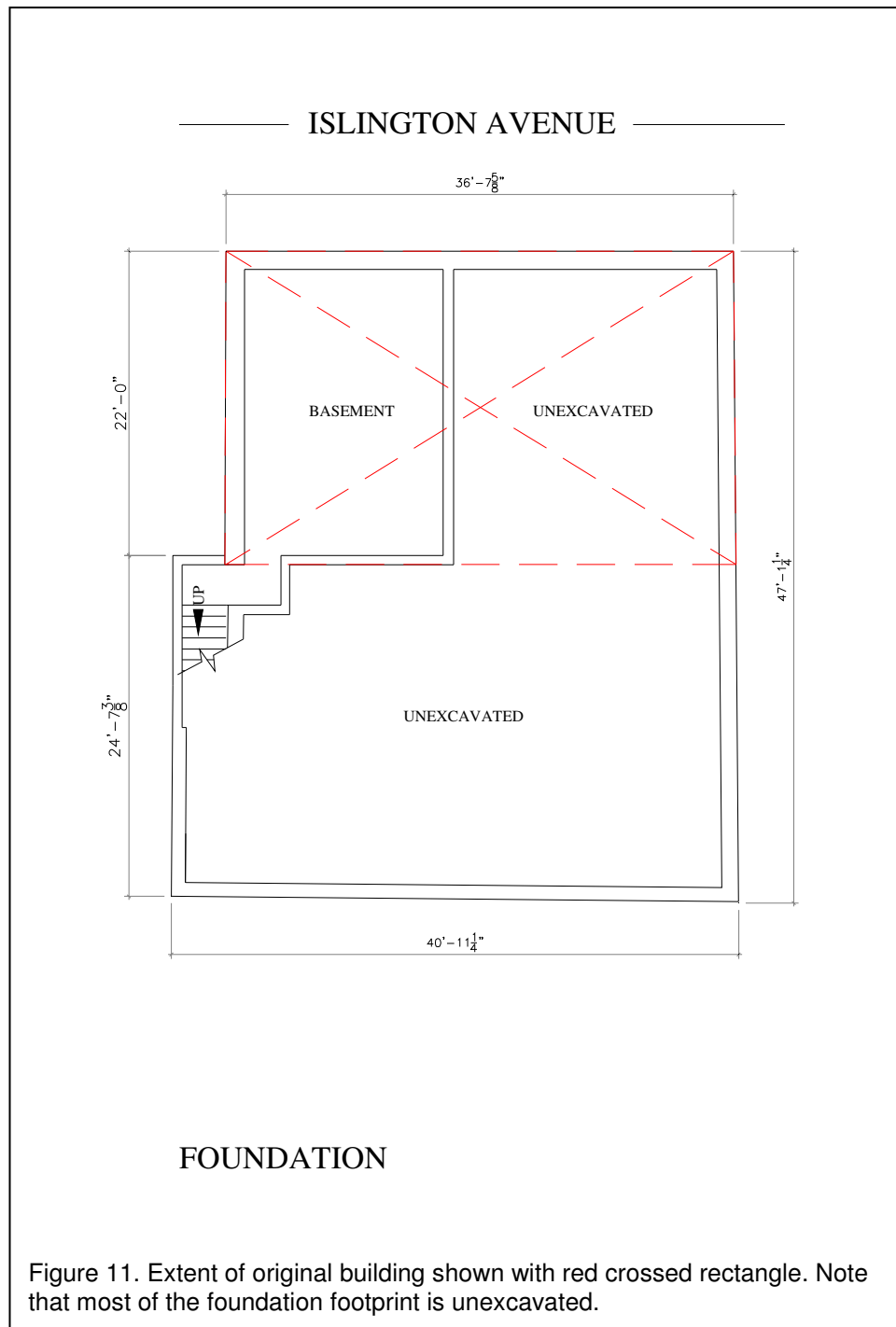
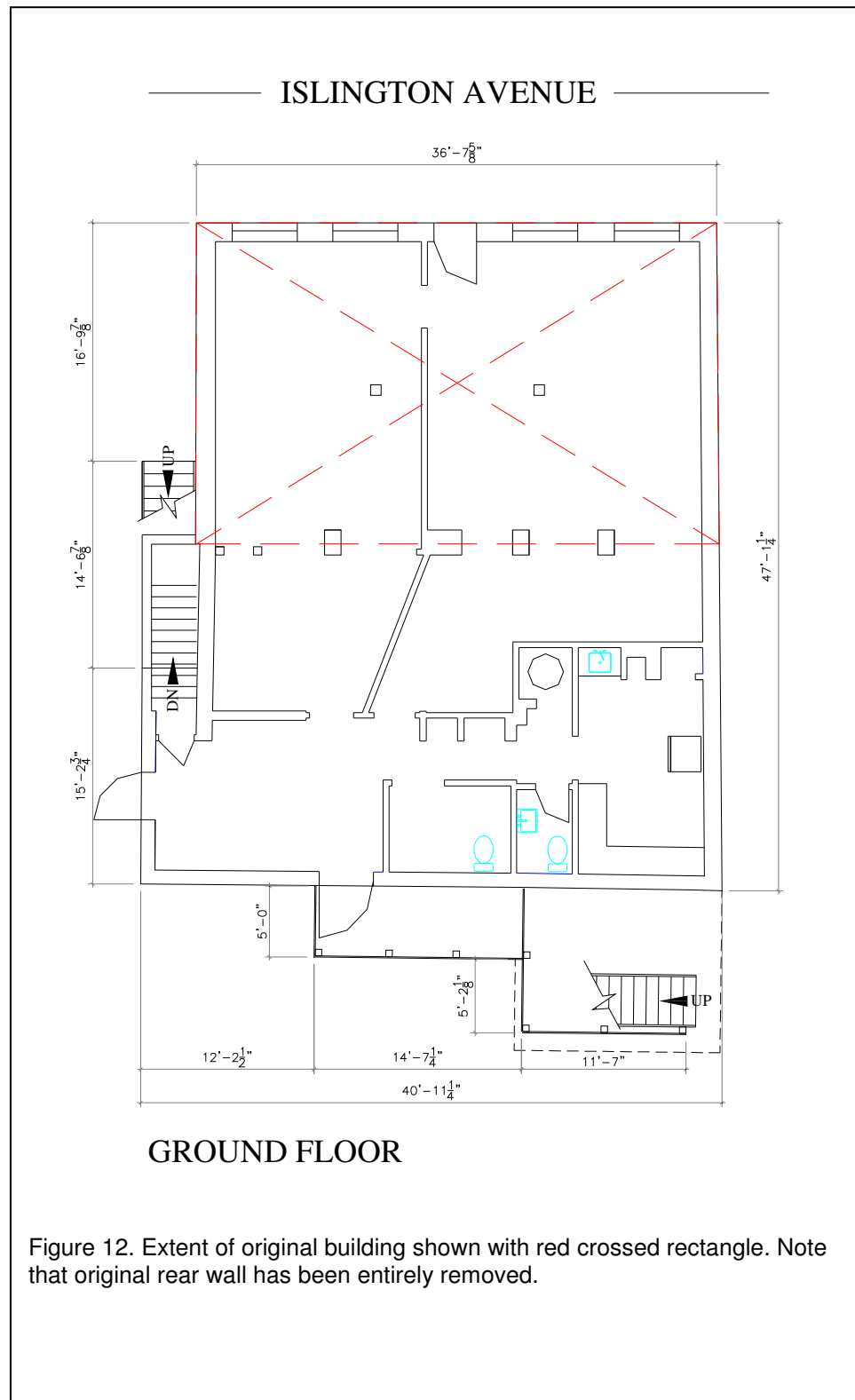


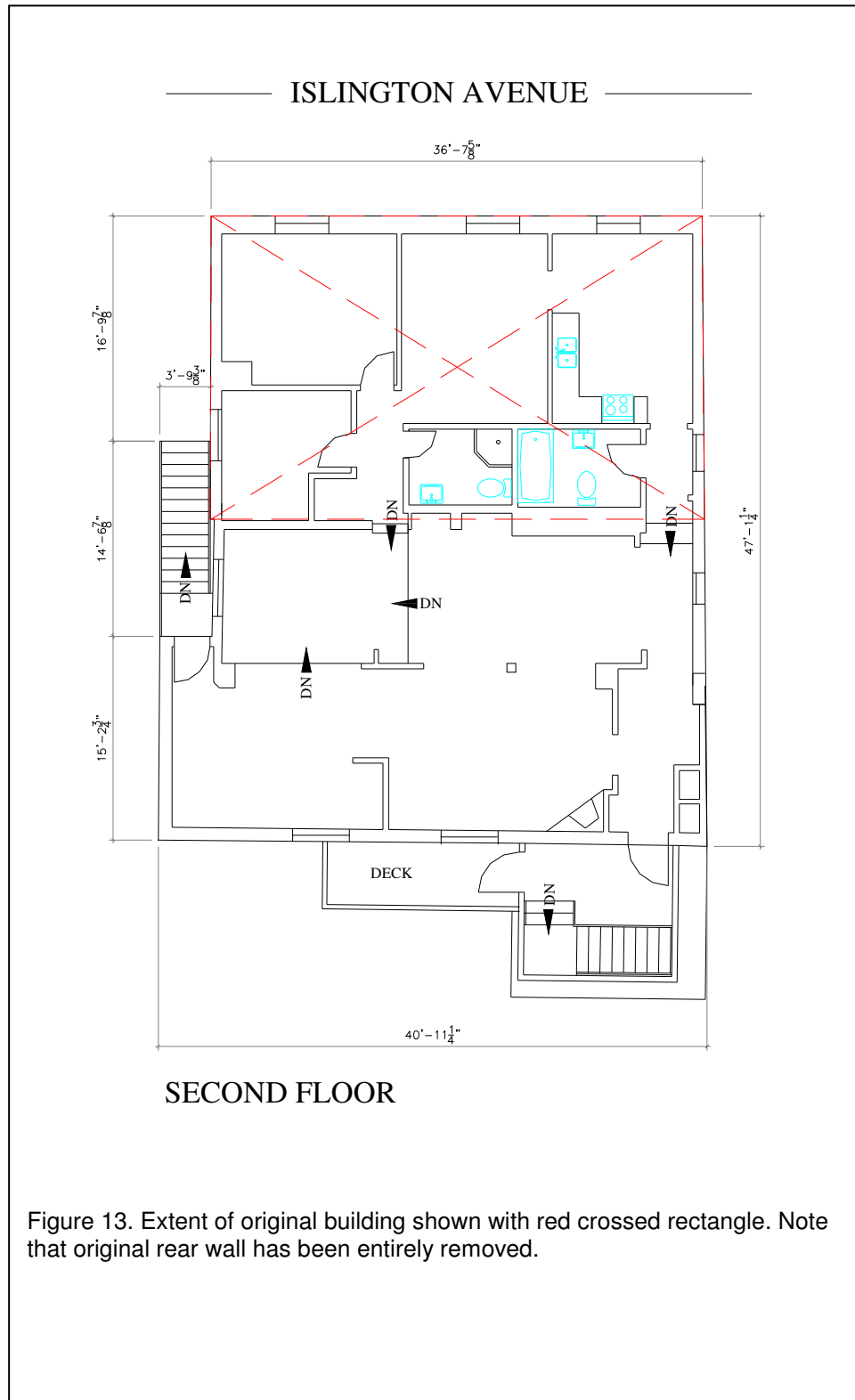
Figure 10. Footprint comparison of original building and current one. Original footprint is speculative, with the dimensions of the tail derived from geometric study of photo in Figure 7. Existing footprint is based on a recent survey, and field measurements by the authors.

4. Examination of the building

4.1 Measured Drawings







4.2 Photographs



Figure 14. South side of building. Rear corner of original building is located at the white vertical corner trim, between the two 2nd floor windows.



Figure 15. North side of building. Rear corner of original building is located near the chimney.



Figure 16. Rear portion of north side of building. Rear portion has a flat roof.

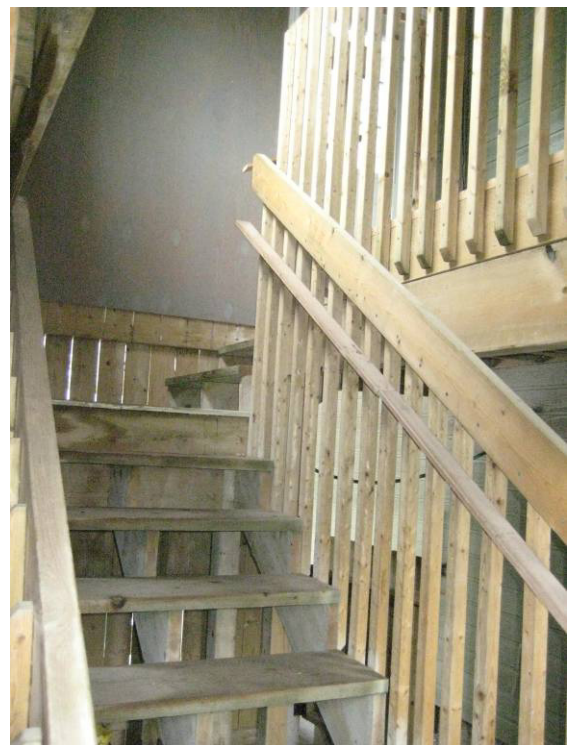


Figure 18. Stair from 2nd floor rear enclosure to grade.



Figure 19. Interior of ground floor, south west corner, looking out toward Islington Avenue.



Figure 20. Interior of same space, looking to rear of the building. Piers delineate back of original building.



Figure 21. Interior, ground floor northwest room, looking toward front door. Rear portion of north side of building. Rear portion has a flat roof.



Figure 22. Same room looking to the rear of the building. Line of piers delineate rear of original building.



Figure 23. Interior, ground floor, kitchen in northeast corner of the building.



Figure 24. Interior, ground floor, southeast corner of the building. Door ahead is exterior door.



Figure 25. Interior, 2nd floor, north east corner looking toward Islington Avenue.



Figure 26. Same room, looking toward rear of the building.



Figure 27. Interior, 2nd floor, west middle room, looking toward Islington Avenue.



Figure 28. Interior, 2nd floor, southwest corner room.



Figure 29. Interior, 2nd floor, middle room on south side, looking south.



Figure 30. Interior, 2nd floor, rear room looking north. Red line indicates approximate location of the rear wall of the original building.



Figure 31. Interior 2nd floor, north west corner of rear room showing steps leading to front of building.



Figure 32. Interior, 2nd floor, rear room looking north east.



Figure 33. Interior, 2nd floor. Fireplace in northeast corner of rear room.

4.3 Result of Examination

The front portion of the building retains the basic form of the original, although it has been significantly altered. None of the openings, except perhaps the front door are of the size or shape of the originals. All of the doors, windows, and cladding are modern replacements in modern materials. The pine board flooring in the front rooms of the ground floor looks like it could be old, but it was installed during the last renovation, according to the previous owner. The basement walls are of poured concrete, obviously post-dating the original construction. The rear wall has been completely removed on the ground floor and substantially removed on the second floor.

The original tail has been entirely removed, and the new rear addition is relatively recent.

In our professional opinion there is very little of the original fabric that could form the basis of a restoration of the building to its original condition.

5. Evaluation of the property under Ontario Regulation 9/06

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that “A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:”

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Our evaluation of the subject property, on the basis of these criteria follows:

1. i, The existing building was once a representative example of its Georgian style. It has been renovated to mimic a different Georgian style that does not reflect any local vernacular styles, and so cannot be said represent historical design.
1. ii, The building does not display a high degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.
2. i, There are no direct associations of community significance.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.
3. i, The building can be said to support the historic character of the Kleinburg village, but only as to its modest scale and the roofline of the front portion of the building.
3. ii, The building is linked to its surroundings, but only as to its modest scale.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 10513 Islington Avenue does not rise to the standard that would merit designation under Part IV of the *Ontario Heritage Act*.

6. The Proposal

Our first concept was to retain the circa-1860s front portion of the building, remove the recent unsympathetic rear addition, and construct a new sympathetic rear addition to accommodate the owners' desired uses of restaurant on the ground floor and rental dwellings above. We produced design drawings of such a scheme and presented them at a PAC meeting on May 18, 2017.

Our examination of the building led us to the conclusion that there is very little remaining of the original fabric of the building. (See Section 4, above.) We have concluded that it would be preferable, for reasons of construction, stability, and long-term viability to remove the entire building and reproduce the form of the original building, with a sympathetic rear portion, so that the final product will closely reflect the drawings that we presented at the PAC meeting.

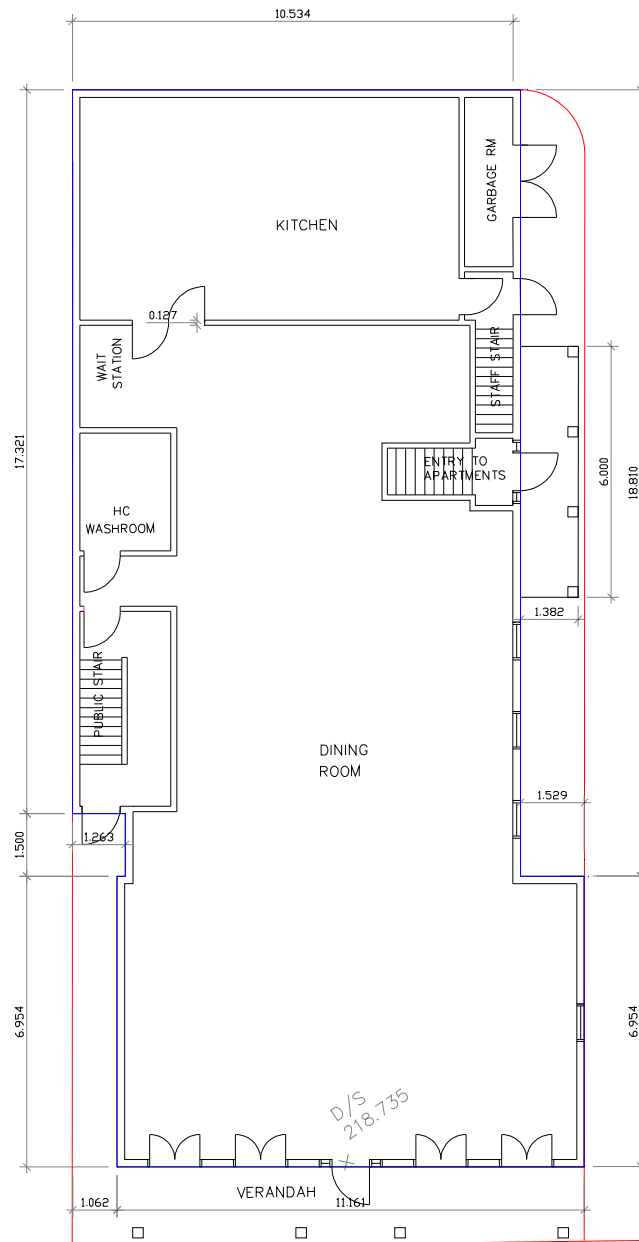
In developing a design to accommodate the proposed uses, we have made three minor alterations to the original form of the building:

- The current building sits above a raised terrace, with the main entrance about 0.37m above the adjacent sidewalk, foreclosing wheelchair access. We propose to lower the main floor by 0.30m to provide such access.
- The current sideyard on the north has a width of 0.91m at the front, tapering to 0.71m at the rear. We propose relocate the original footprint 0.152 to the south in order to provide an exit path required for the proposed uses.
- The current ceiling heights are substandard for the proposed uses. We propose to raise the top of the wall plates by about .76m, preserving the existing roof slopes.
- The increase in height between ground floor and eaves will allow for second floor windows of historically suitable size and shape.
- The ground floor openings are increased in keeping with the new use, and to aid in animating the streetscape.

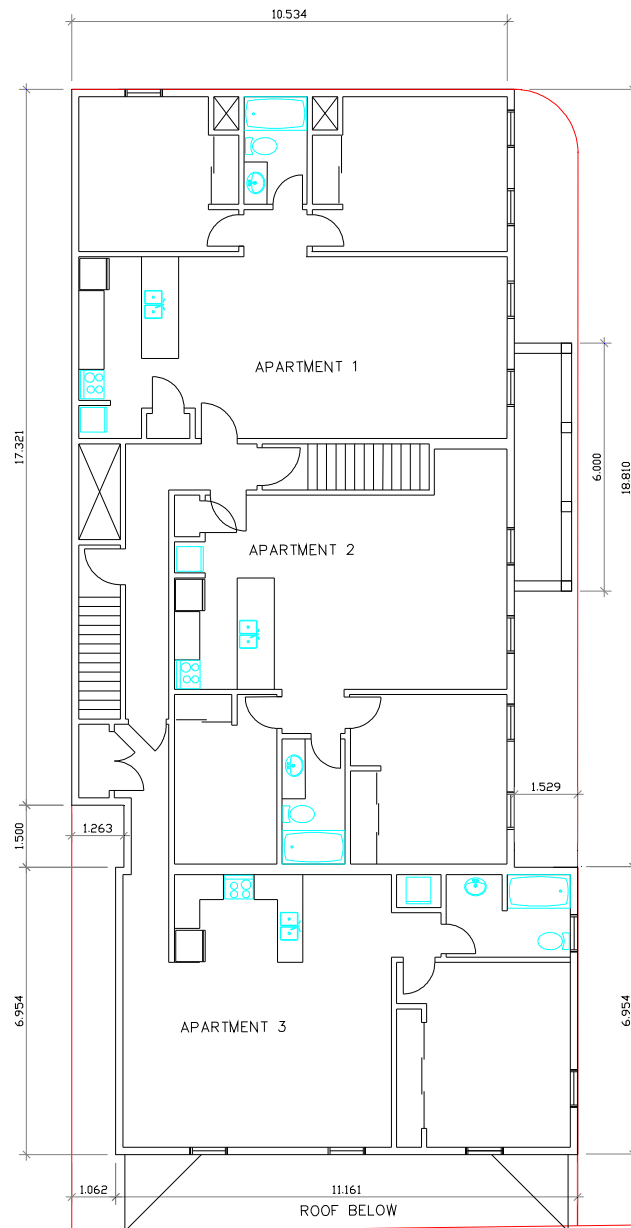
In addition, the following actions will restore the street presence of the original building, as seen in the historic photographs in Figures 6,7, and 8.

- The building will be clad in narrow clapboard siding, in keeping with the original cladding.
- The lost hipped-roof front verandah will be restored.
- The original window openings on the south elevation will be restored.
- The rear addition is set back on both sides, restoring the original gable-end form on the north and south.
- The rear addition is designed to be sympathetic to the original building.

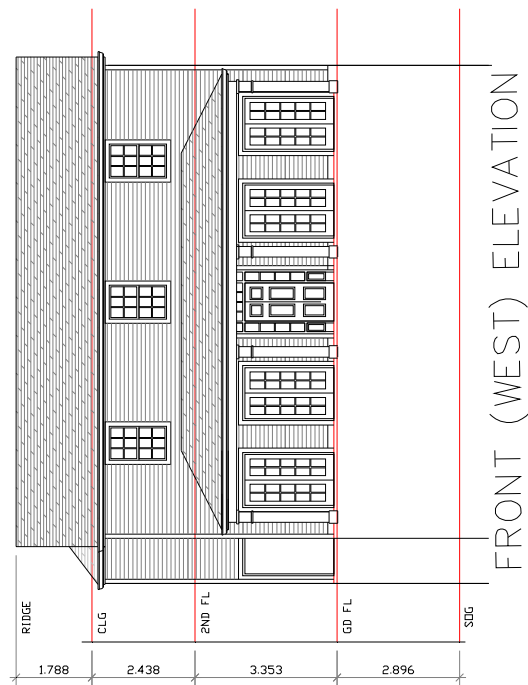
Design drawings of the proposed new building follow below.



