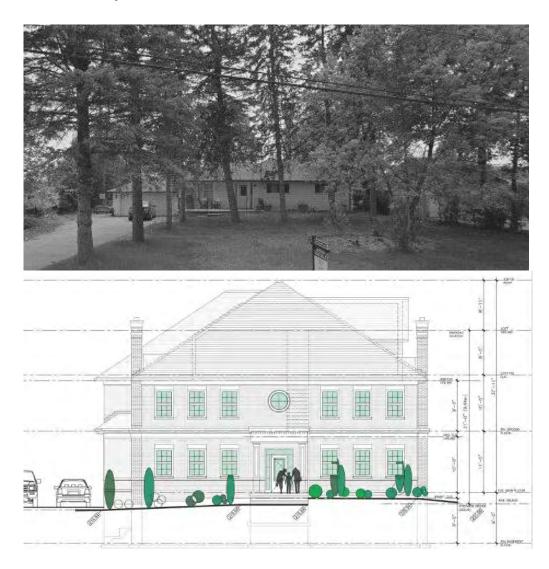
ATTACHMENT 2 717 NASHVILLE





CULTURAL HERITAGE IMPACT ASSESSMENT 717 NASHVILLE ROAD KLEINBERG HERITAGE DISTRICT, VAUGHAN, ONTARIO

FEBRUARY 17, 2023



CANADA: 21 SCOLLARD ST., #103, TORONTO, ON M5R 1G1 416 920 8105

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MARK@MWHALLCORP.COM WWW.MWHALLCORP.COM

717 Nashville Road, Kleinberg Heritage District, Vaughan, Ontario 17 February 2023

Prepared by: MW HALL CORPORATION

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EXECUTIVE SUMMARY

This report is a Scoped Cultural Heritage Impact Assessment. The subject property is an existing large lot located along Nashville Road in the Kleinburg Heritage District area with an existing non-heritage single family residence, with adjacent similar single family residences. The lot was purchased by the present owner for redevelopment that would better reflect its location in this heritage district with a larger, new single family residence that would comply with the City of Vaughan guidelines for new single family residence construction within the Kleinberg-Nashville Heritage District.

1.0 INTRODUCTION TO THE PROPERTY

The subject lot is relatively flat, with a slight rise up from Nashville Road. The property presently has a mid 20th century residence with a garage on the property. It has water, electrical and communications services, with septic servicing the existing single family residence, but does not conform with present guidelines for new construction within the heritage district. It contains mature trees and lawn landscaping. Nashville Road is a main highway leading to and from Kleinburg.

Present owner contact information: Sky Homes Corporation 3300 Steeles Avenue Vaughan, Ontario L4K 2Y4

Tel: 416 663 9334

Email: skyhomescorporation@rogers.com

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2.0 BACKGROUND RESEARCH AND ANALYSIS

The subject property was viewed from its exterior, including the surrounding area. The property was purchased for redevelopment. It is within the Kleinberg Heritage District. It appears to be in sound condition and useable as a residence, but does not conform with Guidelines for new development within the heritage district and there is a strong market for new residential development within the heritage district.

3.0 HISTORICAL ANALYSIS

Other than being located within the heriage district, the existing property and its present improvements do not conform with guidelines for new development within the heritage district.

4.0 STATEMENT OF SIGNIFICANCE

Present improvements on this lot do not comply with present guidelines for development within the heritage distrct.

5.0 ASSESSMENT OF EXISTING CONDITION

The present lot is located on the outskirts of the historic Kleinburg commercial center, but along a roadway that does have historic significance with a few heritage buildings along it. While the existing residence appears to be in sound coundition for use as a residence, its architectural character does not conform with the 19th century architectural character of the Kleinberg commercial core and adjacent roadways.

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6.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION

The planned new residence by the present owner for this property would respect the 19th century character of the retained heritage residences in this area.

Evaluation Criteria of exi	sting 717 Nashville Road pe	r Ontario Regulation 9/06
Criteria	Description Criteria	Assessment
1. Design or Physical Value	i. Is a rare or unique epresentative or early example of a style, type, expression, material or construction method	The existing residence on the lot is a 20 th century building that does not conform with the 19 century heritage district.
	ii. Displays a high degree of craftsmanship or artistic value	The building does not represent any high degree of craftsmanship or artistic value.
	iii. Displays a high degree of technical or scientific achievement	Does not display a high degree of technical or scientific achievement.
2. Historical or Associative Value	i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The present house on the lot has no association with the heritage district.
	ii. Yields or has the potential to yield information that contributes to the understanding of a community or culture	The building does not yield information that would contribute to the understanding of the historic community or culture.
	iii. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	The building has no heritage association with anyone significant to the heritage community.

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Criteria	Description Criteria	Assessment
3. Contextual Value	i. Is important in defining, maintaining or supporting the character of an area	The present house on this lot is not important in defining, maintaining or supporting historic character of this area.
	ii. Is physically, functionally, visually or historically linked to its surroundings	The existing house has no contextual significance to the surrounding heritage district.
	iii. Is a landmark	The existing house is not a landmark.

7.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION

Planned development for this property has the potential of better relating to the architectural character of the heritage district.

8.0 ALTERNATIVES AND MITIGATION STRATEGIES

There are no alternatives to the planned development and no mitigation strategies planned.

9.0 CONSERVATION STRATEGY

Plans for demolition of the existing residence and construction of a new residence on this lot will reinforce the heritage character of this district.



























717 Nashville Road, Kleinberg Heritage District, Vaughan, Ontario

17 February 2023

Prepared by: MW HALL CORPORATION

This Cultural Heritage Impact Assessment is respectfully submitted by:

MW HALL CORPORATION

per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

President

APPENDICES

- 1. Vicinity Map: 717 Nashville Road, Vaughan, Ontario
- 2. Aerial Photograph: 717 Nashville Road and surrounding area
- 3. Street View Photograph of existing structure
- 4. Elevations of concept redevelopment plan
- 5. Curriculum Vitae, Mark Hall

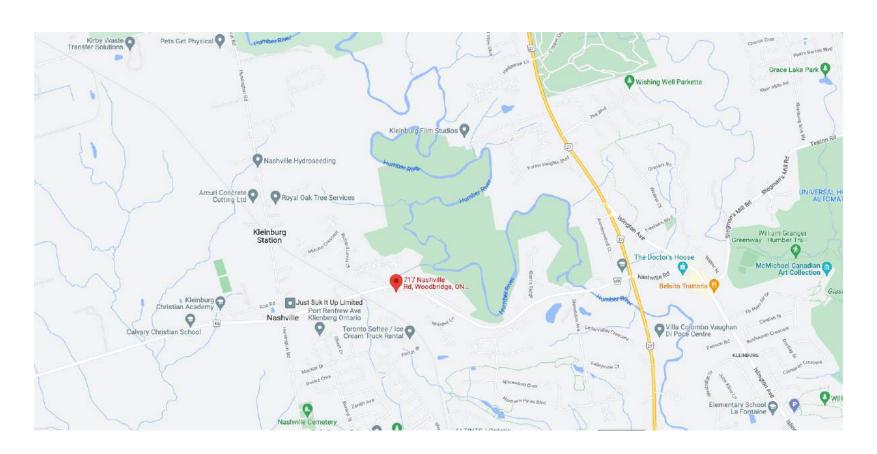
REFERENCES

- 1. Vaughan Official Plan
- 2. Ontario Heritage Act
- 3. Kleinberg-Nashville Heritage Conservation District Study and Plan, 1999

APPENDIX 1

717 NASHVILLE ROAD, KLEINBERG HERITAGE DISTRICT, VAUGHAN, ONTARIO

VICINITY MAP



APPENDIX 2

717 NASHVILLE ROAD, KLEINBERG HERITAGE DISTRICT, VAUGHAN, ONTARIO

AERIAL MAP



APPENDIX 3

717 NASHVILLE ROAD, KLEINBERG HERITAGE DISTRICT, VAUGHAN, ONTARIO

STREET VIEW





PROPOSED TWO-STOREY W/ LOFT AND BASEMENT RESIDENCE

CENTRELINE OF RIGHT-OF-WA

717 NASHVILLE ROAD, WOODBRIDGE, ON AJAX, ON L4H 3N5





3 VICINITY MAP
A0.0 NTS

SITE STATISTICS

ZONING DESIGNATION : RE under ZONING BY-LAW 001-2021

 LOT AREA :
 1399.59sm (15062.90sf)

