

**C119.**

**Communication**

**CW(PM) – December 3, 2024**

**Item No. 5**

# Local Resident Opposition

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# 88/89 Nashville Road, Kleinburg

# Residents in opposition to Development outside of the KNHCD Plan

<b>TOPIC</b>	<b>SPEAKER</b>
Urban design	Mark Ingles
Heritage Plan - Kleinburg	Mark Tatone
Height	Laura De Faveri
Precedent for the Village	Chris Adamkowski
Ontario Heritage Act	Cinzia Recine
Noise and Privacy	Marsha Lomis
Personal anecdote	Peter Gould
Neighborhood impact	Marilu Ugolini-Abreu
Traffic	Eddy Battiston
History of Applications	Alexandra Battiston
Municipal Services	Frank Abreu
Natural Heritage	Darlene Share
Personal anecdote	Lori Inglis

Local Resident Opposition

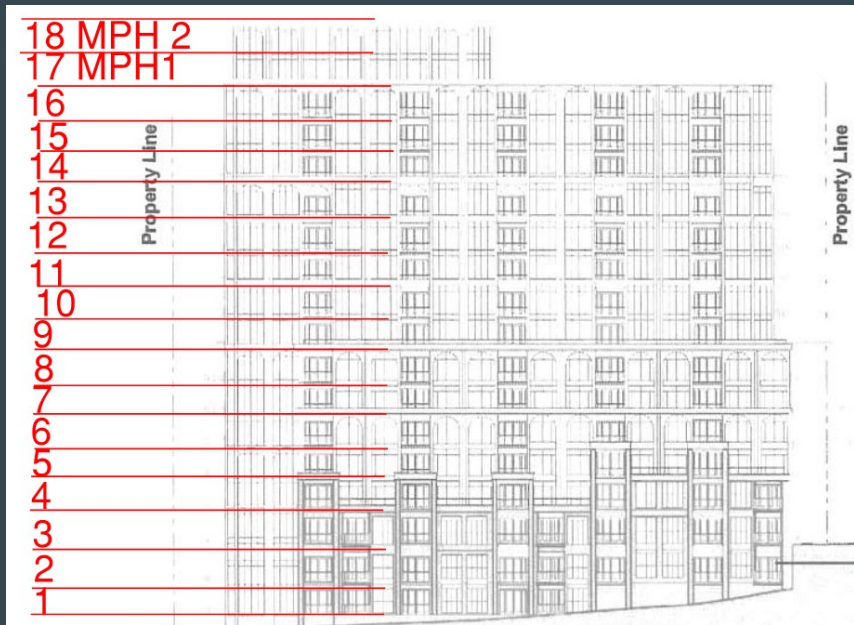
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Urban Design - Mark Inglis, Kleinburg

# City-Wide Urban Design Guidelines (2018)



CONTEXT



Rezoning request for RA-3 does not fit the Kleinburg Nashville Heritage Conservation District

Why has there not been a comparison to the existing R1 designation in the Staff Report?

14 storeys is inappropriate transition from 2-3 storeys allowed by R1

“Priority: Mid-rise building typologies will provide intensification and **appropriate** transitions between existing neighbourhoods and high-rise building sites to protect access to sunlight, views and privacy.”

No transition. Top four levels will be at or higher than the main floors of 25 Main Street and homes on Lester B. Pearson St. Mechanical services will top the height of the residences.

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# BEFORE

“New developments will prioritize compatibility with surrounding context, including streetscapes, built development, topography and natural heritage systems”



# AFTER

THIS New development will NOT prioritize compatibility with surrounding context, including streetscapes, built development, topography and natural heritage systems



# Building Massing, Scale, and Transitions

“Where appropriate, visual and physical connections to the Natural Heritage Network”

This development will block views south down the Humber Valley for residents and visitors alike.





*“Overall, the proposed development has been designed to integrate with the planned evolution of the Subject Lands and with the surrounding community”* - Planning Justification Report, Glen Schnarr & Assoc. Inc.

Given the planners’ statement, can Council **please advise** of the “planned evolution of. ...the surrounding community”?

If the City and proponent are using existing documentation, this proposal meets none of the Vision for Kleinburg.

# PEDESTRIAN AND CYCLING MP

NASHVILLE ROAD IS A COMPONENT OF THE  
SUPER TRAIL

*SAFETY* OF PEDS AND CYCLISTS IS A CONCERN  
WITH INCREASED TRAFFIC AND INTERSECTING  
TURNING MOMENTS. HWY 27 / NASHVILLE  
INTERSECTION IS ALREADY DANGEROUS



*“A network of pedestrian connections is also to be provided to facilitate safe, comfortable and convenient access across the Site and beyond.”* - Planning Justification Report, Glen Schnarr & Assoc. Inc.

There is **no method to make crossing at this location safe or comfortable**, due to the horizontal and vertical curves of Nashville Road. The volumes of access and egress to this site proposal will only exacerbate the problem.

# Gateway to Kleinburg

A New massive building does not reflect the Village Character and therefore is not an appropriate introduction for the commercial nor community entity that is Kleinburg



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This was the quality of architecture imagined by KNHCP. These are the images that linger with visitors to Kleinburg. This is Kleinburg massing and scale.

# Local Resident Opposition

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Heritage Plan - Mark Tatone, Kleinburg

The KNHDP is the Governing Planning Authority of Kleinburg Village  
Regardless of any other plan discussed, this “shall prevail”  
(CURRENTLY UPDATED IN 2020)

6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.

The KHNDP states that any new construction be similar in height, width, mass, bulk, style, and setbacks -RESPECT THE HOOD!  
(the word respect is in KNHDP 41X)

6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

e. new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:

- i) being similar in height, width, mass, bulk and disposition;
- ii) providing similar setbacks;
- iii) using like materials and colours; and
- iv) using similarly proportioned windows, doors and roof shape.

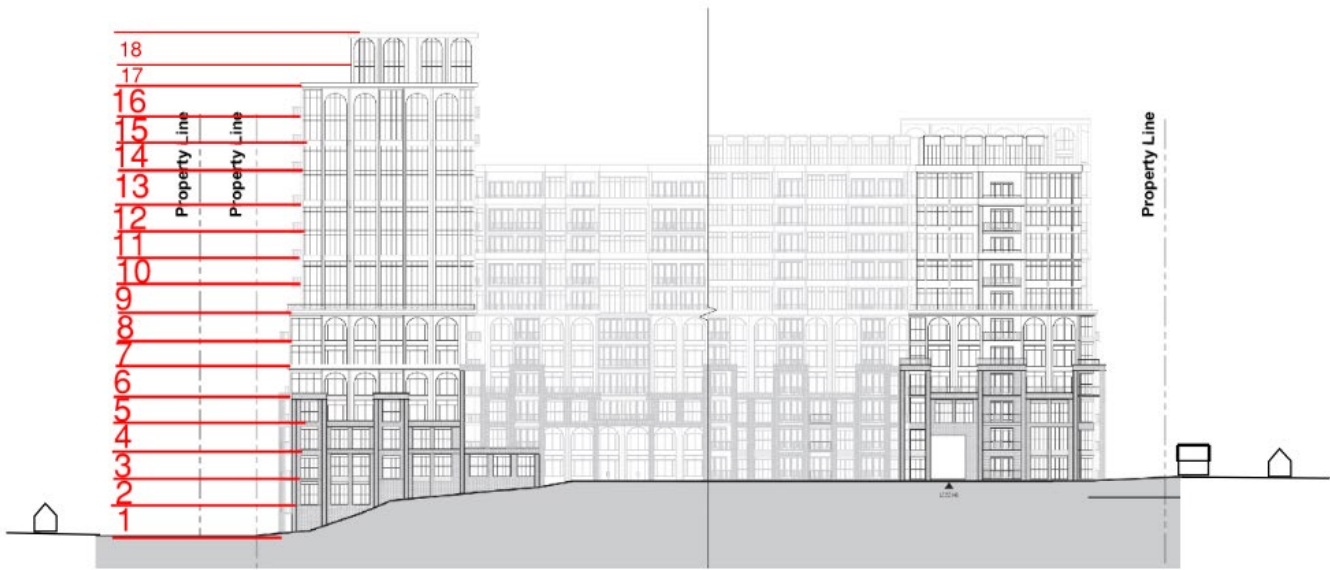
6.2.2.9. That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:

- a) respecting the massing, profile and character of adjacent heritage buildings;
- b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
- c) maintaining the established setback pattern on the street;
- d) being physically oriented to the street in a similar fashion to existing heritage buildings;
- e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f) having minimal impact on the heritage qualities of the street as a public place;
- g) minimizing the loss of landscaped open space;

6.3.2.4. That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

The Proposal is inside the Village Core.

Does this double tower proposal RESPECT THE KNHDP?

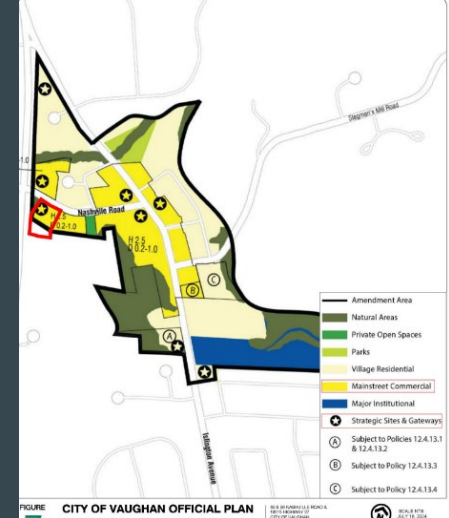
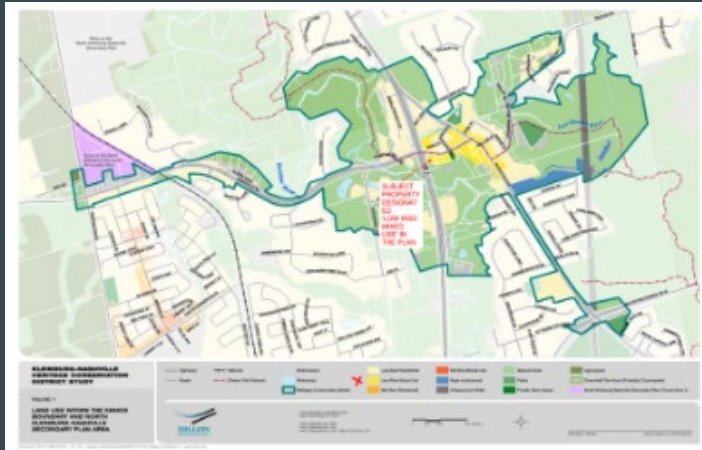




# Is this Respecting Neighboring Pattern of Development?



RA3 is not a listed zoning use in the KNHDP; this area has a low rise mixed use designation- KNHP UPDATED IN 2020 - NO RA3 HERE! (Nothing Close)



The largest threat to the KNHDP is Rezoning to RA3 which would allow the possibility of 44Mhigh Buildings-NO RA3 AROUND HERE

Zone Standard	RR	R1	R5	RM2
Minimum Lot Frontage (m)	45	18	7.5/unit	30
Lot Area (m <sup>2</sup> )	4,000	540	225/unit	230/unit
Minimum Yard Frontage (m)	15	7.5	4.5	4.5
Minimum Rear Yard (m)	15	7.5	7.5	4.5
Minimum Interior Side Yard (m)	4.5	1.5	1.2	1.5
Minimum Exterior Side Yard (m)	9	4.5	4.5	4.5
Maximum Lot Coverage (%)	10	35	45	50
Minimum Lot Depth (m)	N/A	N/A	N/A	N/A
Maximum Building Height (m)	9.5	9.5	9.5	11
Maximum Gross Floor Area (m <sup>2</sup> )	N/A	N/A	N/A	N/A

Zone Standard	C2	C3	C11
Landscape strip abutting Open Space or Residential (m)	Min. 2.4	Min. 2.4	Min. 2.4
Landscape strip abutting street line (m)	6	6	2
Landscape strip abutting lands zoned other than Open Space or Residential (m)	N/A	N/A	1.8
Minimum Lot Frontage (m)	N/A	N/A	16.5
Lot Area (m <sup>2</sup> )	N/A	8,100 max.	742.5
Minimum Yard Frontage (m)	15	11	2 (6 max.)
Minimum Rear Yard (m)	15	9	15
Minimum Interior Side Yard (m)	6	9	1.8
Minimum Exterior Side Yard (m)	9	11	4.5
Maximum Lot Coverage (%)	30	33	30
Minimum Lot Depth (m)	60	60	45
Maximum Building Height (m)	11	11	9.5
Maximum Gross Floor Area (m <sup>2</sup> )	N/A	1860	0.6 times the area of the lot

# PROPOSAL VIOLATES ALL OP GOALS - ALL KNHDP

FSI: 6.5 X vs 0.6 X

Coverage: +-70% vs 30%

All Setbacks violated

Gateway Entrance Goals violated

Gross Height violations

Demolition Conditions violated

80% Tree Canopy Destruction



Minimum Parking Requirements

Resident: 1.5 spaces/unit x 557 units = 836 spaces

Visitor: 0.25 spaces/unit x 557 units = 140 spaces

Total Required Parking: = 936 spaces

Resident: 0.76 spaces/unit x 557 units = 424 spaces

Visitor: 0.18 spaces/unit x 557 units = 111 spaces

Total Proposed Parking = 535 spaces

LET'S BE CLEAR...