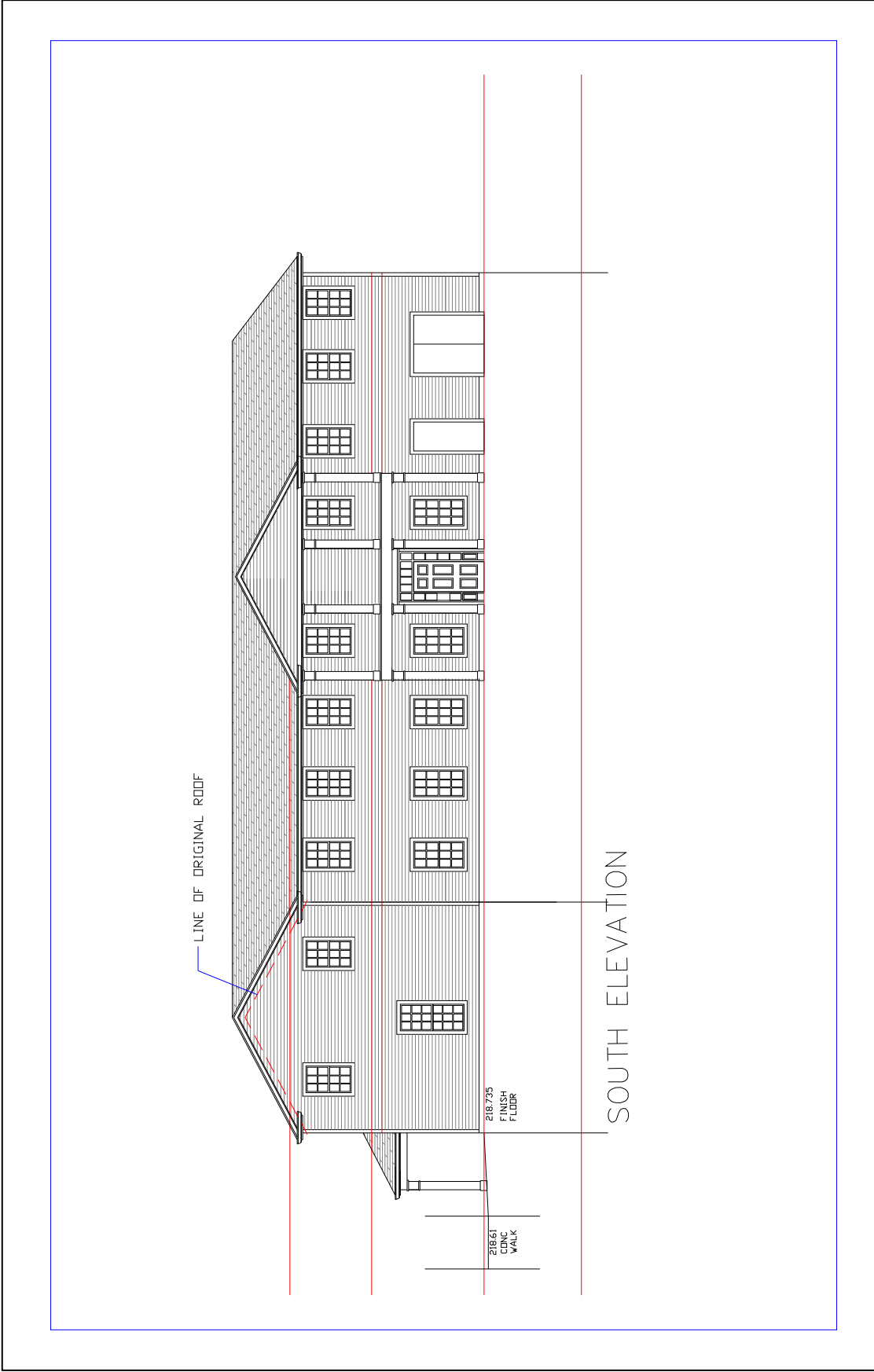
GROUND FLOOR PLAN

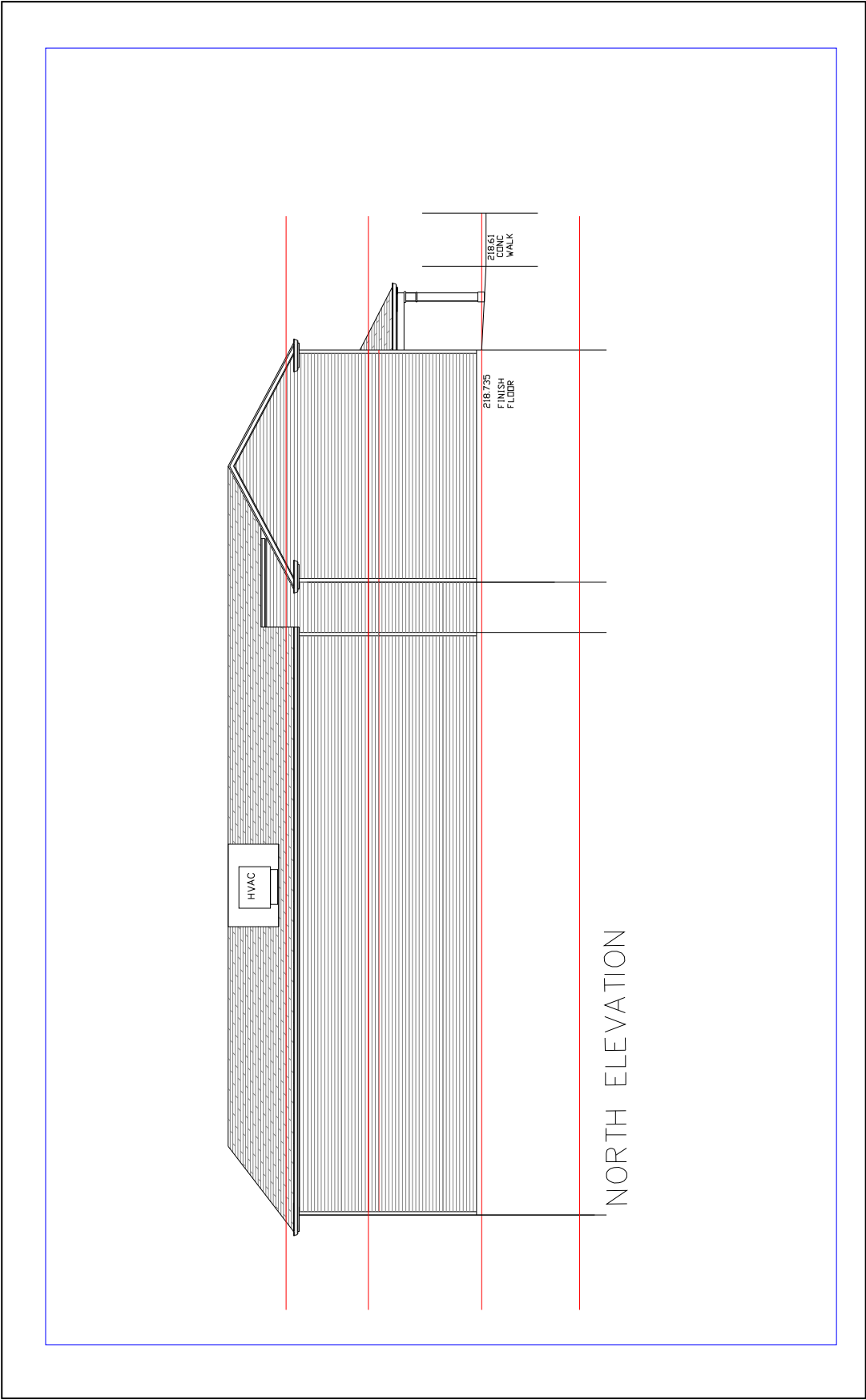


SECOND FLOOR PLAN



EAST ELEVATION

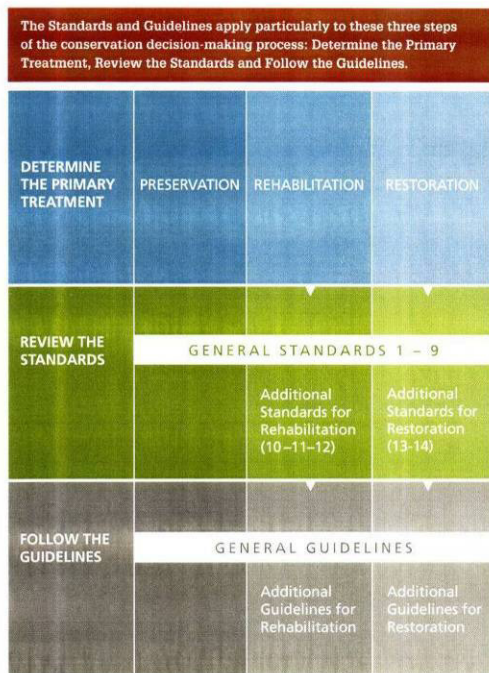




7. Conservation Plan

7.1 Project Conservation Principles

The conservation approach for the House at 872 Nashville Road relies on *Standards and Guidelines for the Conservation of Historic Places in Canada*, published by Parks Canada—hereinafter referred to as *Standards and Guidelines*. Briefly stated, it provides guidance for planning and executing conservation projects on identified historic places. The chart below, from the introduction to the document, shows how it is to be used.



The goal of this project is to restore the historical street presence of the building as seen in Figures 6, 7, and 8.

The primary treatment is therefore Restoration, which accurately reveals, recovers or represents the state of a historic place at a particular period of its history. A secondary treatment is Rehabilitation, which makes possible a compatible contemporary use.

The proposed work on the original front portion of the building conforms to the applicable Standards and Guidelines. The proposed rear addition is designed to be sympathetic to the architecture of the original historic building. The project is designed to sustain future long-term use.

7.2 Restoration Tasks: Character-Defining Elements to be Restored

The Character-Defining Elements that have been lost and will be restored, in the historic front portion of the building include:

- Clapboard siding as seen in the historic photographs,
- Front hipped-roof verandah as seen in the historic photographs,
- Installation of Georgian double-hung windows as seen in the historic photographs, and
- Replacement of unsympathetic rear addition with a new sympathetic one.

7.3 Rehabilitation Tasks: To allow for a long-term sustainable use

- Lower ground floor 0.325m to provide required accessible entrance.
- Raise roof ridge 0.381m to allow for revised floor levels to provide appropriate and legal ceiling heights.
- Relocate footprint 0.152m to south to provide legal exit path on north side of building.
- Revise ground floor front openings to support new use and animate the streetscape.

8. Heritage Evaluation of the Proposal.

In our professional opinion, the proposal successfully restores the street presence of the original building as seen in the historic photographs in Figures 6, 7, and 8. The sympathetic rear addition is an improvement, in terms of heritage character, to the existing addition.

The provision of modern structural, thermal, mechanical and electrical systems ensure the long-term viability of the building.

In our professional opinion, this project merits heritage approval.

9. Bibliography

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Ontario: Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

Ontario Ministry of Housing and Municipal Affairs. Provincial Policy Statement 2014, Toronto: 2005

Ontario Ministry of Tourism, Culture and Sport: Ontario Heritage Toolkit, Heritage Conservation Districts, Queen's Printer for Ontario, 2006.

Parks Canada. Standards and Guidelines for the Conservation of Historic Places in Canada, second edition. Queen's Printer, 2010

Appendices:

PROPERTY OWNERSHIP CHRONOLOGY

***10513 ISLINGTON AVENUE
KLEINBURG VILLAGE, CITY OF VAUGHAN***

PREPARED FOR

***PHILLIP H. CARTER ARCHITECT AND PLANNER
PAUL OBERST ARCHITECT***

**SU MURDOCH HISTORICAL CONSULTING
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JULY 2017



CONTENTS

1.0 PROPERTY DESCRIPTION

2.0 REPORT OBJECTIVE AND METHODOLOGY

3.0 OVERVIEW HISTORY

3.1 VAUGHAN TOWNSHIP

3.2 KLEINBURG VILLAGE

3.3 "THE GENERAL STORE"

4.0 PROPERTY CHRONOLOGY

4.1 THOMAS WHITE

4.2 THOMAS ELLRINGTON, JR.

4.3 ISAAC DEVINS

4.4 WILLIAM RICHARD CAPNER

4.5 WILLIAM MULLIN

4.6 MARGARET AND ELIZABETH MULLIN

4.7 HENRY MILLIARD

4.8 NORMAN AND ANNIE CAMPBELL

4.9 JONATHAN MAGLOUGHLEN AND SUBSEQUENT OWNERS

4.10 CURRENT OWNER

5.0 CONCLUSION

SOURCES

PROPERTY OWNERSHIP CHRONOLOGY 10513 ISLINGTON AVENUE, CITY OF VAUGHAN

LOT 29, PLAN 275, CITY OF VAUGHAN

1.0 PROPERTY DESCRIPTION

The legal description of the property at 10513 Islington Avenue is Lot 29, Plan 275, City of Vaughan. Plan 275 is a subdivision of Lot 24, Concession 8, Vaughan Township. Lot 29 is a building lot fronting on the east of Islington Avenue within the historic downtown of the village of Kleinburg. Historically it is within that part of Kleinburg on an incline, east of King Road (now Islington), originally known as Mount Vernon.

This property is within the Kleinburg-Nashville Heritage Conservation District (“HCD”), which is a geographic area protected by bylaw under Part 5 of the Ontario Heritage Act.

The Vaughan Heritage Inventory appears to confuse the entry for 10513 Islington with 10503 Islington. No. 10503 is described as “Georgian style built in 1870” (which could describe 10513); whereas 10513 is said to be constructed in 2000, which is incorrect.

2.0 REPORT OBJECTIVE AND METHODOLOGY

As 10513 Islington Avenue is within the boundary of the Kleinburg-Nashville HCD, the City requires a Heritage Impact Assessment (“HIA”) as part of any application for development or site alteration. The objective of this Property Ownership Chronology is to provide research information, not cultural heritage evaluation, as a component of the HIA being compiled separately by Phillip H. Carter Architect and Planner Paul Oberst.

The information in this report was compiled through a property Title search at the York Region Land Registry Office, and documentary research, notably at the City of Vaughan Archives. The property was viewed on July 25, 2017, from the road allowance.

3.0 OVERVIEW HISTORY

3.1 VAUGHAN TOWNSHIP

The original plan for Vaughan Township in York County was a rough sketch dated 1788. The township was surveyed into lots and concessions over several ensuing decades. According to Smith’s Canadian Gazetteer for 1846, in 1842 the population of Vaughan was 4,300. There were six grist mills and twenty five saw mills. “This is a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms.”

3.2 KLEINBURG VILLAGE

The village of Kleinburg is comprised of a narrow section of hilly landscape between two branches of the Humber River. For centuries, aboriginal people and early traders used a trail alongside the Humber River as the most efficient route to and from the Toronto area. In Vaughan, the trail follows what is now Islington Avenue, to Dundas Street in Toronto. It was improved as part of the Vaughan Plank Road, later known as King Road, now Islington Avenue.

The waterpower provided by the Humber River at this location allowed the development of several saw and grist mills. The earliest were the mills of John Nicholas Kline erected on acreage within Lot 24, Concession 8, Vaughan Township, on the west side of Islington.

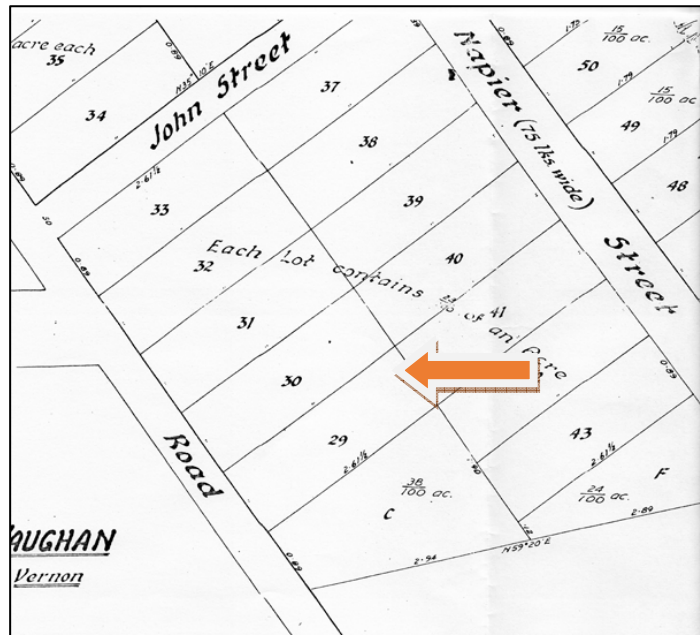


Figure 1: Extract of Plan 275 indicating Lot 29

The first Kleinburg village plan was registered on March 15, 1848, as Plan 9. It created building lots to encourage the settlement of much needed trades and service people, and labourers. Plan 210 was registered in 1856 and Plan 268 was drawn in 1857 and registered in 1862.

Plan 275, which contains the property at 10513 Islington as Lot 29, was drawn on April 1, 1855, by Provincial Land Surveyor J. Stoughton Dennis (Figure 1). It is a "Plan shewing subdivision of Lot 24 Con 8 Vaughan, part of the village of Mount Vernon, the property of John Gartshore, Esq." The Plan was not registered until June 7, 1865.

The 1857-1858 Canada Directory describes "Klineburg" as follows:

A Village on the Humber, on the Vaughan Plank Road, in the Township of Vaughan and South Riding of the County of York. At the Klineburg Mills a large business is done in flour and lumber. The population is about 300.

By 1860, Kleinburg was well established, with a growing population of tradespeople and labourers servicing the mills. The village also served as a service and rest stop for farmers and merchants on their way to and from Toronto.

3.3 “THE GENERAL STORE”

A 1960s article by Marg Blackhall titled “The General Store”¹ provides the following about the subject property. Some of this information is not substantiated by the Abstract of Title at the Land Registry Office:

In the year 1868 Thomas Elrington Jr. owned lot 29, who in turn sold it to Wm. R. Capner, son of Joseph Capner, the man who built the Murray residence in 1862 and farmed its 200 acres.² This family sailed to Upper Canada in a sail boat, the trip lasting 6 weeks from Solihull England in the year 1830.

Lot 29 was then sold to Isaac Devens, whose family were loyalists, coming to Canada, I understand with Lord Simcoe in the year 1790.

This property was then owned by Elizabeth and Margaret Mullins. It was first a dwelling and later changed into a dwelling and post office with Elizabeth as post mistress. She received the mail delivery from Jacob Cairns who met the 10 o'clock train at Klineburg Station (Nashville) and returned with the mail in his horse and buggy.

Henry Hilliard [Milliard] and his wife Vera, bought it in 1935 and changed it into a butcher shop and grocery. Henry was born and raised on his father's farm on the 8 concession.

It changed hands to Norman Campbell and his wife Annie, a young couple who maintained it until it was bought by Mr. Elmer Snider. Mr. Snider was in charge of a lumber yard in Western Canada and came east to visit relatives in the Kleinburg area, he liked it here, bought the store and stayed to run it, he is now retired and living in Haney B.C.

In 1946, the Van Allens bought it and built a service station next door. It was then sold to Robert Purves who added the addition on the back, which includes a large living room for his much cherished rug. Gilbert Ingham bought it and then Alfred Butler, who in turn sold it to the Milnes.

Over the past one hundred years this building has experienced many changes one of which was from a brown weathered wood to white siding finish, and now more recently a beautiful new front. In the Store many new freezers, including a cool stand for fruits and vegetables bring it very much in tune with the 60s.

4.0 PROPERTY CHRONOLOGY

The 200 acres of Lot 24, Concession 8, Vaughan Township, were patented from the Crown by Andrew Mitchell on July 6, 1847. Plan 275 was drawn on April 1, 1855, as a subdivision of the property owned by John Gartshore within Lot 24, Concession 8. The means by which Gartshore

attained ownership is not evident on the Abstract of Title.³ As Plan 275 was not registered until 1865, the earliest sales of building lots are entered under Lot 24, Concession 8, not Plan 275.

4.1 THOMAS WHITE

The first distinguishable reference to Lot 29 within the Lot 24, Concession 8, Abstract is a sale on August 25, 1858, by John McCallum and others to Thomas White for \$100.⁴ It is not evident how McCallum came to have ownership.

The 1853 tax assessment roll for Vaughan Township lists a John McCallum within Lot 24, Concession 8, with a lot valued at £110. By 1854, the value had increased to £130. It is not possible to confirm from the assessment listings that he was on that part of Lot 24 that would soon be described as Lot 29, Plan 275. The 1854 tax roll lists Thomas White on Lot 24, Concession 8, with a parcel of land valued at £270.

The 1857-58 directory for Kleinburg lists Thomas White as a shopkeeper. As this may predate the sale of Lot 29 to White, it is evidence that White was already elsewhere in the village.

4.2 THOMAS ELLRINGTON, JR.

The next registered transaction is a mortgage between Thomas Ellrington, Jr., as the owner of Lot 29, and Joseph M. Bennett. This is dated January 1, 1865. The mortgage was discharged on March 28, 1868. It is not evident how Thomas White's interest in the property became that of Thomas Ellrington, Jr.

The 1857-58 directory for Kleinburg lists a "Thomas Ebrington" as a "bricklayer and plasterer." The 1861 personal census for Vaughan enumerated a Thomas "Hellrington" [Ellrington], age 30, as a brick and stone mason born in England. Thomas, his spouse Elizabeth, 33; and son Harry, age 1 and born in Canada West, occupied a 1.5 storey frame dwelling. Thomas and Elizabeth were married in 1858.

4.3 ISAAC DEVINS

The Abstract of Title for Lot 29, Plan 275 (as a record separate from the Abstract for Lot 24, Concession 8) opens in March 1868 with the sale of the lot by Thomas Ellrington, Jr., to Isaac Devins. The deed states that on March 16, 1868, Thomas Ellrington "the younger" of Grinnell, Poweshiek County, Iowa, United States, a plasterer; and his spouse Elizabeth sold the property to Isaac Devins for \$400. Devins was a school teacher in Vaughan.

It is not known when Ellrington acquired the lot, from whom, and at what price. This \$400 sale value to the Devins seems to indicate the lot was developed since it was sold in 1858 to

Thomas White for \$100 (and assuming the currency is correct as dollars, not pounds sterling). The 1868 deed states that on Lot 29 “there is erected a two story frame house recently occupied by the said grantor [Ellrington] and used by him as a dwelling house and shop.” This is believed to be the two storey building now standing at 10513 Islington.

The Kleinburg and Nashville Women’s Institute Tweedsmuir History provides the following information about the Devins family, as submitted by “Miss Mary Devins, daughter of Isaac Devins and Tillie Capner, in March 1970”:

In 1870 Charlotte Matilda Capner married Isaac Devins, a young school teacher, later a farmer, in Toronto Gore. About 1891 they rented their place and came over to Kleinburg to manage Mrs. Capner’s farm, where they remained until 1923. Son (James) continued.

My grandmother Capner died in 1896 at the age of ninety and was buried in Pine Grove in the Anglican church yard.

Isaac and Tillie had seven children. Three died in infancy. . . .

Isaac was Superintendent of the Sunday School, and for years taught the Bible Class. He was also interested in municipal affairs, serving as Councilor, and later as Reeve of Vaughan Township.

Isaac was the grandson of Isaac of Pennsylvania and his wife, Polly Chapman of Genesee Valley, New York State, who came to Canada because he would not take up arms against Great Britain during the war of the American Revolution. . . .

4.4 WILLIAM RICHARD CAPNER

It was January 27, 1871, when Isaac Devins, a school teacher in Vaughan, and his wife Charlotte Matilda (Capner), sold Lot 29 to a Vaughan Township farmer, William Richard Capner. The purchase price was \$400. The deed states that on Lot 29 “there is erected a two story frame house recently used as a dwelling house and shop.”

William Richard Capner was born in 1837, the son of Joseph and Charlotte. The Tweedsmuir History provides the following information about the Capner family:⁵

Regardless of the fact that they had been told by his father that none of the Capner money would ever cross the ocean, the young people, Joseph, his wife Charlotte and baby, left Solihull, near Birmingham, England, for Canada in the summer of 1830. It took six weeks to cross in a sailing vessel. Added to the discomfort of the long trip, they had to provide their own food. The chest that contained the victuals, and served as a table, is still in existence.

They settled on the bank of the Little Humber, about half a mile east of the site where, thirty-two years later, in 1862, they built their brick house on lot 21, concession 8, Vaughan. . . .

The Capners had ten children. Two sets of twins were born to them. Only five children lived into adulthood.

4.5 WILLIAM MULLIN

On January 19, 1896, Jane Maria Capner, a spinster, sold Lot 29 to William Mullin. Both were residents of Vaughan Township. Jane Maria may be the daughter of Joseph and Charlotte Capner, born in 1835 and a sister to William Richard Capner. The purchase price was \$200. The deed states that the lot is in the “village of Mount Vernon (now known as Kleinburg).”

4.6 MARGARET AND ELIZABETH MULLIN

William Mullin of Vaughan, a labourer and widower, sold the property for \$400 to Margaret and Elizabeth Mullin, both of the village of Kleinburg, spinsters. This was on January 19, 1922. The Tweedsmuir History indicates that Elizabeth was the postmistress.

4.7 HENRY MILLIARD

Henry Millard, a Kleinburg butcher, bought Lot 29 from Elizabeth and Margaret Mullin on March 25, 1934. By that date both Mullins were “patients confined to the Ontario Hospital, Toronto.” The sale was handled “by the Statutory Committee of their estates, the Public Trustee of Ontario.” Millard paid \$1,125 for the property. The Tweedsmuir History notes that Millard converted part of the building to a butcher shop and grocery.

4.8 NORMAN AND ANNIE CAMPBELL

On May 10, 1937, Henry Millard, still a local butcher, and his wife Vera, sold to Vaughan merchant Norman Clarence Campbell and his wife Annie Mildred. They paid \$3,000. The Campbells mortgaged the property with Millard. A month later, the mortgage was assigned to Jonathan Magloughlen.

4.9 JONATHAN MAGLOUGHLEN AND SUBSEQUENT OWNERS

- In July 1940, the Campbells Quit Claimed the ownership of the property to Jonathan Magloughlen. This presumably was the result of their default on the mortgage.

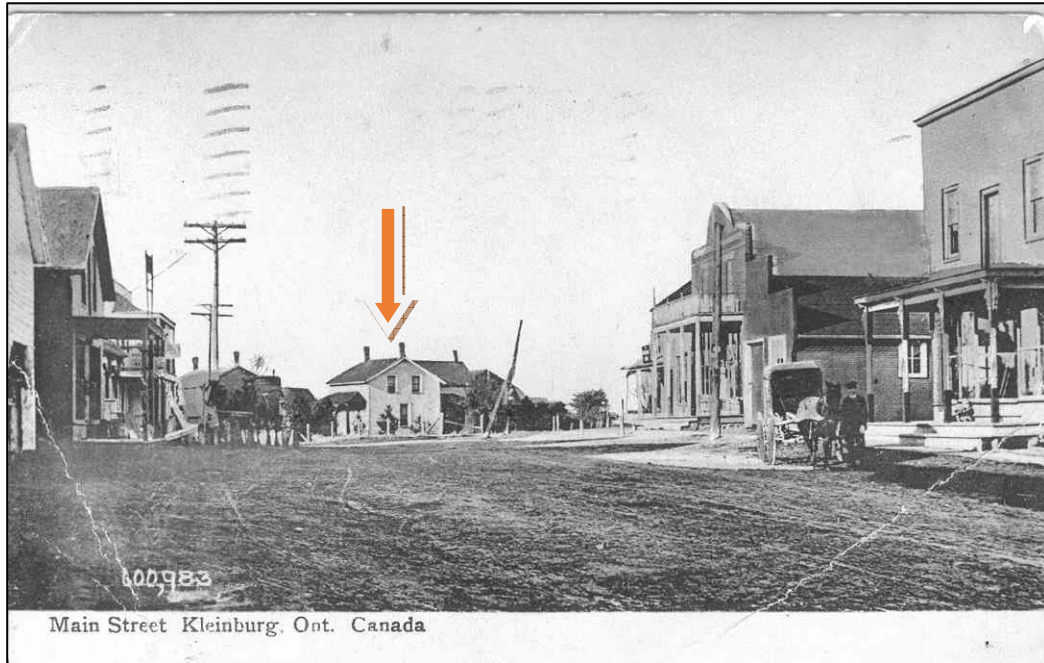


Figure 2: Above: Looking north, 1911. (City of Vaughan Archives)

Figure 3: Below: Looking south, 1925 (but dated in the 1960s "The General Store" article as about 1938). (City of Vaughan Archives)



- In August 1943, Magloughlen sold to Elmer J. Snider. According to the Tweedsmuir History, “Snider was in charge of a lumber yard in Western Canada and came east to visit relatives in the Kleinburg area, he liked it here, bought the store and stayed to run it.”
- Elmer Snider and his wife Anna sold to Vernon and Evelyn Van Allen in October 1946. The Tweedsmuir History notes that Van Allen built the neighbouring service station.
- In September 1947, the Van Allens sold to Edith A. Purves. The Tweedsmuir History suggests it was sold to “Robert Purves who added the addition on the back.”
- In February 1954, Edith Purvis sold to Gilbert C. and Beryl Ingham.
- Beryl Ingham sold to Alfred W. and Agnes Butler in April 1963.
- In 1966, the Butlers sold to William G. and Clarice Milne, and Percival Berry and Clarice Smith, each pair holding a half interest in the property.
- On August 15, 1968, William George Milne, a firefighter, and his wife Clarice Ellen Milne, both of Vaughan, held a half interest in Lot 29. The other half interest was held by Percival Berry, a fireman, and Clarice Smith, also of Vaughan. William and Clarice Ellen bought the other half interest for two dollars, suggesting this was an estate settlement.