 UNIT TYPE:
 DETACHED

 SINGLE FAMILY

2-STOREY DWELLING W/LOFT

PARKING SPACE INTEGRAL 4-CAR GARAGE

BUILDING AREAS:

 GROUND FLOOR
 205.79sm (2215.10sf)

 SECOND FLOOR
 283.84sm (3055.27sf)

 LOFT FLOOR AREA
 71.52sm (769.90sf)

 GARAGE FLOOR AREA
 80.60sm (867.61sf)

GROSS FLOOR AREA 641.75sm (6907.88sf)

OTHER AREAS
UNFINISHED BASEMENT 202.97sm (2184.79sf)
FLOOR SPACE INDEX N/A

BUILDING COVERAGE 286.39sm/1399.59sm = 20.46%

FRONT YARD LANDSCAPING

FRONT YARD AREA 472.80sm (5089.17sm)
LESS: PAVED DRIVEWAY 242.95sm (2421.42sf)

LANDSCAPED AREA 229.85sm (2474.08sf)
DRIVEWAY
ENTRY PORCH 10.73sm (115.52sf)

SOFT LANDSCAPE 219.12sm (2358.58sf)

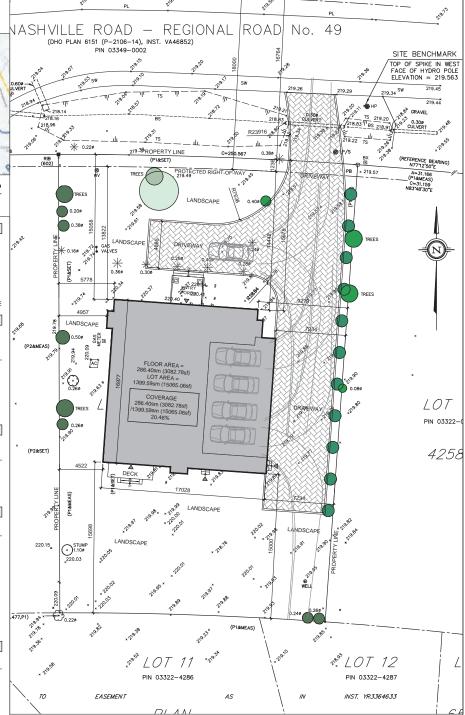
* FRONT YARD SETBACK FR. THE PROTECTED

RIGHT-OF-WAY (ROW)

DOILDING TILIGITT.		
	MAX. HEIGHT ALLOWED.	PROPOSED HEIGHT
	9.50m (31.16')	9.44m (30.97')

Per Zoning By-Law 1-21- applies to the 9.5m height max. Height: Means in reference to a building structur, the vertical distance measured from established grade to: ii. in the case of a sloped roof, the mean height between the eaves and the ridge.

Per Zoning By-Law 1-88 - applies to the 11.0m height max. Building Height: Means the vertical distance between the average elevation of the finished grade at the front of the building; and i.i.l) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof.





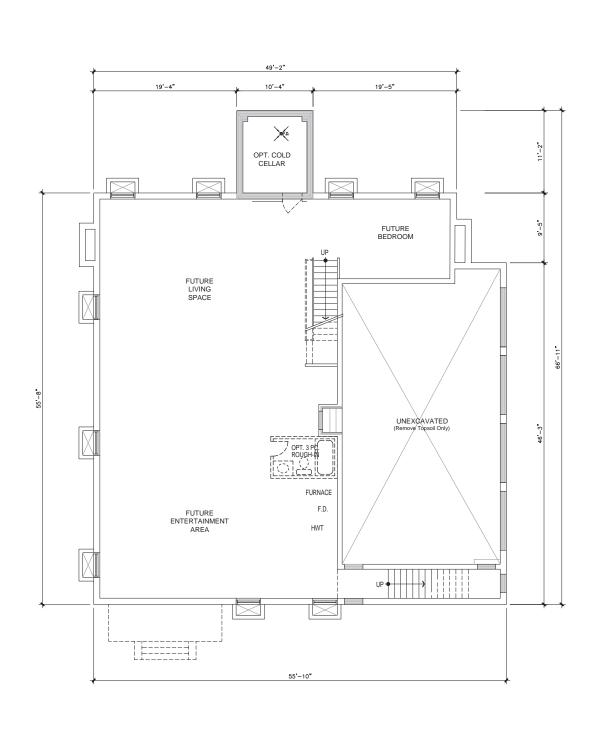


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VICINITY MAP

SCALE: 1:250







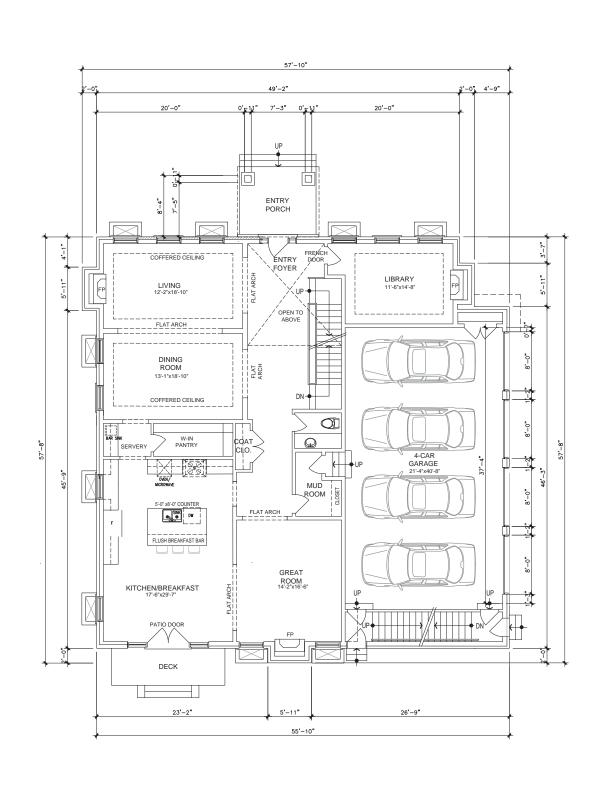
Proposed Basement Plan
Scale 1/8" = 1'-0"

A1.0





Project Name:	Date	No.	Issue/Revision	Scale:	AS SHOWN	Sh
Proposed Two-Storey Residence	22-11-24	01	OWNER'S REVIEW			ł
	22-12-01	02	FOR SPA	Project No.	A02215	
				Date:	22-06-01	1
					22-00-01	1
Drawing Title:				Drawn:	AAF	
Proposed Basement Floor Plan				Observation	MANAGE I	1
				Checked:	MWH	







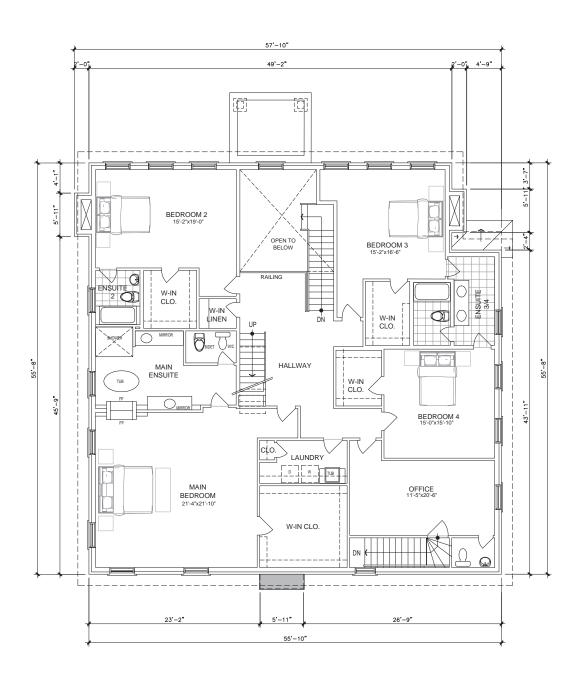
Proposed Ground Floor Plan
Scale 1/8" = 1'-0" A2.0

A2.0





	Project Name:	Date	No.	Issue/Revision	Scale:	AS SHOWN	Sheet No.
	Proposed Two-Storey Residence	22-06-06	01	OWNER'S REVIEW CONCEPT 1			1
		22-06-08	02	OWNER'S REVIEW CONCEPT 2	Project No.	A02215	
		22-06-13	03	OWNER'S REVIEW CONCEPT 3	Date: 22	22-06-01	Δ2
		22-08-29	04	OWNER'S REVIEW CONCEPT 4	Dute.	22-06-01	AZ
	Drawing Title:	22-09-24	05	OWNER'S REVIEW	Drawn:	AAF	
	Proposed Ground Floor Plan	22-10-27	06	OWNER'S REVIEW	Checked:	MWH	1
		22-12-01	07	FOR SPA	Спескеа:	MANA	



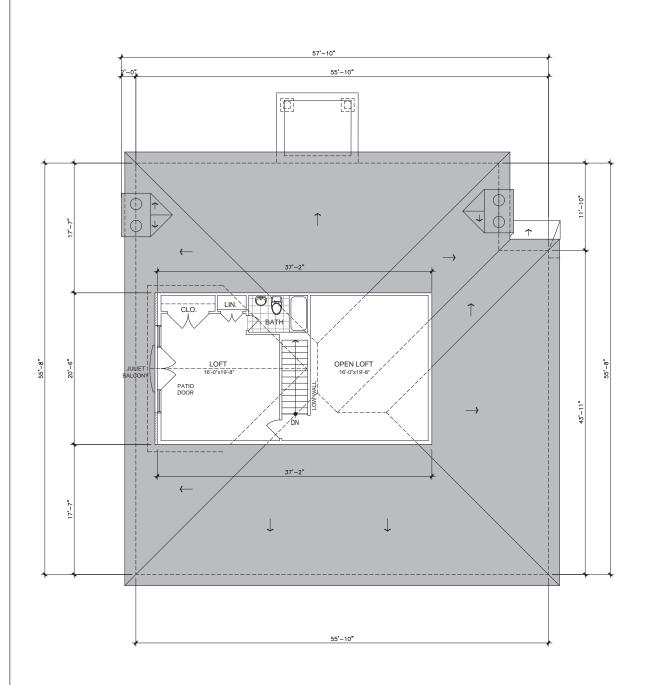
1 Proposed Second Floor Plan
A3.0 Scale 1/8" = 1'-0"

A3.0





	Project Name:	Date	No.	Issue/Revision	Scale:	AS SHOWN	Sheet No.
	Proposed Two-Storey Residence	22-06-06	01	OWNER'S REVIEW CONCEPT 1			1
		22-06-08	02	OWNER'S REVIEW CONCEPT 2	Project No.	A02215	
		22-06-13	03	OWNER'S REVIEW CONCEPT 3	Date: 25	22-06-01	A 2
		22-08-29	04	OWNER'S REVIEW CONCEPT 4	Duto:		A3
	Drawing Title:	22-09-24	05	OWNER'S REVIEW	Drawn:	AAF	
	Proposed Second Floor Plan	22-10-27	06	OWNER'S REVIEW	Checked:	MWH	1
		22-12-01	07	FOR SPA	Checked:	MANA	