ANRA3 ZONING APPROVAL & PRECEDENT = DESTRUCTION OF THE  
KNHDP !!! THIS DOES NOT ABIDE BY THE DESIRES OF YOUR  
CONSTITUENTS - AND DOES NOT ABIDE BY THE KNHDP!

ENFORCE THE KNHDP = KEEP THE VILLAGE ALIVE & GREAT!

# Local Resident Opposition

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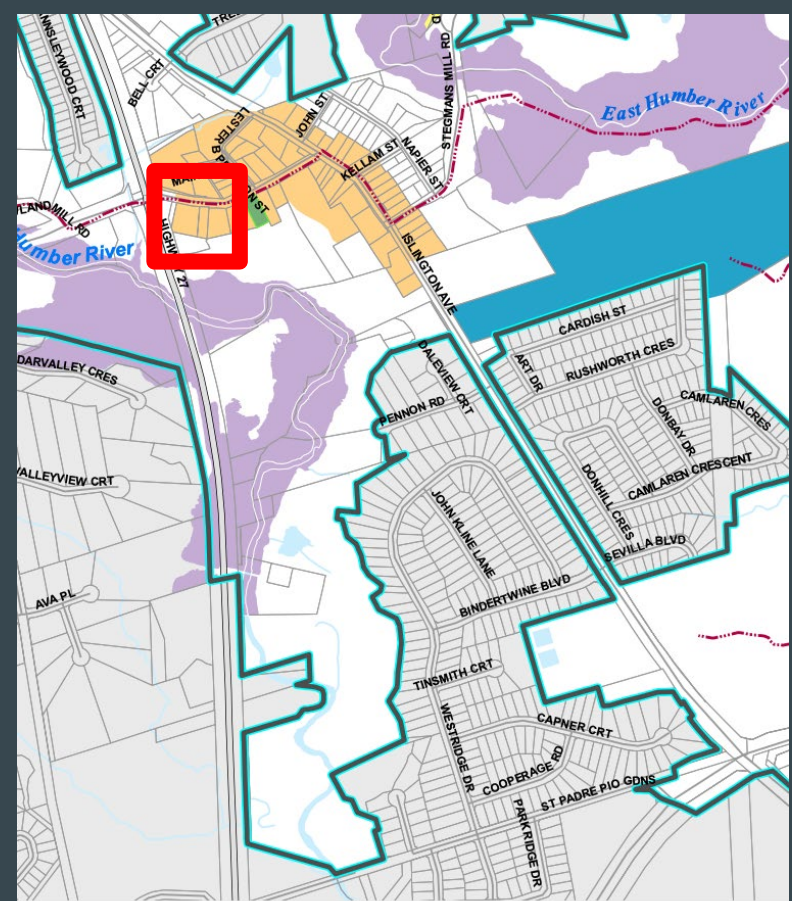
Height Variation - Laura De Faveri, Kleinburg

The largest threat to the KNHDP is rezoning the approved C11 or R1 zoning to RA3 which would allow the possibility of 44Mhigh Buildings

More height means more units, more cars, more traffic, and an aesthetic that is opposite of an 1840's Historic Village.

The height of this proposal is critical to enforce correctly

The Historic Kleinburg Village Core:  
The proposal we are discussing is in  
the heart of the historic district