4.10 CURRENT OWNER

The property became the sole ownership of Clarice Ellen Milne in 1998. In 2001, it was sold to Manida Holdings Ltd.; in 2003 to The Kleinburg Company Ltd; and in 2004 to the current owner Lutone Enterprises Ltd.

5.0 CONCLUSION

Based on the available research, it is surmised that the frame building at 10513 Islington was not standing in August 1858 when Lot 29 was purchased by Thomas White for \$100. It is not known when Thomas Ellrington, Jr., acquired the lot or for what price. If the 1861 census description of the Ellrington dwelling as 1.5, not 2 storeys, is correct, he may not have taken ownership of Lot 29 before the census enumeration. He owned Lot 29 by January 1865 when he secured a mortgage. The two storey dwelling and shop were standing in March 1868.

The only conclusion is that either the two storey dwelling was built by Thomas White after August 1858 (when he bought) and before January 1865 (when Ellrington took a mortgage); or by Thomas Ellrington, Jr., after 1861 (census enumeration) and before February 1868 (sale to Devins). The possible date of construction is therefore between August 1858 and February

1868. Its intended and long term use was as a dwelling with a shop.

SOURCES

Abstract of Title and documents for Lot 24, Concession 8, Vaughan Township, and Lot 29, Plan 275. York Region Land Registry Office.

York County Directories. Online editions and private collection.

1861-1921 personal census records for Vaughan Township. Ancestry.ca.

Nashville-Klineburg Women's Institute Tweedsmuir History. City of Vaughan Archives, Office of the City Clerk.

Reaman, G. Elmore. *A History of Vaughan Township*, 1971.

The assistance of the staff at the City of Vaughan Archives, Office of the City Clerk, is appreciated. *"To view original photographs of historic Vaughan, please visit the Archives in the Lower Level of City Hall or contact us at archives@vaughan.ca."*

¹ This article is included in the Kleinburg-Nashville Women's Institute Tweedsmuir History.

² The Abstract of Title for Lot 29 indicates that Ellrington sold to Isaac Devins who sold to William Capner. The confusion in the Tweedsmuir chronology may arise from Isaac Devins being married to Charlotte Capner in 1870.

³ Further research might reveal how Gartshore attained ownership. His name does appear on the Abstract of Title for Lot 34, Plan 275, as a sale in April 1855. This confirms his involvement with lots within this plan.

⁴ About this date the Canadian currency was transitioning from pounds sterling to dollars. The Abstract of Title is a typescript of the original. The amount of the sale is written as \$100 but this assumes the transcript is correct. The amount of £100 would be about \$400.

⁵ This family history was submitted to the Tweedsmuir by "Miss Mary Devins, daughter of Isaac Devins and Tillie Capner, in March 1970."

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PROFESSIONAL HISTORY

1977 - Present
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Phillip H. Carter Architect, Principal
Carter & Greenberg Architects, Partner

ACADEMIC BACKGROUND

1964 B.ARCH. (Hons.)
1966 M.ARCH. (Civic Design)
MCP (Master of City Planning)

University of Manitoba
University of Pennsylvania
University of Pennsylvania

PROFESSIONAL ASSOCIATIONS

FRAIC
OAA
TSA
CAPHC

Fellow Royal Architectural Institute of Canada
Member Ontario Association of Architects
Member Toronto Society of Architects
Member Canadian Association of Professional
Heritage Consultants

PROFESSIONAL HONOURS AND AWARDS



A griffon at the award-winning
Lillian H. Smith Library, Toronto.

Canadian Institute of Planners, Neighbourhood Planning
Ontario Heritage Foundation
Vaughan Heritage Award
Marion W. Garland Heritage Award
OAA Architectural Excellence Awards
North York Urban Design Awards
Canadian Architect Award of Excellence
Governor General's Medal for Architecture
E. F. Guth Memorial Lighting Design Award
Canadian Architect Award of Excellence
The Municipality of Port Hope

Aurora Heritage Conservation District, 2007
Heritage Community Recognition Certificate 2002
Morse House, 2002
Service to Heritage, 1999
Lillian H. Smith Library, 1997
Barbara Frum Library, 1993
Boys & Girls House Library, 1983—award
Markham Library & Village Green, 1982—award
Markham Library, 1982
Wychwood Library, 1978
3 awards for citizen work in heritage

HERITAGE PROJECTS

Libraries:

Beaches Public Library

Port Hope Public Library

Hespeler Branch Library

Woodstock Public Library—award

Campbellford-Seymour Library

Canadian Children's Book Centre

Wychwood Branch Library—award

Main Street Library

Other Heritage Buildings:

Dougherty House, Burlington, 2012

Capitol Arts Centre, Port Hope

Port Hope Bandshell Restoration 1993

Port Hope Heritage Residences:

24 William Street

22 William Street

Ridout Street

Wickett House

Dorothy's Cottage—award

13 Church Street

92 King Street

Curtis House

200 Bruton Street

7822 Yonge Street

106 Wychwood Park House

Heritage Conservation Districts:

Pickering Village, Ajax, 2012

Thornhill-Markham I & II, 1986, 2007

Thornhill-Vaughan I & II, 1984, 2007

Buttonville, 2007

Gormley, 2008

Kettleby, 2008

Maple Village, 2006

Northeast Old Aurora, 2006—award

Kleinburg-Nashville, 2003

Downtown Collingwood, 2002



Capitol Arts Centre, Port Hope 2000
Canada's only operating atmospheric theatre

NORTHEAST OLD AURORA HERITAGE CONSERVATION DISTRICT PLAN
DRAFT 19 APRIL 2006

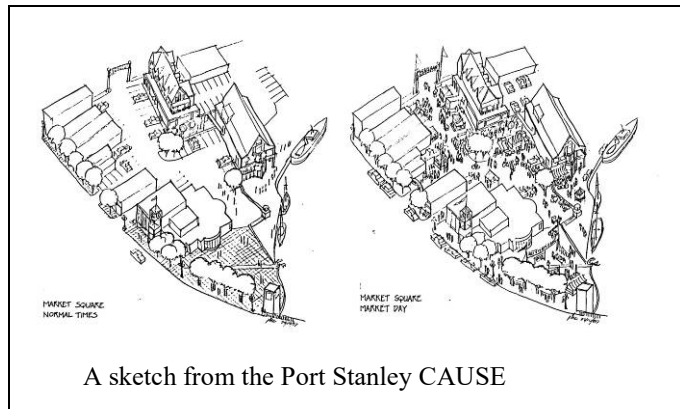


PHILLIP H. CARTER ARCHITECT AND PLANNER
IN ASSOCIATION WITH PAUL OBERST ARCHITECT
WITH THE ASSISTANCE OF THE AURORA MUSEUM
AND THE TOWN OF AURORA PLANNING DEPARTMENT

Aurora's award-winning Heritage District Plan

Other Heritage Studies:

Breadner House, Brampton, 2012
McCandless House, Brampton, 2012
Scarborough Centre Library Heritage Impact Statement, 2012
Keeping Place: Heritage Based Urban Design Guidelines for Downtown Burlington, 2007
Heritage Assessment Studies for:
Port Hope Opera House, Port Hope
Nicholson File Factory, Port Hope
Orange Hall, Caledon East
Whitehall, Cobourg
Mercer Factory, Alliston
Hope Sawmill, Peterborough
Hamilton House Hotel, Beaverton
Winchester Hotel, Toronto
Millbrook School, Millbrook
Palmer House, Pickering
Township Hall, Brighton
Carman United Church, Brighton



Heritage Impact Studies

Madison Street Apartments, Port Hope
Kelvingrove Apartments, Toronto
Wychwood Park Houses
Maple Jane Mews, Vaughan
15 Prince Arthur Ave., Toronto

8656 Creditview Road, Brampton
84 Victoria Street, Churchville
Kitchener Public Library

Expert Witness

OMB:
Kelvingrove Apts, Toronto
Kleinberg Nashville HCD
Thornhill HCD
CRB:
Kelvingrove Apts., Toronto

Feasibility and Other Studies

Kitchener Public Library Building Program, 2009
Grimsby Public Library and Art Gallery Feasibility Study 1998
Toronto Public Library Restructuring Feasibility Study 1998
Port Hope Library Feasibility Study 1997
Port Colborne Library Feasibility Study 1992
Fairview Regional Branch Library Feasibility Study, North York 1988
Bathurst Heights Library Feasibility Study, North York 1987
Cobourg Library Feasibility Study, Cobourg 1986
Site Planning Study, Town of Markham Lands 1980
Programme Senior Citizen, Lambert Lodge 1977
Funding Brief, Labour Council Development Foundation 1974
Professional Advisor, Toronto Masonry Promotion Fund,
New Headquarters Competition 1989

CAUSE projects for the OAA:
Kingston
Port Stanley
Elliot Lake
Cobourg
Manitick

ASSOCIATIONS

West Queen West BIA
Artscape Non-profit Housing Inc.
Port Hope All Canadian Jazz Festival
Architectural Conservancy of Ontario, Port Hope
ACO Advisory Board
Green Arts Barns Community Association
Madison Ave. Residences Psychiatric Patients
OAA Public Information Committee
OAA Cause Committee
Port Hope LACAC
ICOMOS Canada National Committee for the
International Council on Monuments and Sites
TRAC-ACO Toronto

President 2010-2014
Board Member
Director
President (2010/11) & Committee Chair (2004-current)
Member and Past Chair
Director 2008
Executive Board Member & President
Committee Member
Committee Member and Past Chair
Member and Past Chair 1985-2002

Member and Director 2003
Member

LIBRARIES

S. Walter Stewart Branch Library \$4M

Thorncliffe Library & Community Centre \$7.1M in jv

Bridgenorth Public Library \$2M in jv



Beaches Public Library \$1.5M in jv
Renovations and Addition 2004



Malvern District Library - \$3.75M
Renovations and Addition, 2002

Port Hope Public Library - \$2M
Renovations and Additions 2001

Markham Community Library Needs & Feasibility
Study, 2000

Markham Community Library Renovations, 1999

User Education Facilities 2001

Toronto Public Library - Cedarbrae, Albion,

Niagara-On-The-Lake Library Study 1999

Toronto Public Library:

Renovations Dawes Road Library 1999

Renovations \$500,000 281 Front Street East 1999

Renovations \$200,000 Toronto Reference Library 1998

Feasibility Study-Restructuring of Facilities for the
Megacity 1998

Grimsby Public Library and Art Gallery -
Feasibility Study 1998

Fairview Library Renovations \$.5M 1998
Phases II-V 1991-1998

South Common Library & Recreation Centre
City of Mississauga with Julian Jacobs Architect 1997

Port Hope Public Library
Feasibility Study, 1997

North York Public Library, Renovations & Additions
Centennial Branch Library 1997



Woodstock Public Library \$2.5M
Renovations & Additions 1996

Victoria Village Library Renovations
North York Public Library 1996

Campbellford Public Library \$1.1M
Renovations & Addition 1995



Lillian H. Smith Branch \$10M
Toronto Public Library 1995—award

Fairview Library Renovations
Phase II, Phase III and Phase IV 1991-1994

Barbara Frum Library & Recreation Centre \$6M
North York Public Library 1992

Cambridge Public Library Additions & Renovations
Hespeler Branch Library 1991 \$700,000

Oak Ridges Moraine Library \$600,000 1990

Canadian Children's Book Centre, Toronto 1989

Writers Retreat and Studio (High Dudgeon)
Clair and Farley Mowat, Roseneath, Ontario 1988

Fairview Library Feasibility Study
North York Public Library 1988

Bathurst Heights Regional Branch Library
Feasibility Study, North York Public Library 1987

Cobourg Public Library Feasibility Study 1994

Port Colborne Library Feasibility Study 1994

Preston Branch Library
Cambridge Public Library 1986

Crystal Beach Public Library
Fort Erie Public Library Proposal 1985



Richvale Library \$800,000
Richmond Hill Public Library

Richmond Hill Public Library
Renovations Completed 1985

Boys & Girls House Library
Toronto Public Library Proposal 1983

St. Lawrence Branch Library
Toronto Public Library 1982

Pearson Avenue Library Feasibility Study
Richmond Hill Public Library 1981

Markham Community Library & Village Green
Markham Public Libraries 1981, \$1.5M

Bowmanville Public Library Renovations
Newcastle Public Library 1981

Parkdale Library Renovations
Toronto Public Library 1980



Wychwood Branch Library \$450,000
Toronto Public Library 1978—award

Bowmanville Public Library Feasibility Study
Newcastle Public Library 1980

Oak Ridges Moraine Library \$600,000
Richmond Hill Public Library 1990

Anseley Grove Library - \$2M
Vaughan Public Library 1989

INSTITUTIONAL



Ricky Schacter Dermatology Centre
Women's College Hospital 1992

Lobby Renovations
Women's College Hospital, 1992 Life Safety

Retrofit Project
Womens College Hospital, 1992

Labs, Classroom & Library Renovations
Women's College Hospital, 1992

Residential Treatment Centre
Hamilton Psychiatric Hospital

Feasibility Study 1992
Ricky Schacter Dermatology Centre
Women's College Hospital, 1992

Canadian Children's Book Centre
Toronto, 1989

Museum of Childhood
Toronto, 1986

COMMERCIAL

Commissioner of the Environment Offices
Toronto 1994

Symes, Kitley, McIntre Law Offices 1986

William Tibbles & Associates Offices 1985
Head Offices

McClelland & Stewart Publishers 1987

Commercial Stores & Offices
Thornhill 1988

Aeolus Investments Ltd. Head Offices 1986

Philly Mignon Chain Restaurants (4) 1980

'Chances Are' Cafe, Toronto 1986

RECREATIONAL

Antibes Recreation Centre Competition Winner
North York Parks & Recreation 1997

Amesbury Community Centre Arena & Pool
North York Parks & Recreation 1997

Port Hope Opera House Restoration Study 1993

Port Hope Bandshell Restoration 1992

Barbara Frum Library & Recreation Centre 1992

East Woodbridge Community Centre 1988

Resort - Cape May, New Jersey 1974

Resort - Malaga, Spain 1974

HOUSING

Tucker Creek Adult Lifestyle Community 1997

22 Balmoral Avenue, Toronto
Non Profit Senior's Residence 1990

570 O'Connor Drive, East York
Seniors Residence 1989

DACHI Cooperative Homes 1974

Main & Gerrard Co-Operative Homes 1974

Riverdale Co-Operative 1973

Forward Co-Operative 1972

PRIVATE RESIDENCES



David & Anne Sutherland Residence, 1999

Dr. & Mrs. Peter Morse Residence I & II & III
1963 & 1972 & 1997—award

Peggy & Doug Turner Residence I & II 1987 & 1996

Connie & Dr. Joe Peller Farm 1991

Helen & George Cuthbertson
Residences I & II 1964 & 1991

Connie & Dr. Joe Peller Residence, Ancaster 1981

Stephanie Hutcheson Residence 1990

Patsy & Larry Zolf Residence 1987

Claire & Farley Mowat Residence 1987
Residence I & II 1976, 1980

Dr. Jeremy Carver & Heather Brooks Residence 1986

Alison Gordon & Paul Bennett Residence I&II 1976, 1980

Dorothy Thomas Residence 1987

LECTURES & WRITINGS

“Thresholds of Perception”
“The Lillian H. Smith Experience”
“The Architectural Form of Italy”
“What you’ve always wanted to know
about libraries but were afraid to ask.”
“Good Mannerism Makes Good Manors.”
“From Miles to Metaphor” Contributor
“Cooperation or Confrontation”
“Library Planning Lecture”

Arriscraft Lecture Series, U. Of Waterloo, 1995
Arts & Letters Club, Toronto, 1995
Architectural Conservancy of Ontario, 1992
Ontario Library Association Conference, 1985
The Fifth Column, Autumn 1983
Canadian Architect, May 1983
Ontario Library Association Conference, 1982
OAA Convention, 1974

PUBLICATIONS OF WORK

Malvern Library, Christopher Hume
Toronto Star, 2006

“Of Griffins & Public Guardians”
John Bentley Mays, Globe & Mail, Sept. 95

“By the Book--Not”
Christopher Hume, Toronto Star, Oct. 95

“New Library Guest Book Tells All”
John Barber, Globe & Mail, November 95

“A Grand Public Gesture in the Age of Thrift”
Annex Gleaner, October 1995

“Form Follows Fiction”
Edward Kay, Azure-Design, Arch. & Art, Nov.95

“Futuristic Fact Fortress”
Jennifer Cowan, Wired Magazine, Oct. 1995

“Wychwood Library Design Award”
Canadian Architect Yearbook, Dec. 1978

“Integrated Library” St. Lawrence Branch
Library, Canadian Architect, August 1983

“Richvale Library”
Focus Magazine, August 1983

“Library a Repository for Traditional Charm”
Adele Freedman, Globe & Mail, June 13, 1983

“Canadian Architecture” Markham Community
Library, Alan Glonas, US Library of Congress
Publication, 1983

“Community Catalyst” Markham Library
Interior Design, August 1982

“Controversial Library”

Markham Library & Village Green

“A New Star in Toronto Library Sky”

Access-OLA, Autumn 1995

“Giving Great Books Great Homes.”

Influence, September 1985

“Living with PoMo”

David Lasker, Ontario Living, May 1985

“Successful Formula”, Richvale Library

Bernard Gillespie Canadian Architect, Aug. 1994

“Post Modernism”

Adele Freedman, Canadian Art, Fall, 1984

Canadian Architect, January 1982

“A Design Event”

Markham Community Library

Canadian Interiors, Nov./Dec. 1986

“Edmonton City Hall Competition”

Trace, Summer 1981

“Wychwood Library Renovation”

Canadian Architect 1979

TEACHING EXPERIENCE

Assistant Professor

Lecturer & Visiting Critic

Instructor

Lecturer

University of Toronto 1968 - 1975

University of Waterloo 1975 - 1989

Ontario College of Art 1986 - 1988

Ryerson Polytechnical 1975 - 1978

PAUL OBERST, OAA, B.Arch, CAHP
CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION) University of Michigan

PROFESSIONAL HISTORY

1993 – Present	Paul Oberst Architect, Principal
1995-Present	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St. George Street, Toronto
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill,
exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank

2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

Medland Lofts

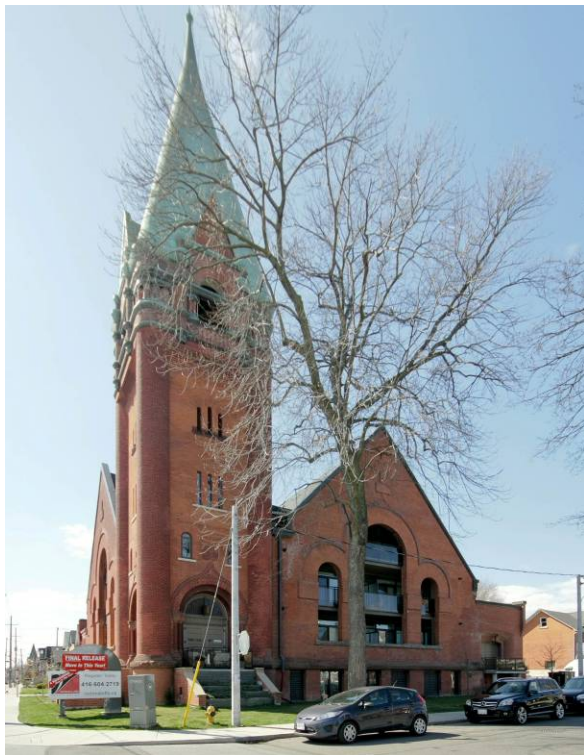
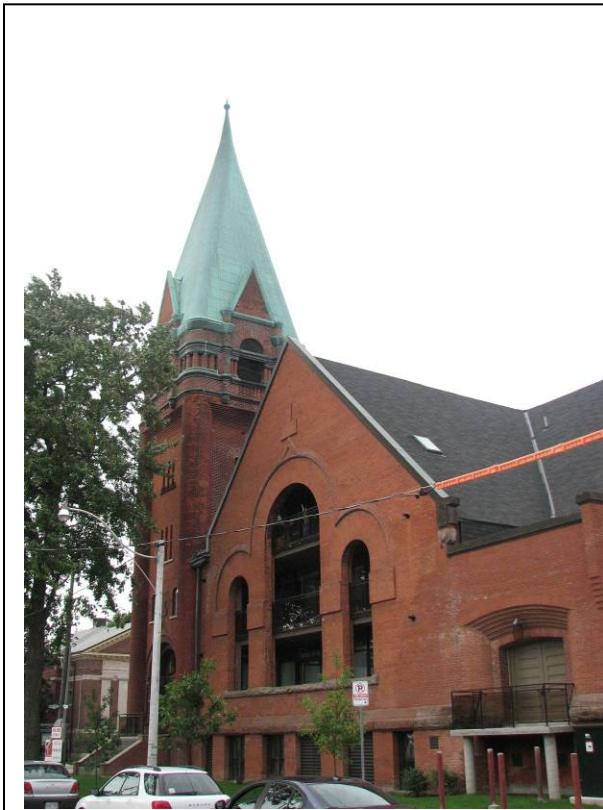
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.



Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victora Lofts

152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

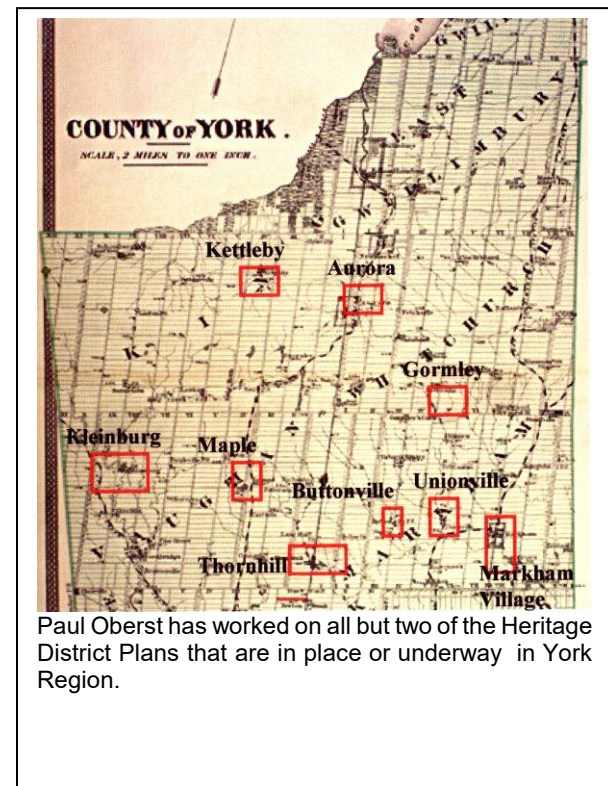
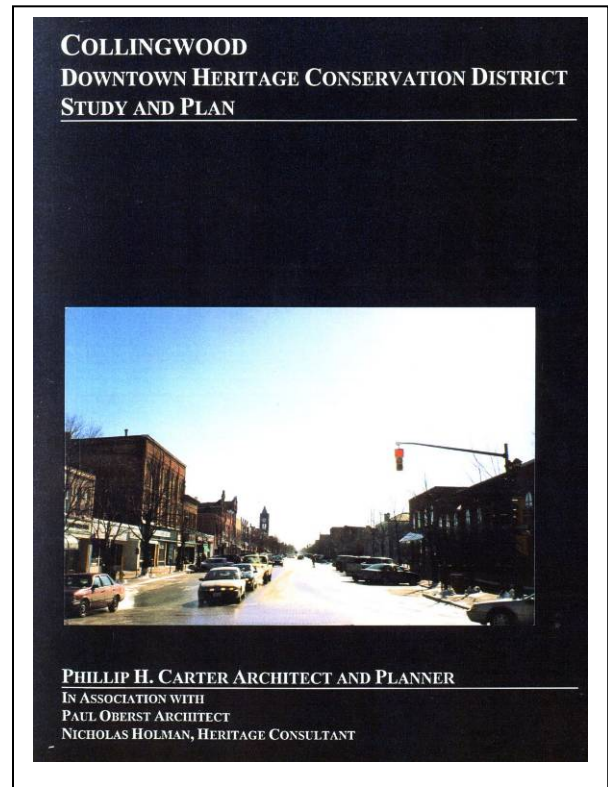
Buttonville Heritage Conservation District Study and Plan, underway.

Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.



Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:

Catherine Nasmith
416-598-4144



OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000

Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M

Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M

Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke

New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard

New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group

-Board Member

1994-97 & 2000-2001.

-Secretary 1994-97.

Kensington Market Action Committee,

-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.*

A student architecture journal

University of Michigan, 1968-70

Founding Co-editor of *FILE Magazine*

Toronto, 1972

Originator and author of

Rear Elevation essay series

Toronto Society of Architects Journal, 1994-1996

Author of articles and reviews in:

Globe & Mail,

NOW magazine

File magazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto*

Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,

City & Country Home, April 1990

Customizing your Condo, by Kathleen M. Smith

Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,

Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe

The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,

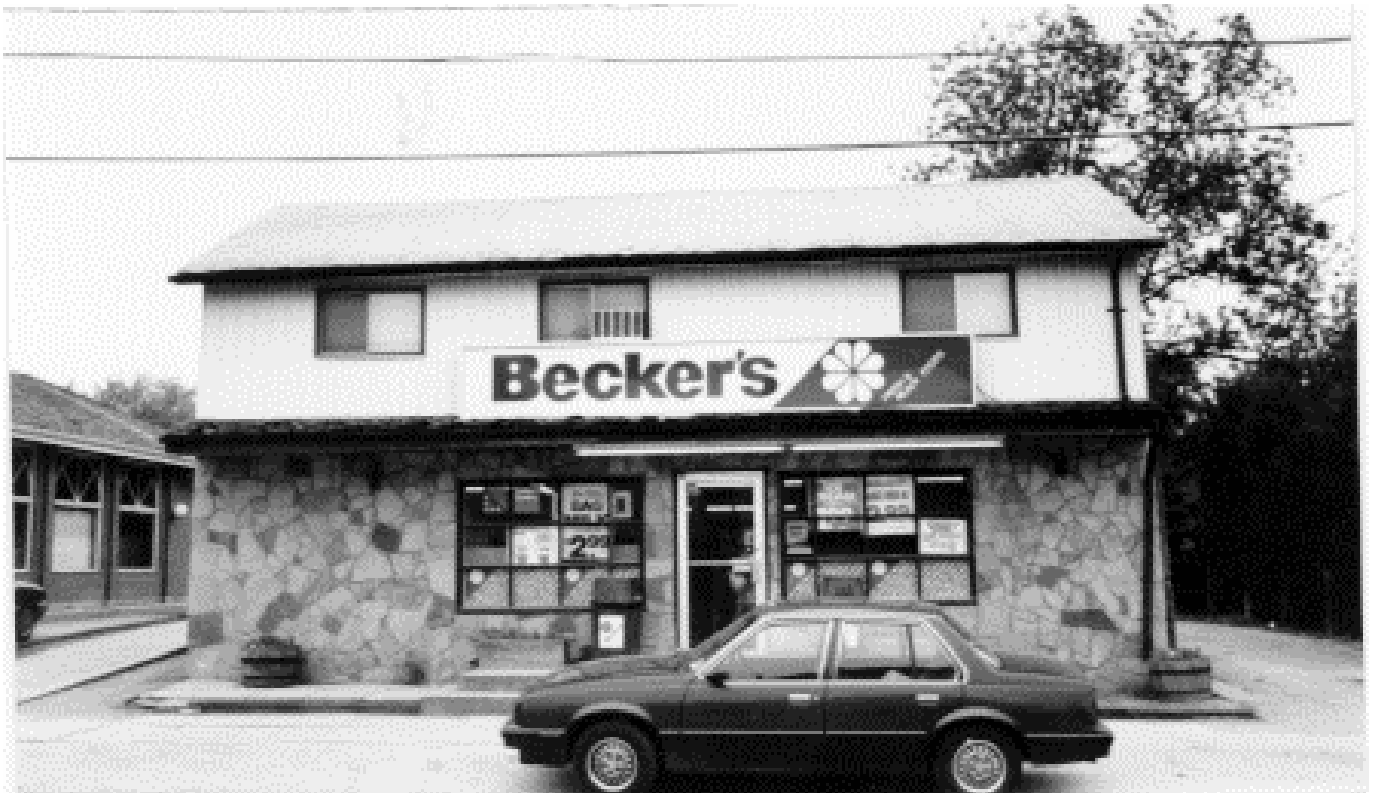
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.