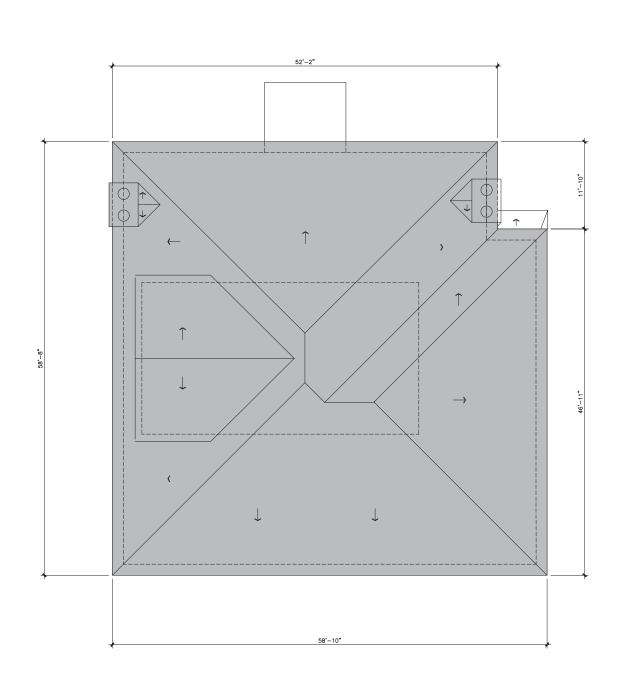


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Project Name:	Date	No.	Issue/Revision	Scale:	AS SHOWN	Sh
Proposed Two-Storey Residence	22-06-06	01	OWNER'S REVIEW CONCEPT 1			1
	22-06-08	02	OWNER'S REVIEW CONCEPT 2	Project No.	A02215	
	22-06-13	03	OWNER'S REVIEW CONCEPT 3	Date:	22-06-01	1
	22-08-29	04	OWNER'S REVIEW CONCEPT 4	Date.		1
Drawing Title:	22-09-24	05	OWNER'S REVIEW	Drawn:	AAF	
Proposed Loft Floor Plan	22-10-27	06	OWNER'S REVIEW	Checked:	MWH	1
	22-12-01	07	FOR SPA	Спескеа:	MAALI	





