



Communication: C7
Committee of the Whole (PM)
November 22, 2022
Item #4

KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT – Plan Update

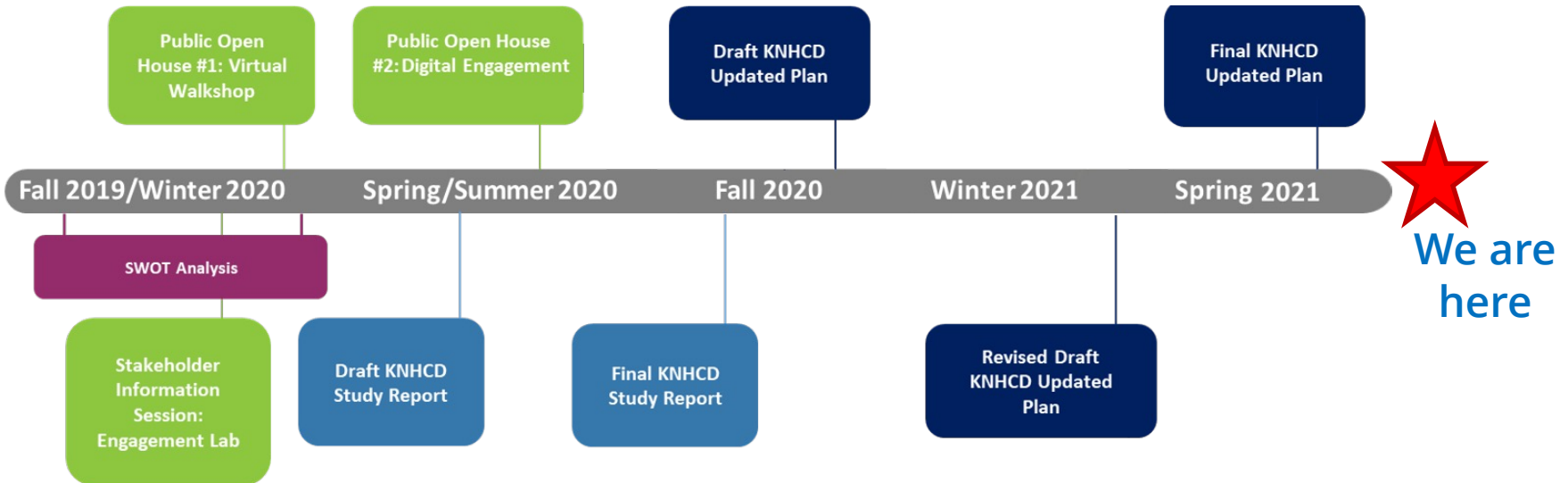
Vaughan City Council – PUBLIC MEETING

22 November 2022



Milestones Since Last Meeting (July 2020)

- **KNHCD Part 1 – The Study** – *submitted June 2020*
- Online public consultation / comments – *November 2020*
- **KNHCD – Part 2 – The Plan** – *submitted April 2021*
- **Committee of the Whole Presentation** – *Completed*



PURPOSE OF THE KNHCD PLAN UPDATE



Part 1: 2003 KNHCD plan SWOT

- ❑ Build upon the 2003 KNHCD Study & Plan's past successes
- ❑ Respond to a changing legislative environment and provincial and municipal policy frameworks
- ❑ Identify planning tools that can strengthen the heritage conservation of the HCD
- ❑ Identify potential CHLs and contributing heritage resources in the HCD
- ❑ Integrate the community's long-term vision

KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

VOL 1: THE STUDY AND PLAN



PHILLIP H. CARTER ARCHITECT AND PLANNER
IN ASSOCIATION WITH:
PAUL OBERST ARCHITECT
NICHOLAS HOLMAN, HERITAGE CONSULTANT
HARRINGTON AND HOYLE LANDSCAPE ARCHITECTS

RESULTS from Part 1 – The Study Update

- ❑ Analysis and recommendations for policy changes for alignment purposes.
- ❑ In-depth analysis of Contributing, Non-contributing properties, and miscellaneous styles within the HCD.
- ❑ Introduction of Cultural Heritage Landscapes and Viewsheds concepts for inclusion in Part 2 – The Plan.
- ❑ Update to the HCD boundary.