Main Street, Kleinburg, Ont., Canada

STREET VIEW – cca. 1905



FRONT ELEVATION – cca. 1980s



FRONT ELEVATION – current conditions



STREET PERSPECTIVE – current conditions

A black and white illustration of a rectangular box. The box is divided into several sections: a large solid black section on the left, a cross-hatched section on the right, and a dotted section at the bottom left. The background is filled with small, scattered triangles. The entire illustration is enclosed in a dashed rectangular border.

TON AVENUE (FORMERLY KNOWN AS KING ROAD)
YORK REGION ROAD NO. 17
(FORMERLY KING ROAD AS SHOWN ON REGISTERED PLAN 11)
PIN. 03347-0427(LT)

275

Diagram of a frame shed showing a corner joint with a diagonal brace.

LOT 30

LOT 29

347-0137(LT)

PIN. 03347-0139(LT)

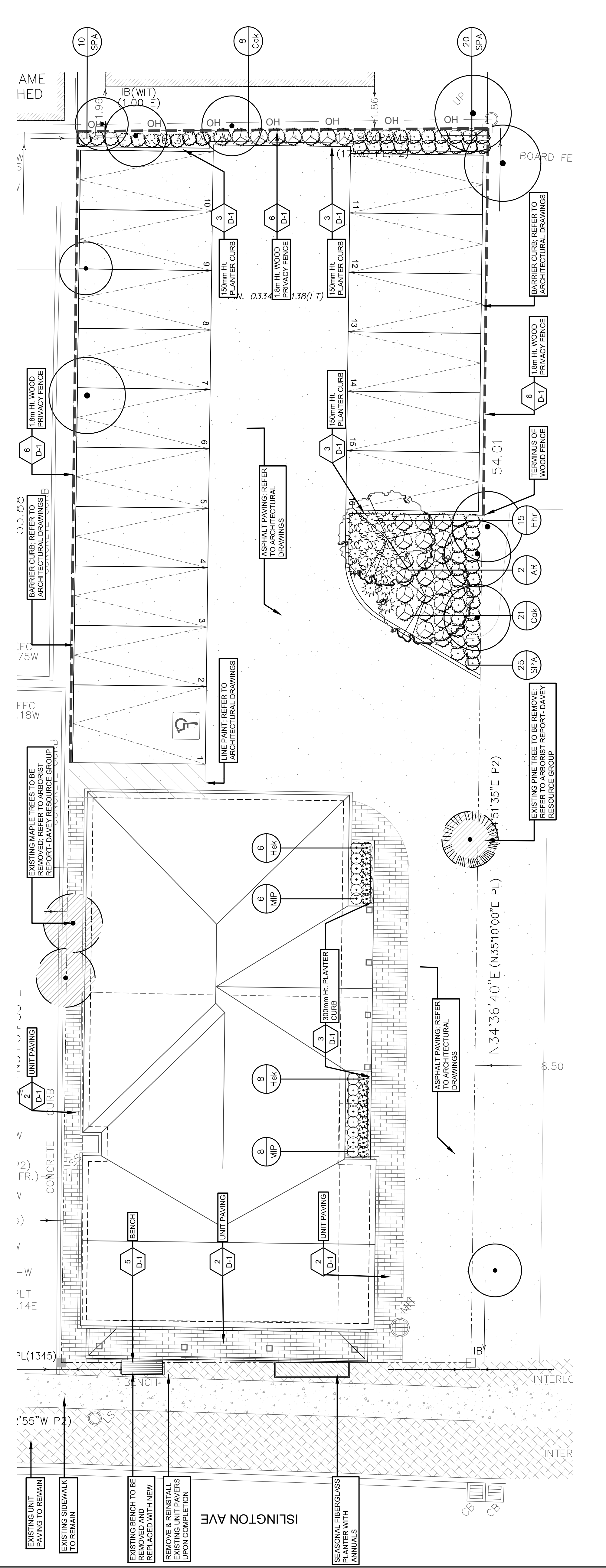
NO.10513
2 STY. FRAME
DWELLING

ISLINGTON AVENUE (FORMERLY KNOWN AS KING ROAD)

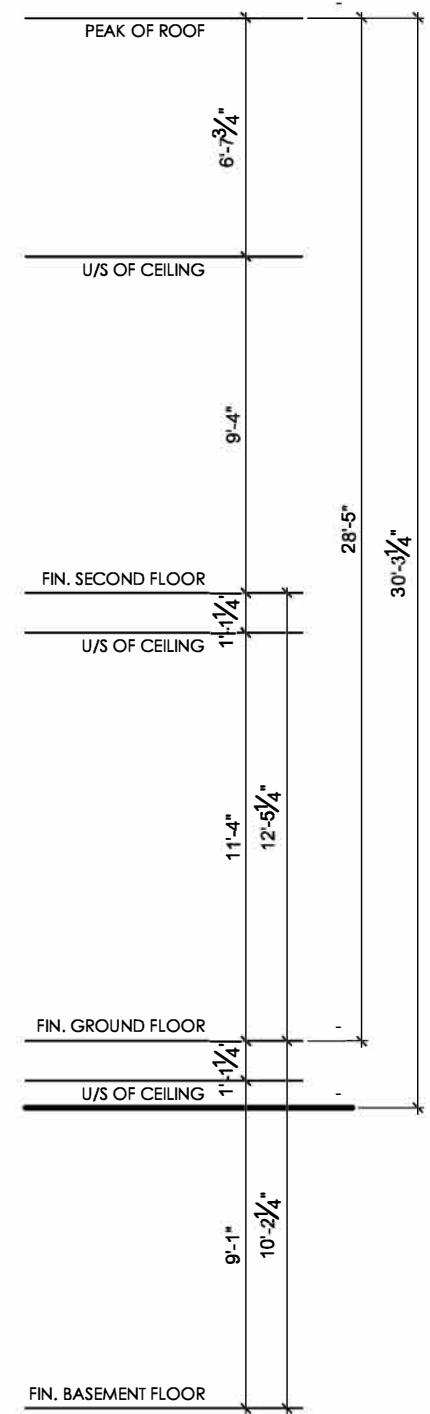
YORK REGION ROAD NO. 17
(FORMERLY KING ROAD AS SHOWN ON REGISTERED PLAN 11)

PIN. 03347-0427(LT)

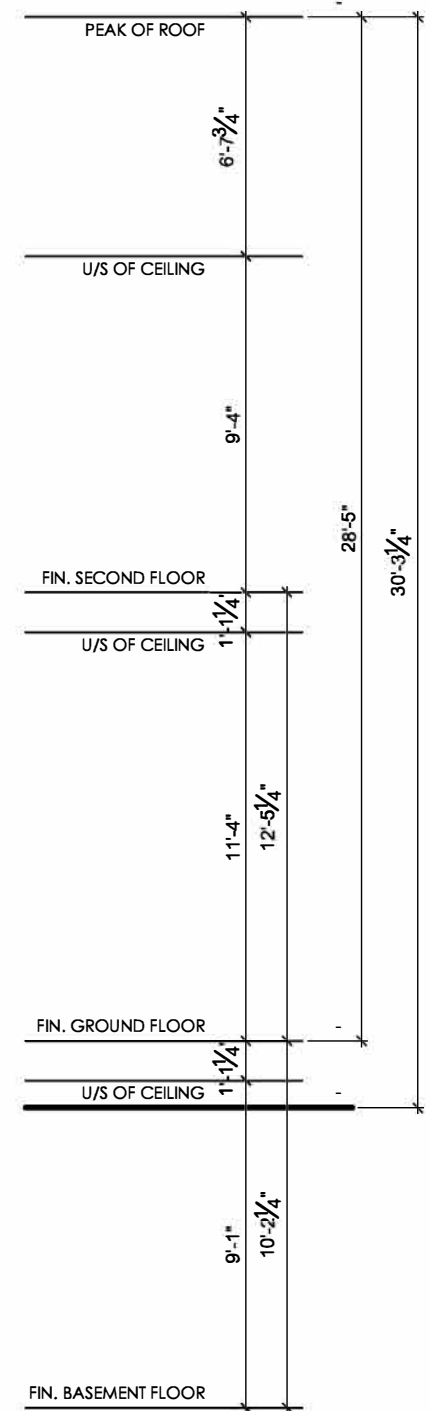
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15 FEB 2018			
CHECKED NUMBER			
1863			
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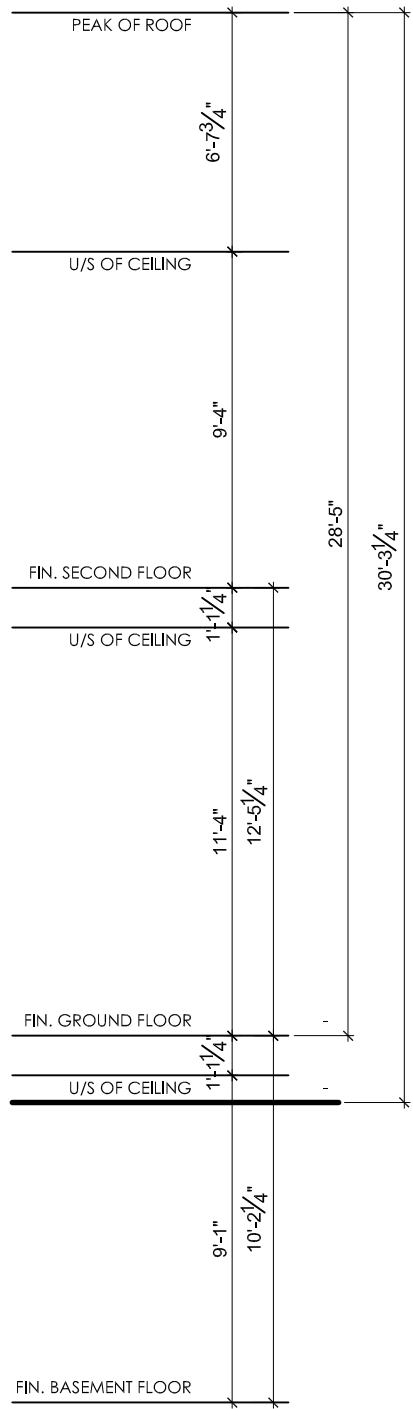
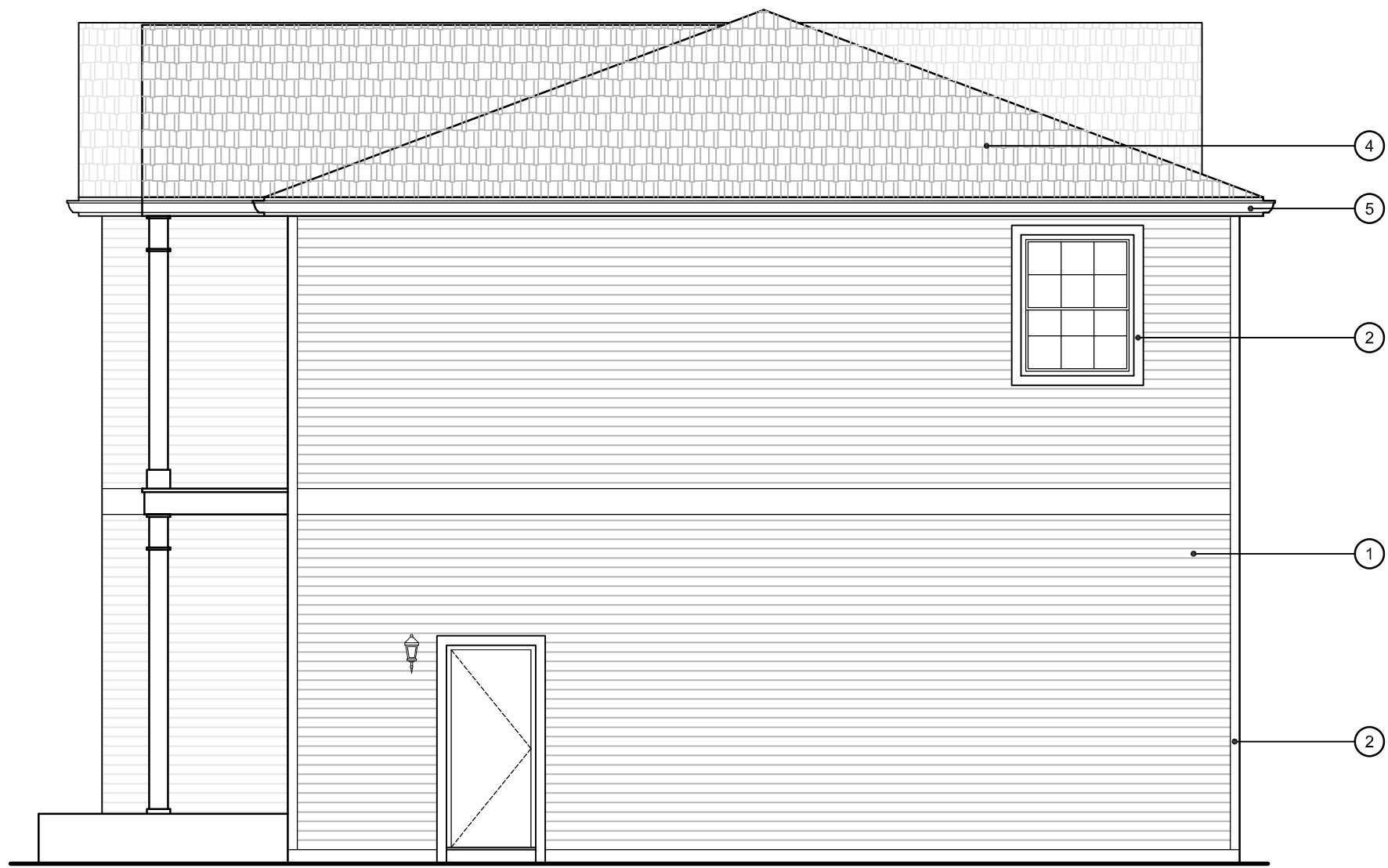
ATTACHMENT 5



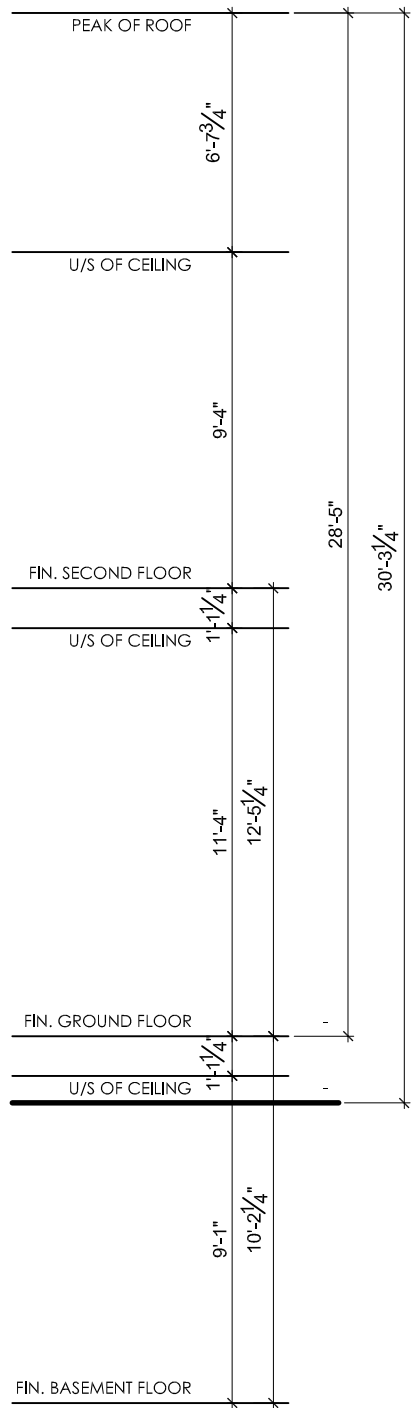
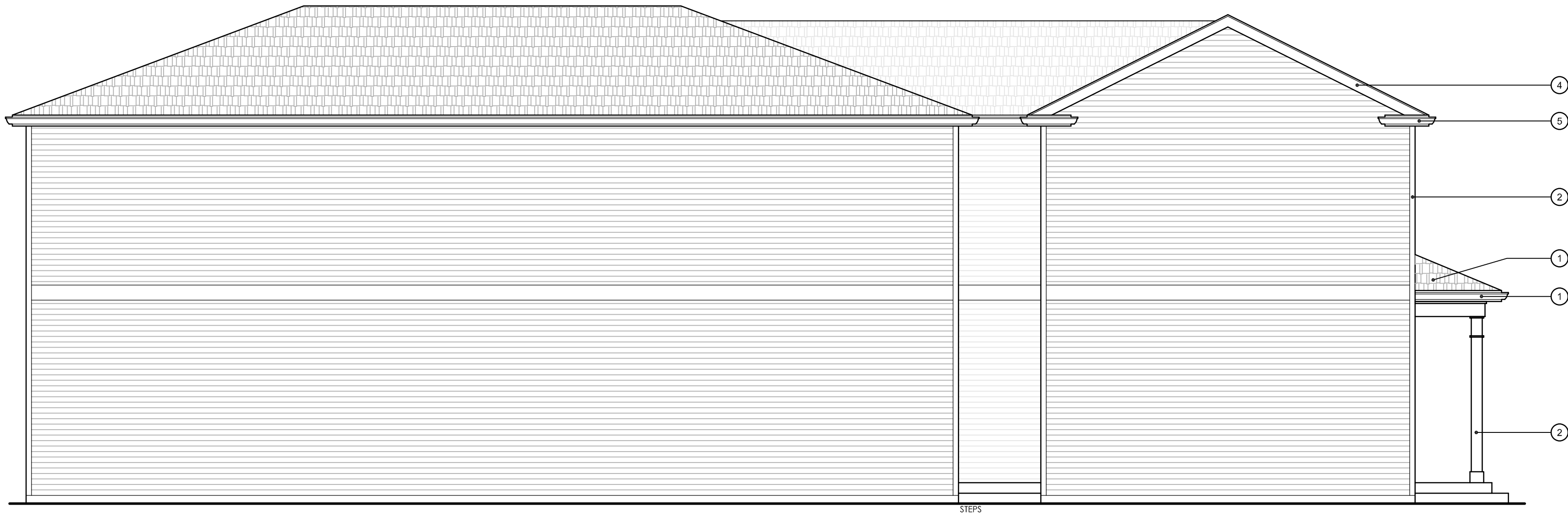
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ATTACHMENT 6



10513 ISLINGTON – proposed south side perspective



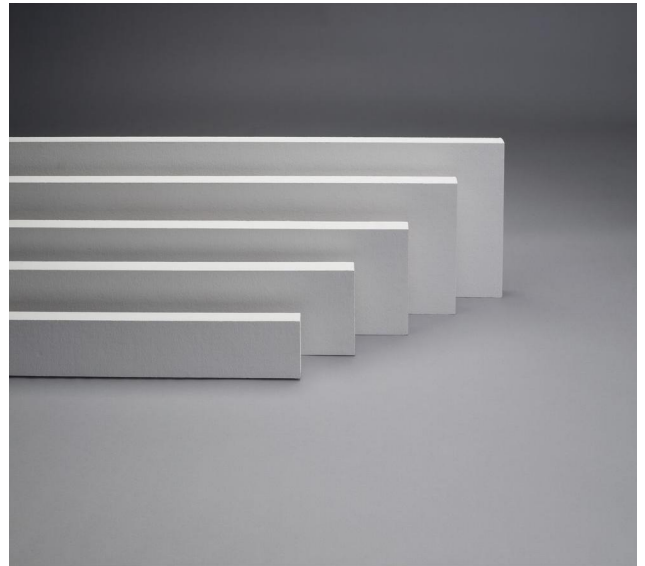
10513 ISLINGTON – proposed street view perspective

ATTACHMENT 7

MATERIALS BOARD--10513 ISLINGTON AVENUE, KLEINBURG



HardiePlank Smooth Siding



HardieTrim Smooth Trim Boards



Typical Installation
HardiePlank and HardieTrim boards
At a window



Plain Black Asphalt Shingles



Pella Double Hung Wood Clad Window



Pella Window Grille Detail



Visual Appearance of Grille Installation

Heritage Vaughan Committee Report

DATE: Wednesday, February 19, 2020

WARD: 1

**TITLE: DEMOLITION AND NEW CONSTRUCTION – SINGLE
DETACHED DWELLING AND DETACHED GARAGE LOCATED
AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of the existing dwelling and detached garage, and new construction of a two-storey dwelling with a detached garage located at 705 Nashville Road a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks approval for the demolition of the existing dwelling and detached garage and proposed construction of a detached two-storey dwelling, and detached garage located at 705 Nashville Road.
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the proposal as it conforms with the policies of the KNHCD Plan.

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 705 Nashville Road under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The subject property is located on the south side of Nashville Road, east of Huntington Road and the railway, and west of Stevenson Avenue. It is one of several similarly sized lots on this stretch of Nashville Road and is identified as Lot 3 of Registered Plan 4258. Lots on the north side of the street which back onto the river valley are larger and deeper.

The existing dwelling is centrally located on the lot with an open lawn fronting onto the road. Vehicular access is via an existing long driveway on the west side of the lot. The driveway leads to a small detached garage located behind the house.

The existing dwelling dates from the c.1950. Buildings of this age and design, constructed shortly after World War II, are referenced as Victory houses. It is not a particularly good example of the Victory house and has been impacted by several unsympathetic alterations over time. It has no contextual or architectural value within the context of the KNHCD as outlined in the Cultural Heritage Impact Assessment included as Attachment 3.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the KNHCD.

The following is an analysis of the proposed development according to the KNHCD guidelines.

The Owner of the property at 705 Nashville Road is proposing to replace the existing dwelling and detached garage with a two-storey brick-clad house located in approximately the same position as the existing main structure, and a 3-car detached garage as shown on Attachments 4 and 5.

9.5.1 NEW DEVELOPMENT OVERVIEW states:

“New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style.”

Cultural Heritage staff support the design of the replacement building as its proposed scale and massing proportions and architectural style are suitable to the area and will enhance the cultural heritage landscape of Nashville Road between the village of Kleinburg and the hamlet of Nashville in accordance with KNHCD and Vaughan Official Plan 2010 policies.

9.5.3.2 ARCHITECTURAL STYLE states:

“Design houses to reflect one of the local heritage Architectural Styles.”

The proposed Edwardian style design includes a concrete foundation beneath a red brick façade that plays with symmetrical and classical proportions. A small covered front entry portico with solid wood panelled main door and sidelights enhances the entry to enforce the proposed architectural style. The divided light windows with transoms are in keeping with Edwardian style. The Owner has provided a satisfactory architectural drawing set that delineates a house which will contribute positively to the overall character of the KNHCD Plan.

9.5.3.2 – Residential Villages – Scale & Massing states:

“A new house should fit in with the scale of its neighbourhood”.

The proposed dwelling is consistent with the surrounding area, which is made up of one-storey and two-storey dwellings. The proposed dwelling and detached garage will be situated in the same area as the existing dwelling and garage. The Owner has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the KNHCD Plan, as shown on Attachment 7.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

“Smooth red clay face brick, with smooth buff clay face brick as accent” or “stucco”.

The proposed plans include a satisfactory Materials Palette as shown on Attachment 9. The proposal comprises a suitable integration of red brick, charcoal roofing, garage doors, front door and window detailing. Stucco is also noted as acceptable within the KNHCD.

9.3.8 Outbuildings for Heritage Buildings states:

“Use single-bay garage doors, compatible with traditional designs”.

The plan includes a detached triple car garage located in the rear yard behind the main dwelling. The proposed single-bay garage doors align with historical designs like those found in Section 9.3.8 of the KNHCD showcasing a panelling division of 1/3 over 2/3. The Owner has provided a satisfactory design that will contribute to the overall character of the district.

9.9.1 THE VILLAGE FORESTS – OVERVIEW

“Site buildings and additions to preserve suitable mature trees”.

An inventory and general health assessment was performed for all trees located on and within six (6) metres of the property line. The application includes a satisfactory Tree Inventory and Protection Plan which details the preservation of twenty trees and removal of five (5) trees on the property. Staff are satisfied that the proposed tree removal and subsequent replacement with six (6) trees adheres to the guidelines and the City of Vaughan’s Council endorsed By-law 052-2018 and Tree Protection Protocol. The Arborist Report is included as Attachment 8.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed works conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition of the existing single storey dwelling and detached garage and construction of a two-storey dwelling and 3-car detached garage on the lot at 705 Nashville Road under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

Attachment 1 – 705Nashville_Location Plan
Attachment 2 – 705Nashville_Aerial Plan
Attachment 3 – 705Nashville_CHIA
Attachment 4 – 705Nashville_Site Plan
Attachment 5 – 705Nashville_Colour Rendering
Attachment 6 – 705Nashville_Floor Plans
Attachment 7 – 705Nashville_Building Elevation
Attachment 8 – 705Nashville_Arborist Report
Attachment 9 – 705Nashville_Architectural Materials

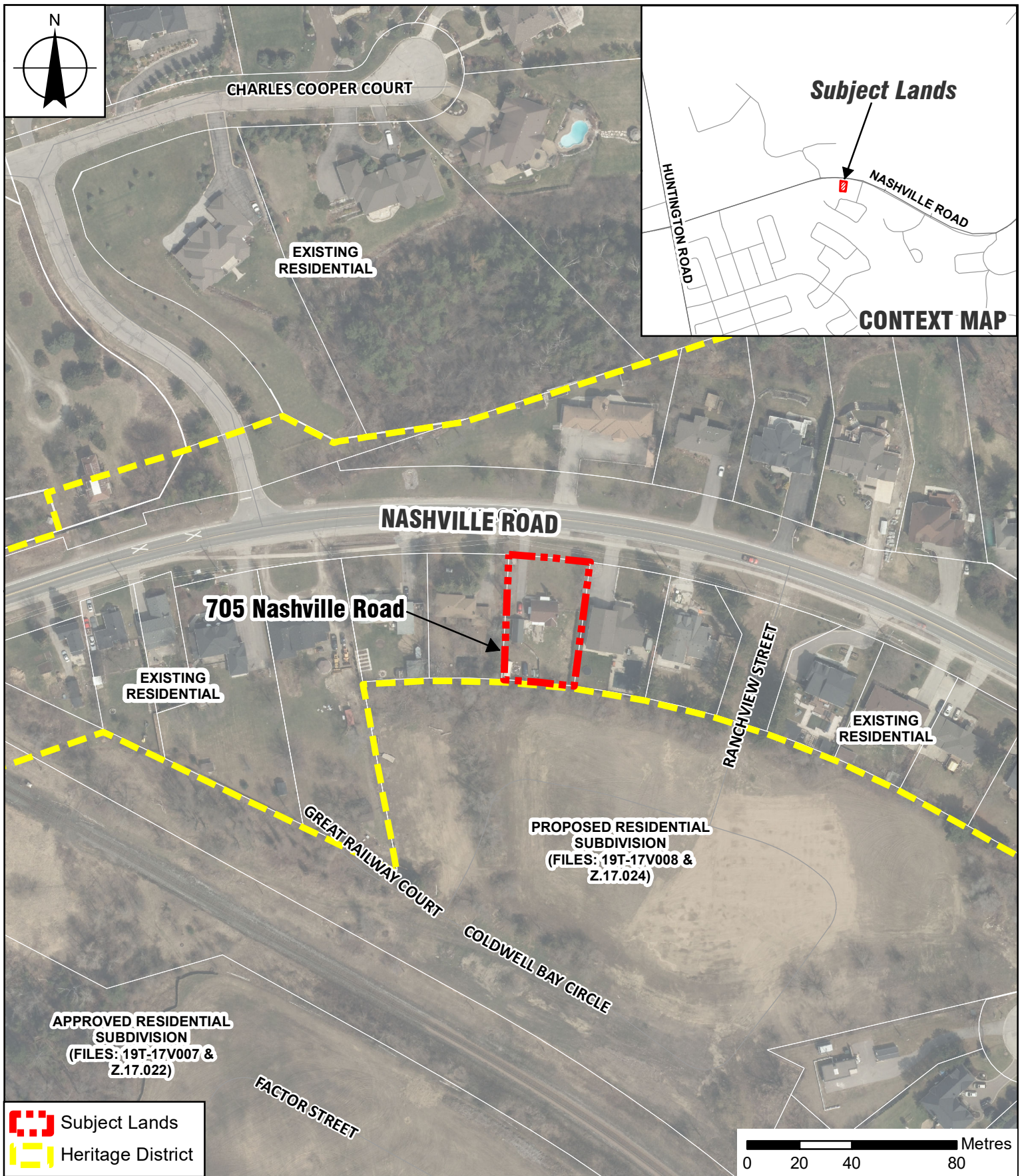
Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407



Location Map

LOCATION: 705 Nashville Road;
Part of Lot 25, Concession 9

APPLICANT:
Mario Sanci



Attachment

DATE:
December 10, 2020

1

ATTACHMENT 2

Google Maps 705 Nashville Rd



705 Nashville Road, Vaughan, Ontario Heritage Impact Report

6/21/2019

Heritage Planning Services

Leah Wallace, MA MCIP RPP



ATTACHMENT 3

INTRODUCTION	4
Subject Lands	4
Surrounding Land Uses and Heritage Properties	5
PROPOSAL	5
EXISTING HERITAGE POLICY CONTEXT	5
The Planning Act	5
Provincial Policy Statement (PPS).....	6
Growth Plan for the Greater Golden Horseshoe.....	6
Ontario Heritage Act (OHA).....	7
Standards and Guidelines for Conservation of Historic Places in Canada	7
Regional Official Plan	8
City of Vaughan Official Plan	9
Low Rise Residential	9
Heritage Conservation.....	9
City of Vaughan Official Plan – Cultural Heritage Landscape Inventory and Policy Study	10
City of Vaughan Zoning By-law.....	11
Kleinburg-Nashville Heritage Conservation District Plan	11
HERITAGE IMPACT ANALYSIS.....	12
Description of Proposed Development and Site Alteration	12
Historical Research and Site Analysis	12
Brief History of Kleinburg/Nashville	12
Site Analysis.....	16
Evaluation of Heritage Impacts	17
MITIGATION.....	22
CONCLUSION AND CONSERVATION RECOMMENDATIONS	23

APPENDICES.....	25
Appendix I – Survey, 705 Nashville Road.....	25
Appendix II – Proposed House Elevations	25
Appendix III – Leah D. Wallace Curriculum Vitae.....	25
CAREER HISTORY.....	26
APPOINTMENTS.....	27
AND AWARDS	27
PUBLICATIONS	27
BIBLIOGRAPHY.....	30
Books	30
Articles and Reports	30

Introduction

This heritage impact report is in support of a proposed minor variance application for the property at 705 Nashville Road in the City of Vaughan. The report provides historical background, identifies potentially significant heritage resources on the property and analyses the impact of demolition of the house and construction of a new house on property, the Kleinburg-Nashville Heritage Conservation District and on the Nashville Road streetscape. It is not meant to be an in depth analysis of the history and architectural features of the site; but to identify any potential heritage impacts on the site and the District.

Subject Lands

The property is located on the south side of Nashville Road, east of Huntington Road and the railway and west of Stevenson Avenue. There is a one and a half storey frame house and detached garage on the lot. The property is relatively flat and open. There are two small pine trees and an overgrown cedar in the front yard. The rear yard appears to be open and is bordered to south by trees and shrubs.



Surrounding Land Uses and Heritage Properties

The surrounding land uses are residential and open space valley lands. The stretch of Nashville Road between Stevenson Road and Huntington Road is lined by contemporary houses of varying styles and ages, dating from the mid 20th century to 21st century. Across the road to the north are the open Humber River Valley lands and natural areas. The road connects the Village of Kleinburg with the hamlet of Nashville. It is classified as a Regional Road. Although there is no curb and gutter, the road has been widened to modern standards and a sidewalk has been added on the south side of the street.

The property at 705 Nashville Road is located in the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the Ontario Heritage Act (OHA); but is not listed on the *City of Vaughan Listing of Significant Heritage Structures*. There are no significant cultural heritage resources adjacent to the property. The significant cultural heritage resources closest to the subject lands are located in the hamlet of Nashville at 830, 852, 863 and 872 Nashville Road. All of these properties are in the District and are designated under Part V of the OHA.

Proposal

The proposal is to demolish the existing house on the lot at 705 Nashville Road and to construct a new house on the property. A minor variance will be required to accommodate side yard setbacks. (**Appendix I - Survey**)

Existing Heritage Policy Context

The Planning Act

Part 1 of the Planning Act includes a list of matters of provincial interest. Section 2(d) states that the Minister, the council of a municipality and the Ontario Municipal Board, in carrying out their responsibilities shall have regard to:

The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

In 2015, an additional clause, Section 2(r), was added. This clause provides for the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS)

Section 2.6 of the PPS, Cultural Heritage and Archaeology, contains the following policies for built heritage resources.

Policy 2.6.1: Significant built heritage resources and significant cultural landscapes shall be conserved.

Policy 2.6.3: Planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

The PPS provides the following definitions which assist in understanding and applying these cultural heritage and archaeology policies.

Significant built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act (OHA), or included on local, provincial and/or federal registers.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act.

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring Planning Act approval.

Site alteration means activities such as grading, excavations and placement of fill.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest. These may include the property's built elements as well as natural landforms, vegetation, water features and visual setting including views or vistas to or from a protected heritage property

Growth Plan for the Greater Golden Horseshoe

A new Growth Plan for the Greater Golden Horseshoe came into effect in May 2019. It contains a number of guiding principles including the conservation and promotion of cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The Greater Golden Horseshoe contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. The Growth Plan acknowledges that accommodating growth can put pressure on these resources through development and site alteration and recognizes that it is necessary to plan in a way that protects and maximizes the benefits of these resources in order to make communities unique and attractive places to live.

Policy 4.2.7 states that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

Ontario Heritage Act (OHA)

The OHA provides policies and regulations for the protection of built heritage resources, cultural landscapes such as heritage conservation districts, and archaeological resources through the process of identifying, listing and designating those resources. Regulation 9/06 under the OHA provides criteria for determining cultural heritage value or interest.

In accordance with policies and regulations in the PPS and the OHA, the City of Vaughan keeps a register of significant cultural heritage resources that included both designated and non-designated properties that have significant architectural, historical and contextual value. The property at 705 Nashville Road, although it is situated in the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the OHA, is not listed on the inventory.

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada, while they have no legislative authority, are a tool to help users decide how best to conserve historic places, their heritage value and character defining elements. They are used in partnership with statements of the significance of heritage resources, such as designation by-laws. Anyone carrying out an intervention that may impact the heritage values and character defining elements of a heritage resource must be mindful of the impacts on that resource. The Standards and Guidelines indicate that it is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community.

Planning should consider all factors affecting the future of an historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout. For historic places, the conservation planning process also needs to be flexible to allow for discoveries and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments.

Any action or process that results in a physical change to the character-defining elements of an historic place must respect and protect its heritage value. An historic place's heritage value and character-defining elements are identified through formal recognition.

Regional Official Plan

The York Regional Official Plan, Section 3.0 (Healthy Communities), contains the following objective with respect to cultural heritage.

To recognize, conserve and promote cultural heritage and its value and benefit to the community.

Policies include:

- 3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government;
- 3.4.2 To ensure that cultural heritage resources under the Region's ownership are conserved.
- 3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.
- 3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.
- 3.4.5 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.
- 3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.
- 3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.
- 3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.
- 3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property

City of Vaughan Official Plan

The City of Vaughan Official Plan designates the subject lands Low-Rise Residential.

Low Rise Residential

Low-Rise Residential areas are planned to consist of buildings in a low-rise form no greater than three storeys.

Uses permitted in the Low-Rise Residential designation include:

- Residential units
- Home occupations
- Private home day care for a maximum five (5) children

The following Building Types are permitted in areas designated as Low-Rise Residential

- A Detached House;
- Semi-Detached House
- Townhouse; and
- Public and Private Institutional Buildings.

Heritage Conservation

Section 6 of the City of Vaughan Official Plan is devoted to objectives and policies for the conservation of cultural heritage resources. The city supports protection of cultural resources and their educational potential.

Policies include:

- Recognizing and protecting cultural heritage resources through protection and education;
- Maintaining a Register of Heritage Resources that includes designated properties and those that are not designated; but are recognized by Council as having cultural heritage value;
- Constantly updating the inventory of heritage resources;
- Using Regulation 9/06 to evaluate heritage resources;

- Promoting the city's cultural heritage by preparing a Cultural Management Plan, promoting recognition and use of heritage resources, and exemplifying good cultural heritage stewardship of city-owned cultural heritage resources;
- Acquiring cultural heritage resources through purchase or easement agreements;
- Making full use of Provincial legislation to protect and conserve cultural heritage resources;
- Requiring a letter of credit or other financial security from the owner of a cultural heritage resource if that resource is to be relocated or impacted as a result of development;
- Designating properties and districts under Parts IV and V of the OHA;
- Establishing minimum standards for the maintenance of heritage attributes of designated properties;
- Initiating a heritage permit application process;
- Requiring heritage impact assessments for planning applications and demolitions;
- Requiring that new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with existing heritage architectural style;
- Allowing for adaptive re-use of a building where appropriate;
- Designating areas as Heritage Conservation Districts as a means of protecting a cultural heritage landscape to control new development and site alterations in the district;
- Refusing issuance of a demolition permit for a building in a Heritage Conservation District until plans for a replacement structure have been submitted to the city and approved;
- Identifying and protecting cultural heritage character areas and developing guidelines for those areas to guide landowners proposing new development in those areas;
- Maintaining an up-to-date Archaeological Master Plan and requiring archaeological assessments for all development applications in areas of archaeological potential.

City of Vaughan Official Plan – Cultural Heritage Landscape Inventory and Policy Study

In 2010, the City of Vaughan commissioned a Cultural Landscape Inventory and Policy Study. The study was completed by Archaeological Services Inc. which recommended policies specific to cultural landscapes be included in the city's new Official Plan. The study also produced an inventory of significant cultural landscapes in the municipality. The Kleinburg-Nashville Heritage Conservation District was recognized as a significant cultural heritage landscape and included in the inventory. Policies to guide cultural heritage landscape protection were incorporated into the Official Plan.

City of Vaughan Zoning By-law

Comprehensive Zoning By-law 1-88 zones the property Agricultural (A). Permitted uses include, among other things:

- Agricultural uses;
- A single detached dwelling;
- A day nursery;
- Cottage industries such as artist's studios; and
- Home occupations.

The following regulations are in effect for single detached dwellings in the Agricultural (A) Zone.

Minimum Lot Frontage	100m
Minimum Lot Area	10ha
Minimum Front Yard Set Back	15m
Minimum Rear Yard Set Back	15m
Minimum Interior Side Yard Set Back	9m
Minimum Exterior Side Yard Set Back	15m
Maximum Lot Coverage	5%
Maximum Building Height	11m

A review of the 2012 survey of the property indicates that this is a small lot relative to the lot area requirements for single detached dwellings in the Agricultural (A) Zone. The existing house on the property does not meet the required minimum side yard setbacks of this zone. A minor variance will be required for any new home constructed on the lot.

Kleinburg-Nashville Heritage Conservation District Plan

The Kleinburg-Nashville Heritage Conservation District Study and Plan was approved in the early 21st century.

The District Study describes Nashville Road as originally running down Kleinburg's hill to Howland's mills. The road is the historic connection between Kleinburg and the now-vanished mills and railway station. From Highway 27 westward in the area of the subject property the road has been modernized. The original grades have been leveled out and about 85% of the road is flanked by predominantly modern residential development. Visually, these modern buildings have varying effects on the roadway in this area.

Policy 5.2.3 of the district plan recommends preserving and enhancing the rural character of the roads in the district. Specifically Section 9.8.2.2 of the district plan indicates the intention to return Nashville Road to local use and make it suitable for a more rural configuration.

Section 5.2.5 of the Plan (District Goals and Objectives – Future Development in the District) states that new development will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings. New development will be guided to provide for contemporary needs while being compatible with and complementary to the character and resources of the District.

Section 6.3 of the Plan (Heritage District Policies – Policies for New Development) states that new development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them. New development should also be limited to vacant sites or sites currently occupied by unsympathetic buildings and should be consistent with the Guidelines in Section 9.5 (Design Guidelines – New Development).

Section 9.5 (Design Guidelines – New Development) indicates the new development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Design guidelines describing the dominant elements that contribute to the heritage character of the District are included in the Plan. Policy 6.2.2.6(e) in the City's Official Plan reiterates this policy and provides direction with respect to height, mass, bulk, setbacks, materials, colour and window, door and roof proportions.

Heritage Impact Analysis

Description of Proposed Development and Site Alteration

The owner is proposing to demolish the existing house at 705 Nashville Road and to construct a new house on the property. A minor variance will be required for side yard setbacks and a site plan agreement will also be required.

Historical Research and Site Analysis

Brief History of Kleinburg/Nashville ¹

The established trading system in the area of Kleinburg is called the Carrying Place Trail, a 45k portage between the Humber and Holland Rivers linking Lake Ontario to Georgian Bay and the northwest. By 1500 the Humber watershed was home to two (2) large Huron trading settlements adjacent to the trail. Between 1550 and 1600 the Huron abandoned these settlements and the Iroquois moved in.

¹ Carter, Philip H., Kleinburg-Nashville Heritage Conservation District Study and Plan, pp.5-14

Etienne Brule was the first European to visit the area and travel the Carrying Place Trail, which became an important route for the explorers, traders and missionaries of New France between Fort Rouille and St. Marie Among the Hurons. Traders introduced European goods to the tribal economies, increasing rivalries. European diseases and intertribal warfare ended old Iroquoian dominance and by 1700 the Mississaugas occupied the area.

In 1763, the Treaty of Paris ceded all French holdings in Canada to the British. However, there was little development in Ontario and little impact on the area until Britain's defeat in the Revolutionary War. United Empire Loyalist settlers, disenfranchised after the war, began to migrate to Canada, settling first in such places as Kingston and Newark (Niagara-on-the-Lake). The new settlers, desiring to live under British law rather than French-based land tenure, petitioned Lord Dorchester, who divided the colony into Upper and Lower Canada in 1791. Lieutenant-Colonel John Graves Simcoe became the governor of Upper Canada.

In 1791, Simcoe, fearing that the United States would support France in a new war with Britain, moved the capital from Newark (Niagara-on-the-Lake) to York (Toronto) and projected two (2) military roads from the new capital, one to the west terminating at Detroit and one to the north terminating at Georgian Bay. At first Simcoe intended to use the Carrying Place Trail for the northern road; but on the return trip learned of a more easterly route which proved to be a better choice. This road, laid out from York to Holland Landing, was named Yonge Street.

The British government acquired the area comprising Vaughan Township from the Mississauga Nation as part of the Toronto purchase in 1781, and township survey was begun in 1795; but was not completed until 1861. Simcoe's surveyors laid out a grid of lots and concessions to facilitate agricultural settlement. Lots were generally 200 acres in size.² However, early settlement was made difficult by the lack of reliable transportation. Though settlers were required to clear and maintain all roadways adjacent to their land, this requirement was difficult to enforce, resulting in a poor road network. This made it difficult for farmers to get their crops to market and for suppliers to get their goods to the farmers. As a result, settlement above the forks of the Humber was delayed by almost 50 years. Kleinburg dates to 1848 while settlements closer to York date from the beginning of the 19th century.

Settlers above the forks of the Humber soon required production of local goods such as lumber and flour. Reliance on water power for sawmills and grist mills meant that areas adjacent to rivers became the centres of settlement and growth. Mills and the traffic they generated attracted trades and shopkeepers resulting in establishment of villages such as Kleinburg.

² Unterman McPhail Associates, Cultural Heritage Resource Assessment: Built Heritage & Cultural Landscape Highway 427 Transportation Corridor p.8

John Nicholas Kline immigrated from Alsace-Lorraine and established a sawmill at Vaughan Mills in 1837. In 1848 he purchased 83 acres of Lot 24, Concession 8 west of Islington Avenue and built a sawmill and grist mill on the property. He then divided his land into quarter acre lots anticipating that a village would grow up around his mills. George Stegman, a Loyalist descendent, constructed a second sawmill on the East Humber River. In 1851, John Kline sold his property to James Mitchell who sold it the following year to the Howland brothers, who were already successful millers with mills in Lambton, Waterdown and St. Catharines.

By 1860 the village had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddle and harness maker, and an undertaker. Buildings included two hotels, a church and a school. By 1870 the business community included a chemist, a cabinet makers, an insurance agent, a butcher, a milliner and a tinsmith. The mills the Howlands had developed were the largest between Toronto and Barrie and the road was a heavily used transportation route. Kleinburg was a popular stopping place along this route.

The introduction of the railway system in the mid 19th century created an easier mode of transportation than the use of toll roads. In 1868 the Toronto, Grey and Bruce Railway was organized. The line opened in 1871 and travelled from Toronto through Woodbridge and Orangeville to Mount Forest. The Howlands may have arranged for the line to swing east to be closer to their mill in a configuration now known as the Howland Bend. A station was built in 1870, west of the village at the site of the hamlet of Nashville which seems to have existed only because the railway station was located there. The hamlet was named for Nashville Tennessee because one of its residents came from that state. The presence of the railway station gave rise to commercial enterprises such as a lumber yard, a hotel and several grain elevators.

Kleinburg reached its most prosperous period during the 1890's. The population reached 350 people and there were a number of manufacturing industries. The location of the village, on the road to Toronto, made it an important stopping point. However, as the lands were cleared, the sawmills consumed the local timber negating their existence. While the railways initially helped the local mills deliver their products to market, it also allowed larger firms in the cities to expand their markets to the detriment of the smaller local mills and businesses. Electrification put water-powered mills at a competitive disadvantage. The coming of the automobile permitted people to travel farther and faster, eliminating Kleinburg's role as a stopping place on the way to Toronto.

By the end of World War II Kleinburg lost 2/3 of its population. However, improved roads made it possible for residents to drive to work in the city. Kleinburg became an affordable place for returning veterans to purchase homes and start families. Starter or Victory homes began to appear.

Today, development and suburban growth has led to a strong desire to provide strong policies for heritage conservation and conservation of significant cultural heritage resources through designation of individual sites and heritage conservation districts.

[illegible]

East's Corners, later renamed Nashville, was established at the railway station in the latter part of the 19th century. A post office opened in 1881 and by 1890 the station had a grain

elevator and a hotel. In the early 20th century there was a lumber yard, a blacksmith's shop and a Presbyterian Church.³

Site Analysis

The subject property is located on the south side of Nashville Road east of Huntington Road and the railway and west of Stevenson Avenue. It is one of a number of similarly

sized lots on this stretch of Nashville Road and is Lot 3 of Registered Plan 4258. Lots on the north side of the street which back onto the river valley are larger and deeper.

The house is centrally located on the lot with an open lawn fronting on the road. Vehicular access is via a long driveway on the west side of the lot. The driveway leads to a small detached garage located behind the house.



Figure 2: 705 Nashville Road

house is a frame 3-bay cape with an asymmetrical arrangement of openings and dates from c.1950 or earlier. The roof is a relatively deeply pitched side gable. The house to the west is a one storey frame bungalow of approximately the same date. The house to the east is single storey stone and stucco ranch of a later date with two storey gabled addition on the west side that accommodates second floor living space

The houses the south side of Nashville Road are an eclectic mix of styles and ages. The subject



with a garage below. Further to the east is a modern interpretation of a cape design with attached garage and a large 2-storey red brick house in the Colonial Revival style which is of recent construction.



Figure 4: 667 Nashville Road

³ Unterman McPhail Associates, Cultural Heritage Resource Assessment: Built Heritage & Cultural Heritage Landscape Highway 427 Transportation Corridor, p.11



Figure 5: North Side, Nashville Road

set down unobtrusively into well landscaped and treed lawns.

There are no significant built heritage resources on Nashville Road between the village of Kleinburg and the hamlet of Nashville. The significance of this area is as a cultural heritage landscape and the fact that the road has always been an historical connection between the two settlement areas and the railway.

The houses on the north side of Nashville Road are generally larger and consist mainly of sprawling ranch style houses with low profiles. There is one large prominent two storey house faced with stone to the east of these houses. It is located close to the road and tends to dominate the streetscape while most of the other homes on this stretch of the road are



Figure 6: North Side, Nashville Road

Evaluation of Heritage Impacts

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluations demonstrates that the heritage attributes of the protected property will be conserved.

The Planning Act, the Growth Plan, 2017 and the Region of York Official Plan also contain policies that encourage the conservation of significant and protected heritage properties. The City of Vaughan Official Plan contains extensive policies with respect to the conservation of cultural heritage resources and cultural landscapes and identifies the Kleinburg-Nashville Heritage Conservation District as a cultural landscape. Specific design guidelines for new development are included in both the official plan and the district plan.

Part V Designated Properties

The property at 705 Nashville Road is located in the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the OHA as are all of the properties



Figure 7: North Side Nashville Road, Hamlet of Nashville south side of the road.

A review of the *City of Vaughan Listing of Significant Heritage Structures* indicates that, while this area is located in the heritage conservation district, there are no significant built cultural heritage resources adjacent to the property. The significant cultural heritage resources closest to the subject lands are located in the hamlet of Nashville at 830, 852, 863 and



Figure 8: North Side of Nashville Road, Hamlet of Nashville

characteristics include tall, slim two storey configurations, hip roofs, use of red clay brick with some polychrome brick work and decorative wooden porches.

located along Nashville Road between the village of Kleinburg and the hamlet of Nashville. The district plan acknowledges that, while the road is the historic connection between Kleinburg and the now-vanished mills and railway station, it has been modernized and is now flanked by modern residential development. The new buildings have not always impacted the cultural landscape in a positive way, especially on the



Figure 9: North Side of Nashville Road, Hamlet of Nashville

872

Nashville

Road. They are in the District and are designated under Part V of the OHA. These and other houses in the hamlet were generally constructed in the late 19th and early 20th century. Though they display a number of different architectural styles, the main stylistic typology is Italianate for the earlier buildings and Edwardian Classicism for the later structures. There is also a Gothic Revival

church and a small Ontario cottage with some Gothic Revival features. Dominant architectural

Heritage Attributes of 705 Nashville Road

The owner of the property at 705 Nashville Road wishes to demolish the existing house and garage and to construct a new house. The City of Vaughan has not recognized the existing building as a significant heritage structure. In order to verify that the building is not significant, this report provides a limited analysis under Ontario Regulation 9/06 which prescribes criteria set out in subsection (2) for the purposes of determining cultural heritage value or interest. These criteria include:

- Design or physical value;
- Historical or associative value; or
- Contextual value

Design or Physical Value

The existing house is a 1 ½ storey frame structure in the Colonial Revival style of a New England cape. Buildings of this design, constructed shortly after World War II are sometimes called Victory houses. They were built quickly and cheaply to house returning soldiers and their families. Generally such buildings are distinguished from their historic predecessors by the use of modern materials such as vinyl or aluminum siding, a different scale or proportional system and a mixture of old and new elements. They are broad interpretations of Colonial structures.

The subject house dates from the mid 20th century (c.1950) and may be earlier. It is a simple building with a gable roof and an asymmetrical arrangement of window openings of varying sizes. There is a picture window to the right of the door and a smaller window to the left, both of which appear to be later additions. The door is offset. At some point aluminum awnings were installed, one over the front porch and one on a window to the side.

The house is not particularly attractive nor is it a good example of the Victory house and has been impacted by a number of unsympathetic alterations over time. It has no physical or design value within the context of the Kleinburg-Nashville Heritage Conservation District.

Associative Value

Limited research on the subject property and its surroundings indicates four (4) possible owners from the 1860's. Though some are early settlers in the area, none appear to have the lasting importance of such families as the Howlands who set up the mills that contributed to the early prosperity of the area. Further research may provide information regarding earlier owners of the property. Associative value is therefore limited.

Contextual Value

As noted in the Kleinburg-Nashville Heritage Conservation District Plan, Nashville Road is the historic connection between Kleinburg and the now-vanished mills and railway station in Nashville. As such, it provides an important contextual link between the two communities. There are also a number of significant natural features in the area associated with the Humber River Valley, particularly on the north side of the road. However, the road has been upgraded and modernized over the years and has lost many of the characteristics that contribute to its value as a cultural heritage landscape. The district plan recommends preserving and enhancing the rural character of the roads in the district. Specifically the district plan indicates the intention to return Nashville Road to local use and to make it suitable for a more rural configuration.

The district plan also recommends that new development should enhance the heritage character of the District and be compatible with and complementary to the character of the area. New development should also be limited to vacant site or sites currently occupied with unsympathetic buildings. New building should conform to qualities established by neighbouring heritage buildings and should reflect a suitable local heritage precedent style. Currently, the house at 705 Nashville Road contributes little to the overall contextual value of Nashville Road. A sensitively designed new building would improve both the subject property and the road's contextual value.

Kleinburg-Nashville Heritage Conservation District Policies – New Buildings

As stated in the district plan, new building should reflect a suitable local heritage precedent. There are no local heritage precedents along Nashville Road between the village of Kleinburg and the hamlet of Nashville.



Figure 10: South Side of Nashville Road, Hamlet of Nashville



Figure 11: North Side of Nashville Road, Hamlet of Nashville

However, Nashville contains a number of significant built heritage resources. Stylistically Italianate and Edwardian Classicism predominates and red brick is the favoured construction material. Buildings are generally a full two (2) storeys, taller than they are wide, with hip roofs with wooden brackets at the eaves and generous wooden porches, some of which are elaborately decorated with exuberant fretwork or gingerbread trim. There are also examples of polychrome brickwork on quoins and window arches.

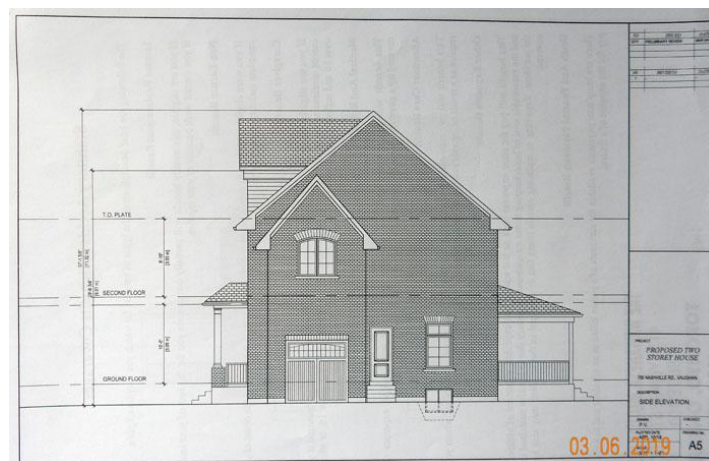
There is a consistency in use of materials, proportions, height, mass and scale which

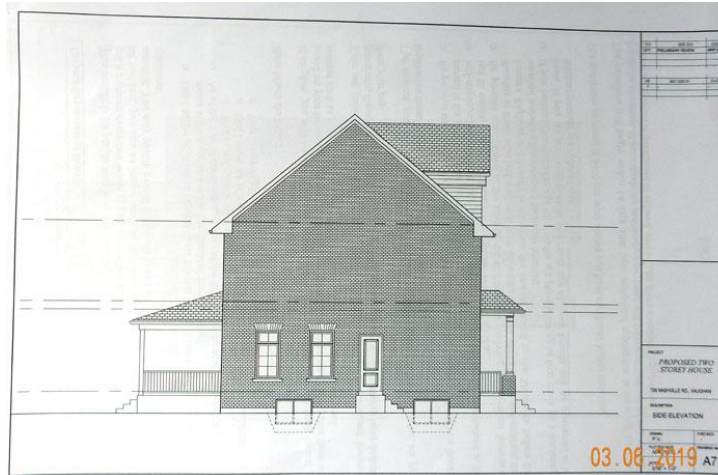
distinguishes the central core of the hamlet. A number of these architectural features can be used as a stylistic template for new buildings constructed along Nashville Road.

705 Nashville Road – Proposed Replacement Building

The owner of the property at 705 Nashville Road is proposing to replace the existing house with a two (2) storey brick-clad house that will be located in approximately the same position as the existing structure. **(Appendix II)**

The new house is a 3-bay gable-roofed structure with a central door with sidelights. On either side of the door are windows with square divided lights, transoms and flat arches. The second floor windows have curved arches and what appear to be casement windows. Above the door are two (2) small symmetrically placed windows with flat arches. The brick window arches appear to contrast with the brick colour of the wall. A gable roof contains two (2) dormers clad in siding. There is an attached garage on the west side of the building accessed from the side. The windows on the east and west elevations are similar to those on the façade. The rear elevation appears to be clad in stucco with windows of simple casement design surrounded by simple frames. There is a full length covered porch on this elevation.





The building attempts to copy earlier building styles in accordance with the policies of the district plan with respect to new buildings in general and replacement buildings along Nashville Road between the village of Kleinburg and the hamlet of Nashville in particular. The proposed house more closely conforms to the Ontario cottage style in its proportions, mass, scale and gable roof. The use of red and polychrome brick and the scale of the building are more complementary to the streetscape and the existing buildings in the hamlet than the existing house.

Mitigation

1. If the owner chooses to adopt the cottage style rather than the Italianate or Edwardian styles there are some design improvements that should be considered as follows.
 - If the proposed Ontario cottage proportions are maintained, extending the front porch the full length of the front of the building and adding simple fretwork details and wooden posts rather than columns on brick bases.

- Dispensing with the two small central windows in favour of one centrally located window.
 - Dispensing with divided light windows with transoms and substituting double hung windows with solid sheets of glass. The proportions of the windows divisions proposed are not correct
 - Simplifying the entrance door
 - Adding and/or changing other details as recommended by the Municipal Heritage Committee and/or heritage planning staff.
2. Ensuring by means of a site plan agreement and heritage permit that the new house is appropriately located on the lot and that the exterior design, including any alterations proposed by staff and/or the municipal heritage committee, are adhered to during construction.
 3. Ensuring that no building permit is issued until the elevations are approved by staff and council and the heritage permits for demolition and construction are issued.
 4. Construction of the new house should be monitored by city staff to ensure that construction adheres to the approved design.

Conclusion and Conservation Recommendations

The owner of the property at 705 Nashville Road is making an application for a minor variance in order to accommodate a new house on the property. A site plan agreement and a heritage permit will be required to demolish the existing house and for the design of the new house.

The existing house is a simple cape constructed in the mid 20th century. Although it has not been identified as a significant cultural heritage resource, it is located in the Kleinburg-Nashville Heritage Conservation District and is designate under Part V of the OHA. Any alterations to the property require the consent of Council. A brief analysis of the style, location and history of the building has determined that the it has little design, or physical value; is not associated with any significant historical event or person; and makes minimal contribution to the contextual value of Nashville Road.

The district plan contains policies and direction for new development that provides for contemporary needs while being compatible with and complementary to the character and resources of the District. New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them. New development should also be limited to sites currently occupied by unsympathetic buildings and should also conform to qualities established by neighbouring heritage buildings, and the overall character of the setting and reflect a suitable local heritage precedent style. The City's Official Plan reiterates this policy and provides direction with respect to height, mass, bulk, setbacks, materials, colour and window, door and roof proportions.

The Growth Plan for the Greater Golden Horseshoe recognizes the importance of cultural heritage resources for their contribution to a sense of identity and economic vitality. The Plan also recognizes that accommodating development growth can put pressure on these resources and that it is necessary to protect and maximize the benefits of these resources for their ability to make communities unique and attractive places to live.

The Region's Official Plan and the Town's Official Plan recognize the importance of heritage conservation and promote conservation of heritage resources within their unique community contexts.

The house at 705 Nashville Road has minimal heritage significance within the context of the Kleinburg-Nashville Heritage Conservation District. It is not particularly old or well-constructed nor is it an important example of an architectural style. District plan policies encourage new building that is compatible with nearby structure of cultural heritage significance and supports the concept of gradual historical conversion of buildings and structures along Nashville Road between the village of Kleinburg and the hamlet of Nashville. If the current building is demolished, the design of the replacement will enhance the cultural heritage landscape of Nashville Road between the village of Kleinburg and the hamlet of Nashville in accordance with district and official plan policies.

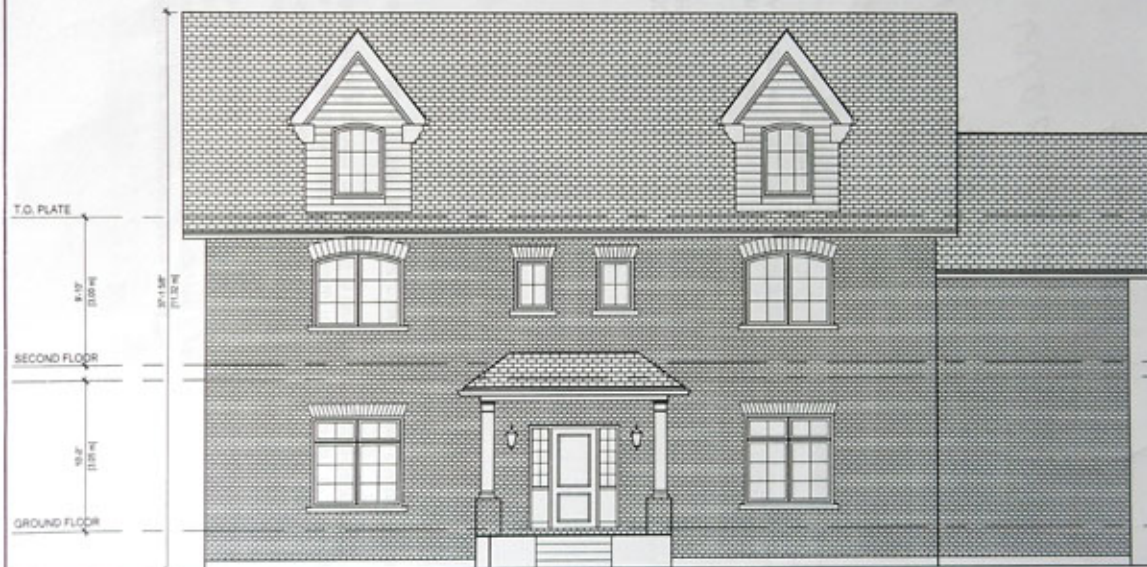
Appendices

Appendix I – Survey, 705 Nashville Road

Appendix II – Proposed House Elevations

Appendix III – Leah D. Wallace Curriculum Vitae

APPENDIX II



Page 115

273	2022-2023	21472
274	PRELIMINARY REVIEW	2022-2023
275		
276	2022-2023	21472
277		

PROJECT
PROPOSED TWO
STOREY HOUSE

705 NASHVILLE RD., VAUGHAN

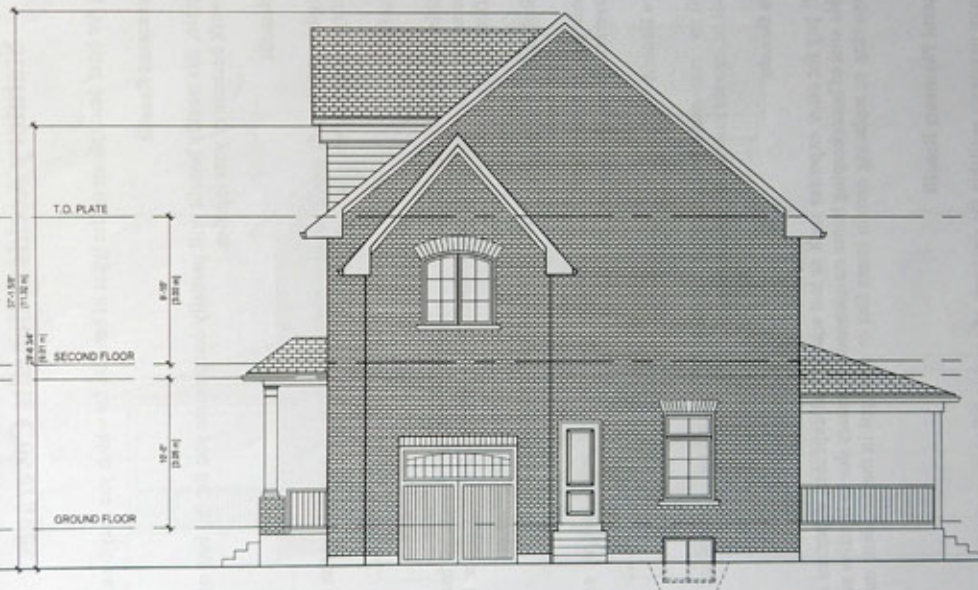
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DRAWN
P.V.
CHECKED
-
PLOTTED DATE
APRIL 12/18
DRAWING NO.

SCALE
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A4

03.06.2019

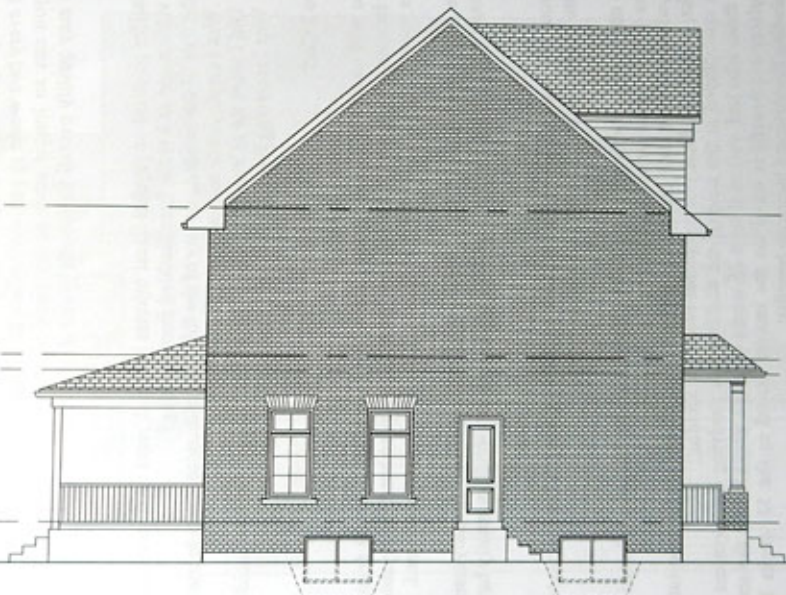


PROJECT
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STOREY HOUSE

708 NASHVILLE RD, VAUGHAN

DESCRIPTION
SIDE ELEVATION

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PLOTTED DATE APR 12/19	DRAWING NO. A5

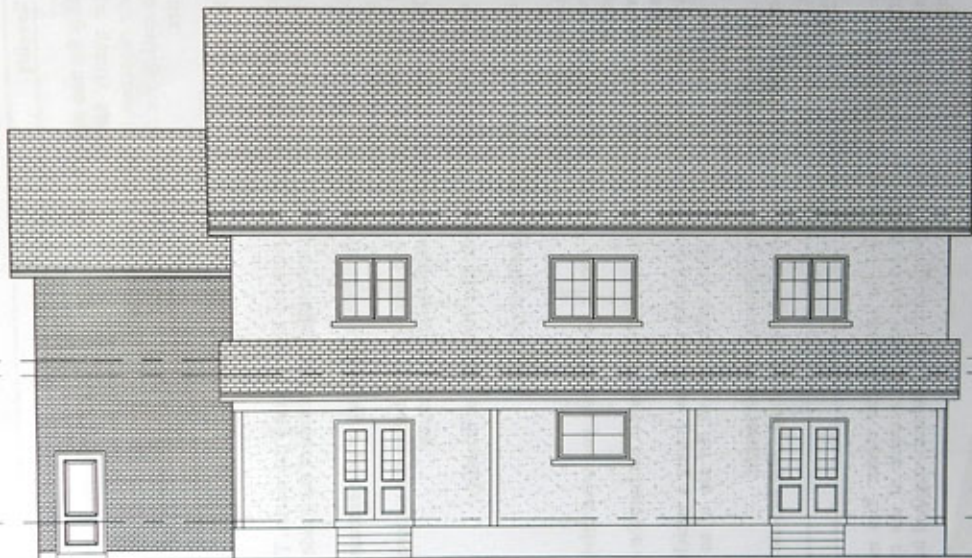


PROJECT
PROPOSED TWO
STOREY HOUSE

108 NASHVILLE RD, VAUGHAN

DESCRIPTION
SIDE ELEVATION

OWNER P.V.	DRAWN -
PLANNING NO.	DESIGNED BY
DATE 3/10/19	SCALE 1/8" = 1'-0"



PLN	2018-01	24/07/18
REV	PRELIMINARY REVIEW	24/07/18

PROJECT
PROPOSED TWO
STOREY HOUSE

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
REAR ELEVATION

DESIGN P.L.	CHECKED -
PLOTTED DATE MAR. 2019	ORIGINATOR NO. A6

03.06.2019

LEAH D. WALLACE, MA MCIP RPP

15 Brock Street, RR#3, NIAGARA-ON-THE-LAKE, ONTARIO L0S 1J0

CURRICULUM VITAE

PRESENT POSITION

Consulting Heritage Planner
Niagara-on-the-Lake

EDUCATION

University of British Columbia
Master of Arts, 1978

University of Guelph
Honours B.A., 1973

PROFESSIONAL MEMBERSHIPS

Ontario Professional Planners Institute (OPPI)
Canadian Institute of Planners (MCIP)

CAREER HISTORY

2016 – Present	Consulting Heritage Planner
2012 – 2016	Senior Planner, Town of Niagara-on-the-Lake
2000 – 2012	Heritage Planner, Town of Niagara-on-the-Lake
1994 – 2000	Contract Heritage Planner Hynde Paul Associates Incorporated, St. Catharines
1984 – 1994	Planning Consultant Robert J. Miller & Associates Ltd., Mississauga
1979 – 1984	Editor and Division Manager Longmans Canada, Toronto

APPOINTMENTS

AND AWARDS

2017	Member, Board of Directors, Lower Grand River Land Trust, Cayuga Ontario (Ruthven Park)
2007 - 2014	Member, Niagara-on-the-Lake Citizens' War of 1812 Bicentennial Committee and the Niagara Region Bi-national Bicentennial Working Group
2006 – Present	Faculty Member, Willowbank School of Restoration Arts, Queenston
2002 – 2004	Municipal Sector Focus Group on Changes to the Ontario Heritage Act, Provincial Consultations, Ministry of Culture
2002	Member, Bi-national Coordinating Committee, First Bi-national Doors Open, Niagara Region
2000 – Present	Chair, Ruthven Park Building Conservation Committee Lower Grand River Land Trust
1999	Heritage Community Program Recognition Award, Ontario Heritage Foundation
1997 – 2000	Member, Ruthven Park Building Conservation Committee Lower Grand River Land Trust, Cayuga
1997 – 2002	Member, Bay Area Artists for Women's Art Hamilton-Burlington
1989 – 2000	Member and Chair (1991–1997), Local Architectural Conservation Advisory Committee Town of Flamborough

PUBLICATIONS AND PRESENTATIONS

Presenter, Ontario Heritage Conference (Ottawa), Municipal Grant Programs and Bill C323, Ontario Heritage Trust Session, 2017

Article, *Up in Flames*, Ontario Planning Journal, January/February 2015

Field Session Manager, National Trust for Historic Preservation (Buffalo, New York National Conference), Mobile Workshop – Adaptive Re-use of Culturally Sensitive Properties, Canadian Experiences

CIDA Sponsored Walking Tour and Public Planning Session, Niagara-on-the-Lake for Visitors from Xi'an, China Studying the Reconstruction of an Ancient Urban Area

Article, *Heritage Conservation Districts*, Heritage Matters Journal, March 2010

Presenter, Heritage Planning in Niagara-on-the-Lake in association with the Ministry of Culture and the Regional Municipality of Niagara, Association of Municipal Clerks and Treasurers of Ontario Conference

Restoration Case Study: Ruthven Park National Historic Site – Course Presented to Students at the School of Restoration Arts, Willowbank

Presenter, Heritage Conservation Districts – The Good, the Bad & the Ugly Canadian Association of Professional Heritage Consultants Conference

Presenter, Protecting Special Places: Tax Relief Incentives for Heritage Properties, OPPI/OALA Conference – Power of Place

Presenter, Co-curator, The Sacred Sites Tour, Art Gallery of Hamilton, An Architectural Evaluation of the Sacred Sites, The Art Gallery of Hamilton, Lecture Series

The Sacred Site Project, Research Project Exploring the Contemporary and Historical Relationships between Artists and Faith Communities in Hamilton-Wentworth, Art Gallery of Hamilton

Presenter, ARCHINET, An Interactive Guide to Canadian Building Styles Paper presented at Continuity with Change, the 1997 Community Heritage Ontario Conference, Huronia

Presenter, Flamborough and Its Community Identity, Wentworth North Riding Association Town Hall Meeting

Presenter, Suitable Housing for Arts Groups: The Planning Process, The Art of Coming Together Conference, Hamilton Artists Inc.

PROJECTS

ARCHINET, An Interactive Guide to Canadian Building Styles

Architectural and Historical Appraisal of the National Fireproofing Company of Canada (Halton Ceramics Limited) Burlington, Ontario, Architectural Conservancy of Ontario and the Burlington Local Architectural Conservation Advisory Committee

Municipal Register of Properties of Cultural Heritage Value or Interest (inclusion of non-designated properties), Town of Niagara-on-the-Lake, Project Manager,

Community Vision Statement, Town of Niagara-on-the-Lake, Project Manager

Queen-Picton Streets Heritage Conservation District Expansion Study and Draft of Revised District Plan, Town of Niagara-on-the-Lake

Dock Area Public Realm and Urban Design Master Plan, Project Manager

Official Plan Review; Community Engagement Sessions, Background Reports, Heritage Policies, Third Draft of Official Plan, Project Manager

Heritage Impact Assessment, Plan of Subdivision, 1382 Decew Road, City of Thorold

Heritage Impact Assessment, Hotel Expansion, 124 on Queen Hotel and Spa, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Assessment, Randwood Estate, Hotel Development, 144-176 John Street, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Report, 1317 York Road, Consent Application, St. Davids, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 240-246 Main Street East, Plan of Subdivision Application, Town of Grimsby

Built Heritage Assessment and Recommendations, 133 Main Street East (Nelles House), Town of Grimsby

Heritage Impact Assessment, 133 Main Street East, Application for Official Plan and Zoning By-law Amendments, Town of Grimsby

Heritage Impact Assessment, 95 Cline Mountain Road, Niagara Escarpment Commission Development Permit Application, Town of Grimsby,

Peer Review - Heritage Impact Assessment, Subdivision Application, 171 Guelph Avenue, City of Cambridge,

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Blumenson, John, Ontario Architecture: A Guide to Style and Building Terms 1784 to the Present. Fitzhenry and Whiteside, 1990.

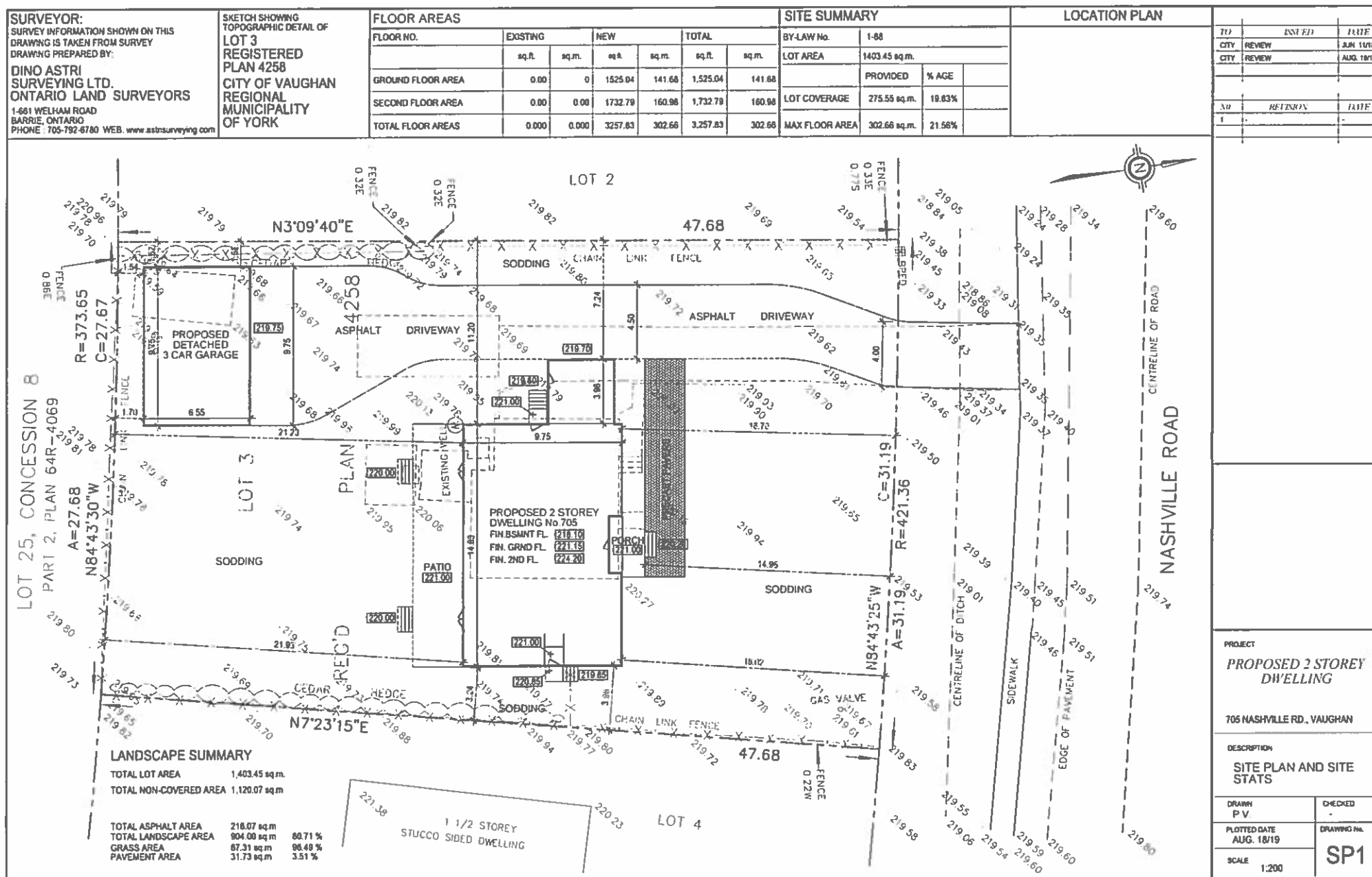
Articles and Reports

Archaeological Services Inc., *City of Vaughan Official Plan, Cultural Landscape Plan and Inventory Policy Study*, March 2010.