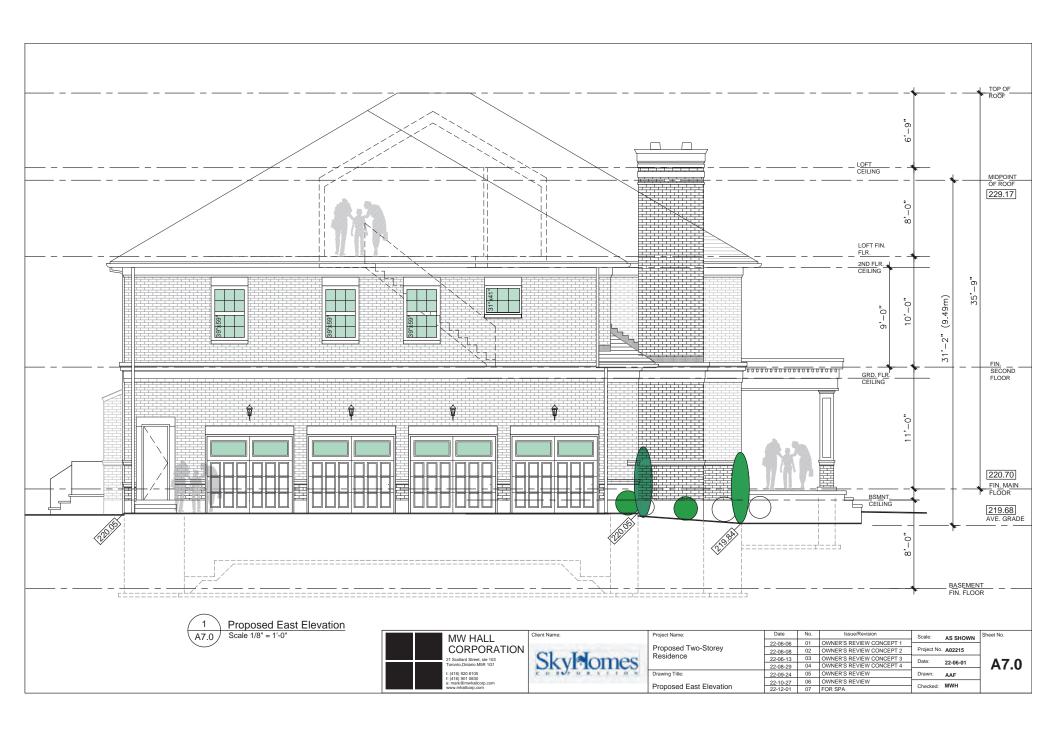
A5.0

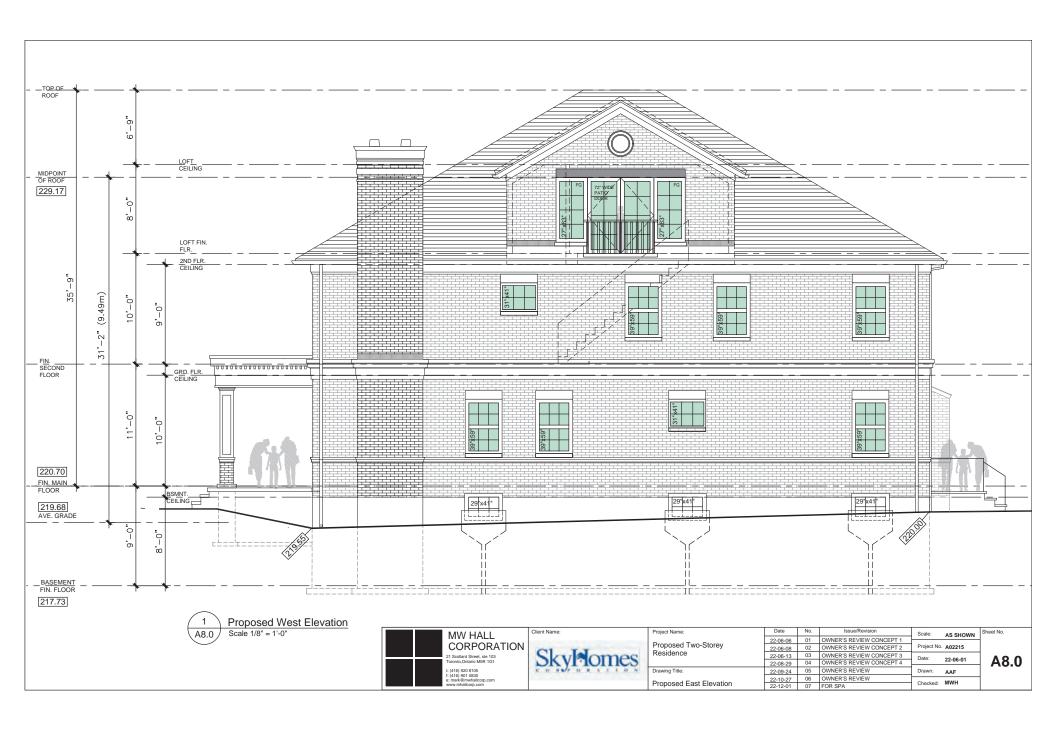




Project Name:	Date	No.	Issue/Revision	Scale:	AS SHOWN	She
Proposed Two-Storey Residence	22-06-06	01	OWNER'S REVIEW CONCEPT 1	-		ł
	22-06-08	02	OWNER'S REVIEW CONCEPT 2	Project No.	A02215	
	22-06-13	03	OWNER'S REVIEW CONCEPT 3	Date:	22-06-01	1
	22-08-29	04	OWNER'S REVIEW CONCEPT 4	Date.	22-06-01	
Drawing Title:	22-09-24	05	OWNER'S REVIEW	Drawn:	AAF	
Proposed Roof Plan	22-10-27	06	OWNER'S REVIEW	Checked:	MWH	1
	22-12-01	07	FOR SPA	Checked:	MINAL	









Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design US Navy Civil Engineer Corps Officer School, Certificate of Graduation Construction and Design Management Massachusetts Institute of Technology **Graduate Studies in Planning and Economics**

Pratt Institute, Master Degree program studies in Planning and Economics

University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.] Toronto / Orillia, President

Orchard Point Development Company [1657923 Ontario Inc.]

MW HALL CORPORATION, Toronto, Toronto, President

Teddington Limited, Toronto,

Orillia, Vice President

Development advisor, Planner, Architect

ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner

Gruen Associates, Los Angeles, Planner US NAVY, Civil Engineer Corps, Officer

Apel, Beckert & Becker, Architects, Frankfurt

Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multiunit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.