DIRECTION from Part 1 – The Study Update

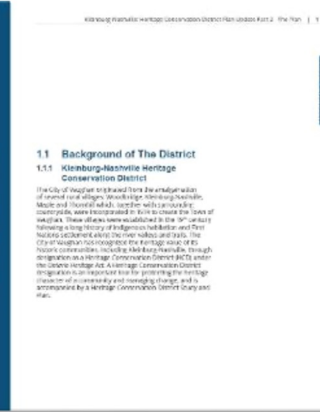
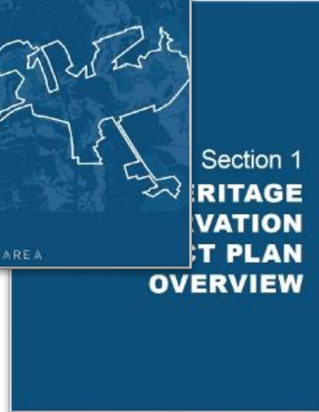
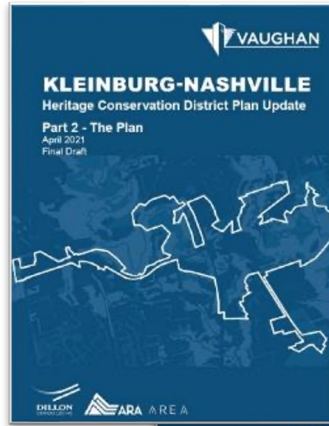
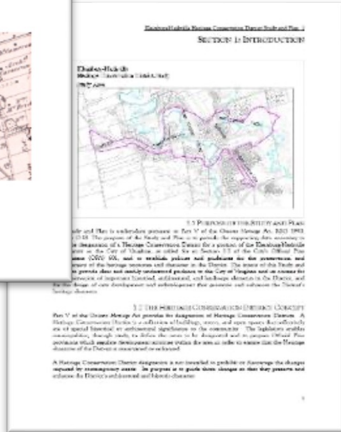
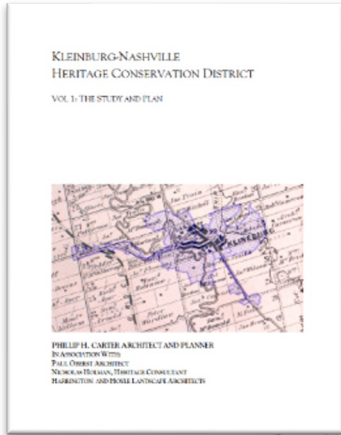
- ❑ Strengthening heritage protection;
- ❑ Updates responding to Bill 108;
- ❑ Recommendations for update to Vaughan's OP and ZBL for compatibility with KNHCD;
- ❑ Updates for appropriate building materials /exterior components;
- ❑ Include Tree protection guidelines;
- ❑ Update guidelines for streetscape/built form/urban design;
- ❑ Develop checklists for proposed projects;
- ❑ Statement of Significance and heritage attributes: include in The Plan and update and include in the KNHCD By-law.



Key Updates – What's Changed

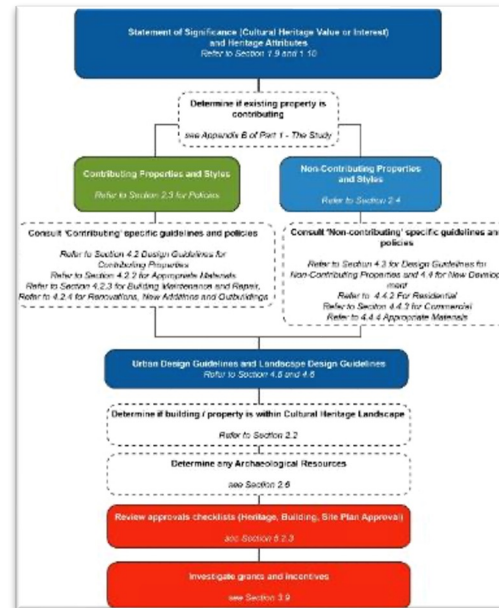
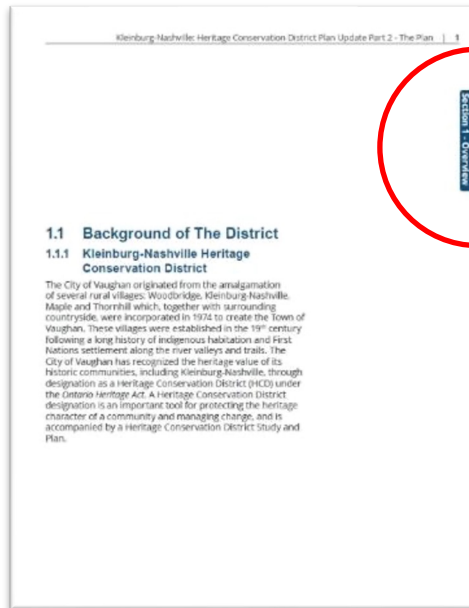


VISUALLY IMPROVED, ACCESSIBLE.