Carter, Philip H., *The Kleinburg-Nashville Heritage Conservation District Study and Plan*.

Unterman McPhail Associates, *Cultural Heritage Resources Assessment: Landscape Highway 427 Transportation Corridor*, September 2009.

ATTACHMENT 4



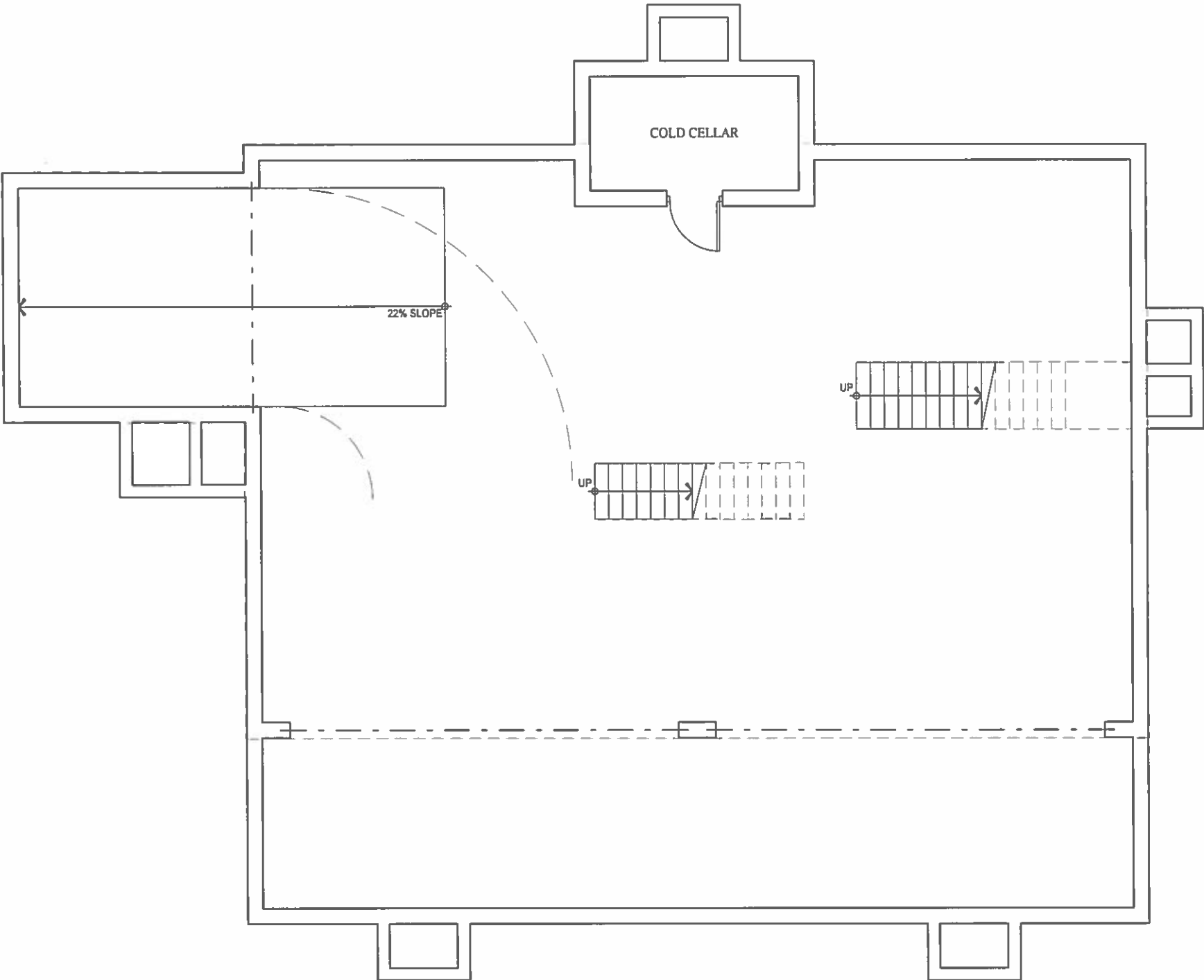




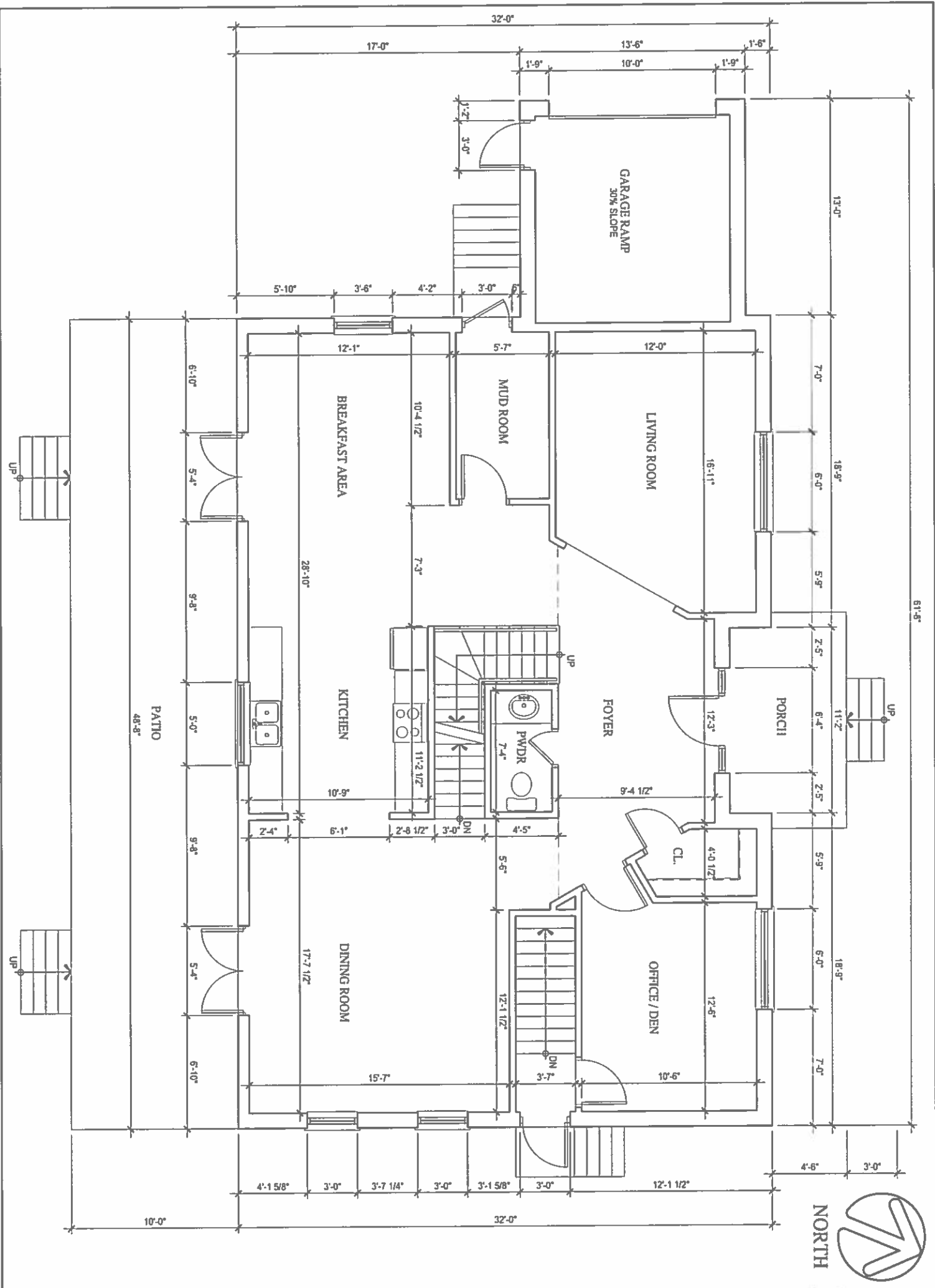








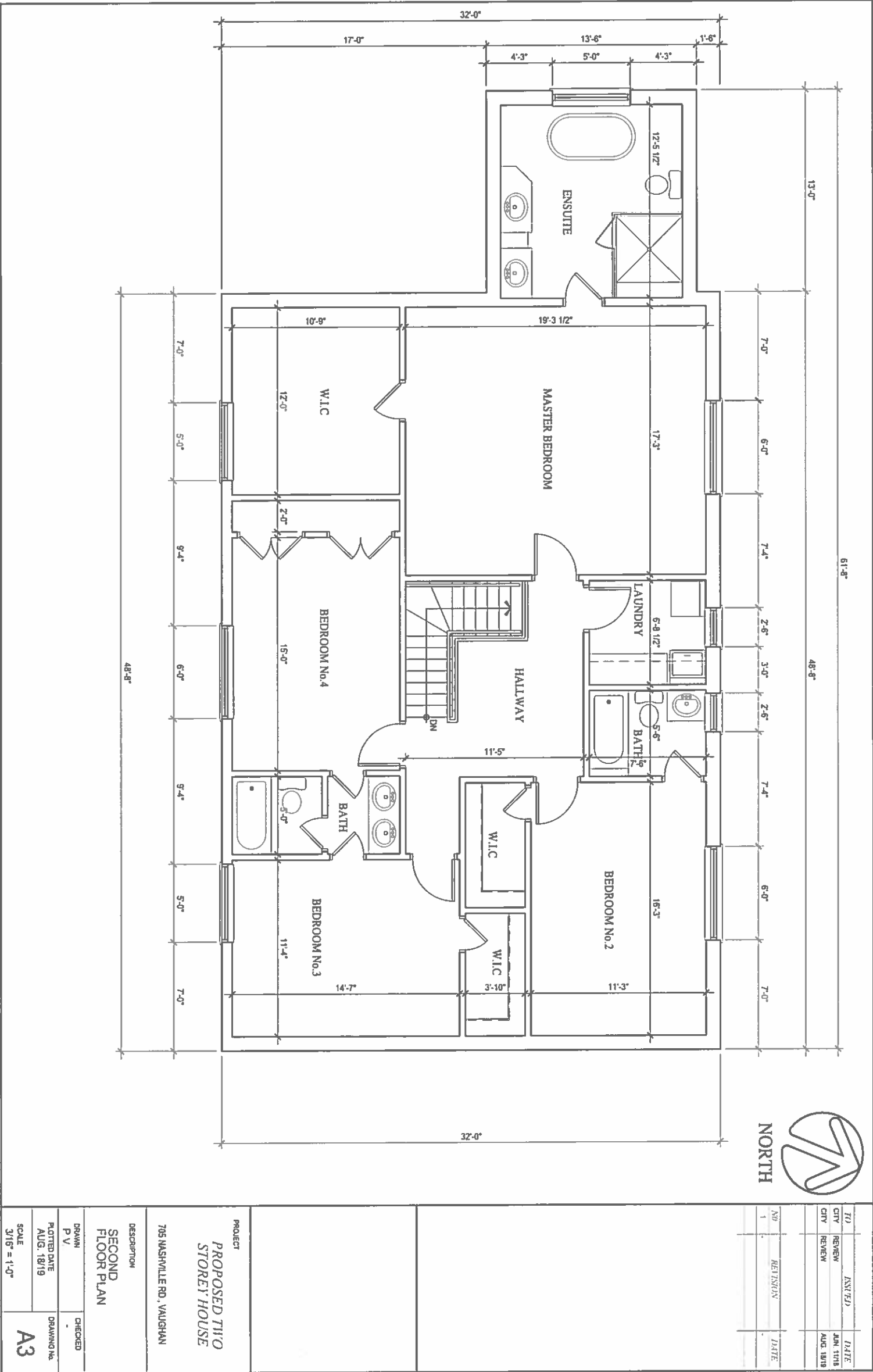
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CITY	REVIEW	AUG. 18/19
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CITY	REVIEW	AUG 18/19

NO	REVISION	DATE
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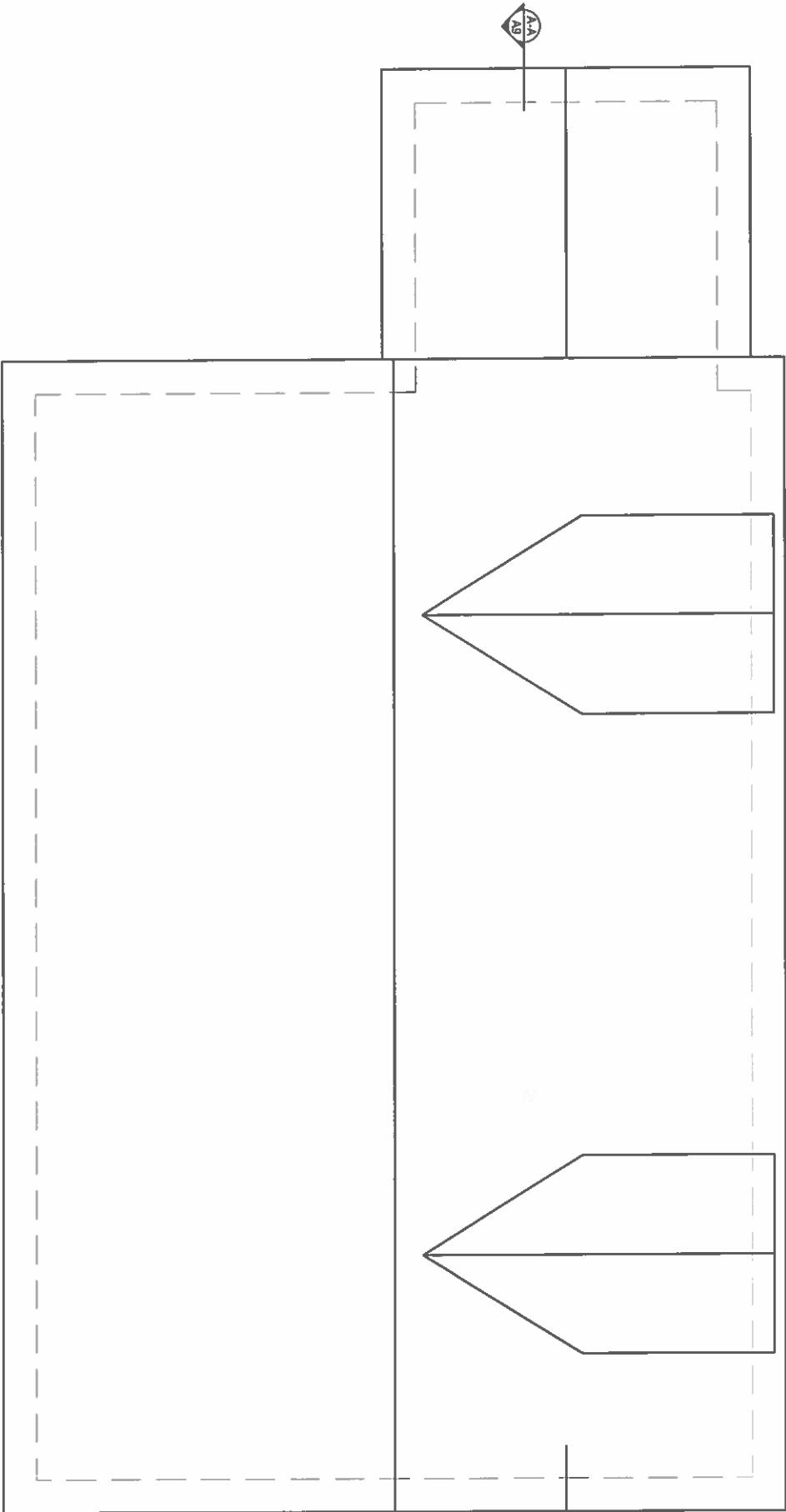


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NORTH



TO	ISSUED	DATE
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NO	REVISION	DATE
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CITY	REVIEW	JUN 11/18
CITY	REVIEW	AUG 18/19

NO	REVISION	DATE
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PROJECT	PROPOSED TWO STOREY HOUSE	
	705 NASHVILLE RD., VAUGHAN	
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TO	ISSUED	DATE
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CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
1		

PROJECT
*PROPOSED TWO
STOREY HOUSE*

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
SIDE ELEVATION

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CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
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PROJECT

*PROPOSED TWO
STOREY HOUSE*

705 NASHVILLE RD., VAUGHAN

DESCRIPTION

SIDE ELEVATION

DRAWN
P.V.

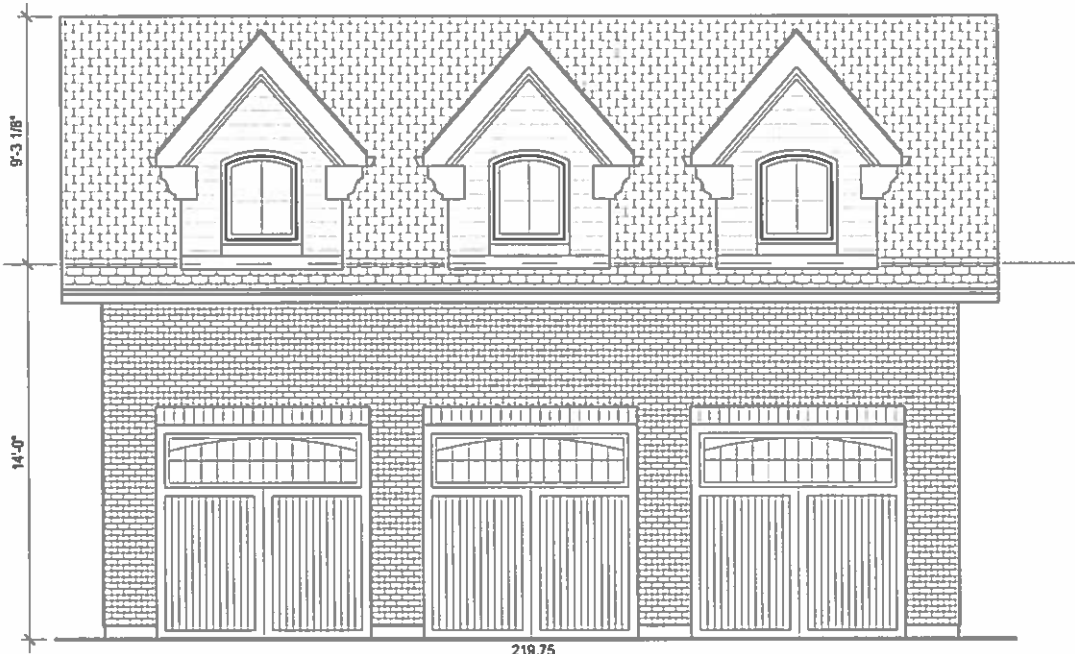
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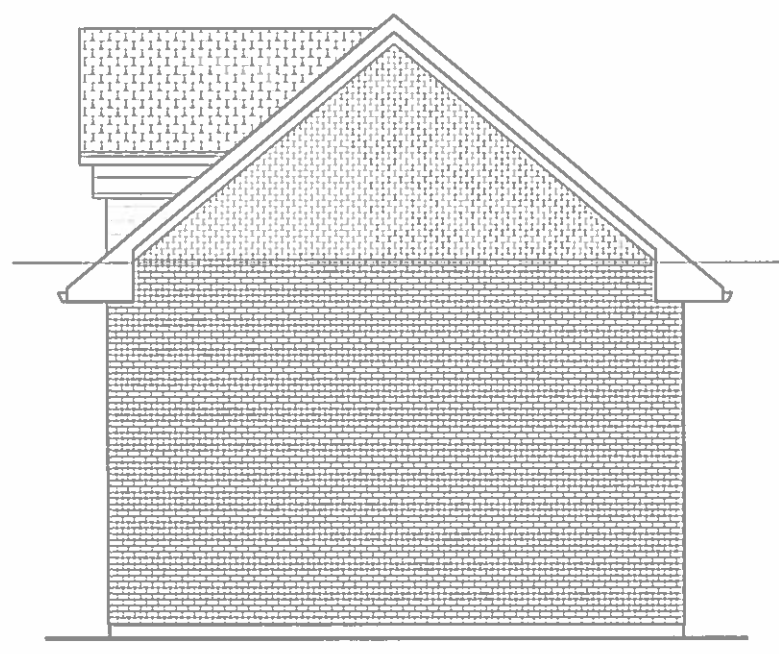
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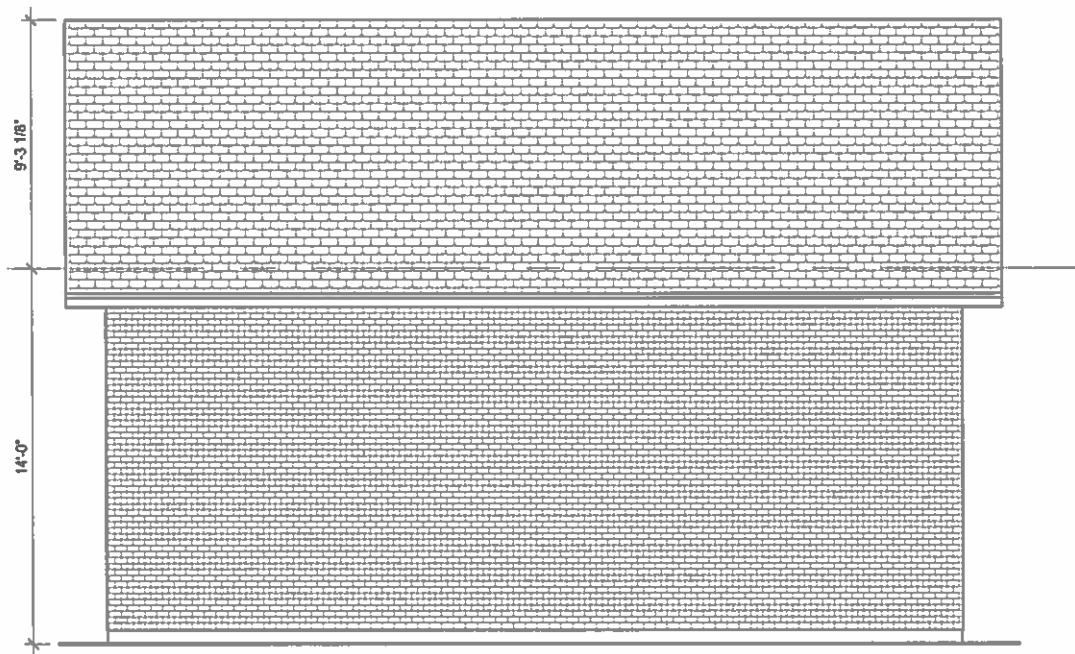
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

TO	ISSUED	DATE
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CITY	REVIEW	AUG. 18/19
NO	REVISION	DATE
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PROJECT
*PROPOSED TWO
STOREY HOUSE*

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
DETACHED GARAGE
ELEVATIONS

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PLOTTED DATE AUG. 18/19	DRAWING No.
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Arborist Report + Tree Preservation Plan

Prepared for:
Mario Saggio
155 Maples Ave.
Vaughan ON L4L 8R9
647-409-3313
mariosaggio1@gmail.com

Site Address:
705 Nashville Rd.
Vaughan ON L4H 3N5
Same as above
Modified:
October 6, 2019

Prepared by:
Mark Ellis



ISA Board Certified Master Arborist ON-1686BM
www.cinereaurbanforestryservices.ca
cinerea.ufs@gmail.com
905-715-5921
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Table of Contents

Summary	3
Introduction & Assignment (Nature of Work)	4
Assignment Limitations	5
Methods	5
Observations	5
Tree Replacement Information	6
Pruning & Root Pruning Plan	8
Arborist Recommendations	8
Construction Notes	8
Conclusion	8
Appendix 1 – Tree Inventory	10
Appendix 2 – Tree Preservation Plan (Preview)	13
Appendix 3 – Photos (Trees Are Centred)	14
Appendix 4 - Hoarding Details	21
Appendix 5 - Tree Protection Sign	35
Appendix 6 - References	36
Appendix 7 - Arborist Qualifications	37

Summary

This arborist report is in regard to the demolition and construction of a new house and garage at 705 Nashville Rd. Vaughan ON. Trees were inventoried and assessed for health and preservation measures.

Introduction & Assignment (Nature of Work)

Cinerea Urban Forestry Services was commissioned by Mario Saggio to complete an Arborist Report and tree preservation plan. This was for the proposed demolition and construction of a new house and garage at 705 Nashville Rd. Vaughan ON.

The full minimum tree protection zone will be provided for all trees to be retained 20 cm dbh and greater therefore minimal injury if any will occur to preserved trees. Any potential injury to trees would be to roots found outside the minimum tree protection zones.

An inventory and general health assessment was performed for all trees located on and within 6 metres of the property line.

Assignment Limitations

Recommendations for tree preservation have been based upon the client supplied drawings.

This Arborist Report was compiled from field data collected from the ground. A basic visual assessment of the trees was performed. No level of ISA Tree Risk Assessment was performed. More data may be obtained regarding risk through a basic or advanced ISA Tree Risk Assessment. As trees change over time, this report noting conditions of health and structure of trees on site shall be void after a period of 1 year.

The opinions conveyed within this report are those of Mark Ellis, ISA BCMA ON-1686BM. Another arborist or forester may look at the same tree and have different opinions. Thus; opinions may be subjective.

Arborist recommendations have been supplied, however, due to varying ownership, recommendations may not be able to be carried out

Methods

- Tools used to assess the trees included a clinometer, metric measuring tape, metric measuring wheel, binoculars
- City trees of any diameter and all private trees measuring 15 cm or greater were recorded for the purposes of this report; only private trees measuring 20 cm or greater at the base are subject the City of Vaughan's private tree bylaw
- All diameters of trees were measured at a height of 1.4 metres for MTPZ purposes
- The MTPZ radius is measured from the outside edge of the tree base
- Photos were taken of each tree inventoried and are included

Observations

- Field work was completed by Mark Ellis on October 2, 2019.
- Weather at time of assessment was raining and 10°C
- Trees #4 and 9 on neighbouring property
- Tree # 17 shared with 695 Nashville Rd.

Tree Replacement Information

6 trees are required to be replanted at site due to the arborist recommendations of tree removal.

Coniferous (softwood) trees must meet a minimum height of 200 cm.

Deciduous (hardwood) trees must have a minimum caliper diameter of 50 mm

A replanting plan shall be prepared by Cinerea Urban Forestry Services upon finalization of amount of trees to be replanted at site.

