

Heritage Vaughan Committee Report

DATE: Wednesday, April 19, 2023

WARD: 1

TITLE: PROPOSED REAR ALTERATIONS LOCATED AT 881
NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed rear alterations located at 881 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 Attachment 1.

Report Highlights

- The Owner is proposing the construction of a lateral rear, basement-access door with stairs, three ground level windows and paved walkway located at 881 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 Kleinburg-Nashville HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) that further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) that any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
- d) that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official.

Background

The subject property is located on the south side of Nashville Road, near the centre of the Nashville hamlet. The property contains one red-brick hip-roofed bungalow, with front verandah and prominent, two car garage (c.1970).

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 the KNHCD Plan.

2.4.2 Alteration & Additions to Non-Contributing Properties

Additions and alterations to non-contributing buildings have an impact on their contributing neighbours, the streetscape and the overall character of the HCD. As non-contributing buildings are altered and added to, these shall aim not to detract from the heritage character of the HCD overall and to adjacent properties. Any irreversible alterations or modifications proposed will require a Cultural Heritage Impact Assessment within the HCD. Designs shall be sympathetic in nature and materials without recreating heritage styles.

Staff are satisfied that the proposal meets the overall goal of the KNHCD as the impact of the proposal on the District character is negligible because:

- the property is not a contributing property;
- there are no additions or extensions to the building envelope;

- the alterations to the property are not affecting its architecture;
- the alterations are not readily visible from the public realm.

Financial Impact

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

Operational Impact

There are no Operational impacts or considerations.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed work which conforms to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed rear alterations at 881 Nashville Road under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 881Nashville_Location Map
- Attachment 2 – 881Nashville_Heritage Impact Statement
- Attachment 3 – 881Nashville_Architectural Drawings

Prepared by

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