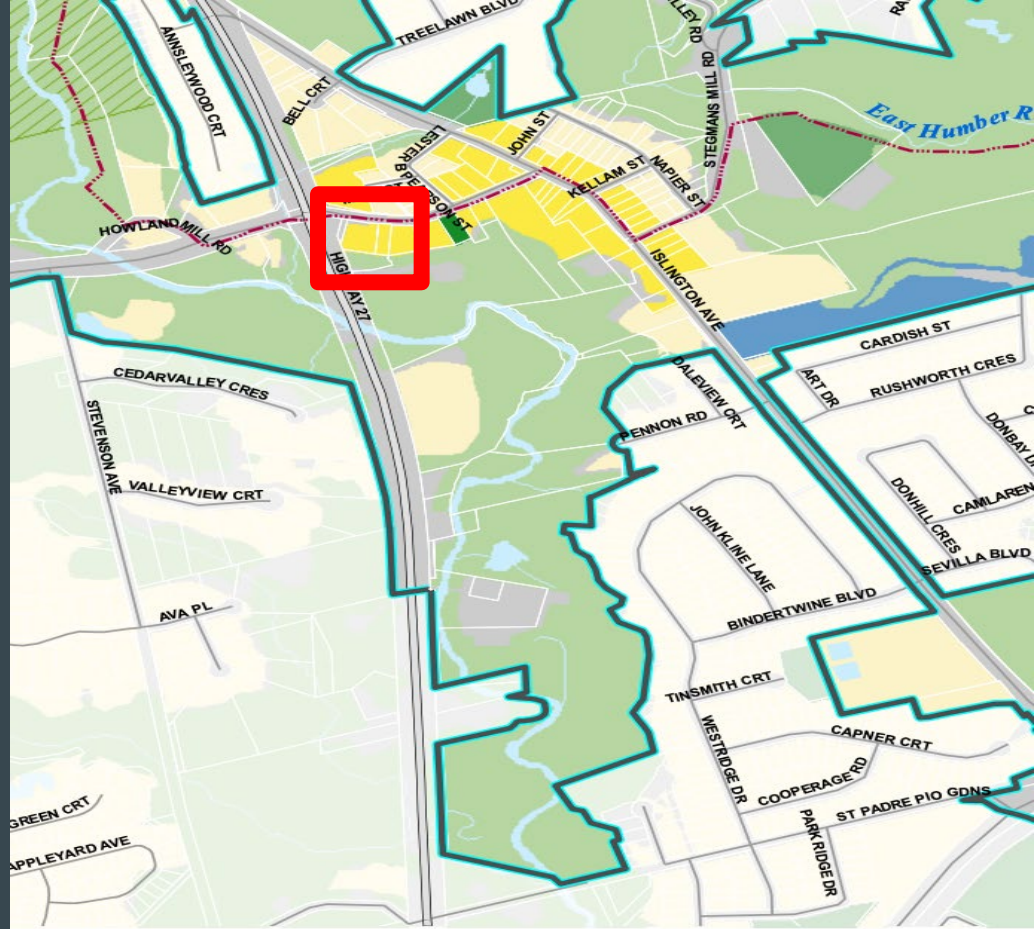
**Potential Cultural Heritage Landscapes**

Property	Humber River and Valleys	Windrush Co-operative
	Historic Village Core - Nashville	Kleinburg Cemetery
	Historic Village Core - Kleinburg	Mask

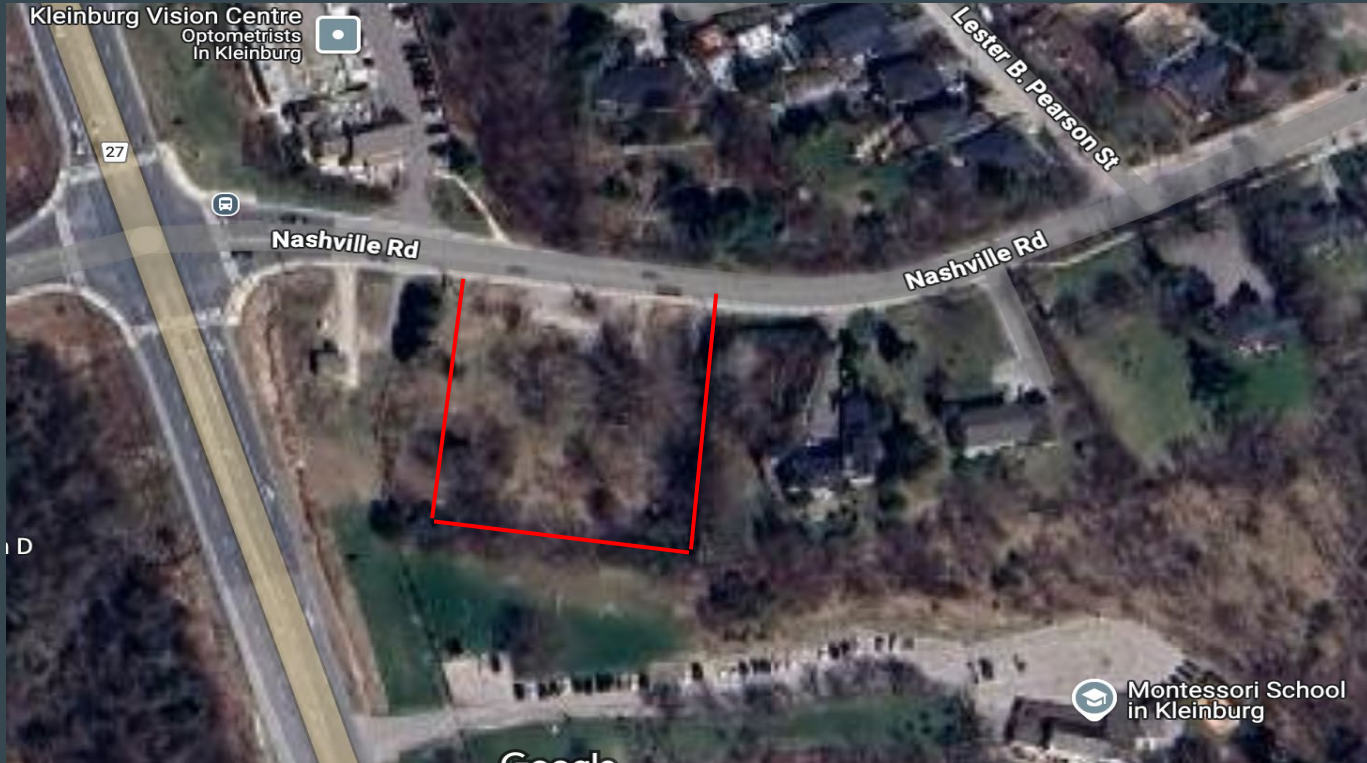
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The zoning for the Heritage Village core is clearly marked as Low Rise mixed use Residential