SURVEYOR:										SKETCH SHOWING																			
SURVEY INFORMATION SHOWN ON THIS										TOPOGRAPHIC DETAIL OF																			
DRAWING IS TAKEN FROM SURVEY										LOT 3																			
DRAWING PREPARED BY:										REGISTERED																			
DINO ASTRI										PLAN 4258																			
SURVEYING LTD.										CITY OF VAUGHAN																			
ONTARIO LAND SURVEYORS										REGIONAL																			
1-661 WELHAM ROAD										MUNICIPALITY																			
BARRIE, ONTARIO										OF YORK																			
PHONE : 705-792-6780										WEB: www.astriurveying.com																			
FLOOR AREAS										SITE SUMMARY										LOCATION PLAN									
FLOOR NO.				EXISTING		NEW		TOTAL		BY-LAW No.		1-88		TO		ISSUED		DATE											
				sq.ft.		sq.m.		sq.ft.		sq.m.		LOT AREA		1403.45 sq.m.		CITY REVIEW		JUN. 11/18											
																CITY REVIEW		AUG. 18/19											
GROUND FLOOR AREA				0.00		0		1,525.04		141.68		PROVIDED																	
SECOND FLOOR AREA				0.00		0.00		1732.79		160.98		LOT COVERAGE		275.55 sq.m.		19.63%													
TOTAL FLOOR AREAS				0.000		0.000		3,257.83		302.66		MAX FLOOR AREA		302.66 sq.m.		21.56%													
NO										REVISION										DATE									
1																													

Structural roots should be at or slightly above the surrounding grade. The root flare will not always be visible on young trees.

Apply a maximum of 2 to 3 inches (5–7.5 cm) of mulch over the root ball and backfill. Keep mulch away from trunk base.

Remove burlap and twine from top of root ball. Remove all synthetic materials.

Sites with high-quality soil do not require backfill amendment. Composted organic matter may be added on sites with poor-quality soil.

A low-profile basket will not interfere with future root growth. Cut one or two rings of wire off of a traditional wire basket.

Set root ball on undisturbed soil to prevent settling.

Drive stakes into undisturbed soil.

Remove or reduce the length of upright branches competing with the leader, and those with included bark.

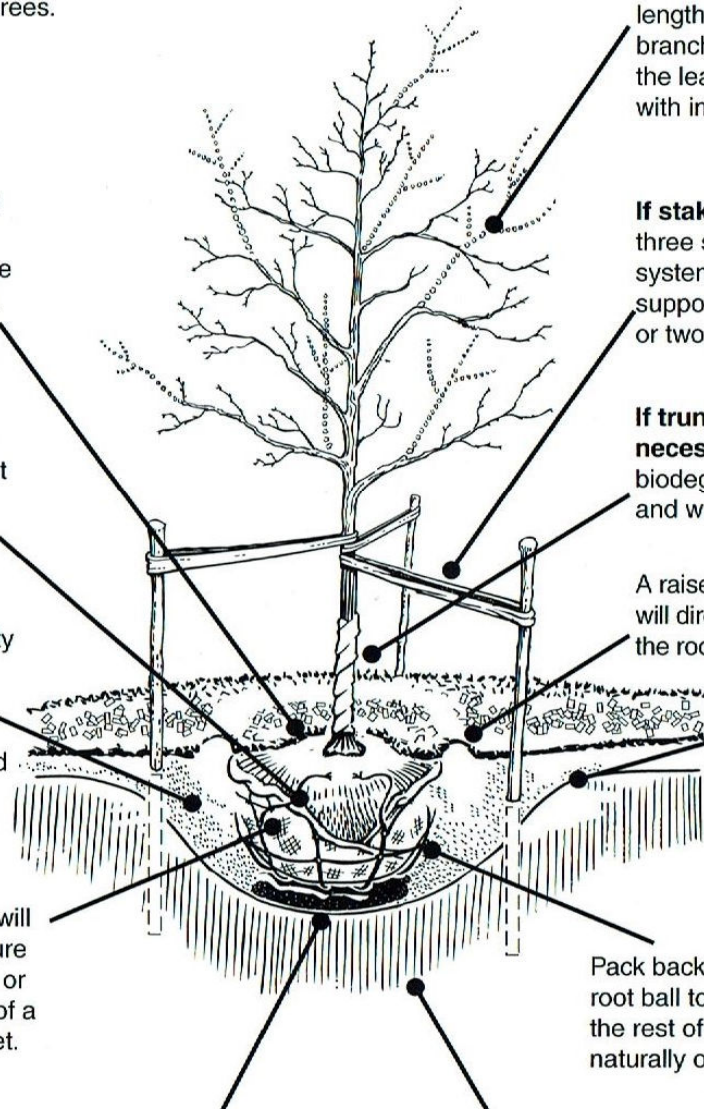
If staking is necessary, three stakes or underground systems provide optimum support. Remove after one or two years.

If trunk wrapping is necessary, use biodegradable materials and wrap from the bottom.

A raised ring of soil (optional) will direct irrigation water into the root ball.

Width of top of planting hole is at least 2 (preferably 3) times root ball diameter in compacted soil.

Pack backfill around base of root ball to stabilize. Allow the rest of backfill to settle naturally or tamp lightly.



Pruning & Root Pruning Plan

No above or below ground pruning is required to facilitate construction at 705 Nashville Rd.

Arborist Recommendations

- Install hoarding as per the City of Vaughan Urban Forestry specification and as per the Tree Preservation Plan
- Remove trees # 2, 4, 9, 16, 17
- Submit arborist report and tree preservation plan in person to City of Vaughan, Joint Operations Centre, 2800 Rutherford Rd. Vaughan ON L4K 2N9.

Construction Notes

No construction materials or debris are to be stored within the Minimum Tree Protection Zones of any tree as noted on the Tree Protection Plan. All hoarding is to remain in place for duration of the construction. Hoarding is to be removed once construction is completed.

Conclusion

The scope of construction is straightforward. All trees recommended for removal are in declining health and or structure/overall condition. It is a proactive measure to remove all of the noted trees independent of construction. With the removal of the noted trees, the MTPZs of any trees over 20 cm at the base will not be infringed upon. Due to this, no root pruning, hand digging or AirSpading will be required by an ISA Certified Arborist.

Six trees are required to be replanted at the property due to the proposed removal of the trees within this arborist report. Cinerea Urban Forestry Services shall prepare a replanting plan in conjunction with the client should they wish, to supplement this arborist report and tree preservation plan.

Tree # 4, at 715 Nashville Rd. is 100% dead and should be removed immediately.

Tree protection fencing is to be installed as per the tree protection plan. It is very important to construct tree protection fencing as per the specification and for it to be rigid. All too often tree protection fencing is just slapped together and does not meet the minimum specification.

Should all tree protection measures and tree protection plan be followed, no injury shall occur within the MTPZ of any retained trees on site. All documentation shall be submitted to the City of Vaughan, Joint Operations Centre, 2800 Rutherford Rd. Vaughan ON L4K 2N9.

Appendix 1 – Tree Inventory

Tree #	Common Name	Latin	Diameter at Base	Diameter @ 1.4 m	City of Vaughan Minimum Tree	Height (m)	Crown Spread (m)	Ownership	Health	Structure	Overall Condition	Replacement Trees reqd	Address	Location	Comments	Arborist Recommendation
1	Manitoba Maple	<i>Acer negundo</i>	70	48	3	8	9	City	Fair	Poor	Fair-Poor		715 Nashville Rd.	4.3 metres south of centreline of ditch 0.4 metres west of east property line	3 stems at 1.4 metres in height 35, 37, 48 cm dbh	Tree protection fencing
2	Scots Pine	<i>Pinus sylvestris</i>	36	33	2.4	9	3	Private	Fair-Poor	Poor	Poor	2	705 Nashville Rd.	8.8 metres south of centreline of ditch 0.5 metres east of west property line		Remove tree
3	Eastern White Pine	<i>Pinus strobus</i>	39	33	2.4	22	3	Private	Fair	Poor	Fair-Poor		705 Nashville Rd.	20.5 metres south of centre line of ditch 0.5 metres east of west property line	Very small crown compared to height and size of tree	Consider removal Tree protection fencing
4	Red Pine	<i>Pinus resinosa</i>	55	45	3	19	0	Private	Dead	Dead	Dead	0	715 Nashville Rd.	32.7 metres south of centre line of ditch 2.3 metres west of east property line		Remove tree
5	Manitoba Maple	<i>Acer negundo</i>	50	44	3	12	10	Private	Fair	Poor	Poor		705 Nashville Rd.	0.3 metres south of south property line 8.9 metres east of west property line	Main trunk split and has fallen but still attached	Existing chain link fence acting as tree protection fencing
6	Siberian Elm	<i>Ulmus pumila</i>	37	28	1.8	18	7	Private	Good	Fair	Fair		715 Nashville Rd.	On south property line 1.4 metres west of east property line	Tag # 354	Existing chain link fence acting as tree protection fencing

7	Manitoba Maple	<i>Acer negundo</i>	37	27	1.8	10	9	Private	Good	Poor	Fair-Poor	715 Nashville Rd.	On south property line 0.4 metres west of east property line	Tag # 355	Tree protection fencing
8	Manitoba Maple	<i>Acer negundo</i>	26	21	1.8	7	9	Private	Fair	Poor	Poor	705 Nashville Rd.	On south property line 1.2 metres east of west property line		Existing chain link fence acting as tree protection fencing
9	Manitoba Maple	<i>Acer negundo</i>	27	18	1.8	6	0	Private	Dead	Dead	Dead	Lot 25, Concession 8	2 metres south of south property line of 705 Nashville Rd. 5 metres east of west property line of 705 Nashville Rd.	Tag # 357	Remove tree
10	Manitoba Maple	<i>Acer negundo</i>	23	18	1.8	8	3	Private	Fair	Poor	Fair-Poor	Lot 25, Concession 8	1.4 metres south of south property line of 705 Nashville Rd. 10.2 metres east of west property line of 705 Nashville Rd.	Foliage on north side of tree only	Tree protection fencing
11	Manitoba Maple	<i>Acer negundo</i>	36	18	2.4	6	4	Private	Fair	Poor	Poor	Lot 25, Concession 8	2.3 metres south of south property line of 705 Nashville Rd. 16.4 metres east of west property line of 705 Nashville Rd.	2 stems at 1.4 metres 13, 18 cm dbh	Tree protection fencing
12	Manitoba Maple	<i>Acer negundo</i>	28	24	1.8	7	7	Private	Fair	Poor	Poor	Lot 25, Concession 8	2 metres south of south property line of 705 Nashville Rd. 17.3 metres east of west property line of 705 Nashville Rd.	Tag # 360	Tree protection fencing
13	Manitoba Maple	<i>Acer negundo</i>	34	25	1.8	7	3.5	Private	Fair	Poor	Poor	Lot 25, Concession 8	2.1 metres south of south property line of 705 Nashville Rd. 18 metres east of west property line		Tree protection fencing

[illegible]

Appendix 2 – Tree Preservation Plan (Preview) – Print to 24"x36"

**ATTACHED AS A SEPARATE DOCUMENT.
MUST SUPPLEMENT THIS REPORT**

Appendix 3 – Photos (Trees Are Centred)



Fig. 2 – Tree # 2 – *Pinus sylvestris* - Remove



Fig. 3 – Tree # 3 – *Pinus strobus* – Tree Protection Fencing



Fig. 4 – Tree # 4 – *Pinus resinosa* – 715 Nashville Rd. - Remove







Fig. 7 – Tree # 7 – *Acer negundo*





Fig. 9 – Tree # 9 – *Acer negundo* – Remove Tree



Fig. 10 – Tree # 10 – *Acer negundo* - Tree Protection Fencing



Fig. 11 – Tree # 11 – *Acer negundo* – Tree Protection Fencing



Fig. 12 – Tree # 12 – *Acer negundo* – Tree Protection Fencing



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Vaughan, Ontario



Fig 13 – Tree # 13 – *Acer negundo* – Tree Protection Fencing



Fig. 14 – Tree # 14 – *Acer negundo* – Tree Protection Fencing



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Vaughan, Ontario







Fig. 16 – Tree # 16 – *Prunus avium* - Remove





Fig. 17 – Tree # 17 – *Acer negundo* - Remove





Fig. 18 – Tree # 18 – *Thuja occidentalis* – Tree Protection Fencing





Fig. 19 – Tree # 19 – *Picea pungens* – Tree Protection Fencing



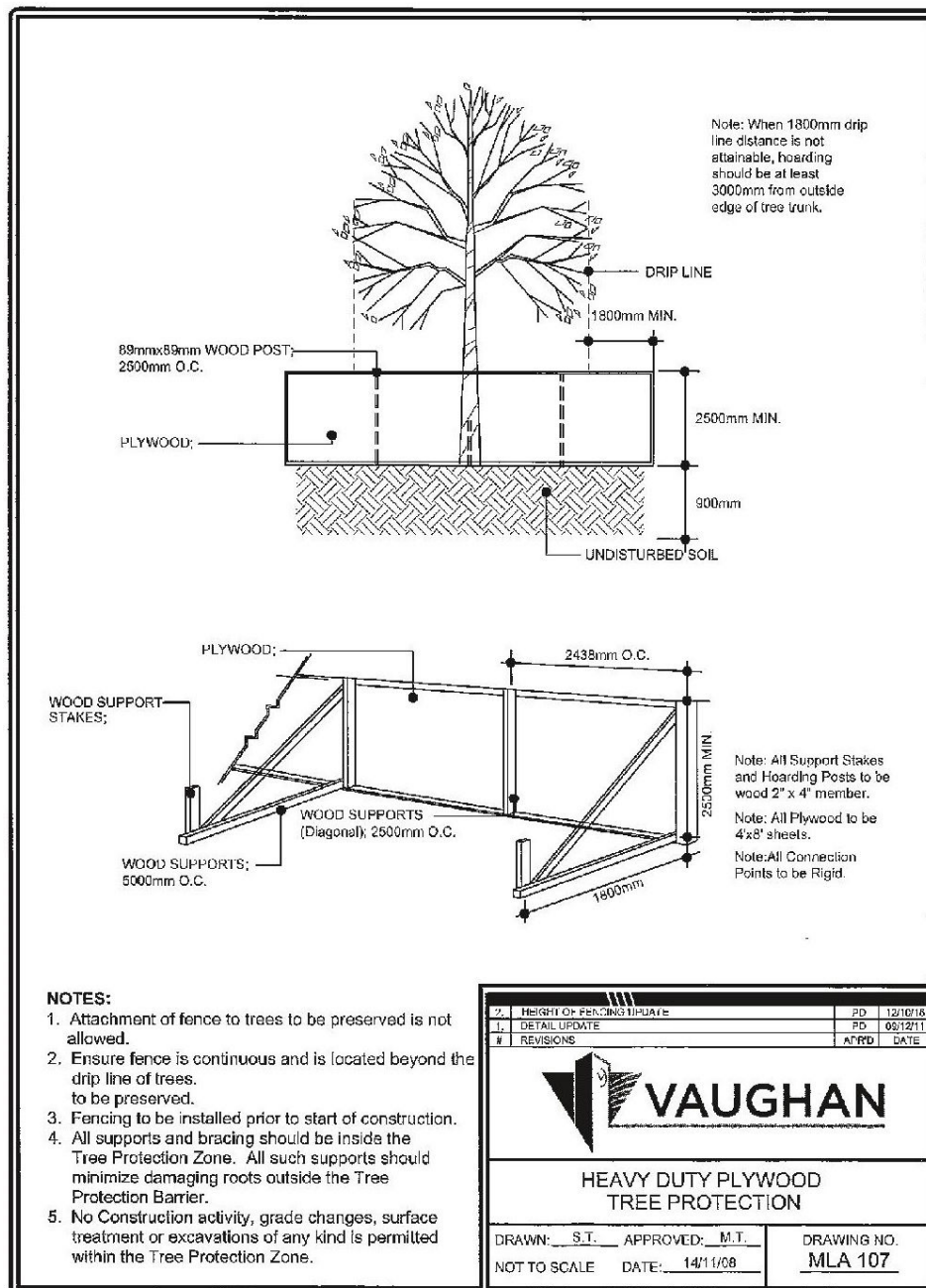


Fig 20 – Tree # 20 – *Picea pungens* – Tree Protection Fencing



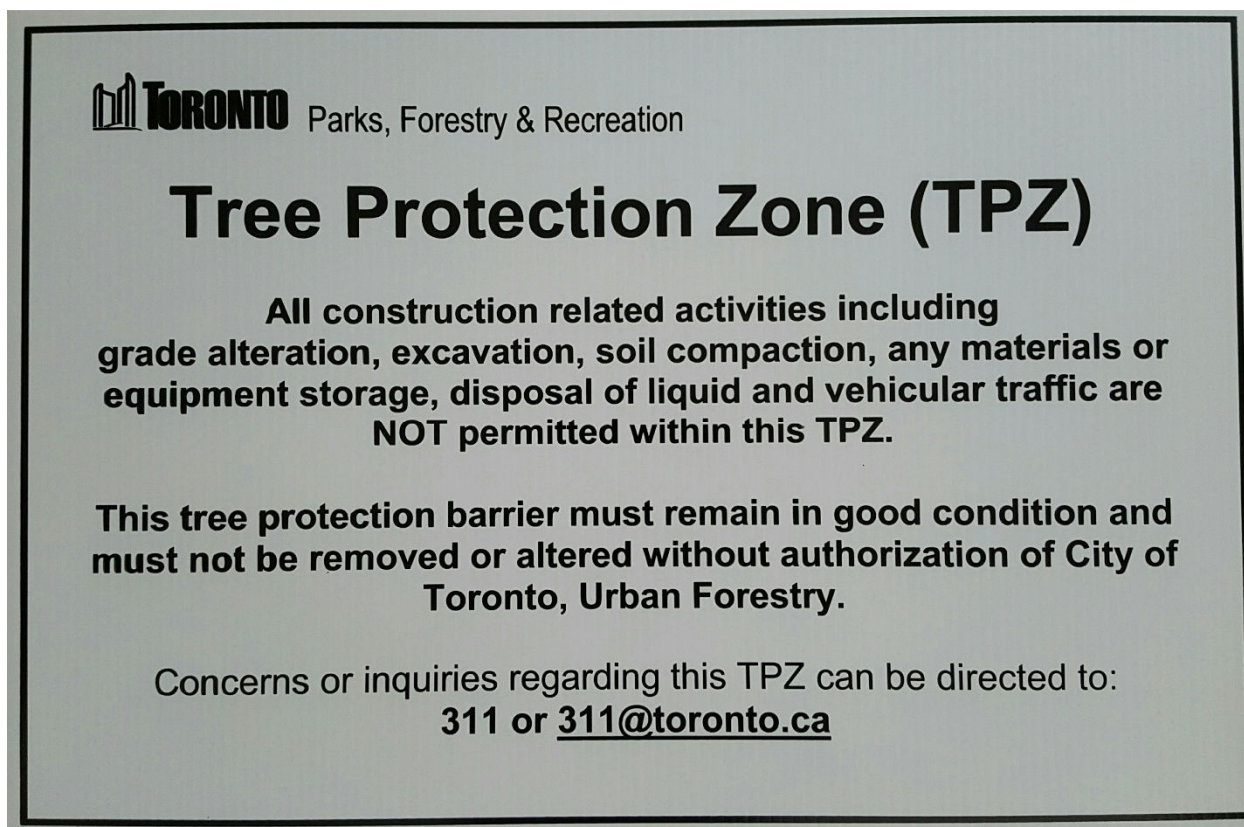
Appendix 4 - Hoarding (Temporary Tree Protection Fencing) Details

Figure 1 - Standard Hoarding Detail



Appendix 5 - Tree Protection Sign

A sign resembling the sign below shall be mounted on in a conspicuous area on all sides of the Tree Protection Fencing. This is a sample only.

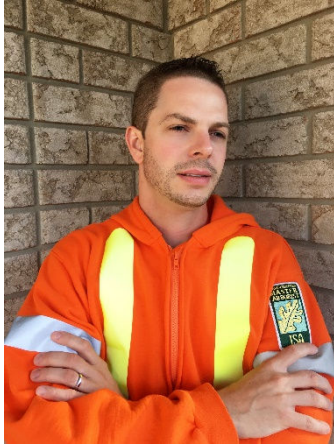




Appendix 6 - References

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Appendix 7 - Arborist Qualifications



Mark Ellis is the owner/operator at Cinerea Urban Forestry Services. He has previously held positions as Senior Consulting Arborist with Davey Resource Group, Arborist Foreman with Regional Municipality of Wood Buffalo and Forest Health Care with the City of Toronto. He is one of only five persons in Canada that hold both the ISA Board Certified Master Arborist & ISA Certified Arborist Municipal Specialist certifications. Mark has over 10 years of experience working for not-for-profit corporations, private companies, and municipalities in arboriculture, forestry and urban forestry. His experience includes planning the urban forest, tree climbing and removal, integrated pest management, surveying for destructive forest pests, and GIS based mapping to name a few. More recently, he has been involved in developing an Urban Forest Master Plan for the Regional Municipality of Wood Buffalo, post-failure investigations, and providing expert witness testimony in court cases.

Education

- Sir Sandford Fleming – Forest Technician Diploma

Industry Related Certifications

- ISA Board Certified Master Arborist Municipal Specialist # ON-1686BM (2016-2022)
- ISA Tree Risk Assessment Qualification (TRAQ) (2013-2023)
- MOECC Butternut Health Assessor #532
- Ontario Certified Seed Collector #383
- Ontario MOE Pesticide License #046418 (Forestry, Industrial Vegetation, & Landscape Exterminator)
- OFSWA Chainsaw Operator Certification
- Arboriculture Canada – Technical Tree Falling & Cutting
- Certified Ontario Tree Marking Course
- SP-102 Forest Industry Wildland Firefighting

Member

- International Society of Arboriculture Member #221000
- International Society of Arboriculture Ontario Chapter Member #221000

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST MUNICIPAL SPECIALIST™

Mark Matthew Ellis

Having successfully completed the requirements set by the
International Society of Arboriculture, the above named
is hereby recognized as an ISA Certified Arborist Municipal Specialist®



	
Luana Vargas Director of Credentialing Services International Society of Arboriculture	Caitlyn Pollihan Executive Director International Society of Arboriculture
ON-1686BM	15 Jul 2016
Certification Number	Certified Since
	30 Jun 2022
	Expiration Date



INTERNATIONAL SOCIETY OF ARBORICULTURE

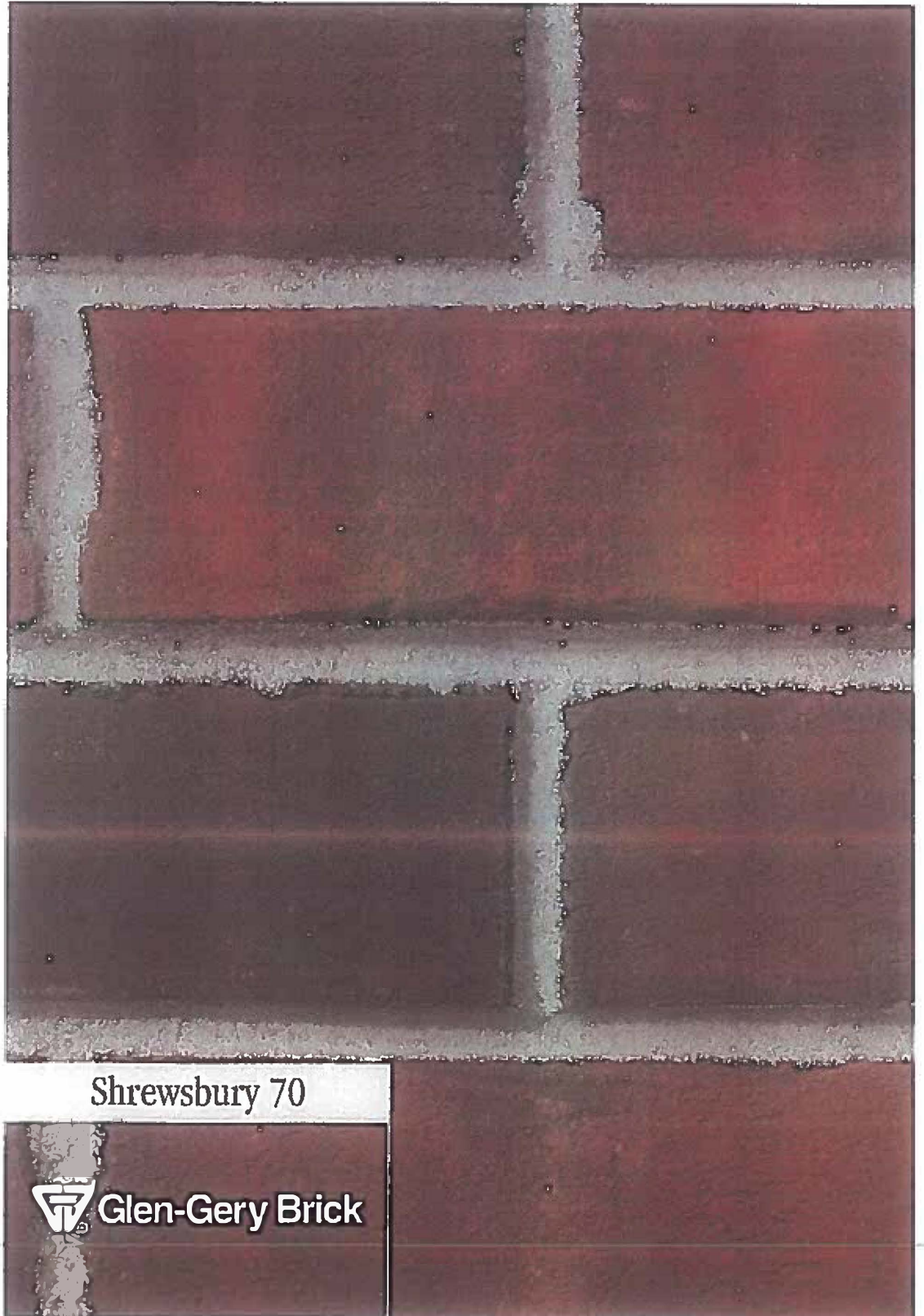
BOARD CERTIFIED MASTER ARBORIST™

Mark Matthew Ellis

Having successfully completed the requirements set by the
International Society of Arboriculture, the above named
is hereby recognized as an ISA Board Certified Master Arborist®



	
Luana Vargas Director of Credentialing Services International Society of Arboriculture	Caitlyn Pollihan Executive Director International Society of Arboriculture
ON-1686BM Certification Number	2 Apr 2016 Certified Since
	30 Jun 2022 Expiration Date



Shrewsbury 70



Glen-Gery Brick