

# Heritage Vaughan Committee Report

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**DATE:** Thursday, April 11, 2024

**WARD:** 1

**TITLE:** REBUILDING SHED LOCATED AT 40 NASHVILLE RD,  
KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee's support and recommend to Committee of the Whole approval for the proposed rebuilding of a shed located at 40 Nashville Rd., a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1-7.

**Report Highlights**

- The Owner is proposing to rebuild the shed at 40 Nashville Rd.
- 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*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Kleinburg-Nashville HCD Plan.

**Recommendations**

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

- a) that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b) that any significant changes to the proposal may require reconsideration by the 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;
- 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 proposed shed is a replacement of the previously approved Heritage Clearance for deconstruction and reconstruction (with existing and new materials) of an existing shed. As demolition had begun, realization set in that most of the wood and material could not be re-used for the rebuild, so a scoped Cultural Heritage Impact Assessment was required to permit a new build with new material.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

**All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan.**

The following is an analysis of the proposed development according the Kleinburg-Nashville HCD Plan.

### ***4.2.4.3 Outbuildings***

*Traditionally, garages, stables, barns and other ancillary buildings were built as separate structure or 'outbuildings' to the rear or in some cases side of the existing heritage property.*

### **Outbuildings Guidelines**

- *Work on existing heritage outbuildings shall retain or restore original design features.  
(See section 4.2.4)*
- *Other outbuildings, such as garden and storage shed, shall be of traditional wood construction when visible from the street. Prefabricated metal sheds, if used, shall be located to be out of view from the street.*

The Owner is proposing the rebuilding of the shed (outbuilding) in the backyard. The design of the building is sympathetic to the main residence as well as surrounding buildings. It is simple and modest and will fit in well with the overall streetscape of the district.

#### **4.4.2 Residential Area**

##### **Scale and Massing**

- *New residential construction in the residential villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.*
- *New development shall not exceed a building height of 9.5 metres.*
- *New development shall not be designed to a greater height or scale than the surrounding buildings, it should fit in with the existing streetscape in terms of rhythm, alignment and spacing. For example, an existing 1 ½ storey house could be replaced by a 2-storey house with a plan that included an extension at the rear. This might double the floor area without affecting the scale of the streetscape.*

The proposed rebuilding meets the criteria for the KNHCD scale and massing requirements. It is under the height limit and does not overwhelm the space and is subordinate to the residence. It is also complimentary in design and colour to the principal building. Letters of support from surrounding neighbours indicate satisfaction with the proposal and comment their neighbour for the care of their property and respect to heritage.

##### **4.4.4.1 List of Appropriate Materials**

**Exterior Finish:** *Use materials compatible with the nearby contributing buildings which form the heritage context.*

**Roofs:** *Slopes and layouts compatible with the nearby contributing buildings which form the heritage context.*

**Doors:** *Use materials and designs compatible with the nearby contributing buildings which form the heritage context.*

**Windows:** *Use windows compatible with the nearby contributing buildings which form the heritage context.*

The selected materials for the subject property meet the requirements of the KNHCD with satisfaction. The proposed shed will be clad in black-painted knotty pine board and batten siding exterior finish. The roofs have a shallow overhang and will be clad in black metal roofing. Three skylights are proposed and the skylights on the centre section will be located towards the building's northwest elevation to the northwest of the dormers. The dormers will be composed of six fixed pane windows mulled within an aluminum frame.

#### **Financial Impact**

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

#### **Operational Impact**

There are no operational impacts associated with this report.

## **Broader Regional Impacts/Considerations**

N/A

## **Conclusion**

The Development Planning Department is satisfied the proposed work which conforms to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed rebuilding shed at 40 Nashville Rd. under the *Ontario Heritage Act*.

**For more information**, please contact: Vanessa Lio, Heritage Specialist, ext. 8152.

## **Attachments**

- Attachment 1 - 40Nashville-update\_Location Map
- Attachment 2 - 40Nashville-update\_scoped CHIA
- Attachment 3 - 40Nashville-update\_lumber report
- Attachment 4 - 40Nashville-update\_proposed drawings
- Attachment 5 - 40Nashville-update\_materials samples
- Attachment 6 - 40Nashville-update\_3D renderings
- Attachment 7 - 40Nashville-update\_support letters

## **Prepared by**

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