Key Updates – What’s Changed

EASIER TO USE /NAVIGATE

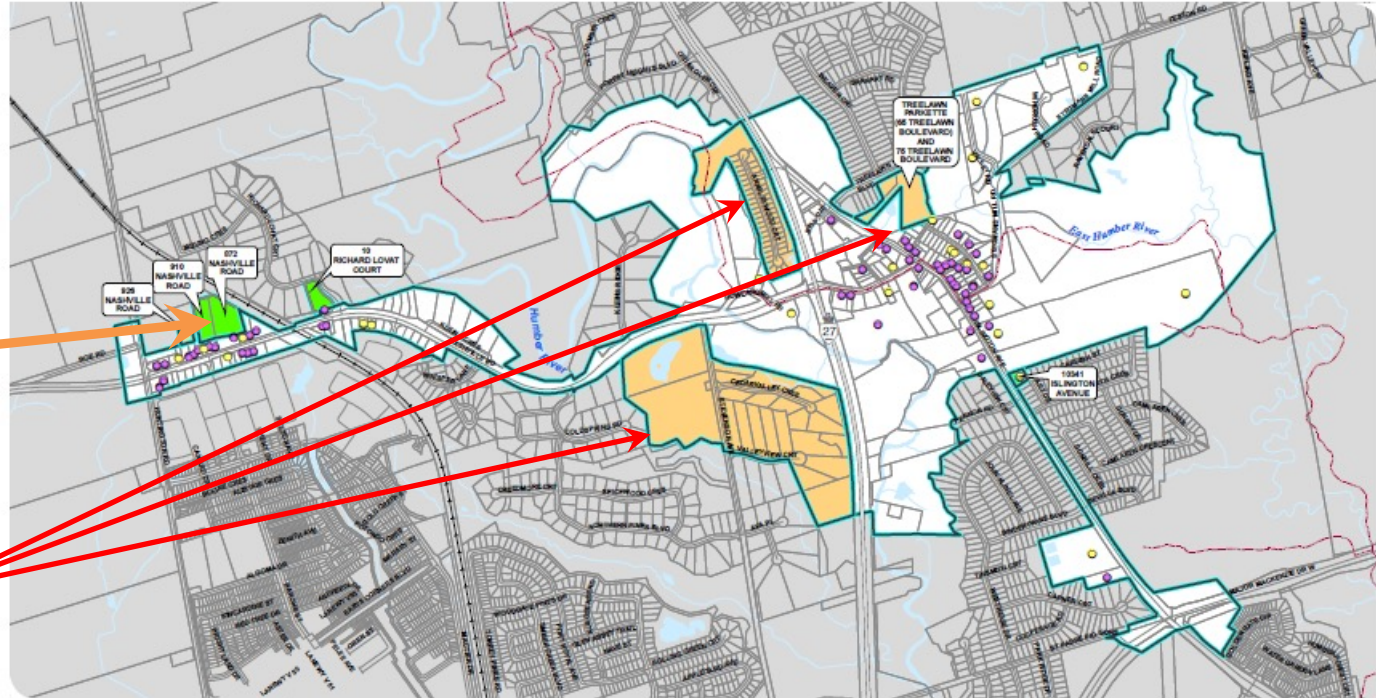


Key Updates – What’s Changed

REVISED BOUNDARY

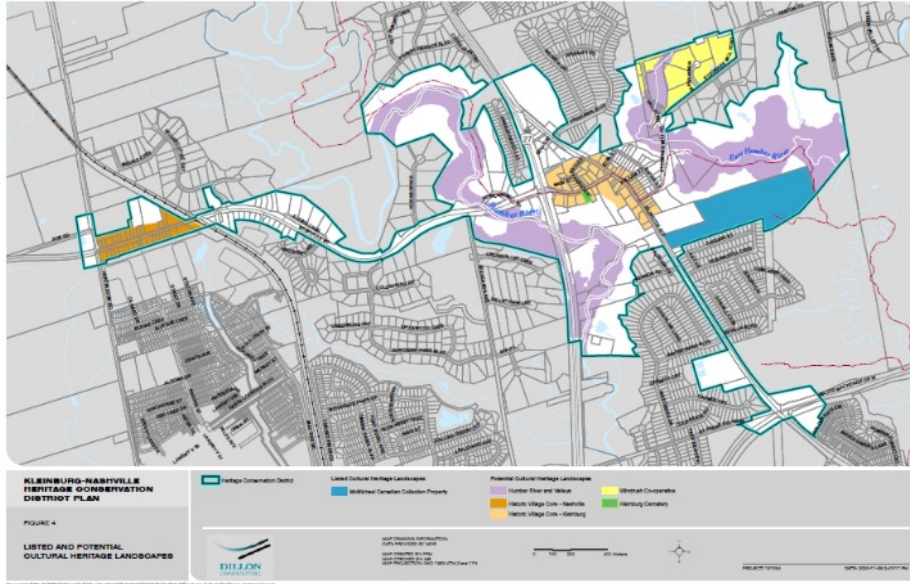
updated property boundaries

removed from KNHCD boundary

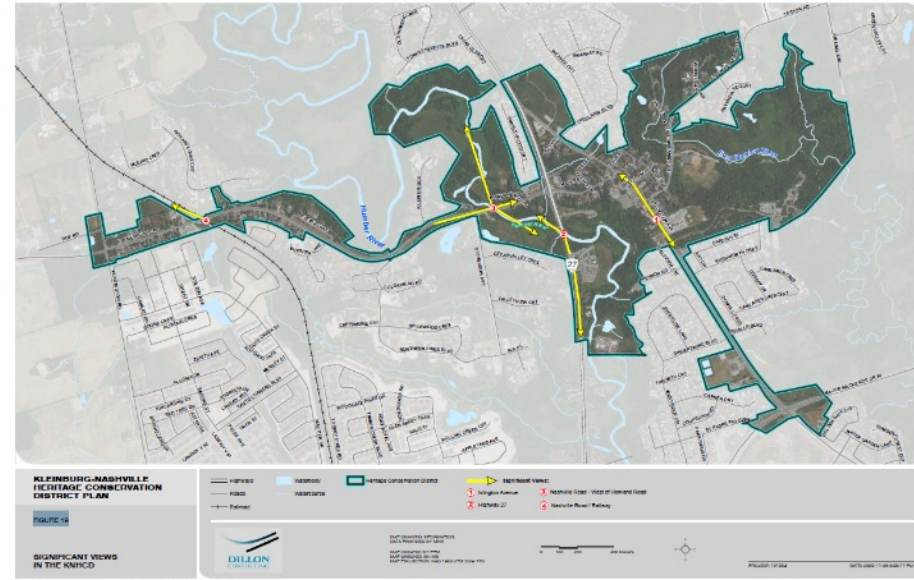


Key Updates – What's Changed

CULTURAL HERITAGE LANDSCAPES



VIEWSCAPES



Key Updates – What's Changed

IMPROVED FLOW AND MORE DETAILED GUIDELINES:

- ❑ 4.2 Design Guidelines for Contributing Properties
- ❑ 4.3 Design Guidelines for Non-Contributing Properties
- ❑ 4.4 Design Guidelines for New Development
- ❑ 4.5 Urban Design Guidelines
- ❑ 4.6 Landscape Design Guidelines: General Approach to Plantings and Vegetation



Key Updates – What’s Changed

DIRECTION FOR DESIGN WITH EXPLANATIONS AND DIAGRAMS

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Kleinburg-Nashville: Heritage Conservation District Plan Update Part 2 - The Plan | 123

4.2.4.2 New Additions To Heritage Buildings

New attached additions to heritage buildings should be designed to complement the design and not to overwhelm the heritage character of the original building. Consideration should be given to its relationship with the heritage building as well as the historic district.

The construction of an exterior addition in an historic building may seem essential for a proposed new use. A new addition should be proposed only after it is determined that the needs cannot be met on another site or by altering secondary, non character defining interior spaces. For any new proposed addition to an existing heritage building the following general guidelines must be considered:

General Guidelines for New Additions To Heritage Buildings

- If possible, avoid new additions if the needs can be met by altering a secondary non character-defining space;
- An addition should be designed so that the heritage value of the historic place is not impaired and its character-defining elements are not obscured, damaged or destroyed.
- The addition should be physically and visually compatible with, subordinate to, and distinguishable from the historic place²⁸;
- Apply principles of minimal intervention, compatibility and reversibility regardless of size.

