



## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, November 22, 2022

**WARD(S):** 1

**TITLE: THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT PLAN UPDATE**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** ~~DECISION~~ FOR INFORMATION

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**Purpose**

To seek approval from the Committee of the Whole for the Kleinburg-Nashville Heritage Conservation District Plan Update leading to the adoption of the updated plan and repeal of existing By-law 183-2003, 184-2003, and 268-2003 respectively, as shown in Attachment 1, which implemented the KNHCD Plan.

**Report Highlights**

- The current Kleinburg-Nashville Heritage Conservation District Plan was adopted and implemented in 2003
- The Kleinburg-Nashville Heritage Conservation District Plan update responds to policy and legislative changes since its original adoption
- The Kleinburg-Nashville Heritage Conservation District Plan Update is comprised of two phases: the Study and the Plan (see Attachments 3-4)

**Recommendations**

1. THAT the information outlined in this report and the staff presentation of the Kleinburg-Nashville Heritage Conservation District Plan Update, set out in Attachment 2, be RECEIVED.

**Background**

A Heritage Conservation District Study and Plan for Kleinburg-Nashville were prepared in 2003 by Philip Carter and Paul Oberst. Since that time there have been a number of policy and legislative changes which have and continue to have influence on planning decisions.

In November 2019, the City of Vaughan commenced a comprehensive update to the 2003 Kleinburg-Nashville Conservation District ('KNHCD') Plan. The project was undertaken in two phases. The first phase was an update to the KNHCD Study, and the second phase was the update to the 2003 KNHCD Plan, including the design guidelines. This report provides an overview of the Plan Update.

**The purpose of the public meeting report is an administrative correction** under the Ontario Heritage Act section 41.1 which requires the clerk of a municipality to give notice of a public meeting to discuss a proposed heritage conservation district plan to be served on each owner of property located in the heritage conservation district. While multiple public and stakeholder meetings were held during the process virtually, the notice was not sent to individual property owners, this public meeting is to address the above requirement under the Act.

### **Previous Reports/Authority**

[Heritage Vaughan Committee, 22 July 2020](#)

[Heritage Vaughan Committee, 21 April 2021](#)

### **Analysis and Options**

The 2003 KNHCD Plan has provided high-level guidance for development activity in the Kleinburg-Nashville Heritage District for the last 18 years to protect and conserve the KNHCD's heritage and character, amidst the many regulatory and policy changes introduced by the Province of Ontario.

The purpose of the KNHCD Plan Update is to build upon the existing KNHCD Plan's past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community's long-term vision. Key objectives of the KNHCD Plan Update include:

- update the maps of existing cultural heritage resources with information on architectural styles, construction dates, and level of "contribution" to the KNHCD
- address the findings of the SWOT analysis of the 2003 KHCD Plan
- update the list of heritage attributes
- integrate new and updated context for the Plan, including policy frameworks, performance-based design guidelines and policies

The first phase of the KNHCD Plan Update was the update to The Study. The KNHCD Study Update process commenced in Q4 2019, with the review and mapping of the heritage resources inventory, site walks, Townscape survey, background study and policy review, and the Strengths, Weaknesses, Opportunities and Threats ('SWOT') analysis of the 2003 KNHCD Plan.

Two public and stakeholder meetings were hosted in February 2020. The input received, along with the evaluation and gap analysis of the 2003 KNHCD Plan, has guided the updated KNHCD Study. The updated Study draft was made available online

for digital engagement with the community. The comments received from all stakeholders contributed to the compilation of the draft KNHCD Plan document that was presented to the Heritage Vaughan Committee on 22 July 2020.

The second phase of the KNHCD Plan Update was the update to The Plan. The updated Plan draft was made available online for digital engagement with the community. A subsequent public and stakeholder meeting was hosted in February 2021. The input received, along with feedback from City staff, guided the final “draft” of the KNHCD Plan Update. The final KNHCD Plan Update document was presented to the Committee of the Whole Working Session on 15 September 2021.

The key highlights of the KNHCD Plan Update are:

- updated KNHCD boundary to address technical mapping inconsistencies, and to reflect the district boundary recommendations
- integrated guidelines for terms ‘contributing’ and ‘non-contributing’ to distinguish between properties within the KNHCD
- new Statement of Significance and list of heritage attributes in the KNHCD Plan
- updated guidelines for building materials and exterior components reflecting KNHCD historic architectural styles
- updated guidelines for streetscapes and built form in the KNHCD
- recommended the recognition of four potential CHL’s within the KNHCD
- recommended update to the KNHCD By-law to include the Statement of Significance and list of heritage attributes

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

None.

### **Conclusion**

The Kleinburg-Nashville Heritage Conservation District Plan is being updated to build upon the existing KNHCD Plan’s past successes and respond to a changing legislative environment, strengthen the heritage policies and conservation tools based on the community’s long-term vision. Cultural Heritage staff recommend that the Committee of the Whole receive the Kleinburg-Nashville Heritage Conservation District Plan Update documents and presentation, and support staff recommendation for Council to adopt the update under the *Ontario Heritage Act*.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, Development Planning, ext. 8191

### **Attachments**

1. By-law 183-2003, 184-2003, and 268-2003
2. Location Map
3. KNHCD Plan: The Study
4. KNHCD Plan: The Plan

### **Prepared by**

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### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager