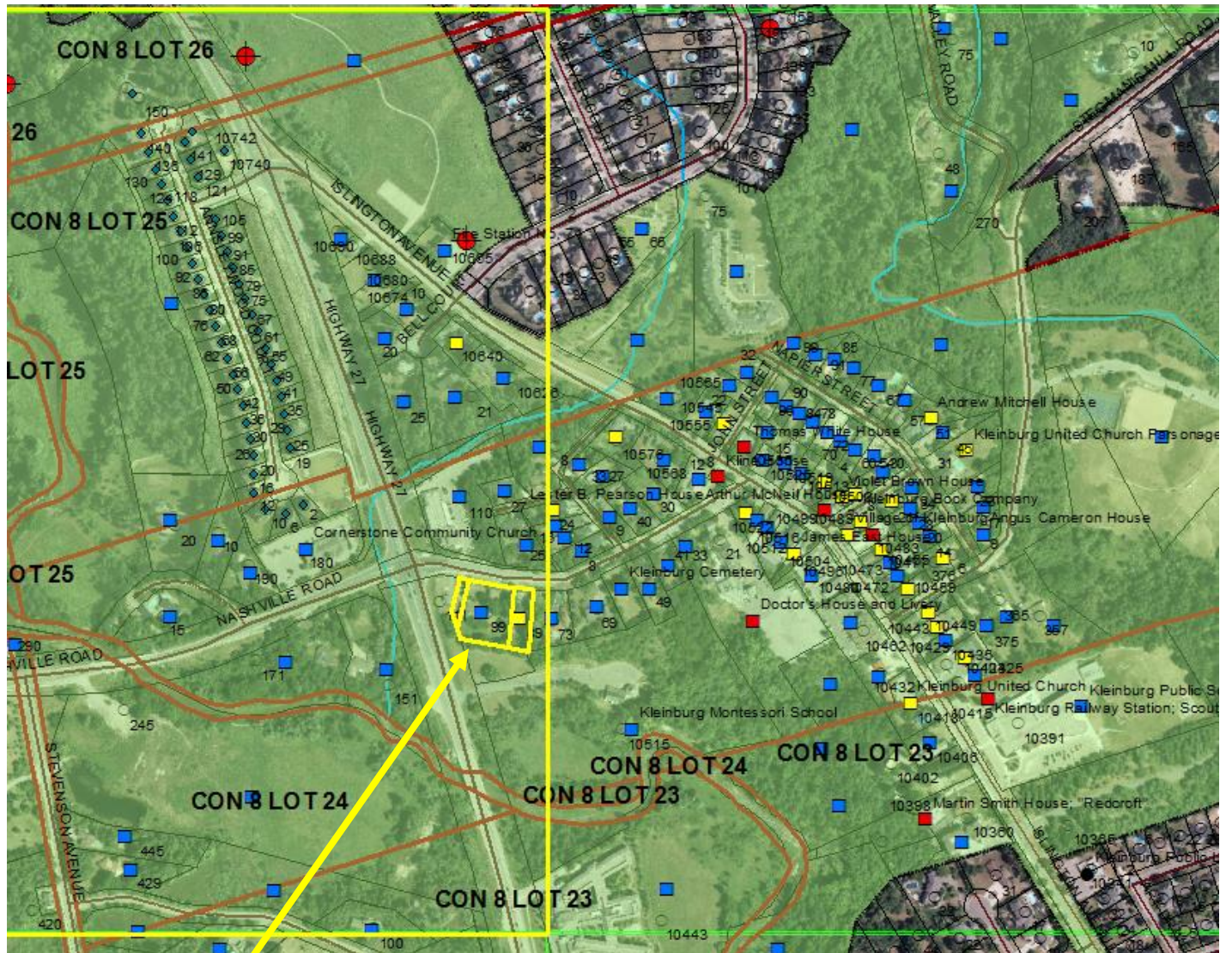


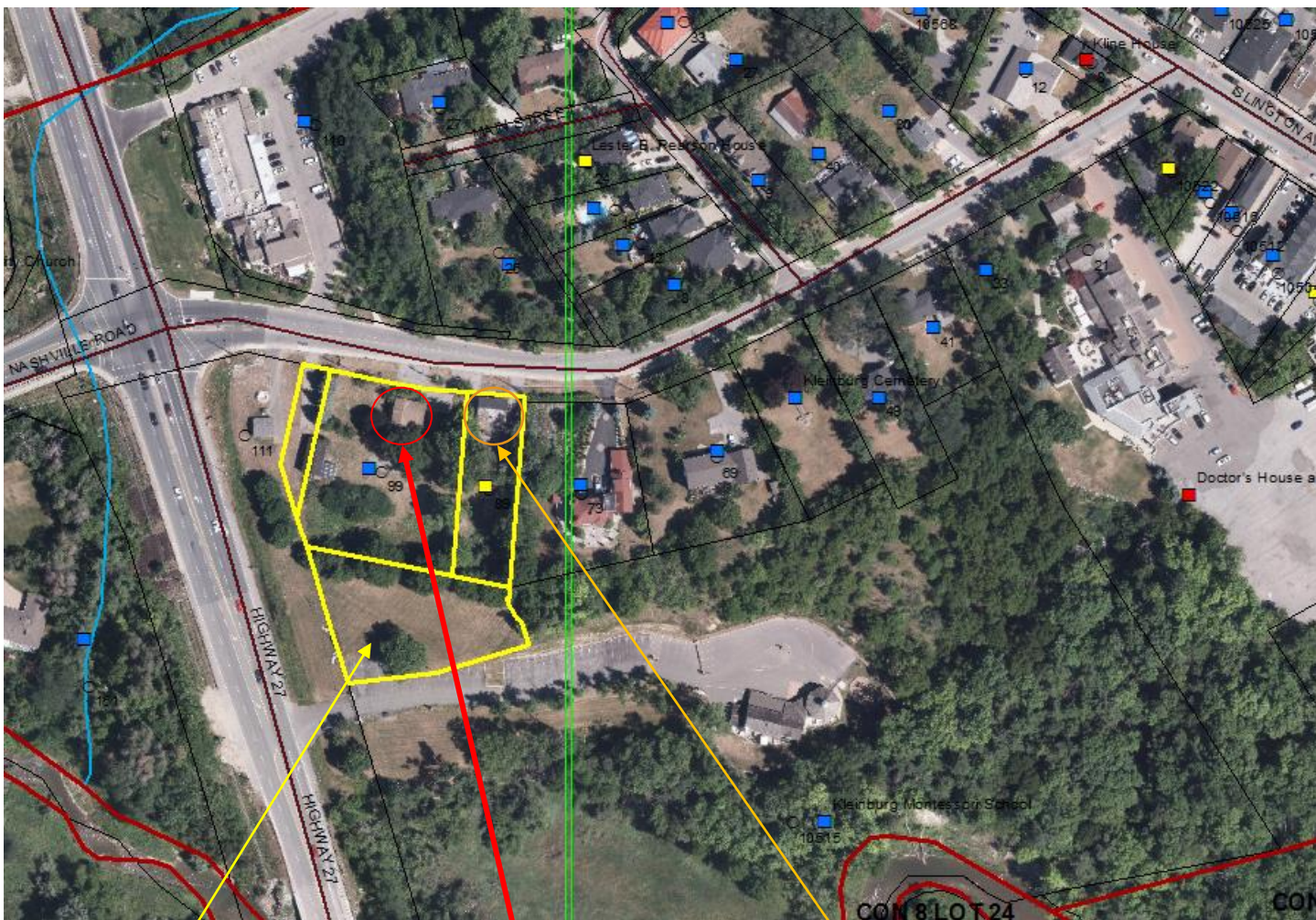
# Location Map



89 & 99 Nashville Road



## Subject Properties



Part of 10515 Highway 27

99 Nashville Road

89 Nashville Road

Nashville Road (south)

Kleinburg

**89 Nashville Road**

- Symmetrical, 1½ storey, aluminum-clad house with (later?) front door surround (c. 1920?).
- **Description** – Modest house has Classical Revival aspect, including wooden pilasters and entablature and framing conventional, replacement front door (behind metal storm). Pilasters consist of fluted shafts on built-up bases, but are surprising without capitals. Entablature comprises various simple, suggesting recent original of door surround. Cladding throughout is grained, horizontal aluminum siding, presumably replacing original clapboard. To either side of central door is single, 4/1 window with vertical upper panes (behind metal storms). Upper level front is without windows, while east and west elevations have either 4/1 or 1/1 windows (behind metal-framed storms). Eaves are finished in aluminum, gables are without shingle moulding and roof is clad in black asphalt shingles. There are no chimneys.
- **Comments** – Attractive house is of uncertain age, general form suggesting nineteenth century origins, but windows contradicting this. Front door surround is elegant in form but surprisingly simple in its details, being perhaps a replica of an earlier version? Loss of period door and sidelights – assumed to have been a four-panel wooden door between half-glazed sidelights – is unfortunate, and reinstatement is encouraged. Further investigation of extant fabric, and archival photographs, may indicate nature of original entrance. While wood siding is preferable, current aluminum siding is not inappropriate, though spacing may perhaps be too wide relative to original. This might well be assessed from nail patterns on sheathing below, or even from studs or posts within. (Original exterior material may also have been plaster on wood lath, known as roughcast or render.) 4/1 windows are unusual Heritage Feature and these should be retained. Installation of a cedar-shingle roof and chimney(s), would contribute also to restoration of this old home. See also the Guidelines for further assistance in these esoteric matters.

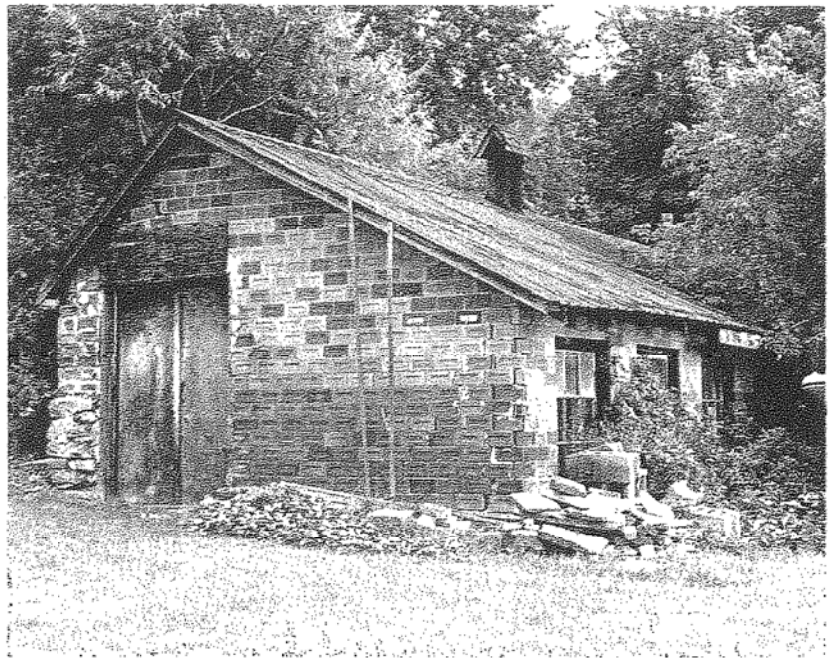
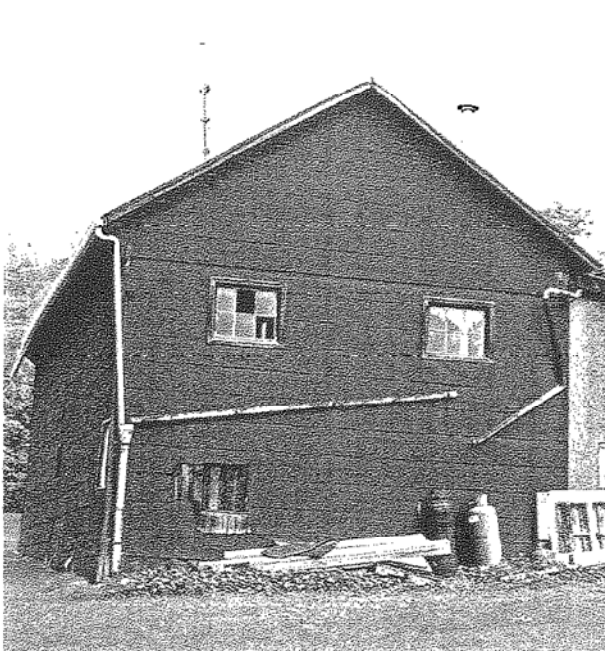




**99 Nashville Road**

- Pitch-roofed, 1½ storey, aluminum-clad, Ontario-Gothic house, with full-width front verandah, and with various alterations, addition to east, and old barn and pump (c. 1870).
- West Elevation – Orientation of house, with verandah and gablet to west, suggest orientation towards old road (now Highway 27) prior to prominence of Nashville Road. Verandah, with no railings, has slight bell-cast to roof, and is supported on unpainted, replacement posts rising to deep, aluminum-clad beams. Front door is offset to right of centre, and is recent, half-glazed, nine-pane door with cross-braced lower panels (behind modern, glass storm). Windows to either side are picture modern windows over bottom sliders, LH window being much wider than RH window, suggesting (original) parlour within. At upper level, small sliding windows are tucked below narrowly projecting eaves, while central gablet is blank. Soffits are also aluminum-clad, roofs have brown asphalt shingles, and recent chimney stack (to furnace) exists at north gable.
- North Elevation – Side (gable) elevation is now front elevation onto Nashville Road, with pitched-roof extension to east. Windows throughout are a variety of modern, horizontal sliders, with ground floor windows appearing almost below grade at this elevation.





**99 Nashville Road** (continued)

- **Stone and Brick Outbuilding** – Situated at rear of property is unusual little outbuilding, built of rubble stone at north wall and of stamped, Milton bricks elsewhere. Roof is asymmetrical pitched roof, clad in profiled metal roofing, with short pitch to north and long, gentler pitch to south. Central, small, gabled sheet metal chimney suggests former cottage-industry use. Several, six-pane-sash windows exist across south wall, while access is via crude plywood doors under collapsing lintel, which is also enclosed with plywood.
- **Barn and Pump** – An old, two-storey, pitched-roof barn exists to south-west of house, currently clad in Insulbrick siding, and with chipboard-clad, lead-to addition to east. Windows in barn include old, six-pane, fixed sashes at south elevation. Broad vertical boards, formerly with battens, are visible where Insulbrick is torn and missing, are fixed with cut nails and are in good repair. Gutters are modern, ogee-type aluminum, and roof is clad in profiled, galvanized metal roofing. Cast-iron pump on wooden platform exists at south of property.
- **Comments** – This is a very interesting property, and a prominent one within the Village, being at the junction of Highway 27 and Nashville Road. Off-centre placement of front door of house indicates importance of spaces within over external symmetry, suggesting early date of construction and suggesting also prominence of old, north-south road at that time. Larger ground-floor window (to left) may replace pair of original windows, presumably 2/2 type, and one such window may even exist within the upper gablet. Original materials may also exist beneath modern cladding, including at verandah beam. Replacement windows are inappropriate. Outbuildings, particularly masonry structure, are rare within Kleinburg Village and are indicative of lost aspect of traditional rural life. These should be stabilized in the short-term, and perhaps later be adapted to suitable new uses. See also the Guidelines for any intended restoration work to the property.



**Streetviews of 89 & 99 Nashville Road**





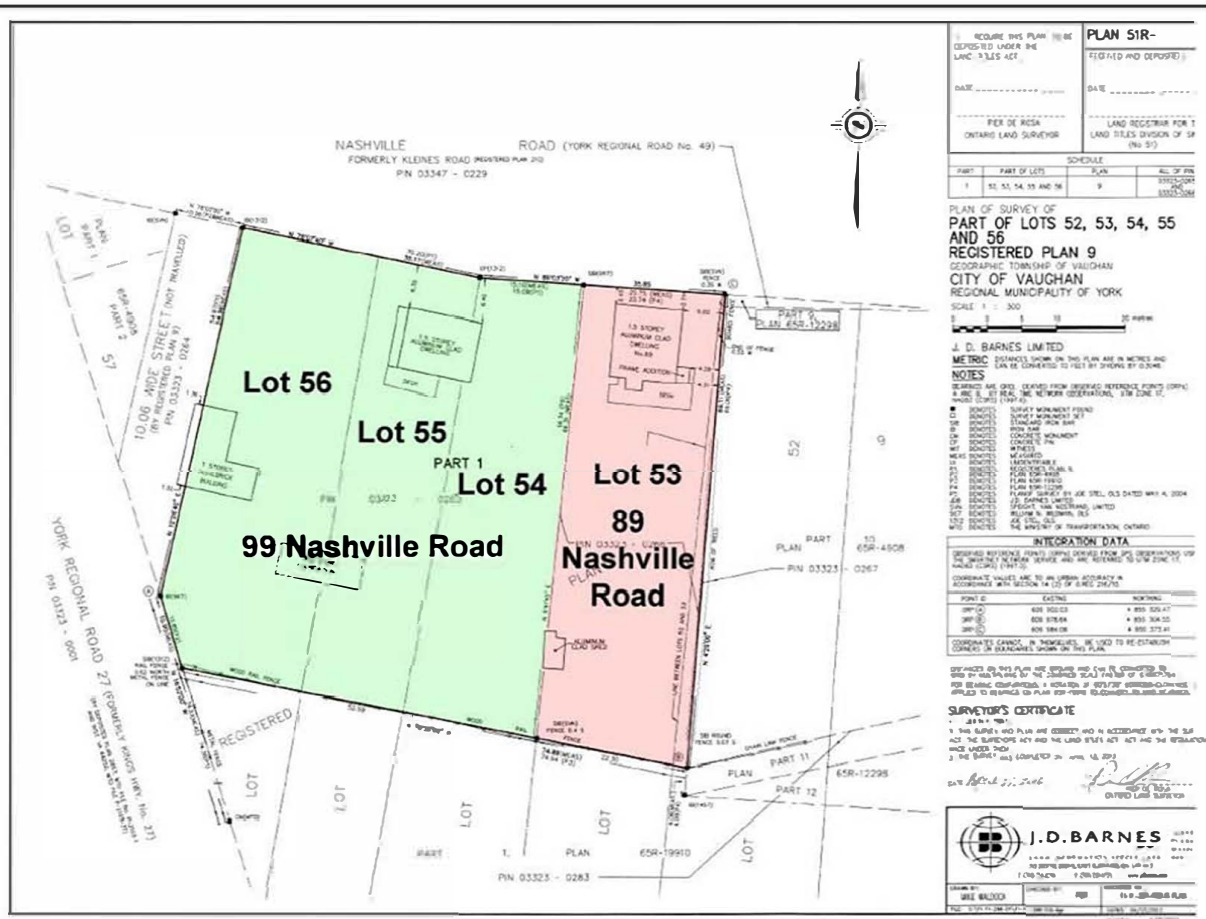


Figure 6. From a plan of survey by *J. D. Barnes OLS*, April 12, 2012. Subject properties are coloured.

DRAFT PLAN OF  
SUBDIVISION

89 & 99 NASHVILLE ROAD &  
10515 HIGHWAY 27

PART OF LOTS 52, 53, 54, 55 AND 56  
REGISTERED PLAN 9 AND  
PART OF LOT 24, CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

## KEY MAP



NTS

## DEVELOPMENT STATISTICS

Block	Proposed Land Use	Units	Area (ha.)
1	Future Residential	27	0.743
<b>TOTAL SITE AREA</b>		27	0.743

**OWNER'S AUTHORIZATION**

I authorize Bessant Pelech Associates (BPA) Inc. to prepare and submit this plan for draft approval.

\_\_\_\_\_  
Dino Taurasi  
Highview Building Corp Inc.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Robert Wegenbroeker O.L.S.  
Kromar Surveyors Ltd.

### ADDITIONAL INFORMATION

[Section 51(17) of the Planning Act, 1990]

- a), b), e), g), and j) - on plan
- c) - on key plan
- d) - see statistics (f)
- h) - piped water to be installed by Developer
- i) - Soil is Clay Loam
- k) - all municipal services to be made available
- l) - on plan



**BESSANT PELECH ASSOCIATES (BPA) INC.**  
Development Planning + Project Management Consultants  
1443 Mirya Court, Mississauga, ON L5C 2T6

DATE: Jan 2, 2018	PROJECT No.: 158-17
DRAWN BY: GP	PREPARED FOR: HIGHVIEW BUILDING CORP INC.

REVISION	





## **Cultural Heritage Impact Assessment and Conservation Plan for Heritage Resources (HIA)**

**89-99 Nashville and a Portion of 10515 Highway 27**

**In the Kleinburg-Nashville Heritage Conservation District**

**City of Vaughan**



89 Nashville Road.



99 Nashville Road.

**Phillip H. Carter Architect and Planner  
& Paul Oberst Architect  
March 2018**

## Engagement:

We are architects licensed in Ontario, and professional members of the Canadian Association of Heritage Professionals (CAHP). We were engaged by the owners to produce a heritage impact statement regarding alterations to the property at 89 & 99 Nashville Road and 10515 Highway 27 in the City of Vaughan. The properties are designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District. Nos 89 and 99 Nashville Road appear in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District. In addition No 89 is listed in the City's Listings of Buildings of Architectural and Heritage Value (LSHS). We have also been engaged to provide heritage design advice through the development approval process.

### Contacts:

#### Heritage Consultants-

Phillip H. Carter Architect and Planner      416-504-6497  
[phcarch@bellnet.ca](mailto:phcarch@bellnet.ca)

Paul Oberst Architect      416-504-6497  
[oberst@bellnet.ca](mailto:oberst@bellnet.ca)

Owner- Highview Building Corp Inc.      905-851-1849  
[dino@stateviewhomes.com](mailto:dino@stateviewhomes.com) (Dino Taurasi)

## Table of Contents

### Part I. The Existing Heritage Buildings.

1. The Mandate	4
2. Historical Background	4
3. Introduction to the Site	8
4. Examination of 89 Nashville Road	10
4.1 Exterior Photographs	10
4.2 Measured Drawings	11
4.3 Condition Report	15
4.4 Ownership Chronology	15
4.5 Conjectured Original Condition	16
5. Examination of 99 Nashville Road	17
5.1 Exterior Photographs	17
5.2 Measured Drawings	18
5.3 Condition Report	22
5.4 Ownership Chronology	22
5.5 Conjectured Original Condition	24
5.6 The Barn	25
6. Evaluation of the Buildings under Ontario Regulation 9/06	26



## Part II. The Proposal.

7. Overview	28
8. The Development in the District Context	30
8.1 Character of the Site	30
8.2 Character of the Proposed Development	30
8.3 Character of the Buildings	34
8.3.1 Heritage Buildings	34
8.3.2 New Nashville Road Buildings	34
8.3.3 New Interior Buildings	35

## Part III. Conservation Plan for the Heritage Houses.

9. Relocation	36
10. Restoration of and Additions to the Heritage Houses	36
10.1 No. 89 Nashville Road	36
10.2 No. 99 Nashville Road	40
10.3 Interior Work on Heritage Houses	43

## Part IV. Conclusions.

11. Conclusions	43
12. Bibliography	44

## Appendices

### A. CVs for Heritage Consultants

## Part I. The Existing Heritage Buildings.

### 1. The Mandate:

The Provincial Policy Statement addresses the situation of development on protected heritage resources in Section 2.6.3:

**2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.**

**Conserved** is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This Heritage Impact Statement is prepared in compliance with this requirement in the Provincial Policy Statement, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference*.

### 2. Historical Background:

Adopted from Section 1.4 of the Kleinburg-Nashville Heritage Conservation District Study

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.<sup>1</sup>

In 1848 John Nicholas Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.



<sup>1</sup> City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*.



A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys.

By 1860, Kleinburg had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto.<sup>2</sup>



Figure 2. This map, from the 1880 *Atlas of the County of York*, shows the basic layout of roads and lots that remains today.

On the map, "PO" means post office, "SCH" means school, "GM" means grist mill, and "SM" means sawmill. Both rivers are thick with mills.

A projected but unbuilt canal connecting Lake Ontario with Georgian Bay can be seen snaking up the East Humber Valley.

To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The companies would sell shares to fund the construction of roads, and tolls charged for passage on the roads would pay for maintenance and provide shareholders with dividends on their investments.

The Vaughan Road Company was formed in 1850, establishing the roadway known today as Islington Avenue and becoming Highway 27 north of Kleinburg. Four toll-gates were found along this route: the first toll was at the present-day Albion Road— Finch Avenue area; the second at Woodbridge and Clarence Street; the third near where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27.

The third toll-gate, near what is today Islington Avenue and Clarence Street, was historically referred to as "Toll-Gate Corners". There was at one time a hotel and tavern located on this

<sup>2</sup> City of Vaughan website, *Brief History of Kleinburg*.

site, known affectionately as the “Half-Blanket Road”. Local folklore tells of hotel customers receiving blankets with such large holes in them that they were considered only “half-blankets”. The introduction of the railway system in the middle of the nineteenth century created an easier mode of transportation for the general population and the use of toll-roads rapidly declined. By the 1880s, the Vaughan Plank Road was in great disrepair and road maintenance was practically abandoned.

In 1890, a revolt broke out against the continuation of the toll road in Vaughan. It is recorded that 63 young farmers from Woodbridge and Kleinburg gathered by night to destroy the toll-bar at Islington Avenue and Clarence Street. They removed the toll-bar at Woodbridge Avenue and Clarence Street, and at the Woodbridge toll, Sandy McIntosh, the toll-keeper, fired his shotgun at the young “rebels”, injuring several men. This revolt and several like it across the country prompted the removal of all toll roads in favour of public roadways administered by municipal governments.<sup>3</sup>

By the 1890s, Kleinburg was at its prosperous height. The population topped 350. Half a dozen manufacturing industries produced farm implements, furniture, harnesses, clothes, and carriages. Howland’s was the largest mill between Toronto and Barrie. The village’s location and road connections put it on the main road to Toronto, and the main street held three hotels to cater to the traffic. The prosperity was not to last.

Every silver lining hides a cloud; to some extent the very elements of the village’s success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that had called them into existence. As in many smaller communities, the railway initially helped the mills get their product to market. More significantly, they allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses, and customers could easily ride into the cities to purchase basic supplies as well as goods not available locally.

New technologies also contributed to the decline. Electrification came sooner to the south of Kleinburg, and the water-powered mills were put at a competitive disadvantage. And the coming of the automobile and the faster, farther travel it allowed eliminated Kleinburg’s role as a stopping place on the way to the city. The construction of Highway 27 in the 1930s laid out the facts in concrete: the village was being bypassed.

Figure 3. The Village Inn looks prosperous enough, but the next door house on the left is showing signs of neglect.



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<sup>3</sup> City of Vaughan, *History Briefs, Bulletin No 3, Roads, Tolls, Rails & Automobiles*.



## A Rural Retreat

By the end of the Second World War, Kleinburg had lost more than 2/3 of its population, and might have faded entirely away, as did many of Ontario's villages and hamlets. But the improved roads had not only taken shoppers off the main street, they began to make it possible for villagers to drive to work in the city. With the postwar housing shortage, returning veterans looking for housing affordable on their de-mobilization payments began to see Kleinburg as a good place to start a family. The Windrush Co-operative, at the end of Stegman's Mill Road, began the transformation of a bald cornfield into a wooded valley enclave. "Starter" homes, on the model of the Levittown Cape Cod-style houses in the US, were built on Napier Street, where they can still be seen. The postwar resettlement of Kleinburg was as significant as the original settlement a century before, and there is something of a pioneer spirit visible in the image of a young mother in a field, holding two small children, as the frame of their new house rises in the distance.

Figure 4. Road improvements, like the new Highway 27, made it possible to live in Kleinburg and work in Toronto. Here is a postwar infill house on Napier Street.



## The Bindertwine Revival and the Growth of Heritage Awareness

In Canada's Centennial Year, 1967, the whole nation recalled its history and celebrated. In Kleinburg, under the leadership of Vic Ryder, the festivities took the form of a revival of Charles Shaw Jr.'s Binder Twine Festival. The event was so successful that it has been retained as an annual event ever since. The Binder Twine Festival has become an integral part of community life, and the funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays, and countless other community projects.

The most significant benefit of the Binder Twine Festival may be the sense of heritage that it sparked. "The original tree-shaded community is now almost encircled by subdivisions and this encircling process has not ended," wrote Pierre Berton in 1968.<sup>4</sup> The feeling of threat to the old village character was not abated by the developer who opined that Kleinburg had nothing worth keeping, and should be bulldozed to the ground. Villagers, both old and new, began to look back on their history and give value to it. The Binder Twine Festival Guides, which used to be published every year, told of the old buildings and the people who inhabited them. Efforts to preserve the village character began in earnest. The Kleinburg Area Ratepayers Association (KARA) was formed to advance the preservation of the Village character, its efforts culminating in the adoption of the Kleinburg-Nashville Heritage Conservation District (HCD) by the City of Vaughan Council in 2003, under Part V of the Ontario Heritage Act.

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<sup>4</sup> Binder Twine Festival Guide, 1968. Reprinted in *A Walking Tour of Kleinburg*.

### 3. Introduction to the Site

The property is located on the western edge of the Core Area of the Village of Kleinburg, with frontage on the south side of Nashville Road, and having its western boundary on the east side of Highway 27 and on an untravelled street near to the highway. (See survey in Figure 6.)

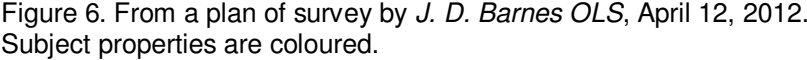
The property is described as: Part of Lot 52, 53, 54, 55, and 56, Lot 29, Registered Plan 9, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York.



Figure 5. Aerial view of the immediate area. Subject property is outlined in red.

There are there structures on the property, a Georgian house at 89 Nashville Road, a much altered Victorian house at 99 Nashville Road, and a small barn which straddles the south property line at 10515 Highway 27. Lots and buildings are shown on a survey below.





## 4. Examination of 89 Nashville Road

### 4.1 Exterior Photographs

We attended the site on September 3, 2017 to take photographs and measure the building.

Exterior photographs are presented here.



Figure 7. North (front) view of 89 Nashville Road.



Figure 8. Entry, 89 Nashville Road.



Figure 9. West side. Ground floor probably had windows as on east side as shown in figure 11.



Figure 10. Rear (South) side. The deck and the shed additions at centre and right are not original.



Figure 11. East side. Shed to the left is not original.



## 4.2 Measured Drawings

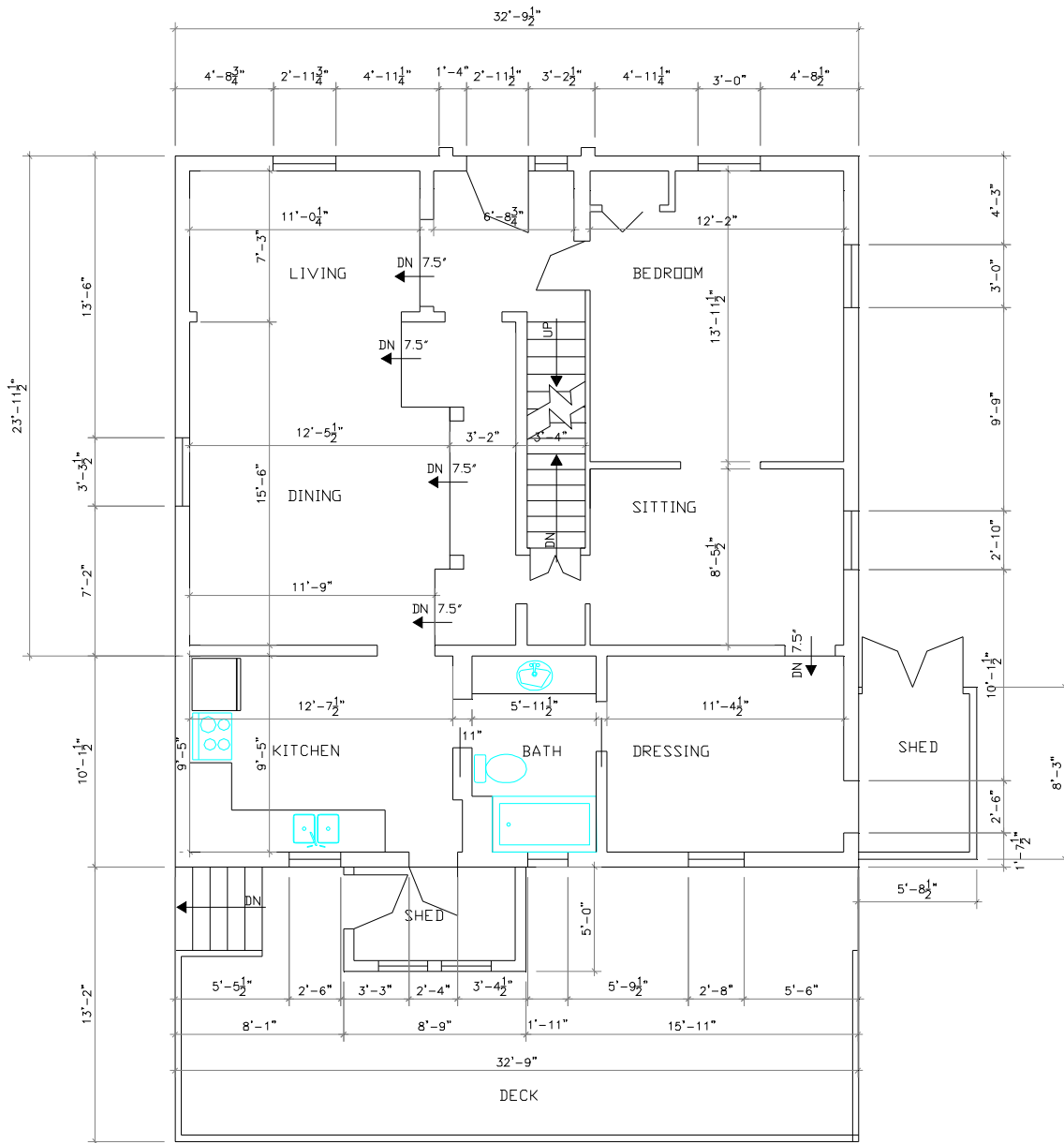


Figure 12. Measured ground floor plan. North (front) is at the top.

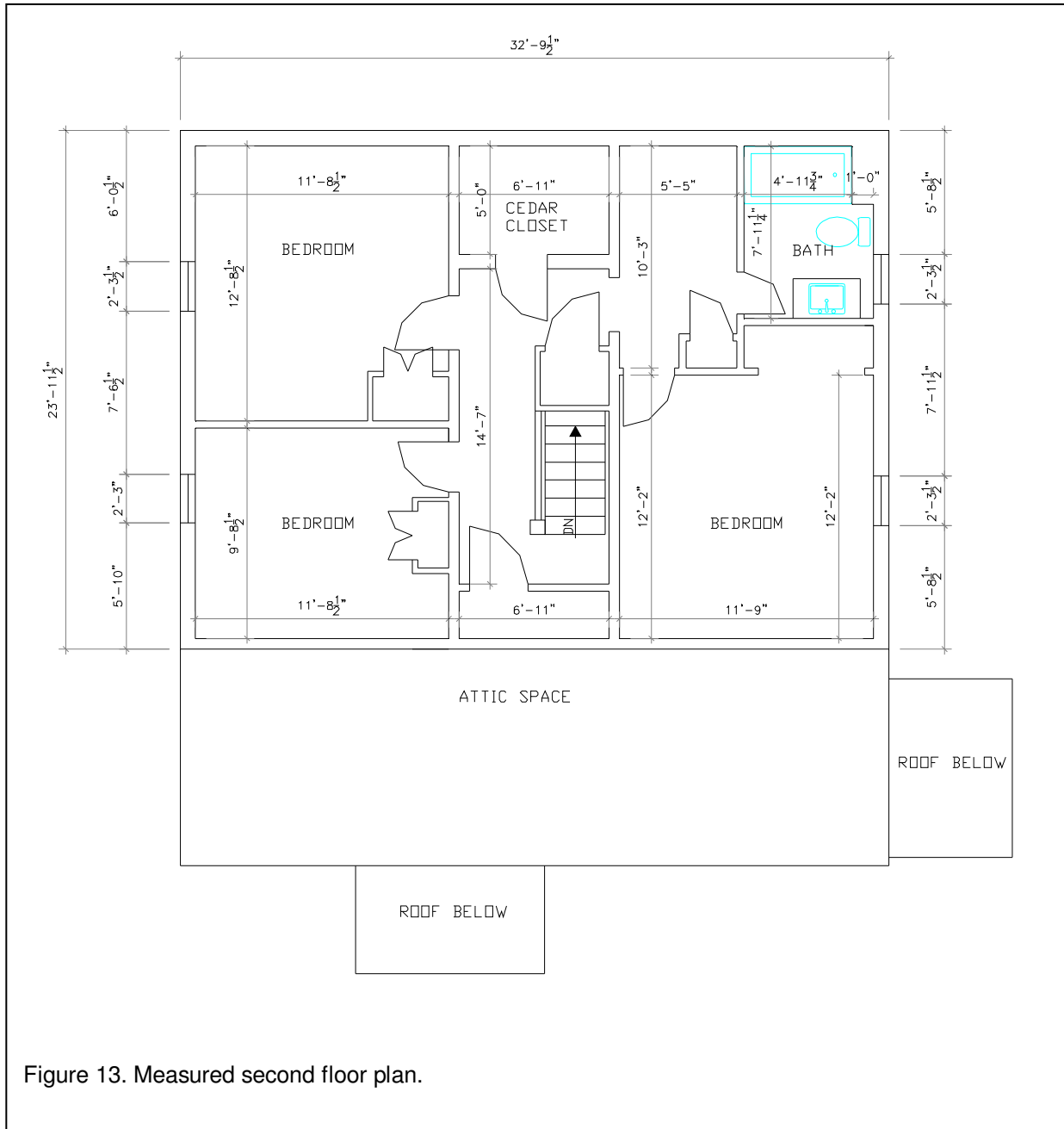


Figure 13. Measured second floor plan.



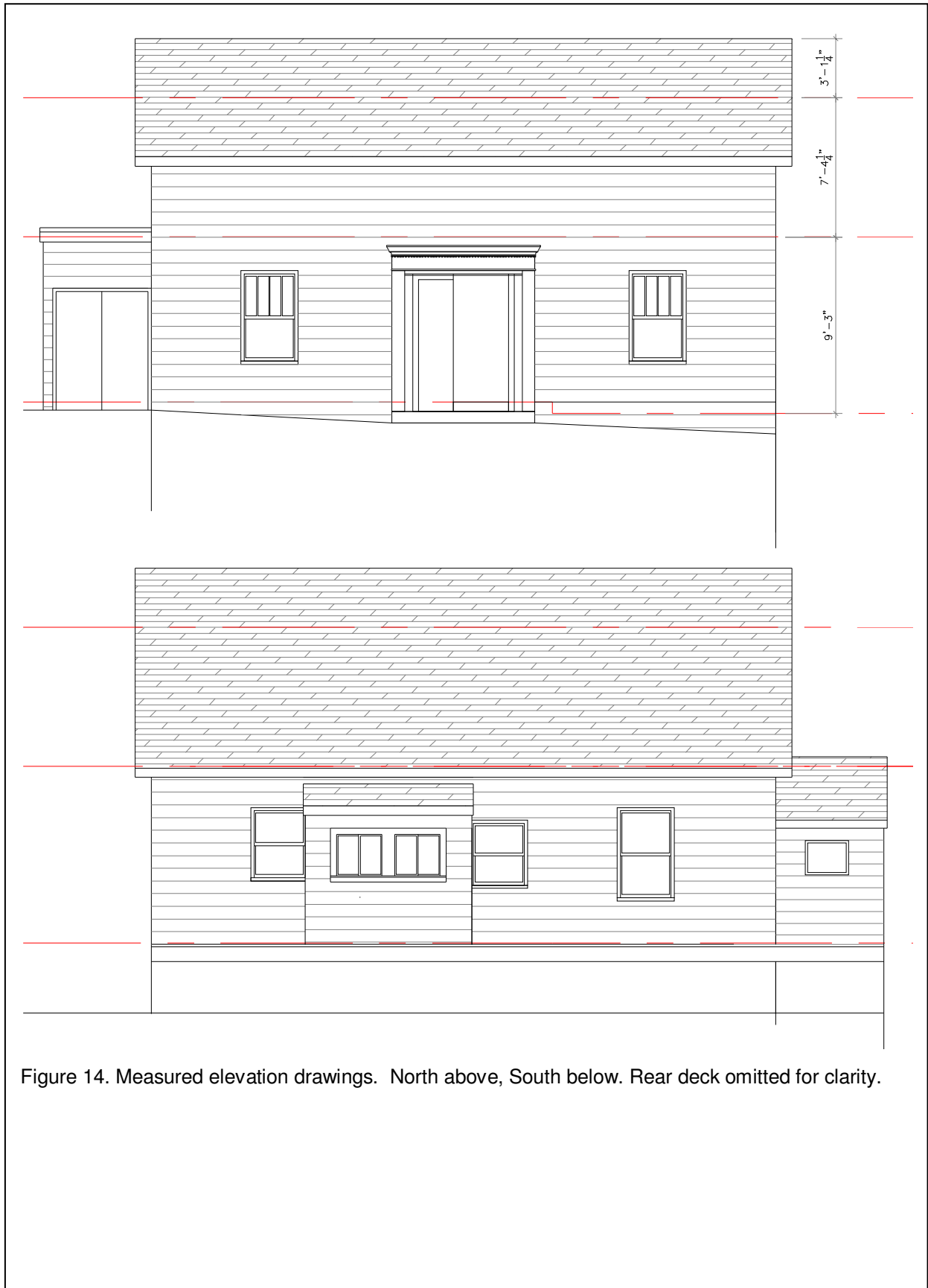


Figure 14. Measured elevation drawings. North above, South below. Rear deck omitted for clarity.



Figure 15. Measured elevation drawings. East above. West below. Railings on rear deck omitted for clarity.



### 4.3 Condition Report

The house at No. 89 Nashville Road is substantially intact. Most of the openings appear to be original, although all of the sash are of later dates. The front entry surround is original, and is repairable. The original entry, which would have been a paneled door with two narrow sidelights has been replaced with a flush door and one wide sidelight to the left.

The siding is 8" aluminum clapboard—obviously not original. The original siding material is unknowable until we remove some of the aluminum, but it was probably 4" wood clapboard.

The foundation under the front part of the house is fieldstone, and appears to be original. The foundation under the salt-box tail appears to be newer: the salt box tail may have been a later alteration, with the original tail being the typical narrow extension with a front-to-back gable roof. The ground floor framing of the front part of the house consists of two large summer beams running front to back on either side of the stair, with large joists running side-to-side. All the framing appears to be original.

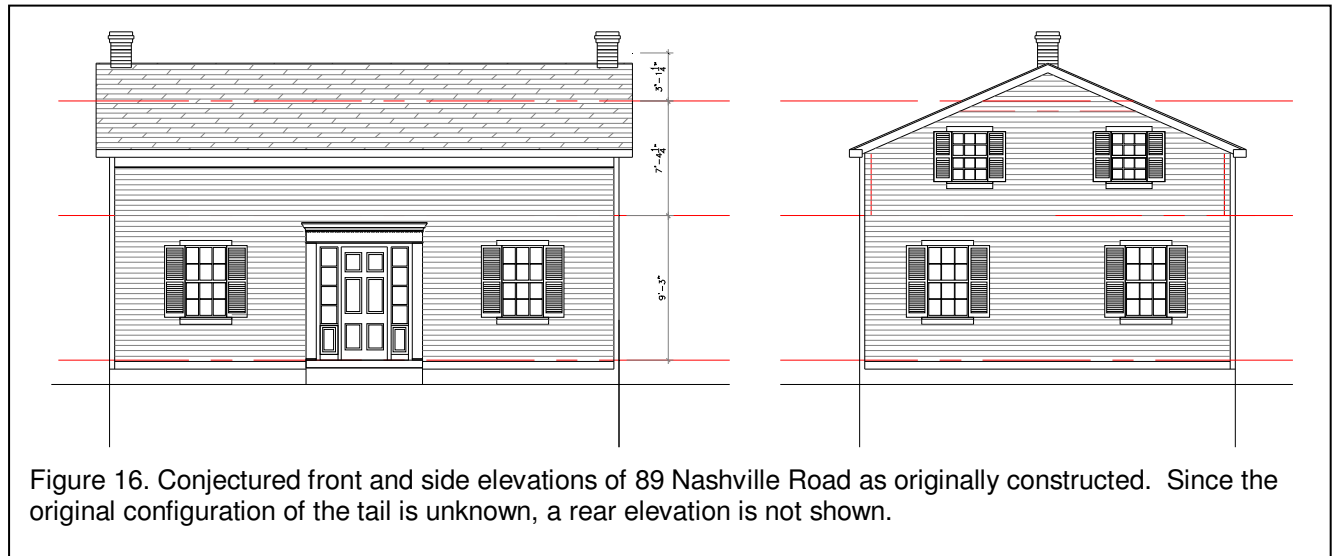
There is very little of original material in interior of the house. Doors, trims and finish flooring are all modern. Ceilings in the ground floor are dropped T-bar. The floor a large portion of the front part of the house has been raised by 7 ½ inches. This appears to be a platform on top of original flooring, since joists in the basement are all at the same level. We have no indication why this was done.

### 4.4 Ownership Chronology

89 NASHVILLE ROAD			current active PIN 03323-0266 (LT)	
Part of Lot 53, Plan 9, City of Vaughan				
date	instrument	from - to	amount	instrument no.
		Crown to John N. Kline		
28 Mar 1850	B&S	John N. Kline to John McMahon		36664
4 Feb 1870	B&S	John McMahon to John Cherry	£125	471
3 May 1873	Grant	John Cherry <i>et ux</i> to Alexander Gough	\$200	1311
9 April 1897	Grant	Thomas J. Day (executor of Gough) to Henry S. Howland	\$1,100	6461
15 Sept 1904	Grant	Peleg, Geo. & Wm. Howland (Henry Howland executors) to Howland Bros. Ltd. (became Brampton Farm Ltd.)	\$1.00	7746
9 April 1958	Grant	Brampton Farm Ltd. to Kenneth A. McKinnon	\$1,200	39633
15 June 1961	rear of Lot 53 sold to Dorothy B. & Gordon A. MacEachern			47085
Price increase between 1873 and 1897 suggests house was built by Alexander Gough, probably shortly after purchase.				
Part of Lot 53, Plan 9, City of Vaughan				
date	instrument	from - to	amount	instrument no.
31 July 1968	Grant	Kenneth A. & Joyce F. McKinnon to Arend H. & Carolyn A. Dyk		62599
3 Jan 1973	Grant	Arend H. & Carolyn A. Dyk to Alexander & Violet M. Thomson		70469
19 Aug 1983	Transfer	Alexander & Violet M. Thomson to Pierre Dupont	\$100,000	324126
4 July 2005	Transfer	Pierre Dupont to Domenico Marzano	\$375,000	YR662257

#### 4.5 Conjectured Original Condition of No. 89 Nashville Road

As described above, the original house may have had a different tail. Our best conjecture is that the openings are original, other than the larger ground floor window on the west elevation. We assume that this elevation originally matched the east elevation with two windows on the ground floor. We conjecture that the wide entrance feature originally held a panel door with two sidelights, as was typical in the Georgian style of the house. We conjecture that siding was of narrow clapboard, that the windows were double-hung 6 over 6 sash and that they were fitted with shutters, all as was typical of many Ontario Georgian houses in the area. A drawing, representing our best conjecture, is shown below.



## 5. Examination of 99 Nashville Road

### 5.1 Exterior Photographs

Photographs of the interior, not regulated by the HCD, are presented in an appendix.



Figure 17. West (front) view of 99 Nashville Road. The house is set perpendicular to Nashville Road. None of the openings are original with the possible exception of the right-hand window on the ground floor.



Figure 18. South side of 89 Nashville Road.



Figure 19. South side. Rear addition is not original. None of the openings are original.



Figure 20. Rear (East) side.



Figure 21. North side. None of the openings on this side are original.



## 5.2 Measured Drawings

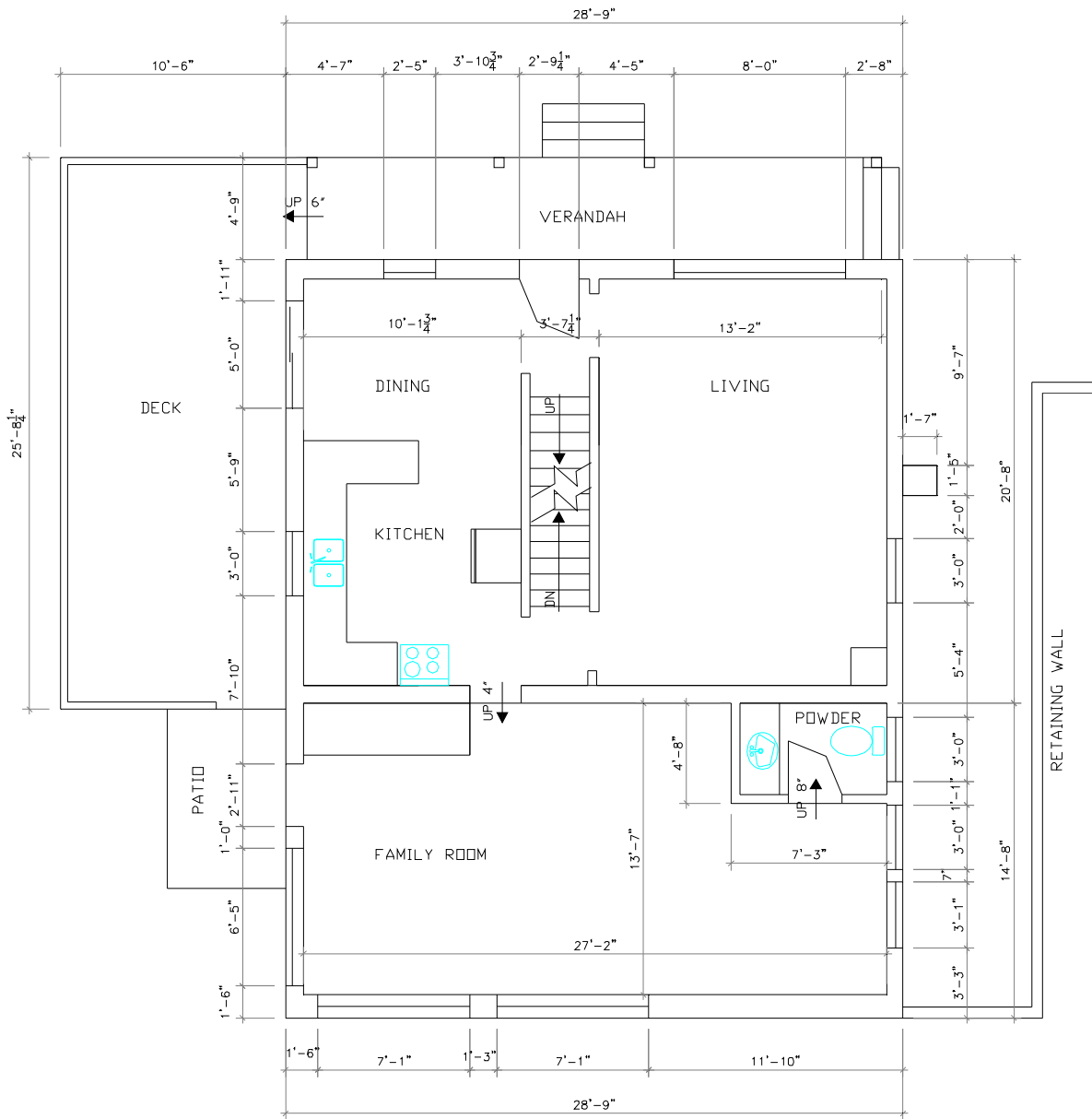


Figure 22. Measured ground floor plan. West (front) is at the top.

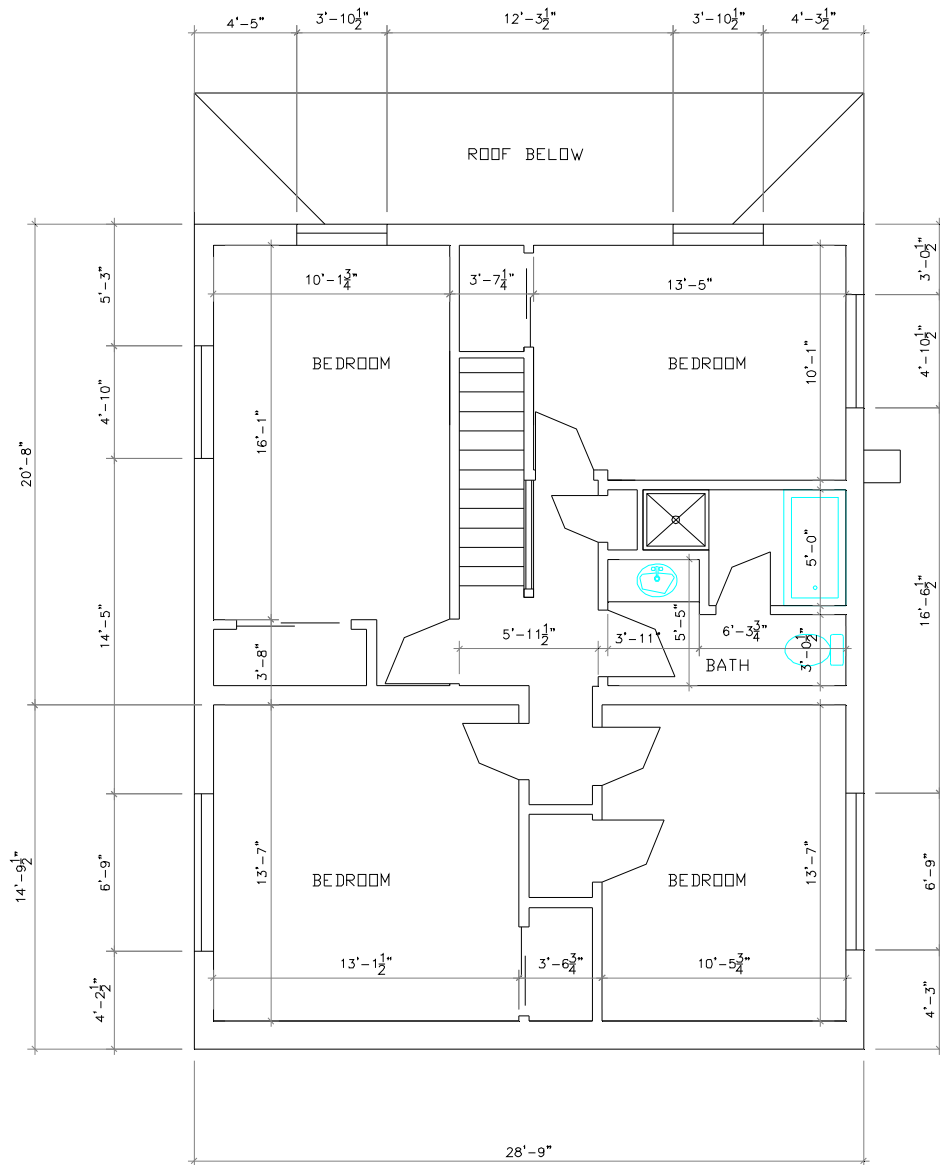


Figure 23. Measured second floor plan.



Figure 24. Measured elevation drawings. West above, East below. Deck railings omitted for clarity.





Figure 25. Measured elevation drawings. East above. West below. Railings on deck omitted for clarity.

### 5.3 Condition Report

The house at No. 99 Nashville Road is much altered. The original central entry door has been relocated to the right. The window to the right of the door is the only opening in the building that is probably of its original size and shape. The entire rear portion of the house is a later addition, replacing what would have been a narrower original kitchen tail, probably fitted with a kitchen verandah on one side or another. The exact footprint of the original tail is unknowable.

The siding is 8" aluminum clapboard—obviously not original. The original siding material is unknowable until we remove some of the aluminum, but it was probably 4" wood clapboard.

The foundation under the front part of the house is fieldstone, and appears to be original. The framing appears to be original.

There is no original material in the house with the possible exception of the stairs. Doors, trims, flooring and wall finishes are all modern.

### 5.4 Ownership Chronology

99 NASHVILLE ROAD			current active PIN 03323-0265 (LT)	
date	instrument	from - to	amount	instrument no.

#### Part of Lot 54, Plan 9, City of Vaughan

		Crown to John N. Kline		
18 Oct 1850	B&S	John N. Kline <i>et ux</i> to John Mahaffy		38245
20 May 1856	B&S	John Mahaffy <i>et ux</i> to Matthew B. Cockerline		62523
20 Dec 1858	B & S	Matthew B. Cockerline <i>et ux</i> to John Armistead		75713
20 Oct 1865	Mortgage	John Armistead <i>et ux</i> to James Caesar <i>et al</i>	\$200	88467
12 Feb 1873	D.M.	James Caesar <i>et al</i> to John Amistead	\$200	1258
19 May 1874	Mortgage	John Amistead <i>et ux</i> to Malcolm McEachren	\$400	1575
14 March 1877	D.M.	Malcolm McEachren to John Armistead	\$400	2249
11 Nov 1881	Grant	John Armistead <i>et ux</i> to William A. Wallis	\$550	3388

#### Part of Lot 55, Plan 9, City of Vaughan

		Crown to John N. Kline		
10 April 1851	B&S	John N. Kline <i>et ux</i> to John Graham		40160
11 June 1855	Mortgage	John Graham to C. P. B. & S. Society	£150	58227
23 July 1857	Indenture	C. P. B. & S. Bank to Henry S. Howland		68593
10 July 1860	B&S	Henry S. Howland to John Armistead <i>et ux</i>		80331
1 Aug 1860	Mortgage	John Armistead <i>et ux</i> to Henry S. Howland	£75	80418
20 Oct 1869	D.M.	Henry S. Howland to John Armistead	£75	350
11 Nov 1881	Grant	John Armistead <i>et ux</i> to William A. Wallis	\$550	3388

99 NASHVILLE ROAD			current active PIN 03323-0265 (LT)	
date	instrument	from - to	amount	instrument no.

**Part of Lot 56, Plan 9, City of Vaughan**

		Crown to John N. Kline		
10 April 1851	B&S	John N. Kline <i>et ux</i> to John Graham		40160
10 April 1851	Mortgage	John Graham <i>et ux</i> to John Whitely		40161
11 June 1855	D.M.	John Whitely to John Graham		58225
11 June 1855	Mortgage	John Graham to C. P. B. & S. Society	£150	58227
23 July 1857	Indenture	C. P. B. & S. Bank to Henry S. Howland		68593
1 Aug 1860	B&S	Henry S. Howland to John Armistead <i>et ux</i>		80331
1 Aug 1860	Mortgage	John Armistead <i>et ux</i> to Henry S. Howland	£75	80418
20 Oct 1869	D.M.	Henry S. Howland to John Armistead	£75	350
11 Nov 1881	Grant	John Armistead <i>et ux</i> to William A. Wallis	\$550	3388

Lots consolidated as one property (99 Nashville Road) 10 July 1860 - owned by Mr. & Mrs. John Armistead mortgage taken in 1874 may have been to build the house at 99 Nashville Road  
All 3 Lots (99 Nashville Road) sold by Armisteads to William A. Wallis 11 November 1881 for \$550

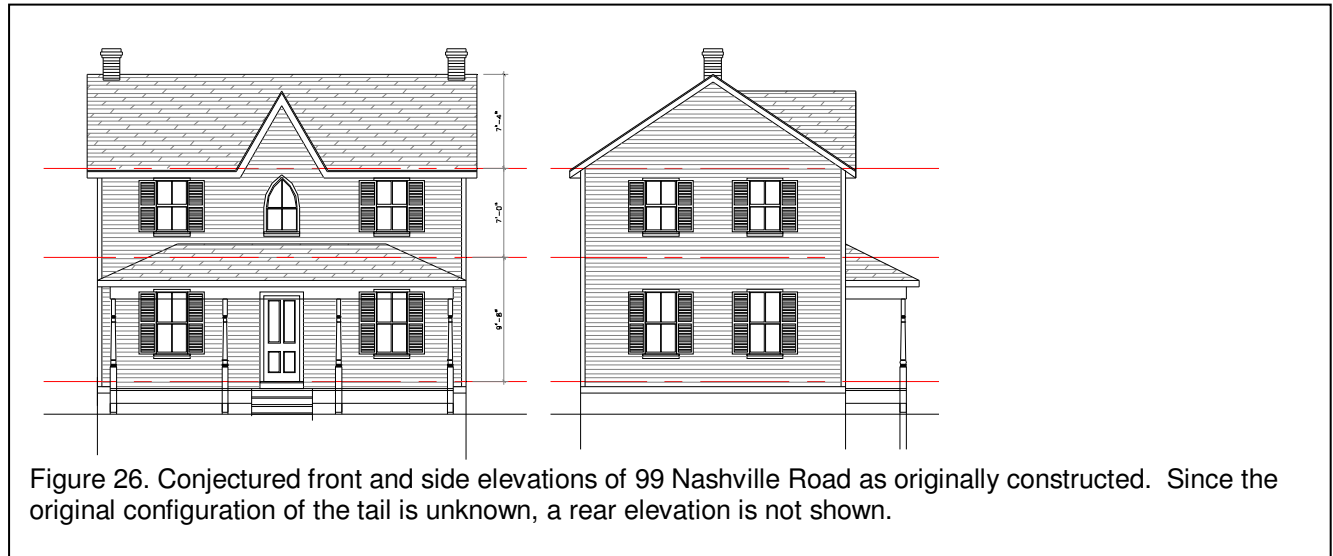
**Part of Lots 54, 55 & 56, Plan 9, City of Vaughan**

11 Nov 1881	Grant	William A. Wallis <i>et ux</i> to William Matthews	\$550	3389
17 Nov 1883	Grant	William Matthews <i>et ux</i> to John Brown	\$500	3850
17 Nov 1883	Mortgage	John Brown <i>et ux</i> to William Matthews	\$500	3851
3 June 1901	D.M.	William Matthews to John Brown	\$500	7123
13 Oct 1908	Grant	John Brown & Ellen Jane his wife to Ellen Jane Brown	\$800	8629
24 Nov 1913	Grant	Ellen J. Brown to Laura Trainor	\$1,200	9998
29 Nov 1923	Grant	Laura Trainor to John Gould	\$1,700	13531
16 Feb 1925	Grant	John Gould & Tressy his wife to Samuel J. White	\$2,500	13902
August 1937	Department of Highways took part of Lot 56 for Highway #27, opened in 1938			
7 Jan 1948	rear of Lots 54, 55 & 56 sold to Henry J. Burden, thence to the MacEacherns			22917
2 Feb 1966	Grant	Pearl I. Hilliard (Samuel White executrix) to Pearl Hilliard		56937
4 Sept 1987	Grant	Estate of Pearl Irene Hilliard to Murray Garfield Hilliard		445445
16 Nov 2004	Transfer	Murray Garfield Hilliard to Domenico & Anna Marzano	\$875,000	YR562044



### 5.5 Conjectured Original Condition of No. 99 Nashville Road.

As described in Section 4 the original house had a different tail. Only one of the openings is of the original shape. The conjectural drawing below shows a house typical of its Victorian style, with symmetrical facades on the front and sides, and clapboard siding. We show a gothic window in the front central gable, which may be revealed when the current siding is removed. We show 2 over 2 double-hung sash windows, as are typical of the style.



## 5.5 The Barn

The barn is associated with the 99 Nashville Road property, although it straddles the west property line by approximately 4 ½ feet, sitting partly on an untraveled road, as shown in the survey in Figure 6.

The main and original part of the barn has a footprint of 40'-6"x20'-5" and there is a later extension off of the southeast corner approximately 16' square.

The building is in poor condition, missing windows and doors with deteriorating insulbrik siding and metal eavestrough.

It does not have heritage value.



Figure 27. East side of the barn viewed from the house.



Figure 28. West side of the barn.



Figure 29. South side of the barn.



Figure 30. Interior lower level north end.

## 6. Evaluation of the properties under Ontario Regulation 9/06

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that “A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:”

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

**For No 89 Nashville Road**, our evaluation of the property, on the basis of these criteria, follows:

1. i, The existing building was once a representative example of its Georgian style.
1. ii, The building once displayed a typical degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.
  
2. i, There are no direct associations of community significance. Although John Kline and Henry Howland appear in the ownership chronology, neither one are associated with the construction of the house.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.
  
3. i, The building can be said to support the historic character of the Kleinburg.
3. ii, The building is historically linked to Kleinburg.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 89 Nashville Road only marginally rises to the standard that would merit designation under Part IV of the *Ontario Heritage Act*. We believe that it should be re-evaluated once its restoration is completed.



**For No 99 Nashville Road**, our evaluation of the property, on the basis of these criteria, follows:

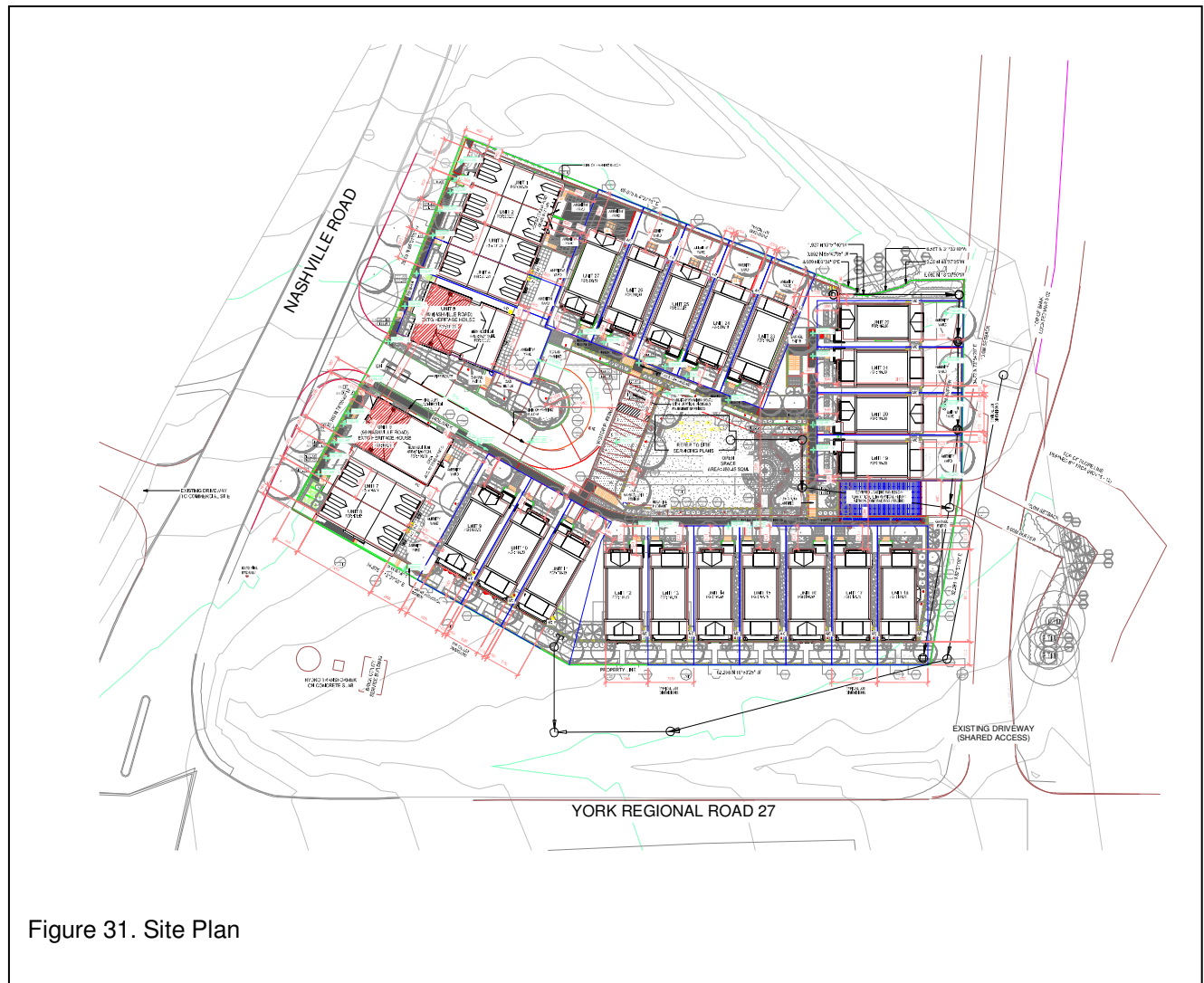
1. i, The existing building was once a representative example of its Victorian style, but it has lost most of its heritage-defining characteristics.
1. ii, The building once displayed a typical degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.
  
2. i, There are no direct associations of community significance. Although John Kline and Henry Howland appear in the ownership chronology, neither one are associated with the construction of the house.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.
  
3. i, The building can be said to have once supported the historic character of the Kleinburg.
3. ii, The building is historically linked to Kleinburg.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 99 Nashville Road very marginally rises to the standard that would merit designation under Part IV of the *Ontario Heritage Act*. We believe that it should be re-evaluated once its restoration is completed.

## PART II. THE PROPOSAL

### 7. Overview

The proposed project is a collection of 27 single-family dwellings with below grade parking. Four are row houses, two are semi-detached, and the remainder are detached houses. This includes the two heritage buildings which are relocated from their current locations. The front portions are restored to their original appearance, and have new rear additions designed to complement the original designs at their fronts. The row houses, semi-detached houses, and the two detached heritage houses address Nashville Road. The remaining houses face the interior of the site which includes a landscaped open space. Note that drawings in this document do not show full landscaping and planting, since the intent is to focus on the buildings.



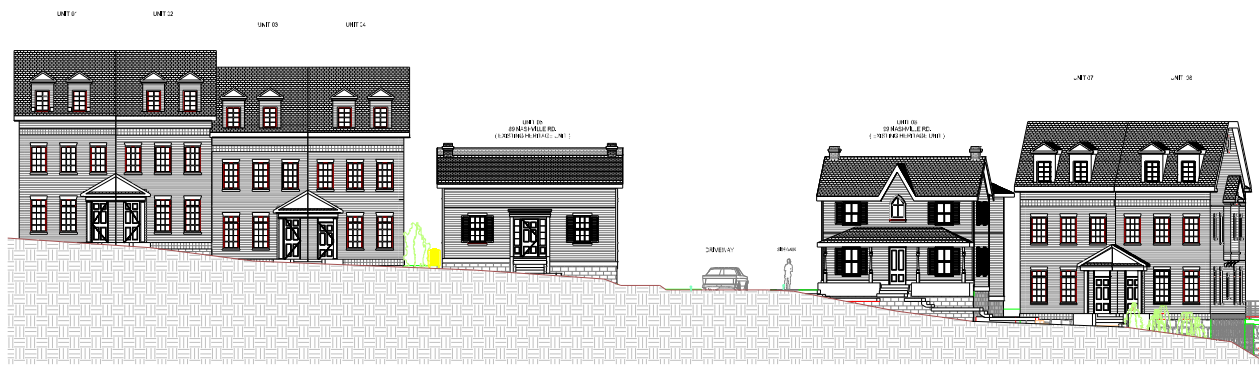


Figure 32. Nashville Road elevation. The heritage houses are set on either side of the vehicular and pedestrian entrance to the site. They function as gateway markers for the project, and the location allows views of their side elevations from Nashville Road.

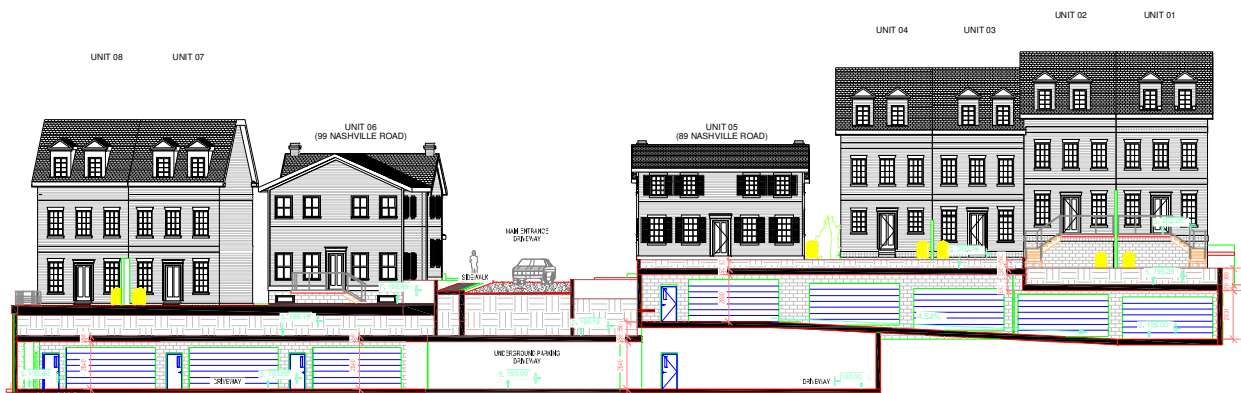


Figure 33. Site Section looking north, taken just behind the Nashville Road houses, showing below-grade parking. The rear additions on the heritage houses are visible here, flanking the driveway entrance.

## 8. The Development in the District Context

### 8.1 Character of the Site.

The development is at the intersection of Nashville Road and Highway 27, and is on the westernmost land of the Kleinburg Village Core as mapped in the Kleinburg-Nashville Heritage Conservation District Plan. The site slopes significantly to the south and west. On the south and west it abuts land denominated Valley Lands in the Plan. The intersection of Nashville Road and Highway 27 is identified as a gateway in the Plan.

The principal views of the development from the public realm are from Nashville Road and Highway 27. There is a handsome recent commercial development across Nashville Road from the subject site, which is based on the Georgian style. On the northwest corner of the intersection is a recent church and there is new housing development to the north of the church. South of Nashville Road, there are no buildings visible from the site—those that exist are buried in woodland.

### 8.2 Character of the Proposed Development.

The basic physical aspects of the development are described in Section 7, above. The concepts underlying the design are:

- Resident parking is below grade. We believe it is a positive good to remove cars from above grade..
- A building edge is provided facing Nashville Road, with 8 dwellings, including the two relocated heritage buildings, located close to the sidewalk. The new dwellings have a 2-1/2 storey visual form, and are designed to reflect the Georgian precedent, and to respect the Georgian style of the recent development on the opposite side of the street.



Figure 34. Nashville Road perspective, looking east. Sides of heritage houses are prominent.



- The remaining 19 dwellings are set behind the Nashville Road frontage, facing inwards around an open area that contains the ramp to the below grade parking, 5 visitor parking spaces, and an open common. In form, this is a village of houses within the Village of Kleinburg.

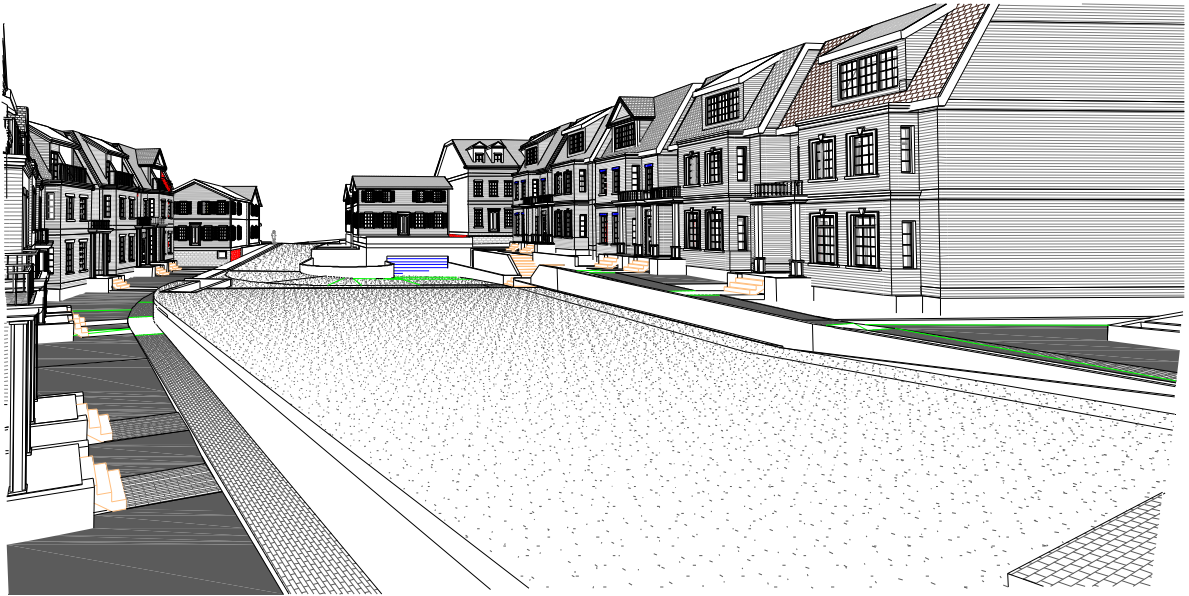


Figure 35 Perspective, from south end of open space, looking north. Rears of heritage houses at the far end of the view. .



Figure 36. A similar concept executed in the UK.



Figure 37. Spruce Court, Toronto..

The slope of the site means that the parking levels will go from below grade in the north and east to above grade in the south and west. To accommodate this, the design includes a podium on the south and west elevations. The podium is designed to reflect typical construction of stone mill buildings, with arches similar to mill race openings. This design choice commemorates the historic mills that were the original economic engine of the village of Kleinburg. This feature reinforces the water-powered heritage features proposed for the Highway 27-Nashville Road intersection on page 47 of the “Village of Kleinburg, Islington Avenue Streetscape, Master Plan Study” of 2011. See Figure 41, below. The Master Plan is now in its implementation stages.

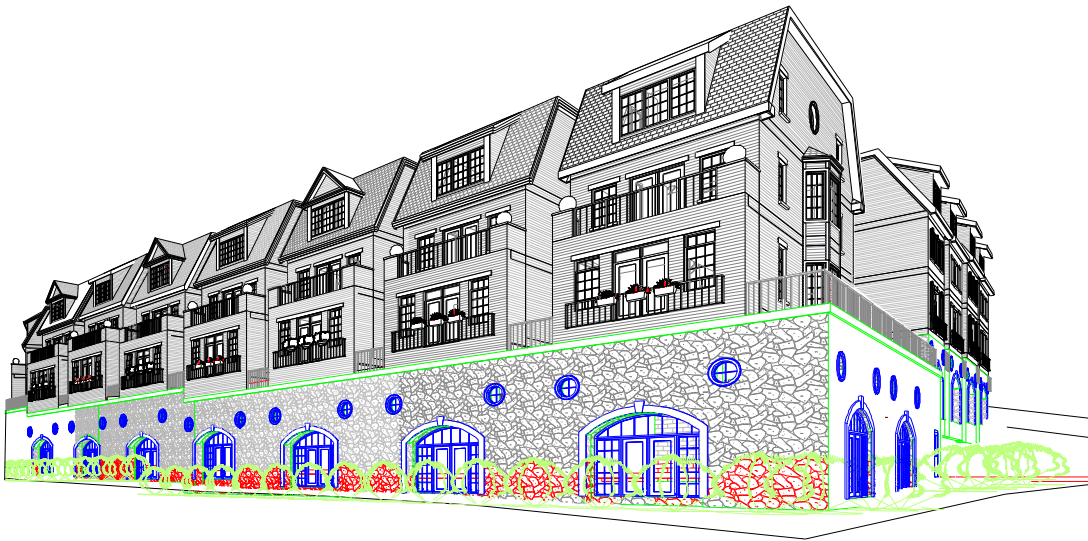


Figure 38 Perspective, looking northwest from Nashville Road.



Figure 39. Molson's Mill, Port Hope.



Figure 40. Lindsay Mill ruin, Lindsay ON.



**WEST ENTRY: NASHVILLE ROAD**

The design concept for this gateway is to create an identifiable entry feature, of appropriate scale, that celebrates Kleinburg's historical origin as a place of water power utilization (Figure 4.2.2).

This gateway design is inspired by the theme of water powered energy that celebrates the numerous mills located historically in the area. A proposed water wheel monument and entry feature located around its base are proposed to reference this heritage culture. This is intended as an open public green space to be used for passive recreation. This gateway treatment extends eastward to include a median island and a pedestrian connection to the business plaza. It is also recommended that a cross-walk be installed across Hwy 27, at the north end of the intersection.

Note: This gateway is located within the Regulated Area of the Humber River Watershed. Based on the works required to facilitate the construction of this gateway, a permit under Ontario Regulation 166/06 will be required from TRCA.

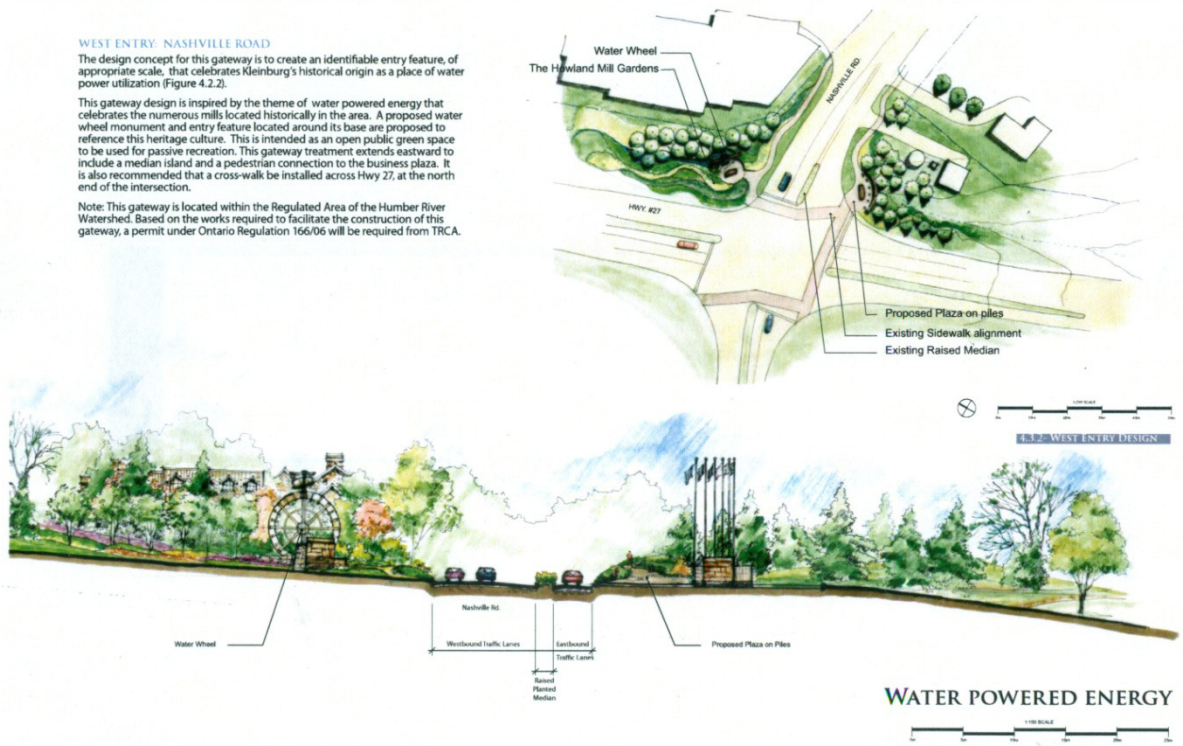


Figure 41. Proposed commemorative feature at Highway 27-Nashville Road intersection, from the 2011 Village of Kleinburg, Islington Avenue Streetscape, Master Plan Study. On the plan, the barn on the right is near the property line of the proposed development. In the elevation, the development will be behind the trees on the right.

### **8.3 Character of the Buildings.**

#### **8.3.1 Heritage Buildings.**

The Restoration of, and additions to, the Heritage Houses are described in Section 10, below. The basic fabric of No 89 is mostly intact, and will be restored. No 99 has been substantially altered, with only one opening in its original size and location. It will be returned to what we conjecture to be its original form. Each house is subject to exterior restoration of its original design, in detail. Historically correct siding, windows, doors, and working shutters are provided. The foundations are faced with replica fieldstone. The additions are of complementary style. New narrow clapboard siding with corner boards, skirt boards and frieze boards are provided. New historically correct entrances will be installed, and the entrance surround on No. 89 will be restored. New historically correct windows—6 over 6 and 2 over 2—with historically correct shutters will be installed.

As shown in section 7, it is proposed to relocate the heritage building to flank the main entrance to the development. No. 89 currently faces Nashville Road to the east of the proposed location. Regrading of Nashville Road since the time of original construction has left it substantially below the existing road/sidewalk elevation, and the relocation restores its original vertical relationship to the road elevation. No. 99 currently faces Highway 27, and again the regrading of Nashville Road places it well below the road/sidewalk level.

There are several rationales for the selected locations:

- The width of the entrance provides good views of the inside elevations of the heritage buildings, making them more visible than at other locations.
- Having the houses flank the principal entrance gives them pride of place, and provides a heritage gateway for the development.
- Requirements for sidewalk slopes within the development determine the ground floor elevations of all the houses along Nashville Road, and because the vehicular entrance must necessarily meet the road, the flanking positions provide the best elevations for the heritage houses.

#### **8.3.2 New Nashville Road Buildings.**

The new houses on Nashville Road are closely based on the Georgian Neo-Classical style, which is recognized in the Kleinburg-Nashville Heritage Conservation Plan as a local heritage style. It has been chosen to reflect the Georgian-inspired commercial development on the opposite side of Nashville Road. In visual form, the houses are 2 ½ storeys, with dormers in the roofs. They are arranged in pairs, with the eastern most four houses joined to form a row, but stepping down to the west due to the slope of the frontage. Each pair is symmetrical in keeping with Georgian precedent, with a joint central porch framing the paired entrances, raised a few steps above the local walkway.

The Georgian style is simple and unembellished. Design elements on display include:

- Simple brick wall material, without quoins or polychromy,
- Simple rectangular window openings, with plain stone sills and lintels,
- Windows are double hung sash, 6 over 6, with transoms on the ground floor,
- Simple paneled entrance doors,
- Simple front roof slope, with gabled dormers in pairs.

As group, the houses define the street edge on Nashville Road, and complement the development on the opposite side of the road, defining a heritage-friendly gateway into the village core of Kleinburg. The two restored heritage houses, near the centre of the group and prominent at the entrance to the interior of the development establish an additional heritage claim on the frontage. See Figure 40, above.



### 8.3.3 New Interior Buildings.

The new interior houses, arranged around the central open area, are adaptation of the Edwardian Classic style, which is recognized in the Plan as a local heritage style. In visual form, the houses are 2 ½ storeys, with single central dormers in the roofs. The houses are detached dwellings, 6 metres wide, with the entry, under a porch set to one side, and a wide projecting square bay. The character of both the front and rear elevations are similar.

The Edwardian style is simple and unembellished. Design elements on display include:

- Simple brick wall material, without quoins or polychromy,
- Simple rectangular window openings, with plain stone sills and lintels,
- Windows are double hung sash, 6 over 6, with transoms on the ground floor,
- Simple paneled entrance doors,
- Simple steep front roof slope, with single central dormers, some gabled, some shed roofed.

See Figure 42, below, and Figures 35 and 38, above.



Figure 42. Perspective, looking northwest from interior open area.

### **Part III. Conservation Plan for the Heritage Houses.**

#### **9. Relocation**

Both houses, while on their current foundations, will have the later rear and side additions removed. Siding, roofing, and existing windows will be retained in order to maintain a weather-tight condition. All openings will be protected with plywood covering, and the exposed walls where the additions have been removed will be made weather-tight with tarps. The houses will be lifted from their foundations, and taken to an off-site storage location, yet to be determined, while work on the site, including the preparation of their new foundations, is undertaken. The new foundations will be designed to accept the existing retained buildings, and the new additions shown in Sections x & y, below. The off-site storage location will be enclosed in a locked 2.4 metre high fence, and the area will be provided with lighting.

When the new foundations are ready to accept the buildings, they will be moved from the off-site storage and placed on the foundations. The buildings are to remain protected, either within the general project hoarding or individually, until all work on them is completed. Existing siding, roofing, doors and windows will be removed, along with interior finishes. Original conditions revealed by these removals are to be recorded and reported to the heritage consultants.

#### **10. Restoration of and Additions to the Heritage Houses**

##### **10.1 No. 89 Nashville Road**

It is proposed to restore the known original portion of the house to the conjectured original condition of the house, in all detail. It is proposed to provide a new rear addition in order to create the floor space for a modern single-family dwelling. In discussing design with the architect, we recalled a very successful addition to a house of similar age and style at 30 Colbourne Street in Thornhill-Markham. There was a rear addition that was similar in form to the original house, with a short link between the original and the rear addition.



Figure 43. 30 Colbourne Street, Thornhill-Vaughan, showing rear addition from circa 1980. The addition is highly complementary to the original house..

Plans and elevations for the proposed house are shown below.



Figure 44. Proposed floor plans for No. 89 Nashville Road.

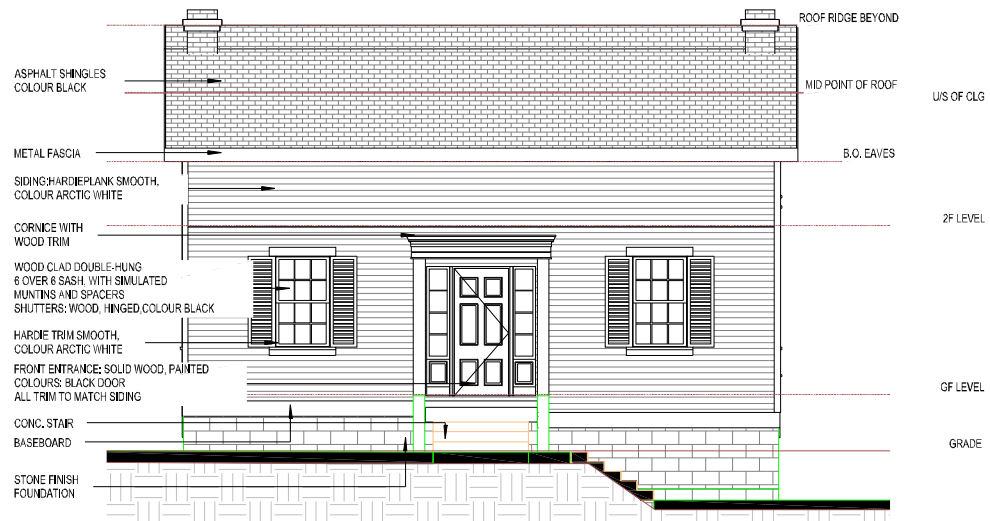


Figure 45 Proposed front (north) elevation for No. 89 Nashville Road.



Figure 46. Proposed west elevation for No. 89 Nashville Road. This side will face the project entrance.





Figure 47. Proposed rear (south) elevation for No. 89 Nashville Road.

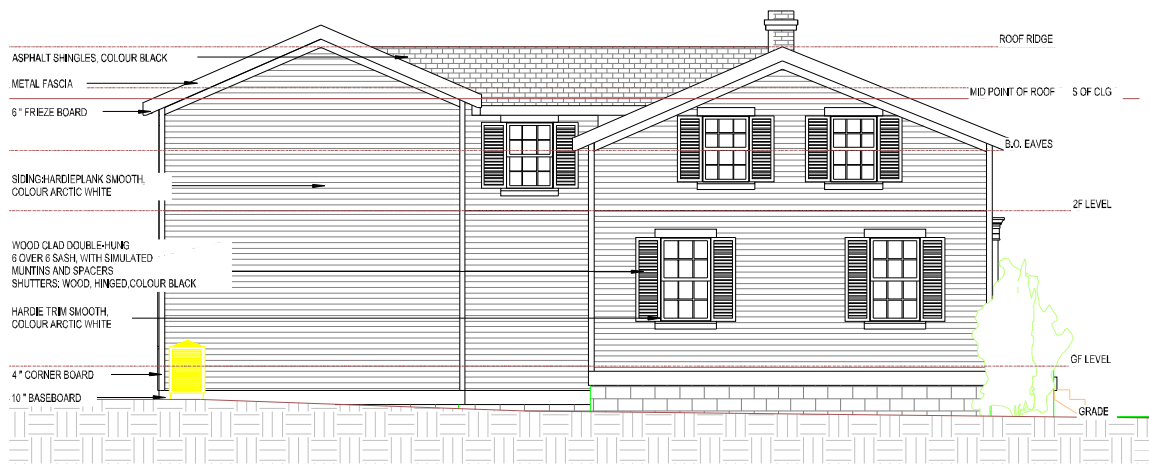


Figure 48. Proposed east elevation for No. 89 Nashville Road.



Figure 49a. Bluffstone Prescott-- Proposed material for foundation for No. 89 Nashville Road.

## Outline Specification, Exterior Materials, No 89 Nashville Road

Siding: HardiePlank smooth, colour Arctic White

Trim: HardieTrim smooth, colour Arctic White

Soffits: HardieSoffit smooth vented, colour Arctic White.

Front Entrance: solid wood, painted. Colours: black door, all trim to match siding.

Windows: Wood clad double-hung 6 over 6 sash, with simulated muntins and spacers.

Shutters: Wood, hinged, colour black

Shingles: Asphalt shingles, colour black.

Rainware: aluminum, colour white.

### 10.2 No. 99 Nashville Road

It is proposed to restore the known original portion of the house to the conjectured original condition of the house, in all detail. It is proposed to provide a new rear addition similar in size to the existing one, designed to complement the original design. The current addition cannot be retained due to the raised foundation in the rear. Plans and elevations of the proposed house are shown below



Figure 50. Proposed floor plans for No. 99 Nashville Road.

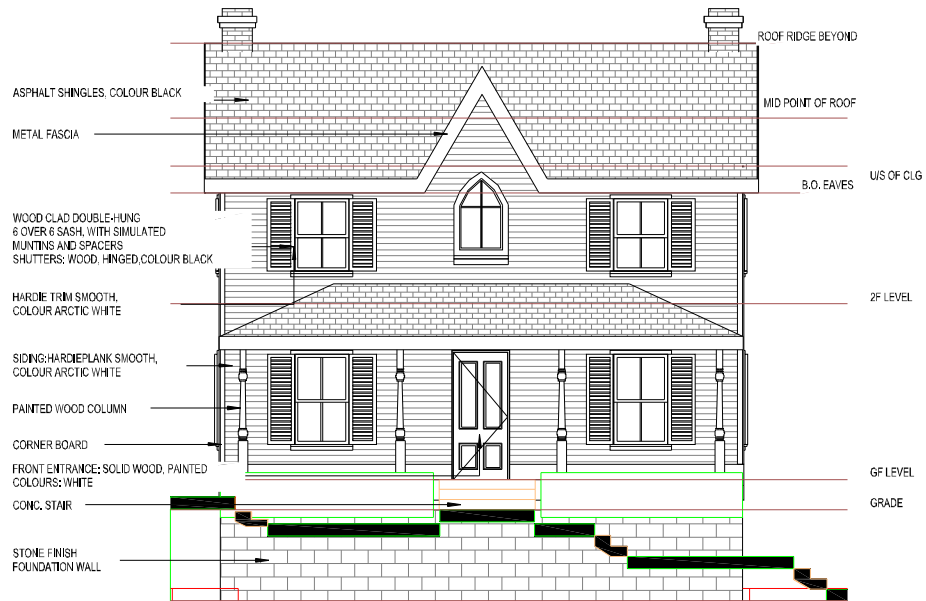


Figure 51. Proposed front (north) elevation for No. 99 Nashville Road.



Figure 52. Proposed west elevation for No. 99 Nashville Road.

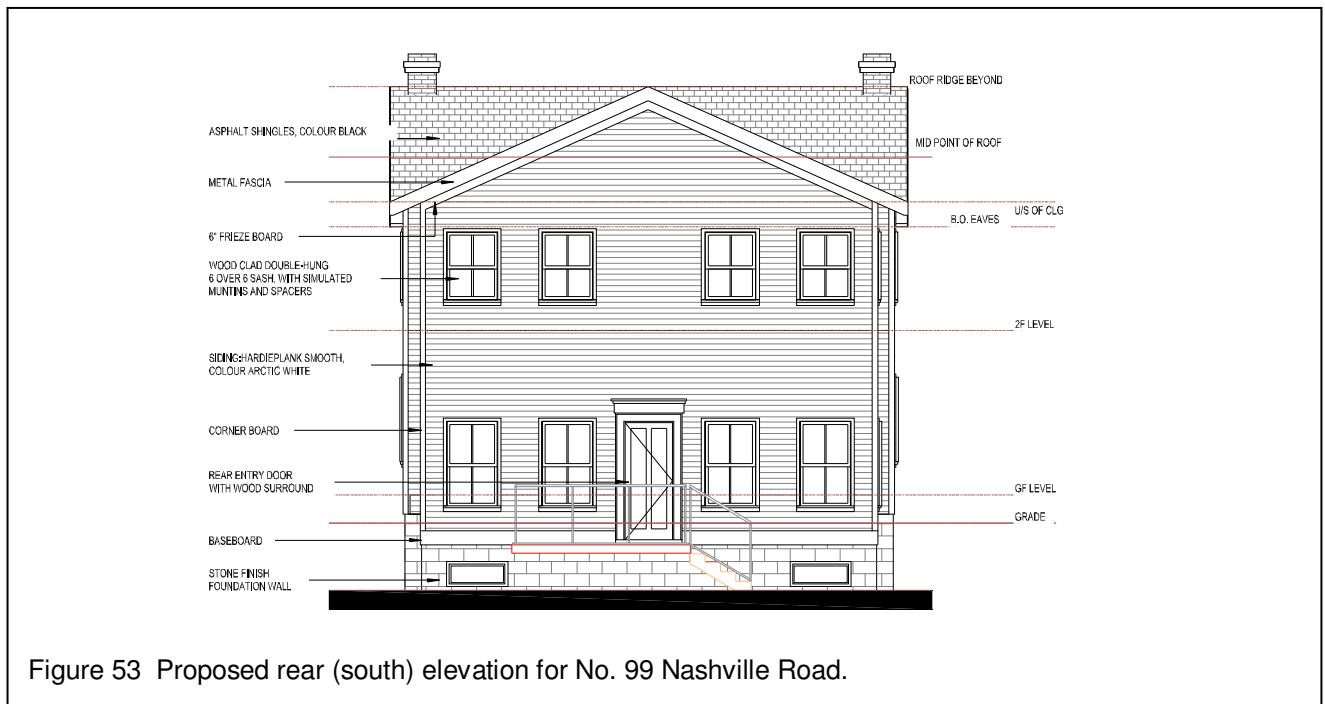


Figure 53 Proposed rear (south) elevation for No. 99 Nashville Road.

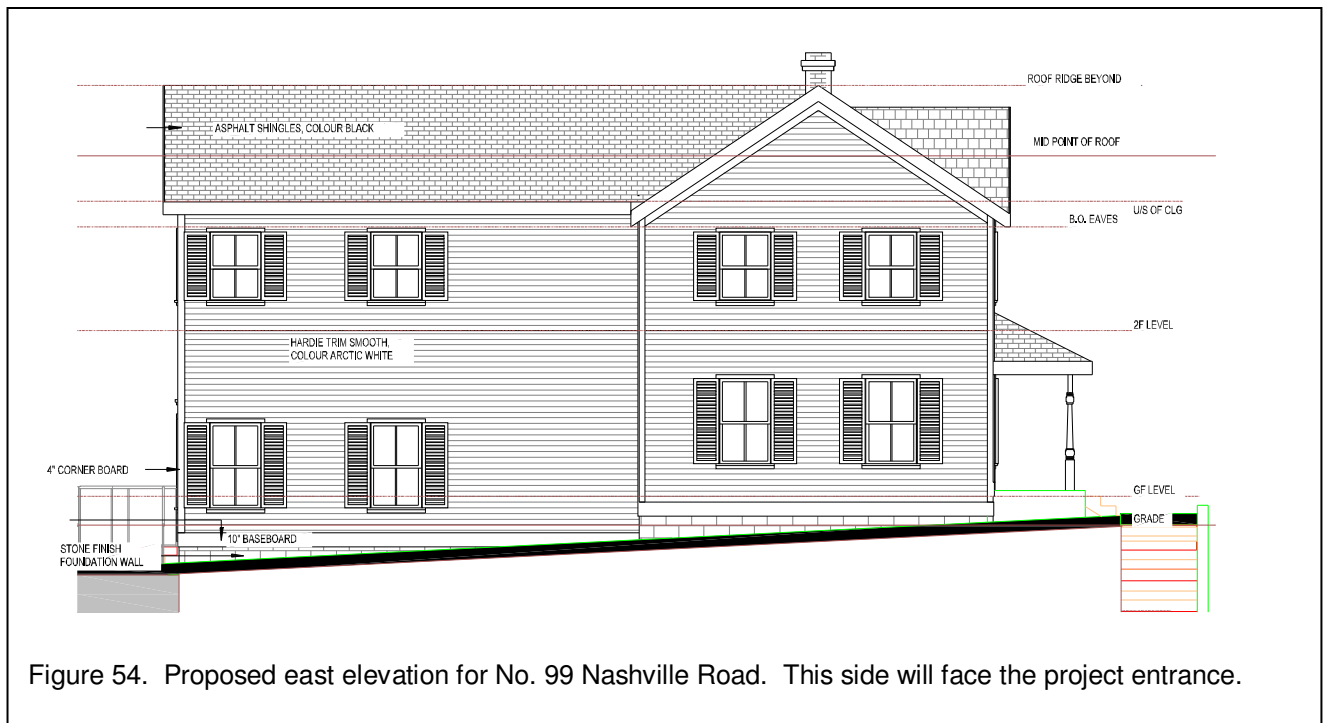


Figure 54. Proposed east elevation for No. 99 Nashville Road. This side will face the project entrance.



Figure 55. Bluffstone Minaret--Proposed material for foundation for No. 89 Nashville Road



Outline Specification, Exterior Materials, No 99 Nashville Road

Siding: HardiePlank smooth, colour Arctic White

Trim: HardieTrim smooth, colour Arctic White

Soffits: HardieSoffit smooth vented, colour Arctic White.

Front Entrance: solid wood, painted. Colour: white.

Windows: Wood clad double-hung 2 over 2 sash, with simulated muntins and spacers.

Shutters: Wood, hinged, colour black

Shingles: Asphalt shingles, colour black.

Rainware: aluminum, colour white.

### **10.3 Interior Work on Heritage Houses**

The interior work will render the heritage houses as single-family dwellings constructed to modern standards of layout, mechanical and electrical systems, and energy-efficiency. This will ensure their long-term usefulness, and hence their survival.

## **Part IV. Conclusions**

### **11. Conclusions.**

The form of the proposed development was not anticipated when we produced the Kleinburg-Nashville Heritage Conservation District plan. However, the Objectives and Policies in the Plan are clear in mandating that existing heritage assets are to be conserved, and that new developments should enhance, rather than detract from, the overall heritage character of the District.

In our professional opinion this proposal fulfils these mandates in a very imaginative and innovative manner. The development creates a compact single family neighbourhood in scale with the village character. The decision to provide the parking below grade means that cars do not dominate the development as they do in typical suburban developments. This approach gives pedestrians priority within the development site, and provides for a “village green” as the focus of the development. This open landscaped space will be connected to the public realm and lead out to the sidewalk on Nashville Road providing direct access to pedestrians.

The development conserves the two heritage structures currently on site, and restores them to their original exterior configurations, with complementary rear additions, in keeping with the Guidelines for heritage buildings in the District Plan. These houses are being relocated to the most publicly prominent locations on the site, flanking the main vehicular and pedestrian entrance on Nashville Road, which shows off both their front and side elevations.

The existing topography consists of a substantial slope down to the south and west, and the development responds to this. The interior open space slopes in similar directions, and the ground floor levels of the new buildings follow the topographical trend, taking the form of a hill town. At the west and south edges, the parking levels create a “podium” with the houses on top, which has been treated to resemble the stone foundations of historic mills, with arched openings as for mill races. This design choice commemorates the long vanished mills that were the original economic reason for the founding of Kleinburg. This feature, at the westernmost extent of the Kleinburg Village as delineated in the District Plan, and visible from Highway 27, will become a gateway landmark for the entrance to the village from the highway.

The chosen designs for the new building, in the Georgian and Edwardian styles, have local precedent, as described in the Design Guidelines in the District Plan. Both styles are essentially simple and modest, with plain brickwork and rectangular openings, which is in keeping with the character of Kleinburg. Their scale in both frontage width and height (2 ½ storey) is also modest.

The Georgian style, selected for the Nashville Road frontage, reflects the style of the heritage-friendly commercial development on the opposite side of the road. Together, they form a handsome entrance to the village of Kleinburg. The Edwardian style, selected for the interior units, is equally modest, and the detailing on their exterior-facing rear elevations is to the same standard as their inward-facing fronts.

Based on our extensive experience in heritage architecture and planning and considering the development as a whole, we heartily endorse this proposal which we believe will support and enhance the heritage character of the Kleinburg-Nashville Heritage Conservation District. In our professional opinion, the proposed development merits heritage approval.

## **12. Bibliography**

Carter, Phillip H., et al., Kleinburg-Nashville Heritage Conservation District Study and Plan. Vaughan: 2003

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Ontario Ministry of Housing and Municipal Affairs. Provincial Policy Statement 2014, Toronto: 2014

Ontario Ministry of Tourism, Culture and Sport: Ontario Heritage Toolkit, Heritage Conservation Districts, Queen's Printer for Ontario, 2006.

Parks Canada. Standards and Guidelines for the Conservation of Historic Places in Canada, second edition. Queen's Printer, 2010

## Appendices:

Addendum to the 2018 HIA and  
Heritage Conservation District Conformity documents  
Concerning design changes For 89-99 Nashville Road,  
Kleinburg, ON

In the Kleinburg-Nashville Heritage Conservation District  
in the City of Vaughan

April 2019

Phillip H. Carter Architect and Planner  
And  
Paul Oberst Architect



## **1. Introduction**

This Revision Addendum was prepared in lieu of reworking the documents previously submitted, as we agreed with Shelby Blundell, the then heritage coordinator with the City of Vaughan. The Addendum outlines the process by which revisions were made, describes the revisions, and illustrates the resulting project with high-quality colour renderings from many street-level viewpoints.

## **2. Revision Process**

The proposal received comments by way of memoranda from Cultural Heritage staff (July 18, 2018) Urban Design staff (July 23) and from KARA (July 23) and the local Councillor. Proponent's consultants requested and prepared for an interdepartmental meeting to include Cultural Heritage, Urban Design, and Planning staff in order to respond to the concerns expressed. The meeting was held on August 29, 2018. The proponent team described the design approaches and decisions required to deal with difficult site topography (10m vertical change), complex contextual situation (junction of village core and valley land designation in HCD Plan) and the team desire to produce a viable project with the following features:

- retention of two heritage houses,
- provision of underground (concealed) parking,
- provision of a central village green amenity,
- new homes on Nashville Road complementary to the heritage houses and the commercial development on the opposite side of the street,
- new homes facing the village green designed in a style suitable to the District, and
- attractive west (rear) elevations to provide a gateway into Kleinburg facing Highway 27.

The meeting was lengthy, detailed and candid. Discussion mitigated or satisfied many of the comments received. It was agreed that material distinction between the stone base and the brick houses above is an effective strategy for reducing apparent height. It was agreed that the base contained residential basements, not the parking garage. Nonetheless, it was agreed to reduce the height of the "Mill Wall" base and the houses above, stepping down to the south, and to increase landscape screening. It was agreed to revise setbacks to better differentiate the base from the houses above. It was agreed to increase the set backs of the Nashville Road facades adjacent to the heritage houses to give them more prominence, which also breaks up the mass of the 4 eastern units.. It was agreed that the roofline of the new houses adjacent to the heritage house at No 88 be revised to reduce overshadowing. It was agreed to provide detail changes to these facades to better reflect the commercial development across the street. It was agreed to make materials changes requested by heritage staff. Subsequent input was received from the Design Review Panel. In response to the processes outlined above, a number of revisions have been made to the proposal. These revisions are outlined and explained below. Colour renderings are provided at the end of this document.

## **3. Site Plan**

Grading of the interior courtyard and its walkways has been revised to provide for lower interior grades so that units 9-18 can progressively step down toward the south to better follow the existing topography. See comments on West Elevation, Section 5.4.

New buildings along Nashville Road (units 1-4,7,8) have been reduced in footprint with front walls pulled back in order to give greater prominence to heritage buildings (units 5,6). The heritage buildings have been revised to eliminate new rear additions. See comments on Heritage Houses, Section 5.5.

The “Mill Wall” beneath Units 9-18, facing Highway 27 has been moved forward, and the walls of the houses above have been pulled back, to more strongly differentiate the base from the houses above. In addition there is new landscaping in planters at the base of the Mill Walls to soften their visual impact.

#### **4. North Elevation—Nashville Road**

New buildings along Nashville Road (units 1-4,7,8) have been revised to include quoins to reflect the existing commercial development across the street, and the entrance canopies have been revised to a flat roof Georgian style. These changes are at the request of the Councillor and KARA.

The roof profile of units 1-4 have been revised to have a hipped roof configuration at the east and west ends of this block. This mitigates the height difference between the new buildings and the 1-½ storey unit 5 heritage house. Dormer locations necessarily shifted a bit.

#### **5. South Elevation**

The Mill Wall beneath unit 18 has had blind arches introduced to break up the mass of the wall. The height of the wall and the rooflines is also reduced. See comment on West Elevation.

#### **6. West Elevation—Highway 27**

The mass of the stone Mill Wall is reduced by substituting brick facing underneath the side of unit 8, which faces Nashville Road, and between units 11 and 12, where the wall makes a change of direction.

The ground floor grades of units 9 to 18 have been revised progressively downward by a total of 1.5 metres in order to reduce the visual impact of the Mill Wall, to reduce overall roofline height, and to better conform to the topography. In addition, unit heights have been reduced by 0.45 metres to further reduce the apparent height. These revisions were suggested by staff from all three departments.

#### **7. Heritage Houses**

The heritage house plans, units 5 and 6, have been revised to be contained within the existing floorplates, without extensive rear additions. This will increase the outdoor amenity areas for these homes, and better reflect their modest origins. This is an owner’s decision.

#### **8. Conclusion**

We believe that the revisions described are fitting responses to the concerns expressed by the various stakeholders, without loss to the original design values. We commend the architect and other design consultants for executing the changes with skill and with respect for heritage value. The revision do not alter our previous conclusions. In our professional opinion, this development will enhance the heritage character of the District, and we unhesitatingly support heritage approval of the proposal.

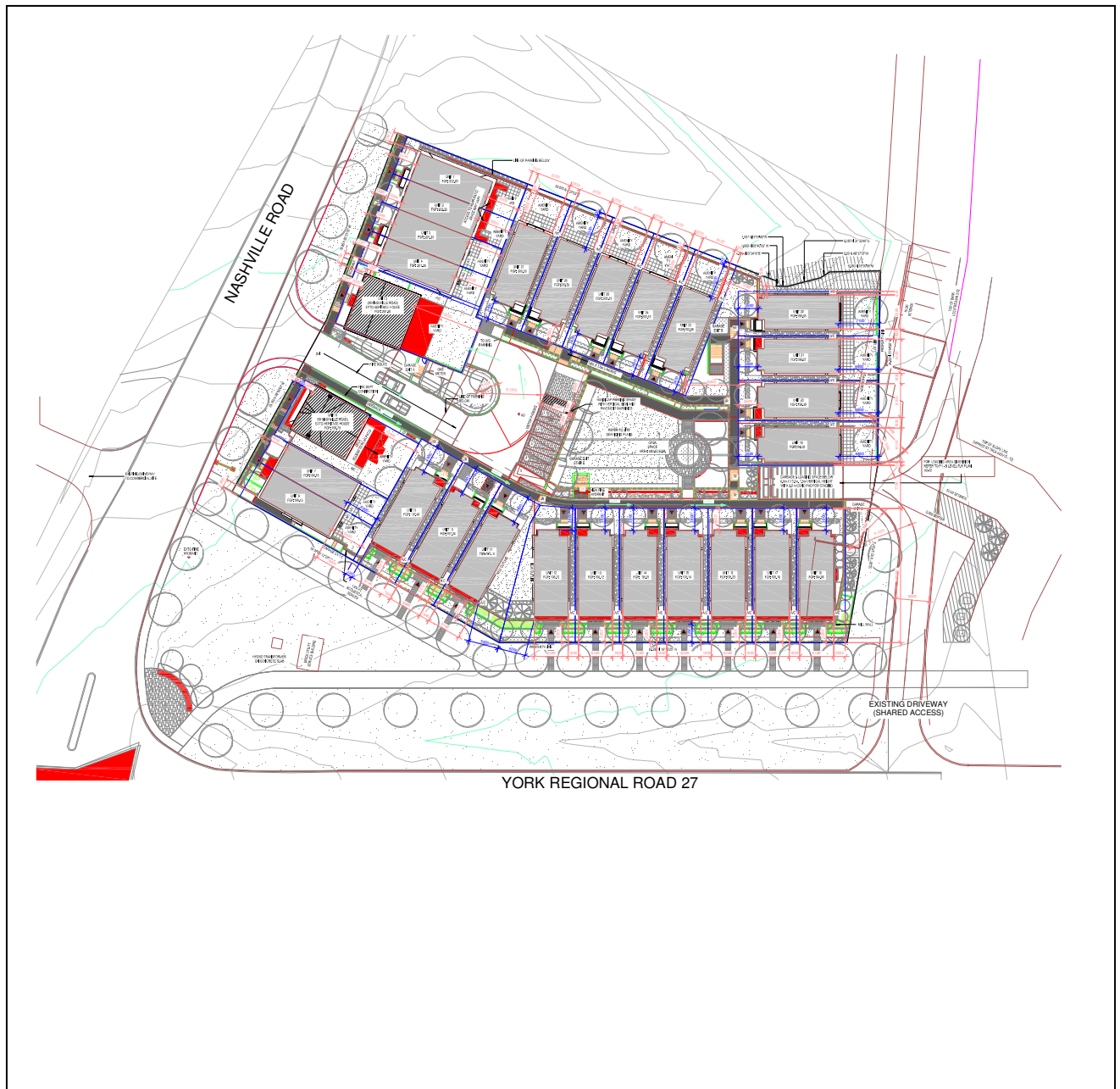






Image looking West from East on Nashville Road



Image looking East from West on Nashville Road





Image looking South from Commercial Plaza on Nashville Road

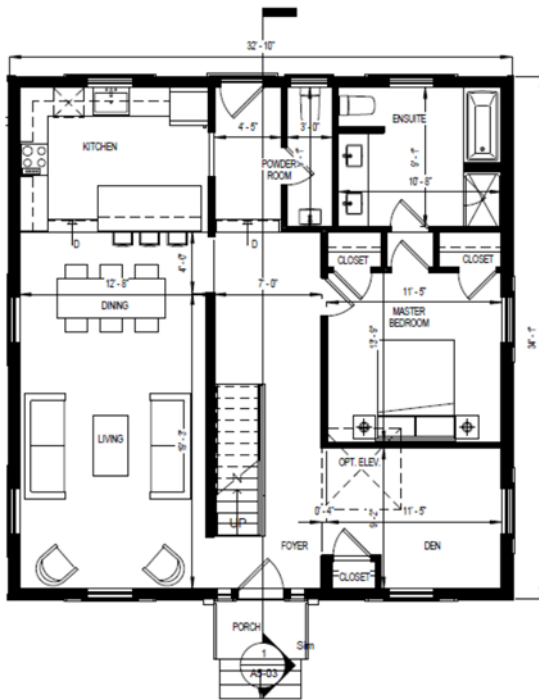


Image looking North from mid-way along Hwy 27

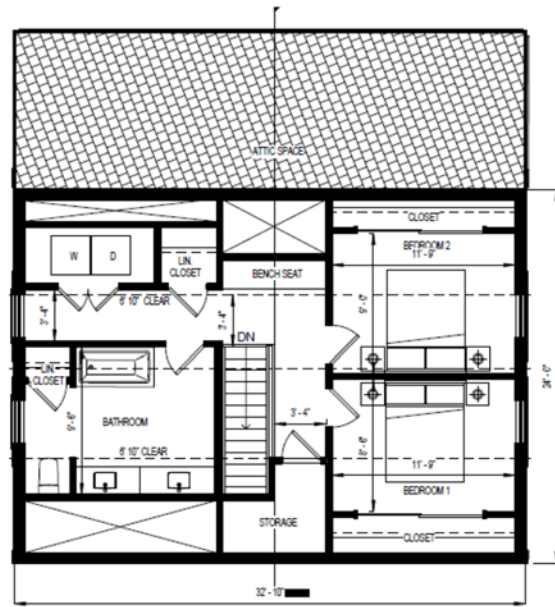




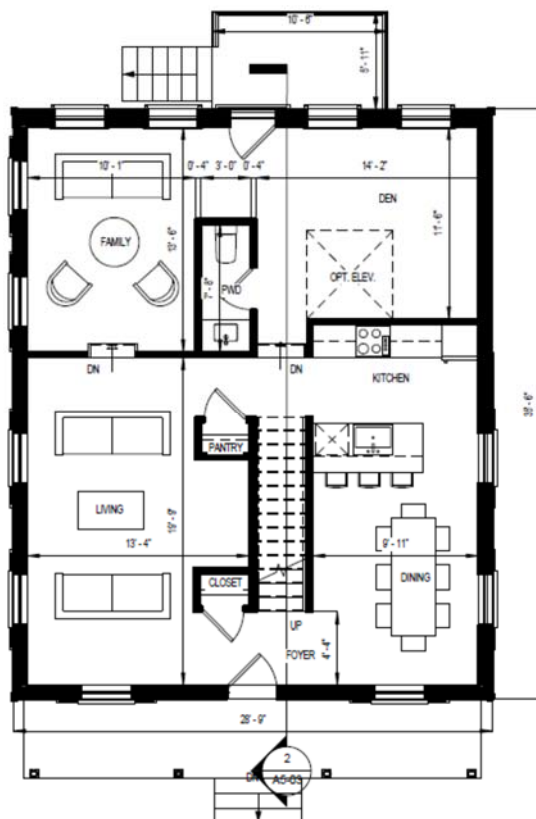
Image looking North from entrance to school property along Hwy 27



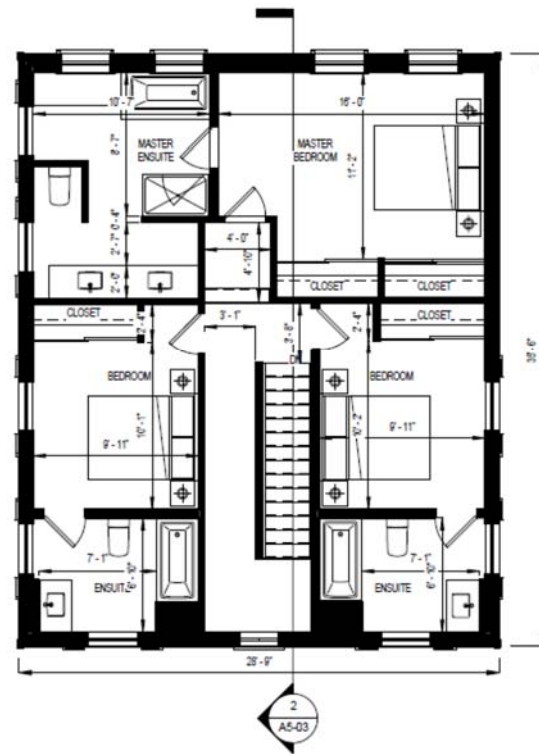
89 Nashville Road – Proposed Ground Floor Plan



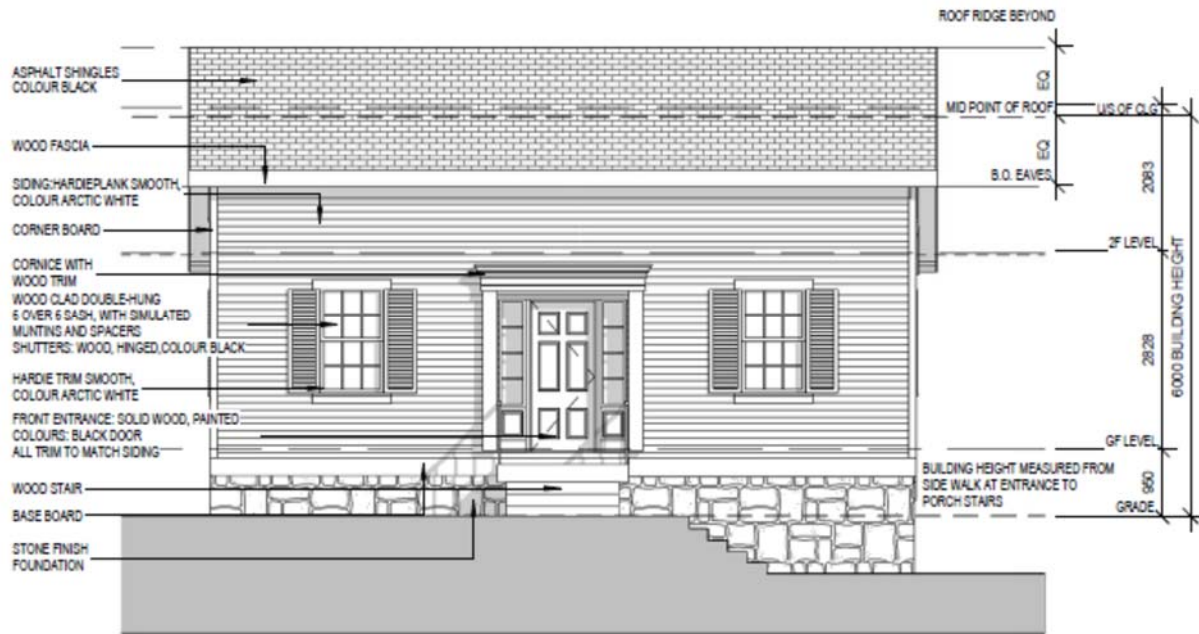
89 Nashville Road – Proposed 2<sup>nd</sup> Floor Plan



99 Nashville Road – Proposed Ground Floor Plan



99 Nashville Road – Proposed 2<sup>nd</sup> Floor Plan



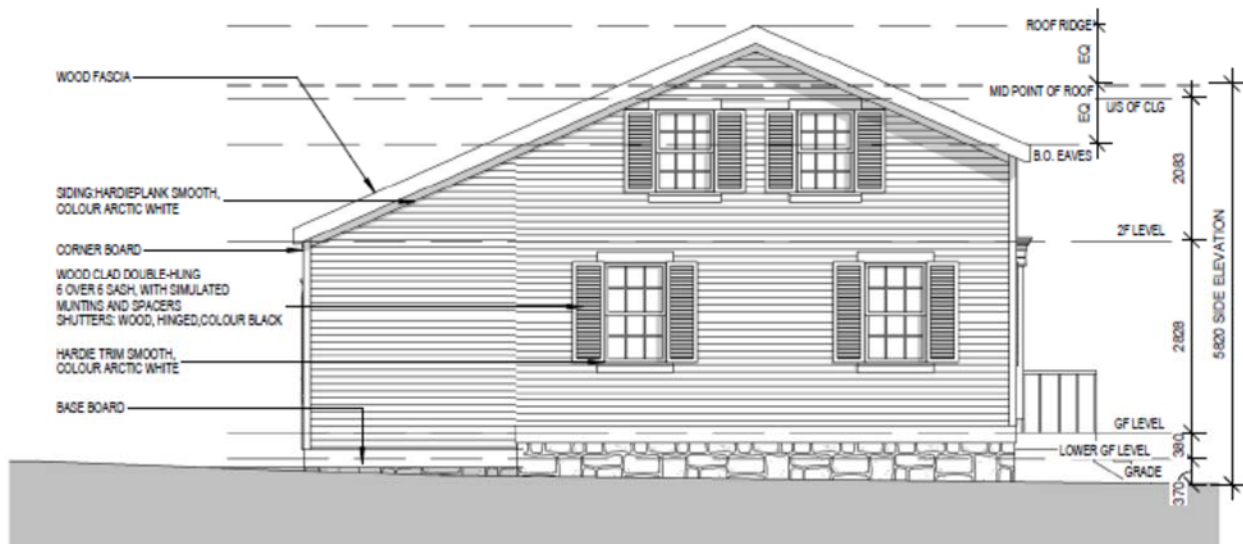
89 Nashville Road – Proposed North Elevation



89 Nashville Road – Proposed South Elevation



89 Nashville Road – Proposed West Elevation



89 Nashville Road – Proposed East Elevation





99 Nashville Road – Proposed North Elevation



99 Nashville Road – Proposed South Elevation

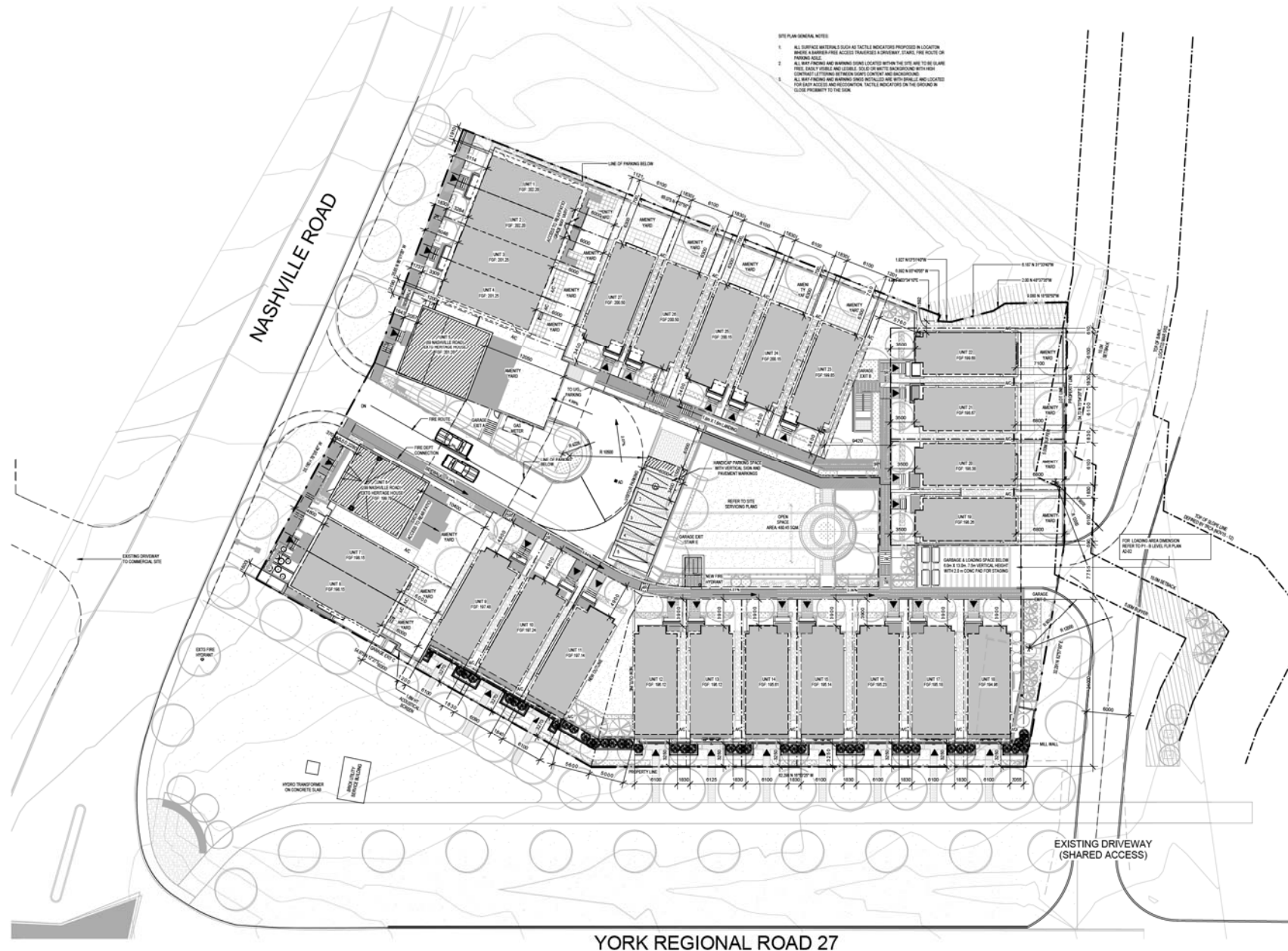


99 Nashville Road – Proposed West Elevation



99 Nashville Road – Proposed East Elevation

## Attachment 7 Proposed Site Plan



1 Site Plan - Overall  
A1-01 1 : 250

0m 5m 10m 15m 20m 25m  
VISUAL SCALE 1:250

YORK REGIONAL ROAD 27

The Applicant does not warrant the accuracy and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

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No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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[illegible]

City File No: DA 18 028  
 \*Related Files: OP 18 006, 19T-18V006  
 Our File No: OP 18 V 0181  
 \*Related Files: LOPA 18 V 0045, SJBP 18 V 0037



PROJECT TITLE:



**NASHVILLE**  
— COLLECTION —  
MXXVII

89 & 99 Nashville Road, Vaughan, ON

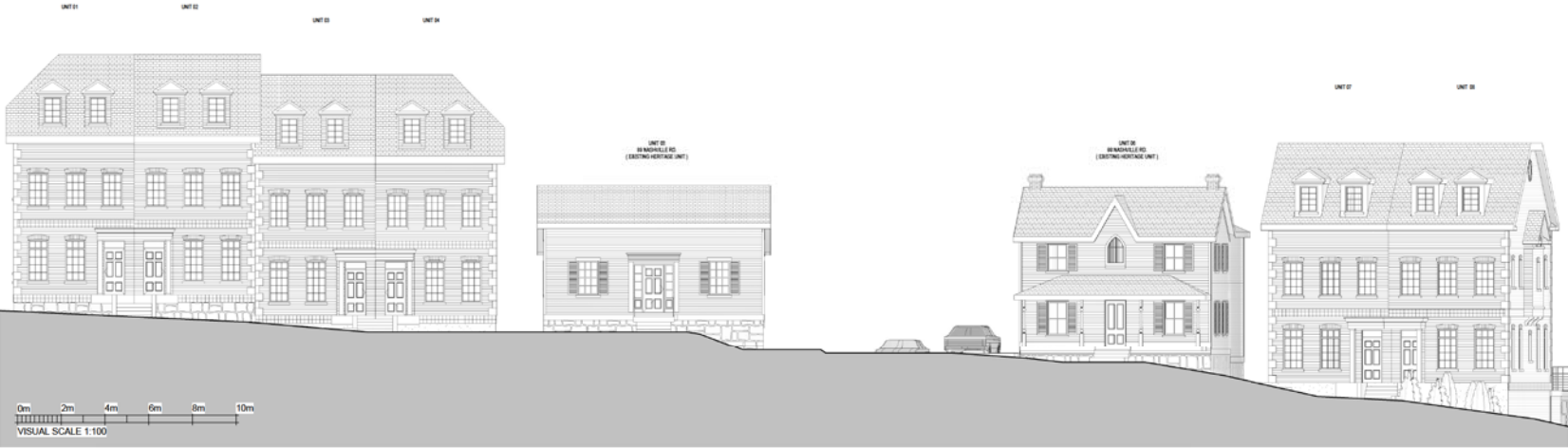
STATE VIEW  
HOMES  
RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M9K 3A2  
Telephone: (416) 326-7500 Fax No. (416) 326-8956

SHEET TITLE:  
**SITE PLAN**

scale 1 : 200		PROJECT NO.:  <b>16-119</b>
date 03/29/17		
drawn by Author	checked by Checker	DRAWING NO.:  <b>A1-01</b>
date plotted 4/15/2018 2:18:01 PM		
date printed		

Attachment 8 a) Proposed Elevations - North and South Elevations



1 North Site Elevation- Nashville Road  
A4-01 1 : 100



2 South Site Elevation  
A4-01 1 : 100

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No.	Description	Date	By
1	Original Printing & Unit Files	2018-04-10	AS
2	Unit File Revising	2018-04-10	AS
3	Unit File for print submission	2018-04-10	AS
4	Unit File for printing	2018-04-10	AS

City File No: CA-18-020  
\*Related File: CP-18-006, 187-18-006  
City File No: CP-18-020  
\*Related File: LOPA-18-004, LUPP-18-007



PROJECT TITLE:



STATE VIEW  
HOMES

RAFAEL + BIGAUSKAS  
ARCHITECTS

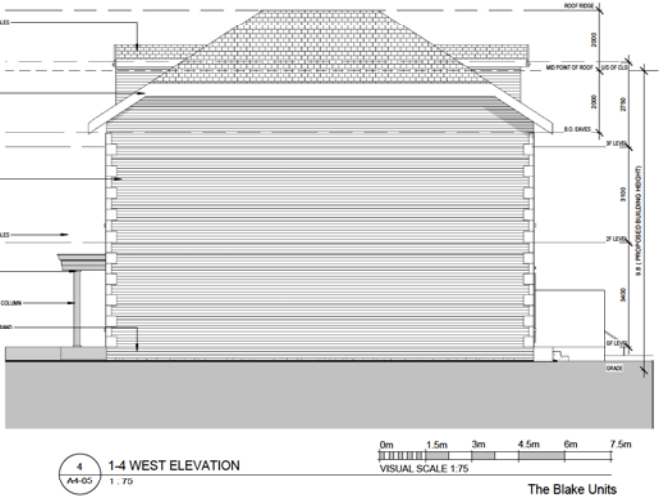
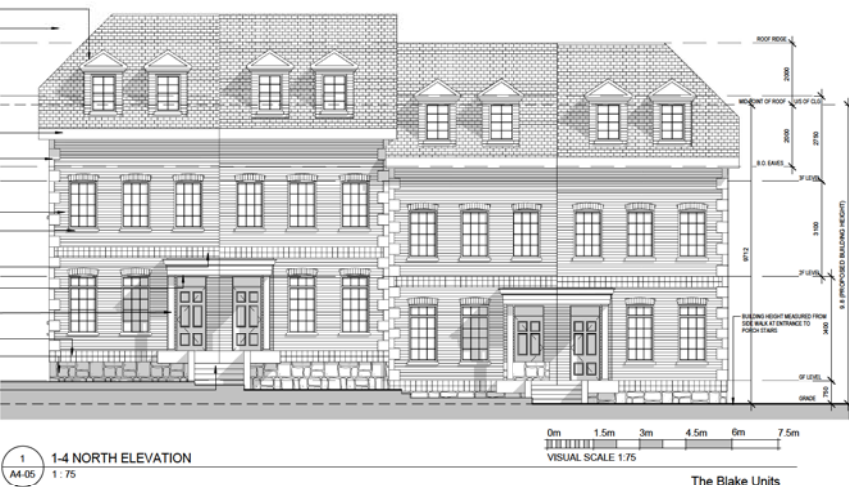
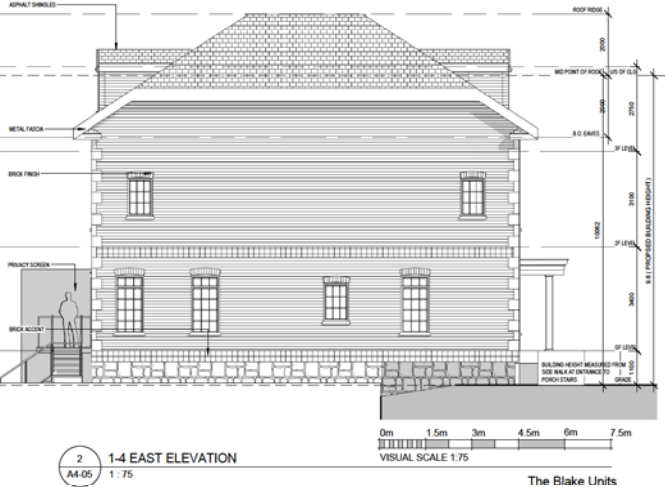
1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M6K 2A2  
Telephone: (416) 598-7500 Fax: (416) 598-8888

SHEET TITLE:  
NORTH & SOUTH  
ELEVATION

scale 1 : 100	PROJECT NO.: 16-119
date 09/29/17	
drawn by Author	CHECKED BY Checker
date printed 4/15/2019 2:21:27 PM	DRAWING NO.: A4-01
date printed	



Attachment 8 b) Proposed Elevations - Units 1-4



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No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

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1	Issued for SRA Submission 15	2014-04-15	RA
2	Issued for SRA Submission 16	2014-04-15	RA
3	Issued for SRA Submission 17	2014-04-15	RA

COPY File No. 04-10-078  
Revised File No. 04-10-078, 10-10-078  
Our File No. 04-10-078  
Revised File LCPA, 10-10-078, 10-10-078

PROJECT TITLE:  
**NASHVILLE COLLECTION**  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW HOMES**

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SHEET TITLE:  
**1-4 UNIT ELEVATIONS**

Scale	PROJECT NO.:
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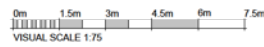
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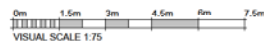
## Attachment c) Proposed Elevations Units 5 & 6 (89 & 99 Nashville Road)



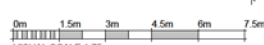
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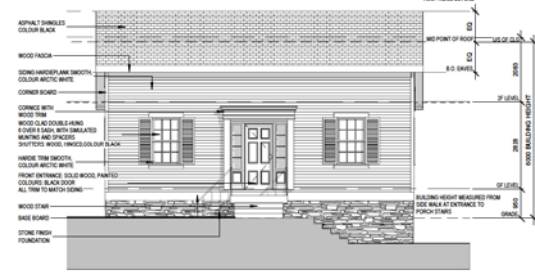
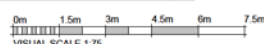
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6 99 Nashville West Elevation  
A4-04 1:75



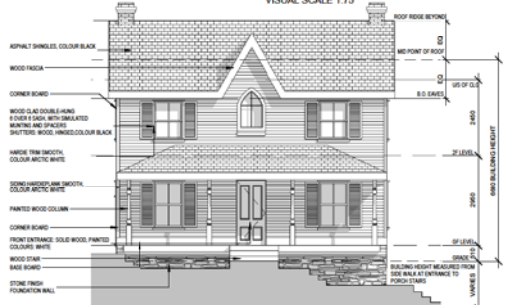
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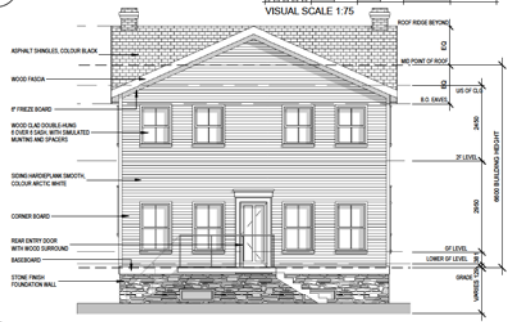
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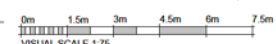
3 89 Nashville South Elevation  
M-04 1 : 75



5 99 Nashville North Elevation  
A4-04 1:75



7 99 Nashville South Elevation  
A4-04 1:75



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**Line B** Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

**Line C** No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

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City File No: DA 18 028  
 \*Related Files: CP 18 006, 18T-18V006  
 Our File No: SP 18 V 0181  
 \*Related Files: LOPA 18 V 0045, SUBP 18 V 0037

PROJECT TITLE: 

89 & 99 Nashville Road, Vaughan, ON

STATEVIEW  
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Telephone (416) 306-7500 Fax No. (416) 306-8956

89 & 99 NASHVILLE  
ELEVATIONS

scale	PROJECT NO.:
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16-119

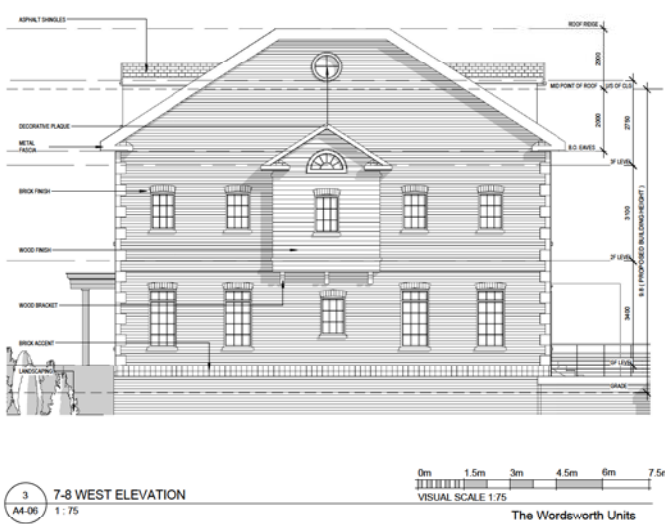
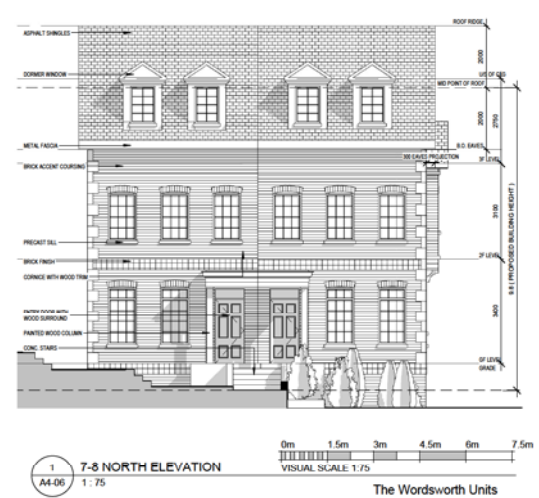
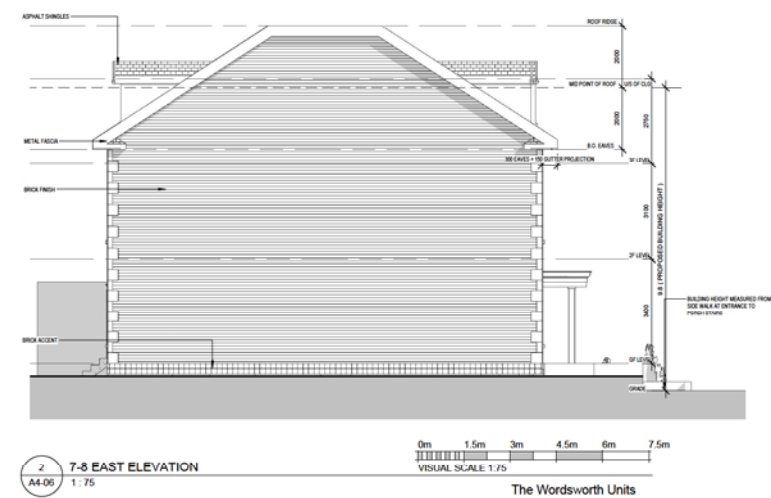
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drawn by	checked by	preparing dept.
Author	Checker	

4/25/2019 4:38:08 PM

State printed	
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Attachment 8 d) Proposed Elevations - Units 7 & 8



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1	Issued for A4-06 Submittal 1	2016-04-15	RA
2	Issued for A4-06 Submittal 2	2016-04-15	RA
3	Issued for A4-06 Submittal 3	2016-04-15	RA
4	Issued for A4-06 Submittal 4	2016-04-15	RA
5	Issued for A4-06 Submittal 5	2016-04-15	RA

CIP File No. 16-0228  
Registered File: CIP 16-0228, 16-10-0506  
Our File No. 16-10-0506  
\*Registered File LCPA 16-10-0506, SUPP 16-10-0506

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M.X.V.II  
89 & 99 Nashville Road, Vaughan, ON

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HOMES

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SHEET TITLE:  
**7-8 UNIT ELEVATIONS**

Scale	PROJECT NO.:
1:75	<b>16-119</b>

Date	Author	Checked by	DRAWING NO.:
11/24/17			<b>A4-06</b>

Drawn by: Author  
Checked by: Checker  
Date printed: 4/25/2019 4:38:50 PM  
Scale printed:

Attachment 9 a) Regional Road 27 Proposed Elevations Units - 9-18



1 West Site Elevation A - HWY #27  
1 : 100



2 West Site Elevation B - HWY #27  
1 : 100

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No.	Description	Date	By
1	Original Drawing & CAD Files	2018-04-10	AS
2	CAD File Revisions	2018-04-10	AS
3	Revised File 30% Submission	2018-04-10	AS

City File No: CA-18-022  
"Revised" File: CP-18-006, 187-18-006  
City File No: CP-18-022  
"Revised" File: LOPA-18-004, SUPP-18-022

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Région de l'Ontario  
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MXXVII  
89 & 99 Nashville Road, Vaughan, ON

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Telephone: (416) 598-7500 Fax: (416) 598-8899

SHEET TITLE:  
**WEST ELEVATIONS**

scale	PROJECT NO.
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date	drawn by	CHECKED BY	DATE
02/04/17			

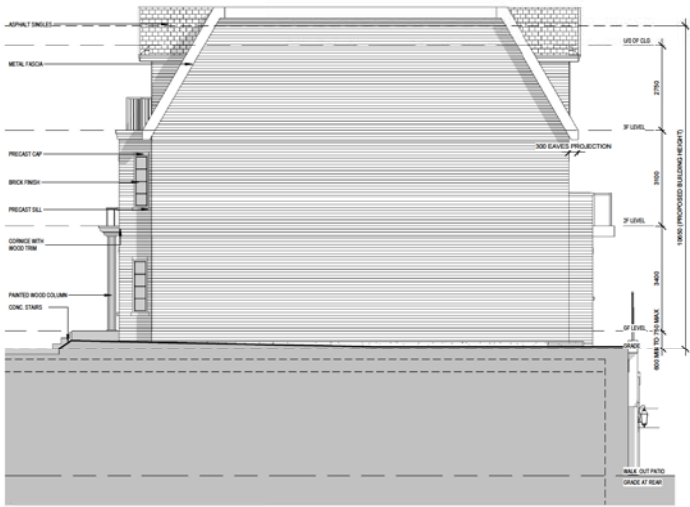
drawn by	checked by	DATE
Author	Checker	4/15/2019 2:22:34 PM

date printed

**A4-02**



Attachment 9 b) Regional Road 27 Proposed Elevation Units 9, 10, 14, 16



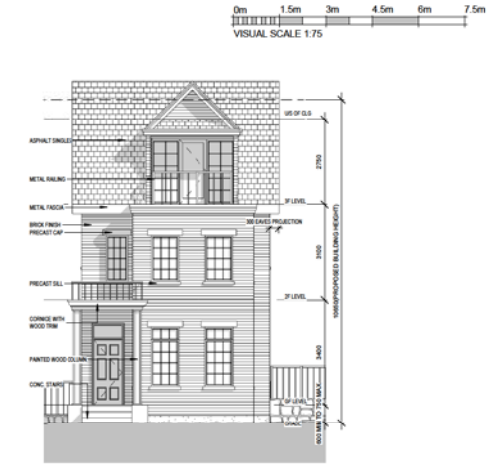
3 UNIT 9,12,14,16 NORTH ELEVATION  
A4-07 1 : 75

The Keat



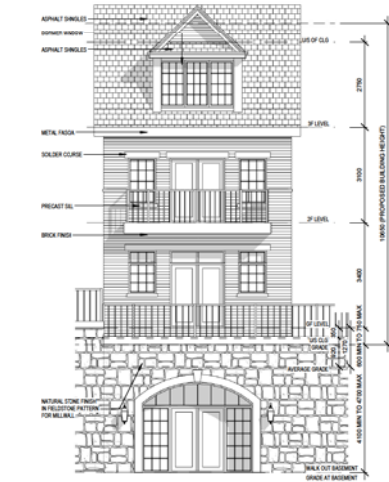
4 UNIT 9,12,14,16 SOUTH ELEVATION  
A4-07 1 : 75

The Keat



1 UNIT 9,12,14,16 EAST ELEVATION  
A4-07 1 : 75

The Keat



2 UNIT 9,12,14,16 WEST ELEVATION  
A4-07 1 : 75

The Keat

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No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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2	Issued for SRA Submission 16	2018-04-16	AS
3	Issued for SRA Submission 17	2018-04-16	AS

City File No. CA 18-027  
Related File: CP 18-006, 18-10-006  
Our File No. SP 18-17-001  
\*Related File: LCPA, 18-10-006, SUPP 18-10-007

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PROJECT TITLE:  
**NASHVILLE**  
COLLECTION  
MXXVII  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

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SHEET TITLE:  
UNIT 9, 10, 12, 14, 16  
ELEVATIONS

Scale	PROJECT NO.
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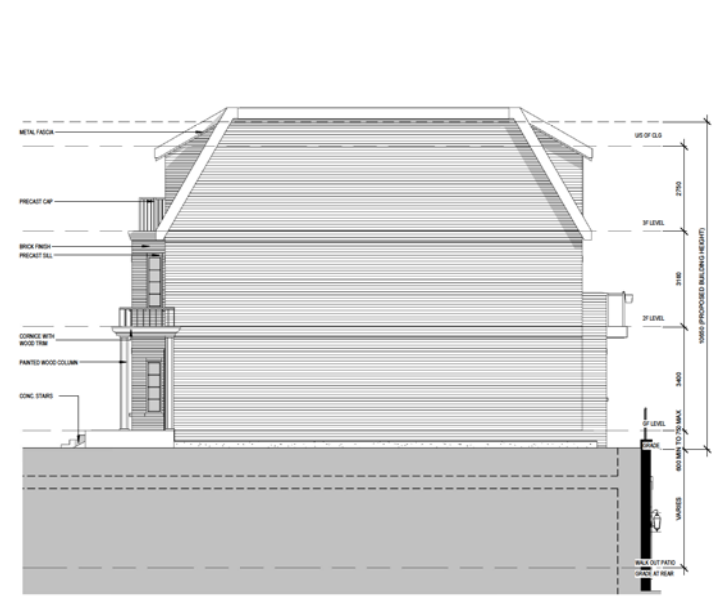
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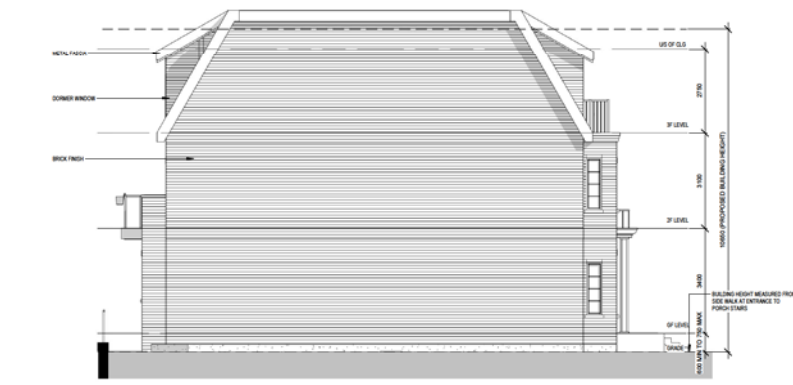
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Attachment 9 c) Regional Road 27 Proposed Elevations Units 11, 13, 15, 17



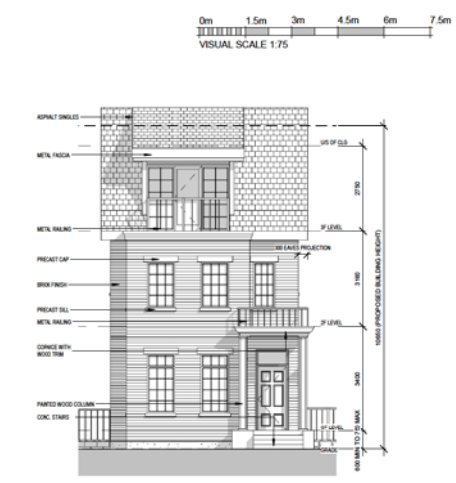
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A4-08 1:75

The Scott



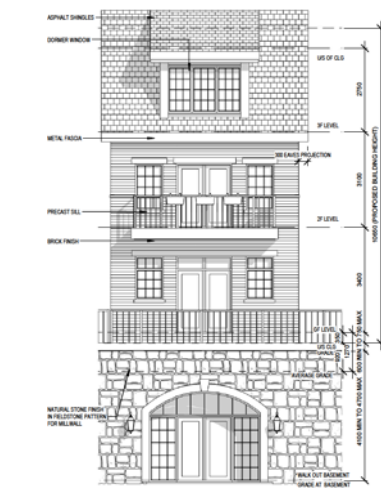
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A4-08 1:75

The Scott



1 UNIT 10,11,13,15,17 EAST ELEVATION  
A4-08 1:75

The Scott



2 UNIT 10,11,13,15,17 WEST ELEVATION  
A4-08 1:75

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1	Issued for SPA Submission 15	2018-04-16	AS
2	Issued for SPA Submission 16	2018-04-16	AS
3	Issued for SPA Submission 17	2018-04-16	AS
4	Issued for SPA Submission 18	2018-04-16	AS

City File No. DA 18-0278  
\*Related File: CIP 18-028, 18-10-0506  
Our File No. SP 18-01581  
\*Related File: LCPA 18-10-045, SLRP 18-10-0207

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
Rafael + Bigauskas  
Architects Inc.  
Licence No. 10000  
S016

PROJECT TITLE:  
**NASHVILLE**  
COLLECTION  
M X X V I I  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2  
Telephone: (416) 368-7550 Fax: (416) 368-8800

SHEET TITLE:  
**UNIT 11,13,15,17  
ELEVATIONS**

Scale	PROJECT NO.:
1:75	16-119

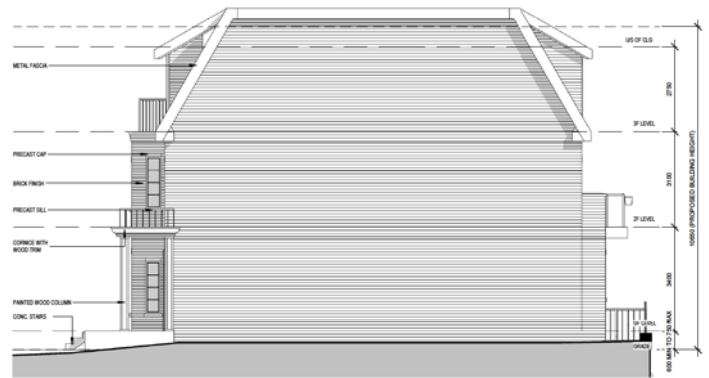
Date	Author	Checked	DATE	PROJECT NO.:
01/03/18				16-119

Drawn by	Checked	DATE	PROJECT NO.:
Author	Checker		16-119

Date printed	Scale printed	PROJECT NO.:
4/25/2019 4:36:28 PM		16-119

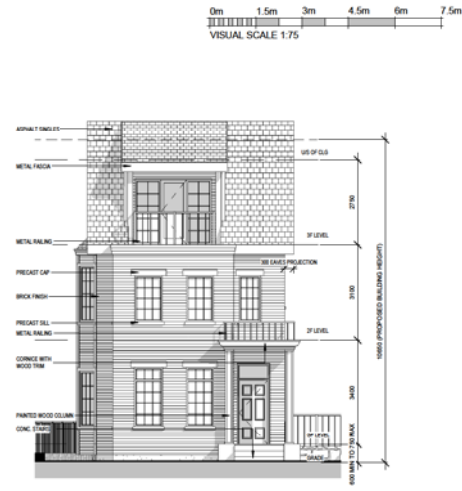
**A4-08**

Attachment 9 d) Regional Road 27 Proposed Elevation Unit 18



2 UNIT 18 NORTH ELEVATION  
A4-09 1:75

The Southey



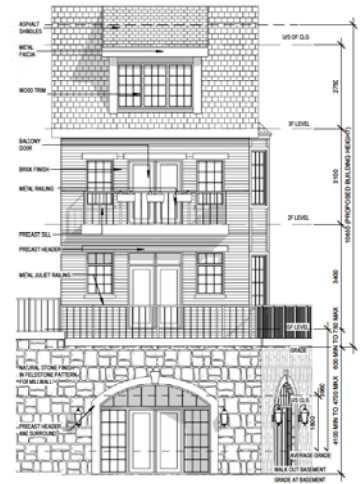
1 UNIT 18 EAST ELEVATION  
A4-09 1:75

The Southey



4 UNIT 18 SOUTH ELEVATION  
A4-09 1:75

The Southey



3 UNIT 18 WEST ELEVATION  
A4-09 1:75

The Southey

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This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Issued for SRA Submission 18	2018-04-19	SS
2	Issued for SRA Submission 18	2018-04-19	SS
3	Issued for SRA Submission 18	2018-04-19	SS

COPY FILE NO. 18-0228  
Revised File: CPT 18-028, 18T-18-0508  
Our File No. 18-0228  
\*Revised File: LCPA, 18-028, 18T-18-0508

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OF  
ARCHITECTS  
RAFAEL + BIGAUSKAS  
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PROJECT TITLE:  
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MXXVII  
89 & 99 Nashville Road, Vaughan, ON

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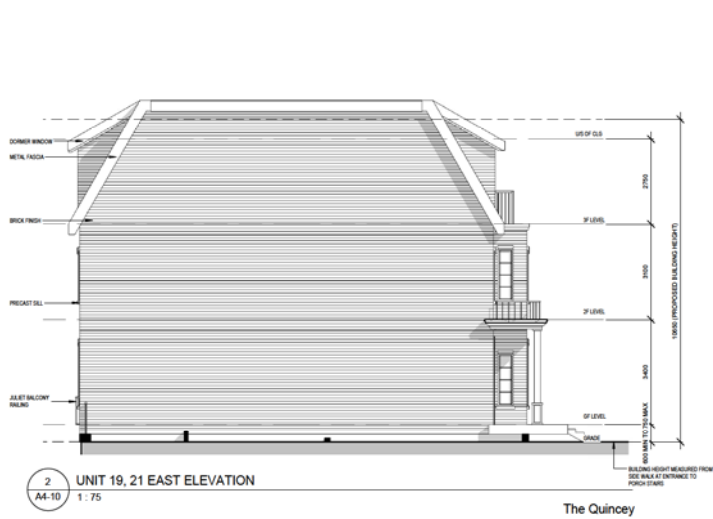
SHEET TITLE:  
**UNIT18 ELEVATIONS**

Scale	PROJECT NO.:
1:75	16-119

Date	Author	Checked by	DRAWING NO.:
11/24/17			A4-09

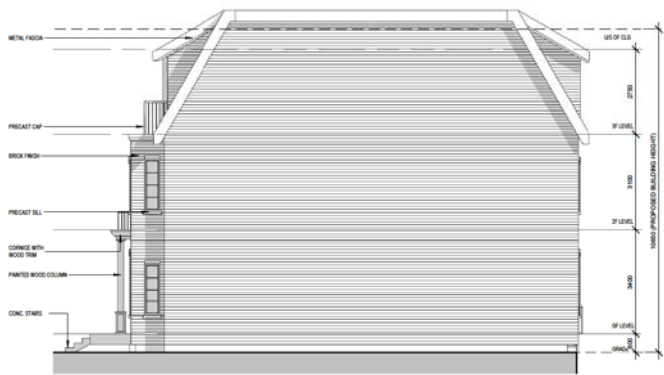
Author printed: 4/25/2018 4:38:44 PM  
Date printed:

Attachment 10 a) Proposed Elevations for South End of Site - Units 19, 21



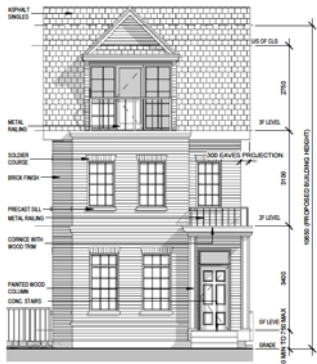


Attachment 10 b) Proposed Elevations for South End of Site - Units 20, 22



3 UNIT 20,22 WEST ELEVATION  
A4-11 1:75

The Coleridge



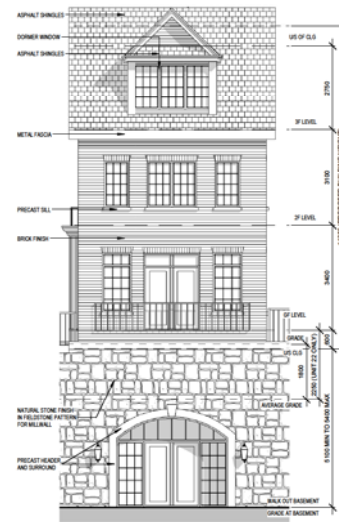
1 UNIT 20,22 NORTH ELEVATION  
A4-11 1:75

The Coleridge



4 UNIT 20,22 EAST ELEVATION  
A4-11 1:75

The Coleridge



2 UNIT 20,22 SOUTH ELEVATION  
A4-11 1:75

The Coleridge



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This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Original Drawing	2018-08-15	AB
2	Revised Drawing	2018-08-15	AB

City File No. CA 18-0278  
Revised File No. CA 18-0278, 18-10-0500  
City File No. SP 18-1178  
Revised File No. SP 18-1178, 18-10-0500

ONTARIO ASSOCIATION OF ARCHITECTS  
RAFAEL + BIGAUSKAS ARCHITECTS  
889 & 99 Nashville Road, Vaughan, ON

PROJECT TITLE:  
**NASHVILLE COLLECTION**  
88 & 99 Nashville Road, Vaughan, ON

**STATE VIEW HOMES**

RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2  
Telephone: (416) 268-7500 Fax: (416) 268-8800

SHEET TITLE:  
**UNIT 20,22 ELEVATIONS**

Scale	Project No.
1:75	16-119

Date	Author	Checked	Drawn by
11/27/17			

DATE PRINTED: 4/25/2019 4:42:19 PM

DATE PRINTED:

**A4-11**

Attachment 11 a) Proposed Elevations for East Side Units 23-27



1 East Site Elevation B  
A4-03 1:100

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No.	Description	Date	By
1	Issued For RMA Submission 01	2018-09-19	AB
2	Issued For RMA Submission	2018-09-19	AB

City File No. CA 18-0278  
\*Related File: CIP 18-006, 18T-18-006  
Our File No. SP 18-11-001  
\*Related File: LCPA 18-V-0045, SUPP 18-V-0027



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LICENCE  
5876

PROJECT TITLE:



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COLLECTION  
MXXVII

89 & 99 Nashville Road, Vaughan, ON

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ARCHITECTS

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Telephone: (416) 369-7500 Fax: (416) 369-8800

SHEET TITLE:

**EAST ELEVATIONS**

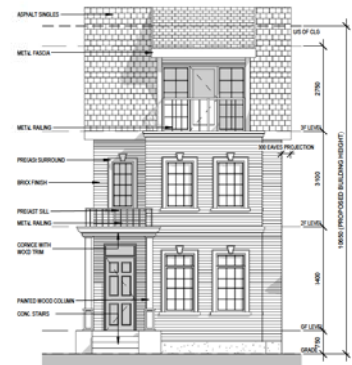
Scale		PROJECT NO.:
1:100		<b>16-119</b>
Date		DRAWING NO.:
09/29/17		
Drawn by	checked by	<b>A4-03</b>
Author	Checker	
Date printed		
4/25/2019 4:37:07 PM		
Date printed		

Attachment 11 b) Proposed Elevations for East Side Units 23, 24, 26



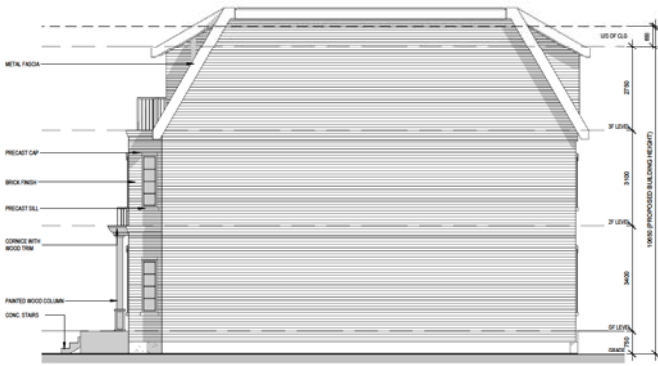
3 UNIT 23,24, 26 NORTH ELEVATION  
A4-12 1: 75

The Shelley



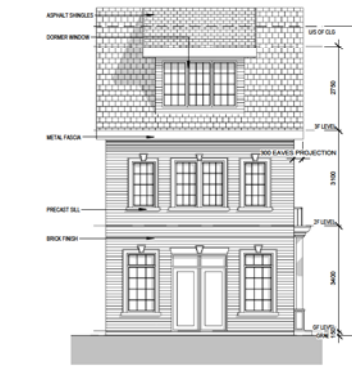
1 UNIT 23, 24, 26 WEST ELEVATION  
A4-12 1: 75

The Shelley



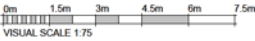
4 UNIT 23,24, 26 SOUTH ELEVATION  
A4-12 1: 75

The Shelley



2 UNIT 23, 24, 26 REAR ELEVATIONS  
A4-12 1: 75

The Shelley



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All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Issued For SRA Submission	2018-04-16	SB
2	Issued For SRA Submission	2018-04-16	SB

City File No. CA 18-0278  
\*Revised File: CIP 18-028, 18-18-058  
Our File No. SP 18-17181  
\*Revised File: LCPA, 18-18-058, SUPP 18-18-027



PROJECT TITLE:  
  
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ARCHITECTS

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Telephone: (416) 368-7550 Fax: (416) 368-8899

SHEET TITLE:  
**UNIT 23,24,26**  
**ELEVATIONS**

scale 1: 75	PROJECT NO.: <b>16-119</b>
date 01/03/18	
drawn by Author	CHECKED BY Checker
date printed 4/25/2018 4:42:33 PM	
date printed	

**A4-12**

## Attachment 11 c) Proposed Elevations for East Side Units 25, 27



### The Byron



### The Byron



## The Byron



### The Byron

[illegible][illegible]

City-Plan No. 24, 10 501  
 Revised Plan 10 100 10 100  
 City-Plan No. 10 10 10 10  
 Revised Plan 10 10 10 10



PROJECT TITLE:



**NASHVILLE**  
COLLECTION  
UNIVERSITY

89 &amp; 99 Nashville Road, Vaughan, ON

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ARCHITECTS

1942 ~~XXXXXXXXXX~~ Ann. West. Univ. T., Toronto, Ontario M5K 2A2

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UNIT 25, 27 ELEVATIONS

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DATE	PROJECT NO.
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1.70	12.11.12
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16-119

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Case No.	Case Name	Case Status
1	Case 1	Open
2	Case 2	Open
3	Case 3	Open
4	Case 4	Open
5	Case 5	Open
6	Case 6	Open
7	Case 7	Open
8	Case 8	Open
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99	Case 99	Open
100	Case 100	Open

Age	Gender
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A4 12

A4-13

date printed

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Attachments 12 a) Site Sections of Units 1-4, 5 & 6, &, 8



1 NORTH SITE SECTION  
AS-01 1:150  
0m 3m 6m 9m 12m 15m  
VISUAL SCALE 1:150



2 EAST SITE SECTION  
AS-01 1:150  
0m 3m 6m 9m 12m 15m  
VISUAL SCALE 1:150

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This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Issue for SRA Submission 15	2018-04-16	AS
2	Issue for SRA Submission 16	2018-04-16	AS
3	Issue for SRA Submission 17	2018-04-16	AS

City File No. CA 18-0278  
\*Related Files: CIP 18-026, 187-18-026  
Our File No. OP 18-17-0181  
\*Related Files: LCPA 18-V-0245, SLRP 18-V-0207

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
Rafael + Bigauskas  
LICENSED PROFESSIONAL  
ARCHITECTS  
SINCE 1976

PROJECT TITLE:  
**NASHVILLE**  
COLLECTION  
MXXVII  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2  
Telephone: (416) 368-7550 Fax: (416) 368-8808

SHEET TITLE:  
**SITE SECTIONS**

scale	PROJECT NO.:
1:150	<b>16-119</b>
date 03/04/17	DRAWING NO.:
drawn by Author	
checked by Checker	<b>A5-01</b>
date printed 4/25/2018 4:41:05 PM	
date printed	

Attachment 12 b) Site Sections of Units 9-18, 23-27



1 SOUTH SITE SECTION  
AS-02 1:150  
0m 3m 6m 9m 12m 15m  
VISUAL SCALE 1:150



2 WEST SITE SECTION  
AS-02 1:150  
0m 3m 6m 9m 12m 15m  
VISUAL SCALE 1:150

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No.	Description	Date	By
1	Issued For SRA Submission 01	2014-04-16	AS
2	Issued For SRA Submission	2014-04-16	AS

City File No. CA 16-0278  
\*Related Files: CP 16-026, 16-10-036  
Our File No. SP 16-1119  
\*Related Files: LCPA, 16-V-0045, SLRP 16-V-0207

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OF  
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Rafael + Bigauskas  
REGISTERED PROFESSIONAL  
ARCHITECTS  
LICENCE  
5676

PROJECT TITLE:  
**NASHVILLE**  
COLLECTION  
MXXVII  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

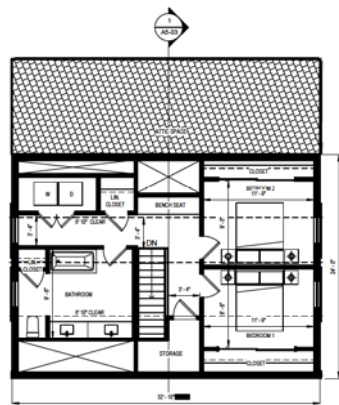
RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2  
Telephone: (416) 598-7500 Fax: (416) 598-8800

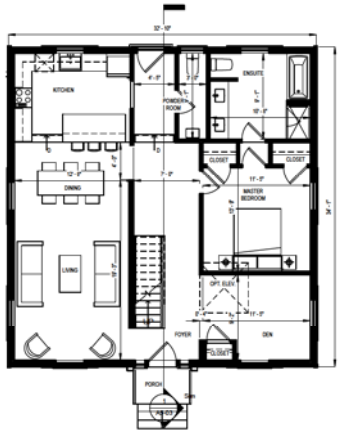
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**SITE SECTIONS**

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Date: 03/04/17		DRAWING NO.:
drawn by:	checked by:	
Author	Checker	
Date printed: 4/25/2014 4:57:55 PM		<b>A5-02</b>
Date printed:		

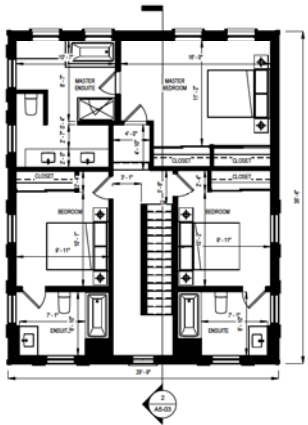
Attachment 12 c) Heritage Units 5 & 6 Floor Plans



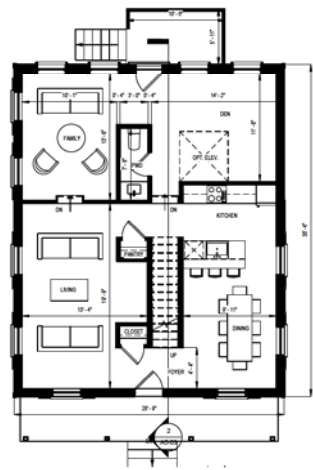
2 89 NASHVILLE RD SECOND FLR  
A3-01 1 : 75



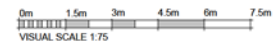
1 89 NASHVILLE RD GROUND FLR  
A3-01 1 : 75



4 99 NASHVILLE RD SECOND FLR  
A3-01 1 : 75



3 99 NASHVILLE RD GROUND FLR  
A3-01 1 : 75



The Architect does not warrant the accuracy and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

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No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Issue for SRA Submission 17	2016-04-28	SB
2	Complete Planning & LPA 17	2016-04-28	SB
3	Complete Planning & LPA 17	2016-04-28	SB
4	Issue for SRA Submission 17	2016-04-28	SB

CPA File No. 04-18-028  
\*Related Files: CP 15-006, 15T-15-006  
CPA File No. 04-18-028  
\*Related Files: LCPA, 15-V-004, 15-004, 15-004, 15-004

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
Rafael + Bigauskas  
Liaison  
Liaison  
Liaison

PROJECT TITLE:  
**NASHVILLE**  
COLLECTION  
MXXVII  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

RAFAEL + BIGAUSKAS  
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SHEET TITLE:  
**HERITAGE UNITS  
FLOOR PLANS**

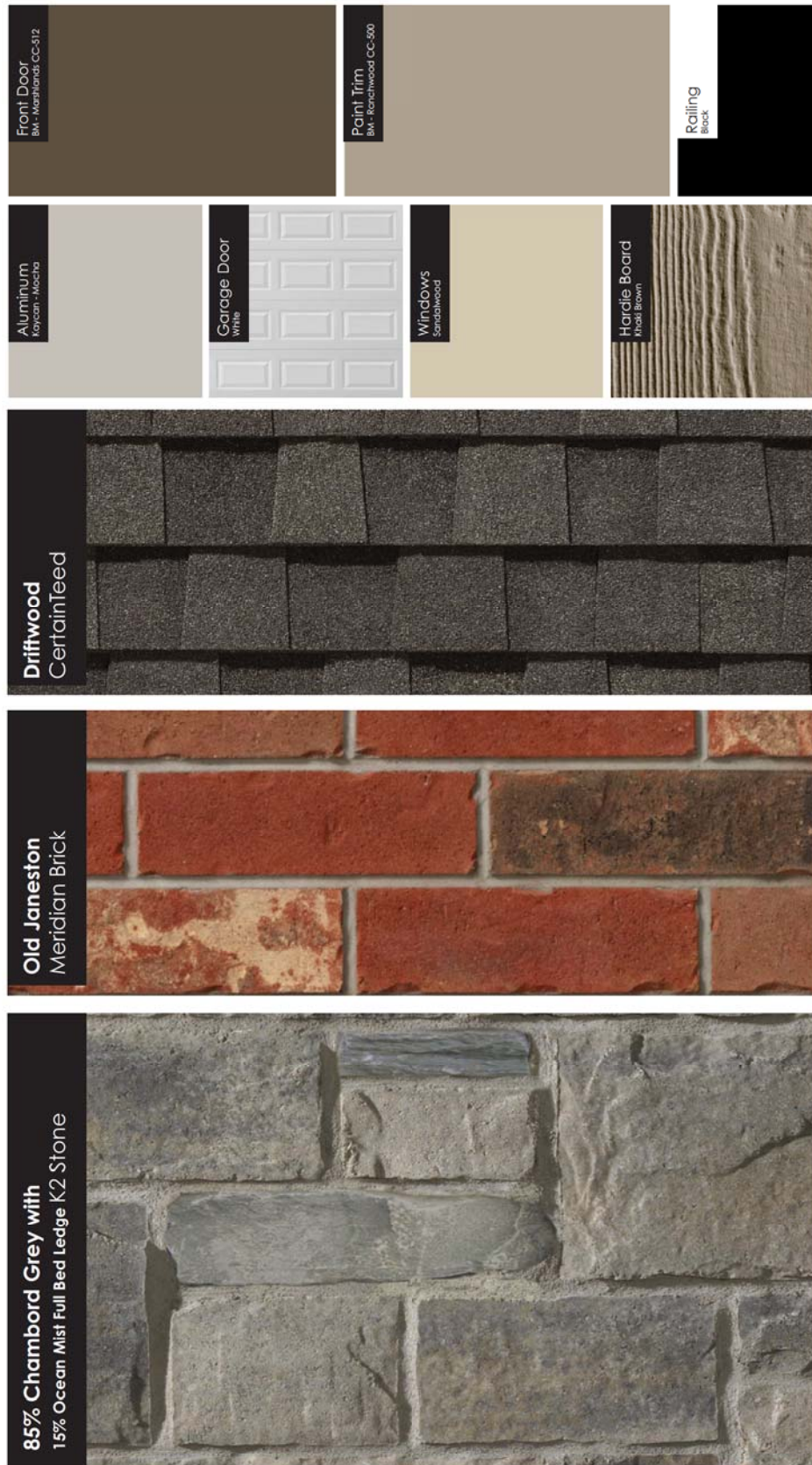
Scale	PROJECT NO.:
1 : 75	16-119

Date	Author	Checked by	DATE PRINTED
09/29/17			4/25/2019 4:33:28 PM

**A3-01**







Stone finish shown is for the Mill Wall at Units 9 to 22.



Stone finish shown is for Units 1 & 2 foundation wall and the Mill Wall of Units 9 to 22.



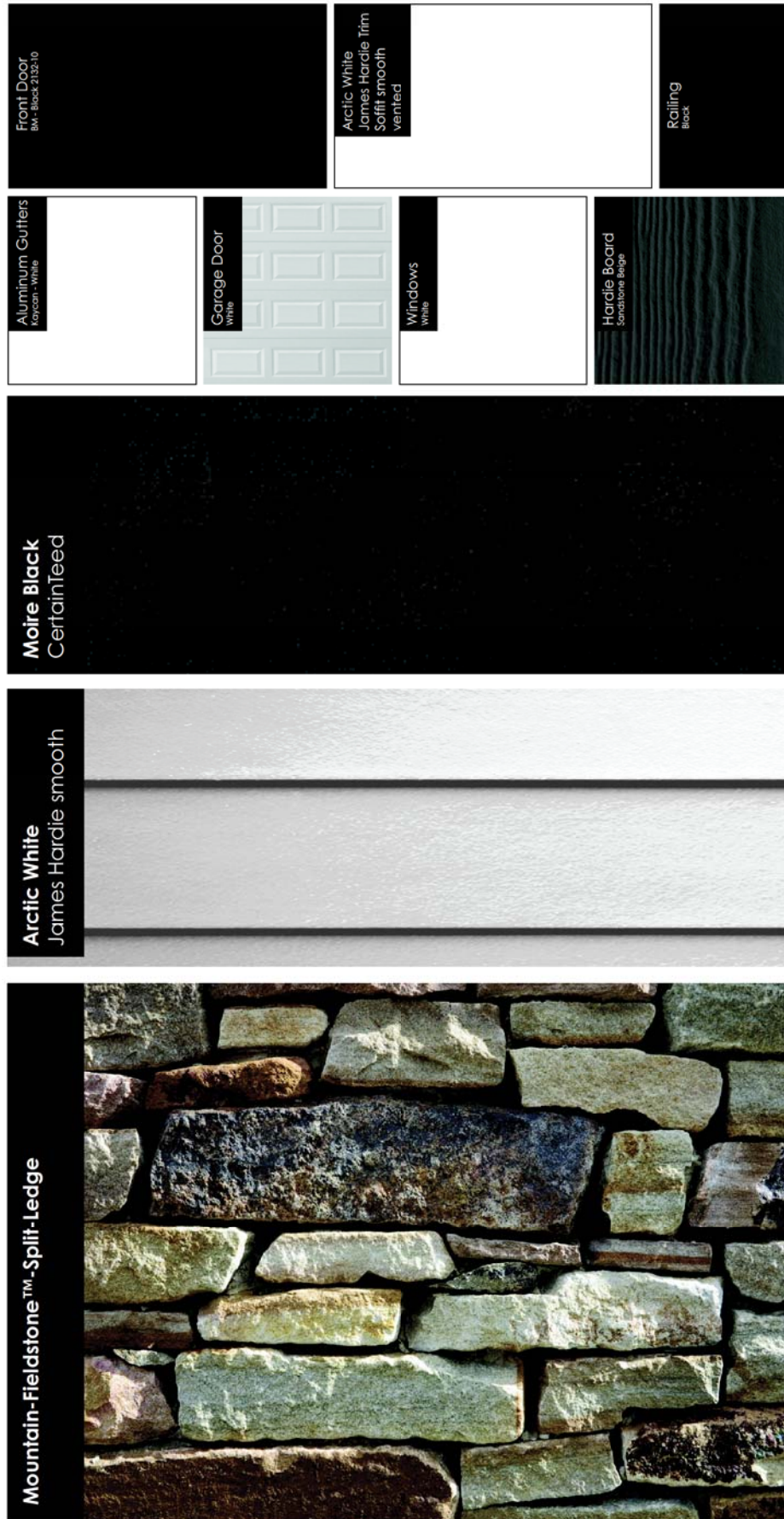


Stone finish shown is for the Mill Wall located at Units 9 to 22.



Stone finish shown is for the Mill Wall located at Units 9 to 22.









Attachment 14 a) Landscape Coversheet & Information

GENERAL NOTES:

USE EXISTING MIXED TOPSOIL OF FERTILE, FRANKLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 7% ORGANIC MATTER FOR CLAY SILTS. THE FERTILITY RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.

TOPSOIL: (UNLESS OTHERWISE SPECIFIED)

ALL LUMBER SHALL BE NO. 1 GRADE WESTERN CEDAR UNLESS OTHERWISE SPECIFIED AND SHALL BE STAINED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE LATEST NGA STANDARD GRADING RULES.

PREPARED TREATED WOOD SHALL BE EITHER PINE SHROUD OR PINE TREATED WOOD SHALL BE PRESERVE TREATED WITH A.C.B. (TANAPINE COVER COAT TYPE B) OR COVER APPROVED WATERBORNE FINISH IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF C.I.A.-200.

ALL CEDAR LUMBER IS TO BE STAINED WITH ONE COAT OF A LATEX STAIN AS APPROVED BY THE LANDSCAPE ARCHITECT BEFORE APPLICATION.

ALL WOOD SHALL BE SELECTED FOR UNIFORM APPEARANCE AND SIZE, SHALL BE STRUCTURALLY SOUND AND SHALL BE FREE OF SPLITS, GRADES AND LOGS AND OPEN KNOTS.

ALL WOOD SHALL BE STAINED FOUR SIDES.

ALL SPIRES AND NAILS SHALL BE "ANCOX" SPIRAL SHANK.

ALL SPIRES, NAILS, SCREWS, NUTS AND ANY OTHER METAL FASTENERS AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH C.I.A.-200.

CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 20.7 MPa (3000 PSI) 28 DAYS (MIN).

A 30CM BUTTED BUTLUM CONTAINING ALL CUTS TO PRESERVE TREATED WOOD WITH ONE COAT OF APPROVED PRESERVATIVE PRIOR TO INSTALLATION.

CONCRETE FOR ALL WALKS, NUTS, PLATES, ANCHORS, ETC. IN ORDER TO BE FLUSH WITH WOOD SURFACE AND AS DETAIL.

PLANTING:

PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500L BONE MEAL AND 750L COMMERCIAL FERTILIZER PER CUBIC METER. THE FERTILITY RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.

EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.

PROVIDE ALL SPIRES AND TREES ACCORDING TO THE LATEST SPECIFICATION FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SEED AS PER PLANTING DETAILS.

SPRAY ALL PLANTINGS IN LEAF WITH ANTI-DESICCATANT PRIOR TO PLANTING.

PLANTS ARE TO BE IN A NURSERY GROWN UNDER PROPER CULTURAL PRACTICES, IN TREES WITH RESPECT TO SHAPING, SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.

TREES ARE TO BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER. BRANCHES SHALL BE FREE OF BRANCHES NOT LESS THAN 1CM ABOVE THE GROUND.

ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS. DO NOT SOO BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORM TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

TREE LOCATION:

NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.

TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2M FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4M FROM LIGHT STANDARDS.

THE CONTRACTOR IS TO STATE OUT LOCATIONS OF TREE PITS. THIS STATE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PIT.

BEFORE THIS STATE OUT, THE CONTRACTOR IS TO REQUEST A STATE OUT FROM THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION, REDISTRIBUTE TREE LOCATIONS PRIOR TO PLANTING IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTIONS.

ACQUISITION FENCE NOTES:

ALL WOOD IS TO BE WESTERN RED CEDAR, SELECT RIGHT KNOT (SRK) UNLESS OTHERWISE SPECIFIED.

ONE COAT OF LATEX STAIN IS TO BE APPLIED AS PER "LANDSCAPE" NOTE.

SOUND BARRIER IS TO BE OF CONTINUOUS CONSTRUCTION, WITH NO GAPS AND IS TO HAVE A MINIMUM SURFACE DENSITY OF 30 KG/50 SQM OR 8.05 LB/10.76 SQY, AS RECOMMENDED IN THE ACQUISITION REPORT.

POURING CONTRACTOR MUST CERTIFY THAT THE SURFACE DENSITY MEETS THE ACQUISITION REQUIREMENTS.

OBTAIN CERTIFICATION OF STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION AND A COMPLETION CERTIFICATE TO CERTIFY THAT THE FENCE MEETS THE STRUCTURAL REQUIREMENTS.

MAINTENANCE & ACCEPTANCE:

ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.

SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, UNDOUBTUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.

AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FREELY CULTIVATED, FREE FROM WEEDS, LEAVES, BROKEN BRANCHES AND RUBBER AND SHALL BE IN A NEAT AND TIDY CONDITION.

ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.

MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.

THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WEEDS AND THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

RODENT PROTECTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONCRETE STRUCTURES SHALL HAVE AN APPLICATION OF "RODENT" OR APPROVED GUARANTEE PRODUCT.

PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL SUSCEPTIBLE STRUCTURES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM OUT FROM THE TREE TRUNK ON ALL SIDES. SURVEY MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 20MM OVERLAP.

THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 13MM SQUARE MESH, 15 GAUGE AND SUPPLIED IN 30MM ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE. ALL SPIRES AND TREES AND SHRUBS FROM ROBERT PLANT FOR THE DURATION OF THE EQUIVALENT ROBERT FORMULA, TO BE APPLIED AT THE END OF OCTOBER, FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

UNIT PAVING:

PAVING SHALL BE PRECAST CONCRETE UNIT PAVING WITH MIN. 58.8A MPA (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A FRICTION-THAT RESISTANCE EQUAL TO C.I.A.-200-2 (1987).

A WATER ABSORPTION NOT EXCEEDING 1% AND A FRICTION-THAT RESISTANCE EQUAL TO C.I.A.-200-2 (1987).

SETTING BED SHALL CONSIST OF 100MM CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SANDS.

SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.

INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM WITH STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAIL. HAVE BEEN EXCAVATED.

MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT. WHEN NECESSARY, SAW CUT JOINTS PROVIDE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.

THE JOINTS WITH ONE END, BY BRUSHING AND SHEEPING, FINE PAVING WITH FINE WATER SPRAY.

SOODING:

PREPARE A MINIMUM 100MM DEPTH OF TOPSOIL WITH A 10-40-10 COMMERCIAL FERTILIZER AT 7.35g/100g, AND SUPER PHOSPHATE AT 5g/100g. THE PROPORTIONS SHOULD BE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.

LAY IN A MINIMUM 500 ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.

IMMEDIATELY AFTER INSTALLATION, 300 MUST BE WATERED AND ROLLED.

UTILITIES:

APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOUNDARY.

ALL UTILITIES WITHIN THE BOUNDARY MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOUNDARY.

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEY PLAN



USE OF DRAWINGS

1.000 LANDSCAPE CONCEPT

2.000 LANDSCAPE ARCHITECT

3.000 LANDSCAPE PAVING PLAN

4.000 LANDSCAPE ELEVATIONS

5.000 LANDSCAPE PLANTING PLAN

6.000 LANDSCAPE ELEVATIONS

7.000 LANDSCAPE PLANTING PLAN

8.000 LANDSCAPE ELEVATIONS

9.000 LANDSCAPE PLANTING PLAN

10.000 LANDSCAPE ELEVATIONS

11.000 LANDSCAPE PLANTING PLAN

12.000 LANDSCAPE ELEVATIONS

13.000 LANDSCAPE PLANTING PLAN

14.000 LANDSCAPE ELEVATIONS

15.000 LANDSCAPE PLANTING PLAN

16.000 LANDSCAPE ELEVATIONS

17.000 LANDSCAPE PLANTING PLAN

18.000 LANDSCAPE ELEVATIONS

19.000 LANDSCAPE PLANTING PLAN

20.000 LANDSCAPE ELEVATIONS

21.000 LANDSCAPE PLANTING PLAN

22.000 LANDSCAPE ELEVATIONS

23.000 LANDSCAPE PLANTING PLAN

24.000 LANDSCAPE ELEVATIONS

25.000 LANDSCAPE PLANTING PLAN

26.000 LANDSCAPE ELEVATIONS

27.000 LANDSCAPE PLANTING PLAN

28.000 LANDSCAPE ELEVATIONS

29.000 LANDSCAPE PLANTING PLAN

30.000 LANDSCAPE ELEVATIONS

31.000 LANDSCAPE PLANTING PLAN

32.000 LANDSCAPE ELEVATIONS

33.000 LANDSCAPE PLANTING PLAN

34.000 LANDSCAPE ELEVATIONS

35.000 LANDSCAPE PLANTING PLAN

36.000 LANDSCAPE ELEVATIONS

37.000 LANDSCAPE PLANTING PLAN

38.000 LANDSCAPE ELEVATIONS

39.000 LANDSCAPE PLANTING PLAN

40.000 LANDSCAPE ELEVATIONS

41.000 LANDSCAPE PLANTING PLAN

42.000 LANDSCAPE ELEVATIONS

43.000 LANDSCAPE PLANTING PLAN

44.000 LANDSCAPE ELEVATIONS

45.000 LANDSCAPE PLANTING PLAN

46.000 LANDSCAPE ELEVATIONS

47.000 LANDSCAPE PLANTING PLAN

48.000 LANDSCAPE ELEVATIONS

49.000 LANDSCAPE PLANTING PLAN

50.000 LANDSCAPE ELEVATIONS

51.000 LANDSCAPE PLANTING PLAN

52.000 LANDSCAPE ELEVATIONS

53.000 LANDSCAPE PLANTING PLAN

54.000 LANDSCAPE ELEVATIONS

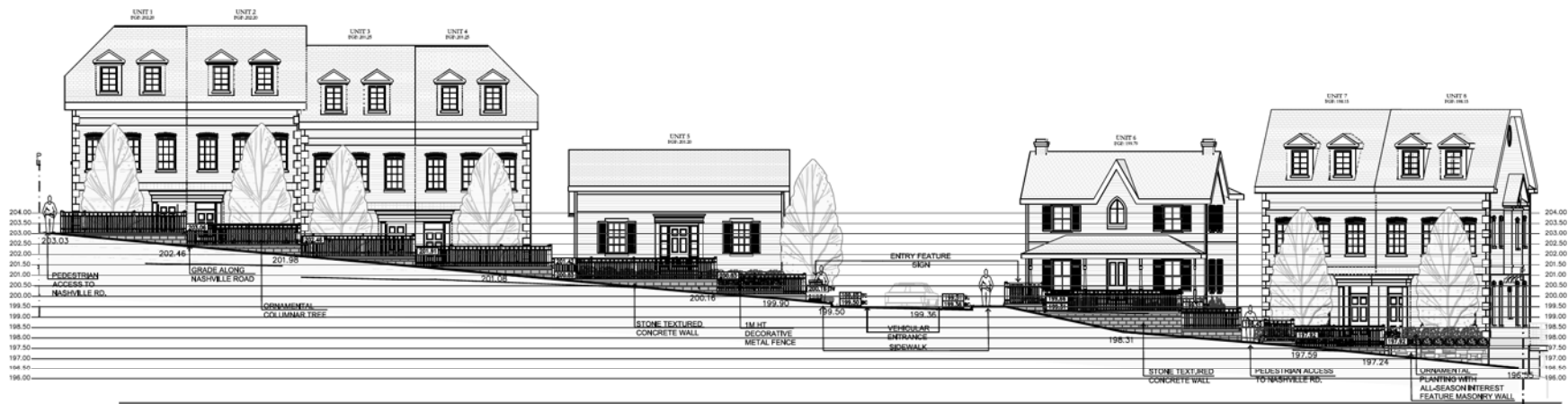
55.000 LANDSCAPE PLANTING PLAN

56.000 LANDSCAPE ELEVATIONS

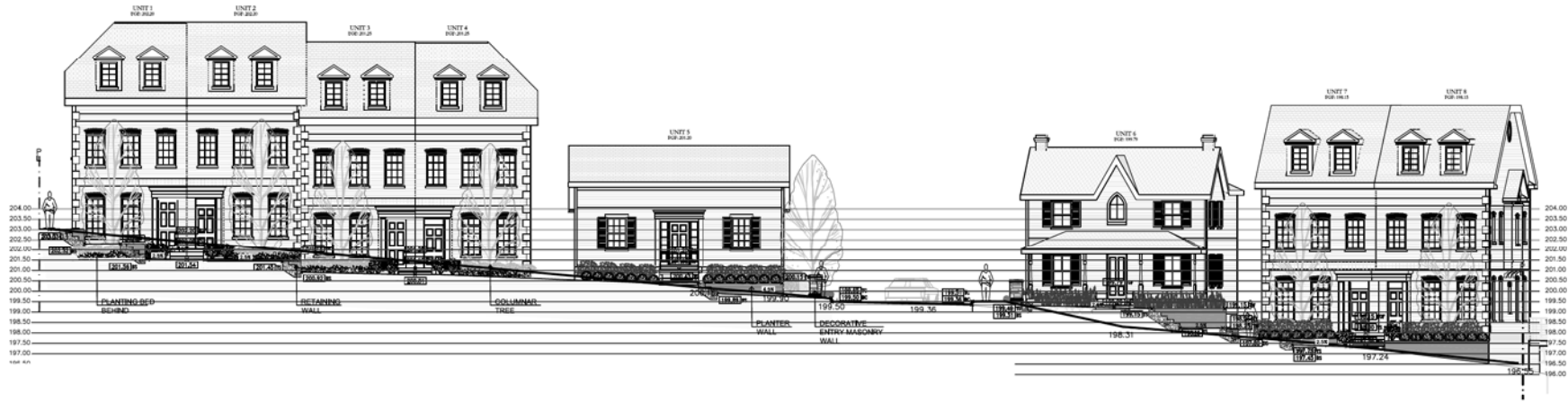
57.000 LANDSCAPE PLANTING PLAN

58.000 LANDSCAPE ELEVATIONS

Attachment 14 b) Landscape - Planting Elevations - Nashville Road



A- NASHVILLE FRONTAGE ELEVATION



B- NASHVILLE FRONTAGE ELEVATION/ SECTION

GENERAL NOTES

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- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEY PLAN



- LIST OF DRAWINGS
- L100 LANDSCAPE CONCEPT
  - L101 LANDSCAPE HIGHLIGHTS
  - L102 LANDSCAPE PLANTING PLAN
  - L103 LANDSCAPE ELEVATIONS

No.	DATE	REVISION	BY
1	APRIL 26, 2018	REVISED FOR SUBMISSION	B.B.
2	MAY 26, 2018	REVISED FOR SUBMISSION	B.B.
3	SEPT. 14, 2017	REVISED FOR SETBACK UPDATES	B.B.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK** 5770 MIDLAND STREET, SUITE 300  
MISSISSAUGA, ONTARIO, L4W 3G5  
T: 905.855.4849 F: 905.712.3101  
WWW.SBKDESIGN.COM

**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT  
88 & 90 NASHVILLE ROAD AND  
10515 HIGHWAY 27  
VAUGHAN, ONTARIO

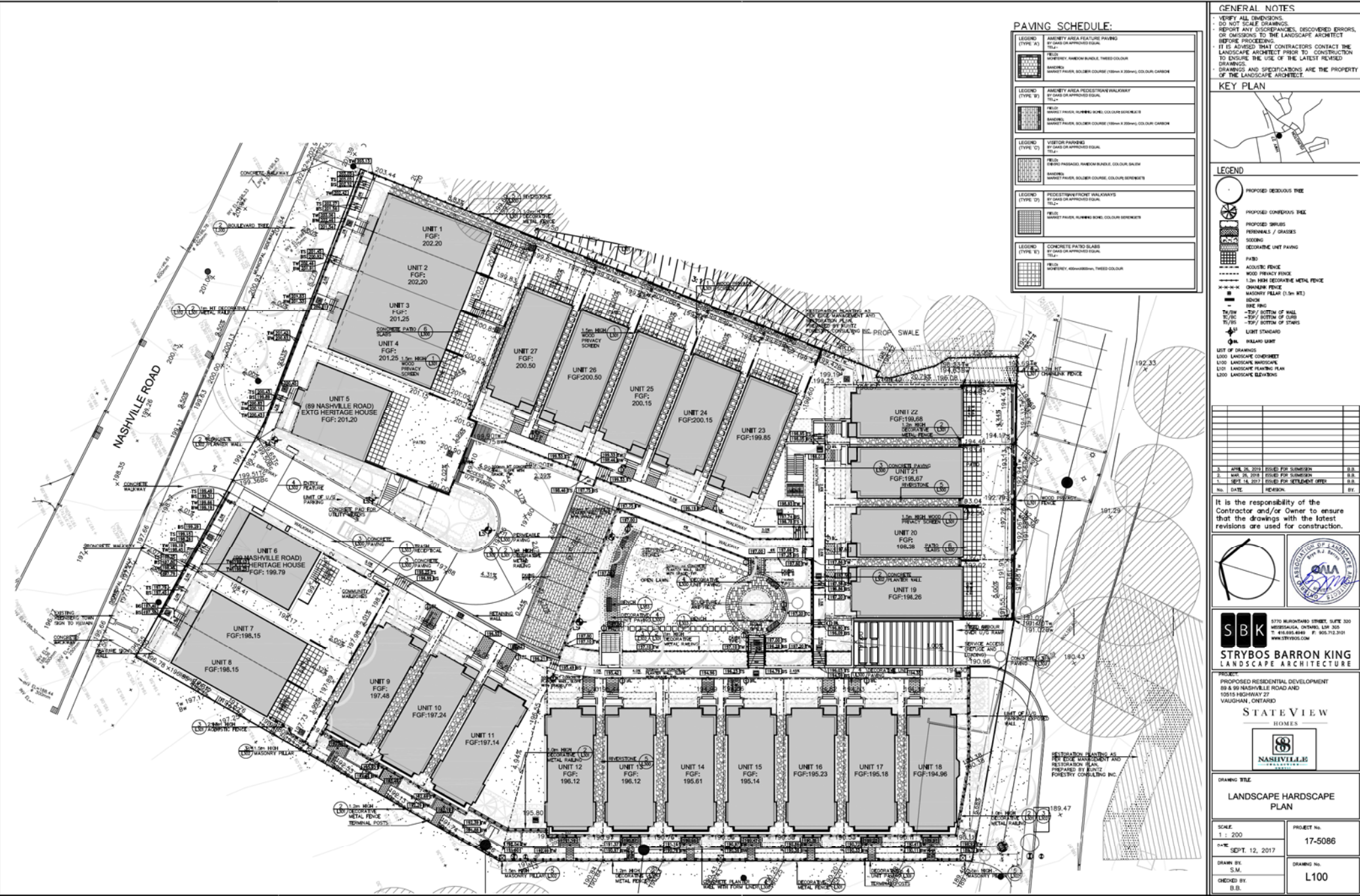


DRAWING TITLE

ELEVATIONS

SCALE: 1 : 200	PROJECT No. 17-5086
DATE: SEPT. 12, 2017	
DRAWN BY: S.M.	DRAWING No. L200
CHECKED BY: B.B.	











Attachment 14 e) Landscape Planting Palette



Tmh- Taxus x media 'Hicksii'



Tmd- Taxus x media 'Densiflora'



Po- Physocarpus opulifolius 'Burgundy Candy'



Sjf- Spiraea japonica 'Freibellii'



Hp- Hydrangea paniculata 'Bombshell'



aj- Astilbe japonica 'Reinland'



Bgg- Buxus 'Green Gem'



Ivh- Itea virginica 'Little Henry'



Cb- Callicarpa bodinieri var. giraldii 'Profusion'



Ha- Hydrangea arborescens 'Invincibelle Ruby'



ca- Calamagrostis x acutiflora



pa- Pennisetum alopecuroides 'Hameln'



pv- Panicum virgatum 'Shenandoah'



hj- Hosta 'June'

LANDSCAPE IMAGES

P1- PLANTING PALETTE



STRYBOS BARRON KING  
LANDSCAPE ARCHITECTURE









Ag- Amelanchier x grandiflora 'Autumn Brilliance'



AGM- Acer griseum



AGR- Acer ginnala 'Ruby Slippers'



CC- Cercis canadensis



RP- Robinia pseudoacacia



AR- Acer rubrum 'Armstrong Gold'



GT- Gleditsia tricanthos 'Sunburst'



GD- Gymnocladus dioica



PA- Platanus x acerifolia 'Bloodgood'

## LANDSCAPE IMAGES

P2- PLANTING PALETTE



**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE



Attachment 14 f) Hardscape Palette



LIGHT STANDARD



SCULPTURE IN AMENITY AREA



BENCH



TRASH RECEPTACLE



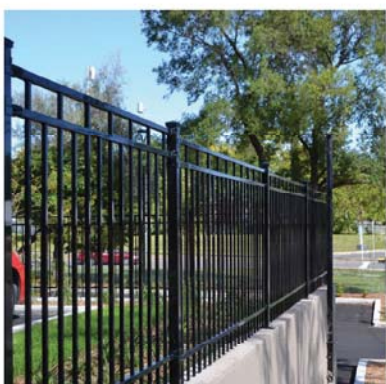
MASONRY PILLAR



FENCE AND PILLAR RELATIONSHIP



CONCRETE WALL TEXTURE ALONG NASHVILLE RD



DECORATIVE METAL FENCE



BOLLARD LIGHT



UNIT PAVING- AMENITY AREA



UNIT PAVING- FRONT WALKWAYS



UNIT PAVING- VISITOR PARKING

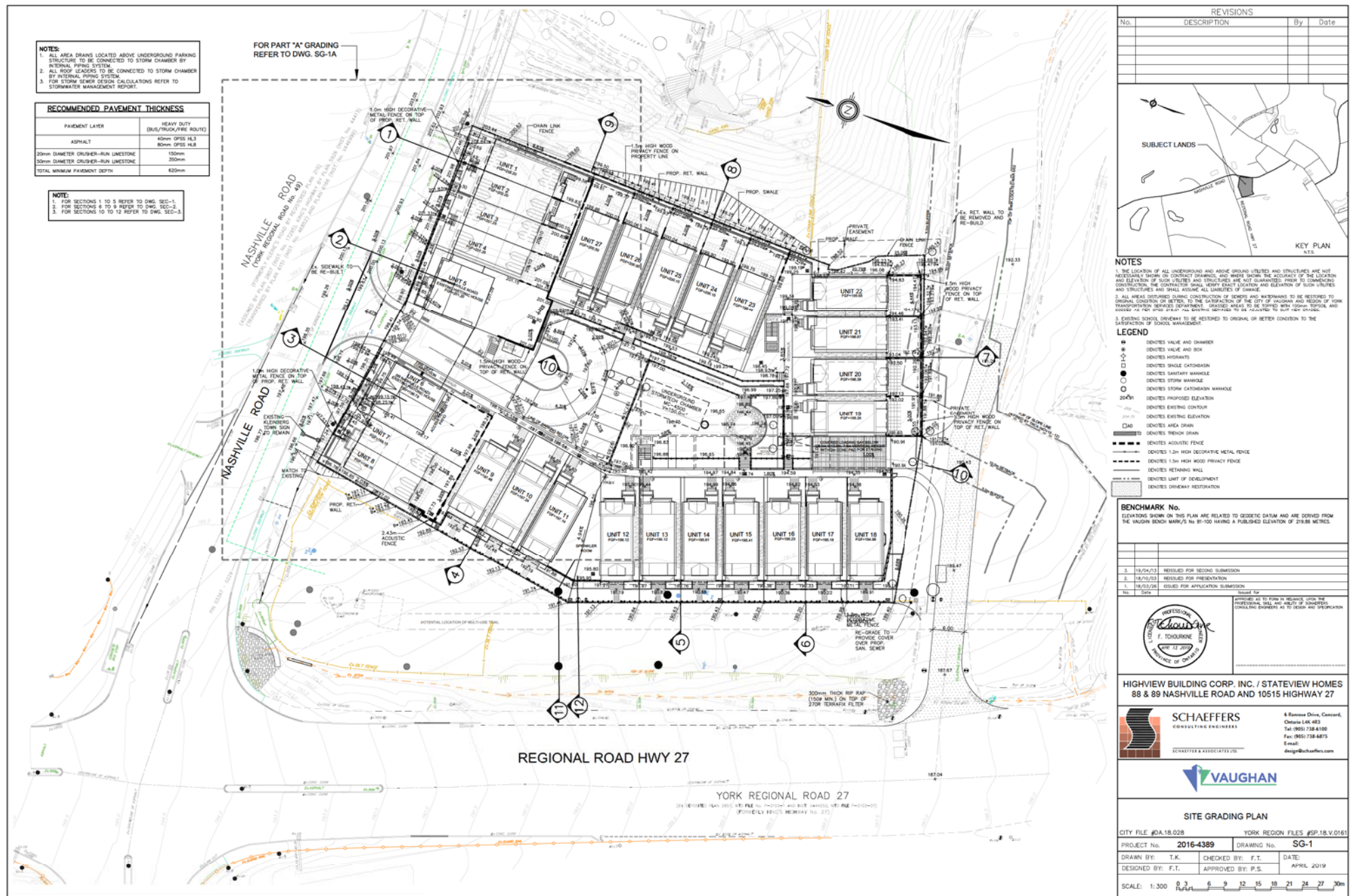
LANDSCAPE IMAGES

P3- LANDSCAPE PALETTE



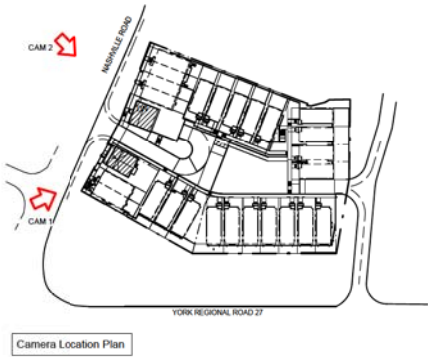
STRYBOS BARRON KING  
LANDSCAPE ARCHITECTURE







CAM 1 - LOOKING EAST AT THE CORNER OF NASHVILLE RD. TOWARDS SUBJECT PROPERTY



CAM2 - CAM 1 - LOOKING SOUTH ON NASHVILLE RD. TOWARDS SUBJECT PROPERTY

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No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Issued For SRA Submission (1)	2018-04-16	AS
2	CAM 1A Issued	2018-04-16	AS
3	Issued For SRA Submission (2)	2018-04-16	AS

City File No. CA 18-0278  
\*Related File: CIP 18-026, 18T-18-0506  
Our File No. SP 18-01581  
\*Related File: LCPA 18-V-0045, SLRP 18-V-0207

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PROJECT TITLE:

**NASHVILLE**  
COLLECTION  
MXXVII

89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2  
Telephone: (416) 566-7550 Fax No: (416) 566-8899

SHEET TITLE:

**SITE PERSPECTIVES**

scale		PROJECT NO.:
1 : 1000		<b>16-119</b>
date		DRAWING NO.:
01/05/18		
drawn by	checked by	<b>A6-01</b>
Author	Checker	
scale printed		
4/25/2018 2:30:44 PM		
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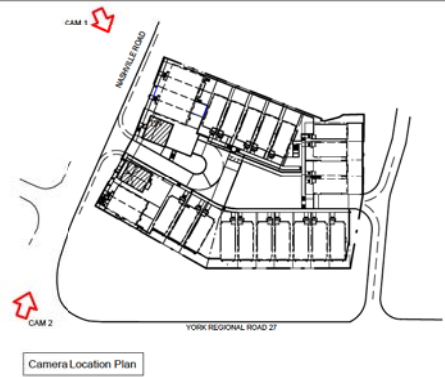
Attachment 16 b) Nashville Road and Highway 27



CAM 1 - LOOKING SOUTH AT THE CORNER OF NASHVILLE RD. TOWARDS SUBJECT PROPERTY



CAM 2 - LOOKING EAST FROM HWY 27 TOWARDS THE SUBJECT PROPERTY, INCLUDING THE EXISTING COMMERCIAL PLAZA



Camera Location Plan

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No.	Description	Date	By
1	Issued For SRA Submission 01	2016-04-26	AS
2	Issued For SRA Submission	2016-04-26	AS

City File No. CA 16-028  
\*Revised Plans: CIP 16-026, 16T-16-036  
Our File No. SP 16-1119  
\*Revised Plans: LCPA 16-V-0045, SLRP 16-V-0207

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ONTARIO ASSOCIATION  
OF ARCHITECTS  
Région de l'Ontario  
Licence 55676

N

PROJECT TITLE:

**88**

**NASHVILLE**  
COLLECTION  
MXXVII

89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2  
Telephone: (416) 566-7550 Fax: (416) 566-8899

SHEET TITLE:

**SITE PERSPECTIVES**

Scale		PROJECT NO.:
1 : 1000		<b>16-119</b>
Date: 04/22/16		DRAWING NO.:
drawn by:	checked by:	
Author	Checker	
Date printed: 4/26/2016 2:30:59 PM	Date printed:	

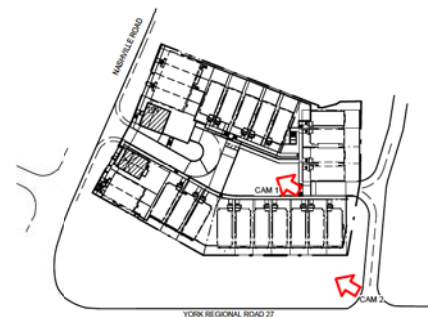
**A6-02**



CAM 1 - COURTYARD



CAM 2 - CORNER OF HWY 27



Camera Location Plan

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities. Having Authorization pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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[illegible]

City File No: DA 18 028  
 \*Related Files: CP 18 009, 12T-18V006  
 Our File No: SP 18 V 0181  
 \*Related Files: LOPA 18 V 0045, SUPP 18 V 0007

IMAGES ARE COURTESY OF JARDIN DESIGN GROUP



PROJECT TITLE:



NASHVILLE  
— COLLECTION —  
MXXVII

89 & 99 Nashville Road, Vaughan, ON

STATE VIEW  
— HOMES —

RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8K 2A2  
Telephone (416) 326-7500 Fax No. (416) 326-0056

SHEET TITLE:

SITE

SITE

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1020718

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drawn by

[illegible]

data plotted

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date printed

PROJECT NO.:

16-119

DRAWING NO.:

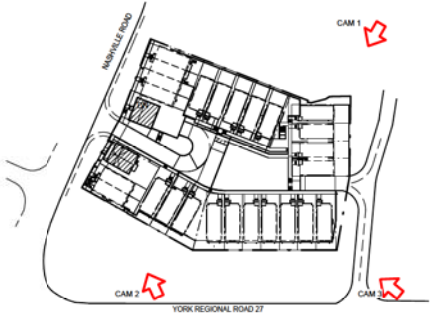
**A6-03**



Attachment 16 d) South, East and West Elevations



CAM 1 - UNITS 22 TO 27



Camera Location Plan



CAM 2 - UNITS 8 TO 11



CAM 3 - LOOKING NORTH ON HWY 27 TOWARDS NASHVILLE RD.

The Architect does not warrant the accuracy and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Regulations of Authorities having jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Issued for RMA Submission II	2016-04-28	JB

City File No. CA 16-028  
\*Revised Plan: CIP 16-006, 16-10-0506  
Our File No. "P" 16-1119  
\*Revised Plan LCPA, 16-V-0045, SLRP 16-V-0027

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ONTARIO ASSOCIATION  
OF ARCHITECTS  
DIPLOME  
BOCORS (PROVINCIA)  
LICENCE  
55676

PROJECT TITLE:  
**NASHVILLE**  
COLLECTION  
MXXVII  
89 & 99 Nashville Road, Vaughan, ON

**STATE VIEW**  
HOMES

RAFAEL + BIGAUSKAS  
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M6K 3A2  
Telephone: (416) 368-7550 Fax No: (416) 368-8899

SHEET TITLE:  
**SITE PERSPECTIVES**

Scale		PROJECT NO.:	
1	1:1000	<b>16-119</b>	
Date 10/25/16		DRAWING NO.:	
drawn by Author	checked by Checker		<b>A6-04</b>
scale printed 4/26/2016 2:31:29 PM	date printed		