The following sections provide more detailed and specific guidelines for the maintenance and appropriate addition to heritage buildings in Kleinburg-Nashville HCD:

Site Planning

- Location of the proposed addition is a key consideration for the complementary additions to heritage buildings. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.
- Additions to heritage buildings on corner lots shall be designed to present a heritage-friendly face to the flanking street.

Not Appropriate
Addition is too large and overwhelms the contributing building.

Not Appropriate
Addition covers significant views of the contributing building.

Appropriate
Addition is appropriate in scale and positioned to maintain views of the contributing building.

Sheet

Appropriate: addition in rear Appropriate: addition set back to side Not Appropriate: addition too far forward Not Appropriate: addition located in front of building

SECTION 4 - GUIDELINES

28 Standard 11 (2010), Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, Canada's Historic Places, Ottawa

Image 42. Configurations for appropriate additions. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)



Key Updates – What's Changed

DISCUSSION OF NEW TECHNOLOGIES AND MATERIALS

- ❑ Integration of accessibility
- ❑ Energy efficiency
- ❑ Updated language on appropriate materials within HCDs
 - addressing no use of vinyl Windows / Doors
 - new materials for Siding / Cladding
 - better understanding of heritage Masonry trims / sills
 - tuck-pointing and repointing



Key Updates – What's Changed

ENFORCEMENT OF DESIGN AND ARCHITECTURAL GUIDELINES

- ❑ Implementation of Heritage Building Protection Plans/ Vacant Building By-laws, Minimum Maintenance (Property Standards) By-laws;
- ❑ Preparation of General Review Reports to HV and staff at 50% and 90% work completion by Architect/ Heritage Consultant;
- ❑ More avenues of connecting with Heritage Staff, and educating the residents, property owners;
- ❑ Heritage Permit Applications, already outlined in the HCD Plan to be accompanied by Commitment to General Review (CGR) form signed by Architect/Heritage Consultant (similar to BPA).



Key Updates – What’s Changed

UPDATED CHECKLISTS

5.2.3 Application Checklists

The following checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.

5.2.3.1 Heritage Permit Checklist

For minor work, not ordinarily requiring a Building Permit:

- Inspect the property description in the Inventory, Volume 2. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair is the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity.
- If the building is part of a “block” of similar or identical properties originally built as a unit, show a colour photograph of the existing condition. Applicants are encouraged to undertake work on such buildings in a way that enhances the unity of the block.
- Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document.
- Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.
- In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan and with other by-laws, such as the Sign By-law. For sign and storefront work, provide elevations at a minimum scale of 1:25, and details and profiles at a suitable large scale.

5.2.3.2 Building Permit (Heritage) Checklist

For additions, renovation, and restoration:

- Inspect the property description in the Inventory, Volume 2. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair are the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity. Also make note of comments that indicate steps that could be taken to restore heritage features or to remove unsympathetic later work.
- Show results of any historical research. For example: provide copies of historic drawings or photographs, or show results of investigation of conditions underlying unsympathetic later work.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Briefs document.
- For new construction, additions, renovation and restoration:
- Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.

- Provide all documents ordinarily required for a building permit. These should include, as applicable for the scale of the work: outline specifications and drawing notes, indicating all materials visible from the exterior; elevations of all sides at a minimum scale of 1:50; elevations of storefronts at a minimum scale of 1:25; details and profiles, at a suitable scale, of cornices, signage and storefront elements, railings, trim, soffits and fascias, fences; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; a site plan showing building location, fencing, and planting. Elevations and perspectives should be “rendered” so that coursing, projecting elements, textures and fancy work are truly represented. Vertical dimensions should refer to those of adjacent buildings for alignment of horizontal elements. For new construction, copies of approved drawings from Site Plan Approval (Heritage) should be included.

5.2.3.3 Site Plan Approval (Heritage) Checklist

For new construction:

- Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.
- Provide all documents ordinarily required for a Site Plan Approval. These should include: site plan, at a scale suitable to the size of the property, showing location of the building(s) and buildings on adjacent properties; fencing, planting, sidewalk and driveway paving, and porches, decks, and other exterior elements; elevations of all sides, at a scale suitable to the size of the project, and including adjacent properties; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; outline specifications and drawing notes should indicate all materials visible from the exterior. Elevations and perspectives should be “rendered” so that coursing, projecting elements, textures, and fancy work are truly represented.
- Provide photographs of adjacent buildings for comparison with elevations and perspectives. Provide photographs of nearby heritage buildings of a similar type, to demonstrate the architectural sympathy of the proposed building.





Questions / Discussion



Thank you.

CONTACT

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