This proposal has no direct access to Highway 27; it is limited to the single lane Nashville Road



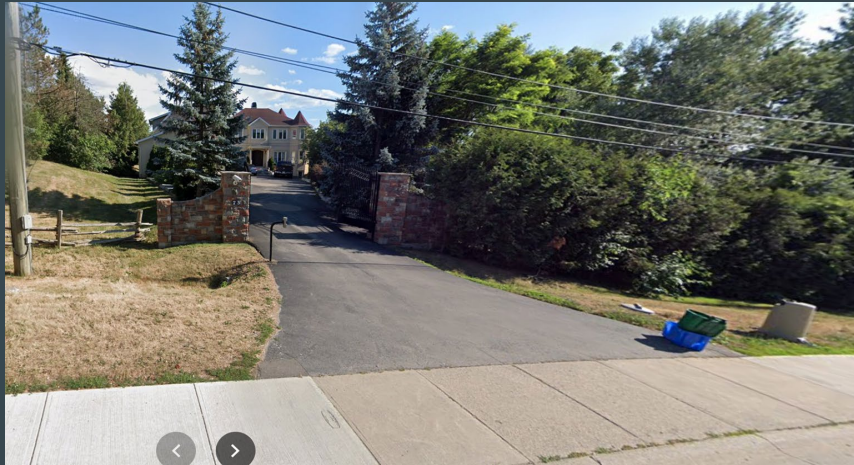
Even before the current construction snarls, Google Street view captured the typical traffic; regular back ups that with the incline and curve, offer no end in sight



The distance from the proposed property to Highway 27 is considerable, considering the single lane road and constant traffic



This 16 story proposal is sandwiched between a pumping station and a single family dwelling



This 16 story, 550+ unit, proposal will replace two single family heritage dwellings.. both torn down by a developer with a promise to rebuild, and to make way for 12 houses



99 Nashville Rd

Vaughan, Ontario



Google Street View

Jul 2016

The guidelines that new construction have followed are clearly articulated in the plan

Table 4. Specific Design Guidelines for Village of Kleinburg and Village of Nashville

COMPONENT	VILLAGE OF KLEINBURG	VILLAGE OF NASHVILLE
CHARACTER	Historic downtown	Rural village-like
SITE PLANNING	Buildings located closer to the street with a variety of front-yard setbacks.	Buildings located away from the street with a deeper setback to provide parking and noise buffer.
BUILDING TYPE	Mixed-use typology, purpose-built commercial structures and house-form residential generally one to two storeys.	Residential typology, generally two to three storeys.
SCALE AND MASSING	Commercial Scale Masonry Buildings. Most of the existing buildings are of historic scale with majority of the frontages varying from 8-10 metres. New development shall not exceed a building height of 9.5 metres.	Residential-scale frame buildings. The buildings have a wider frontage. New development shall not exceed a building height of 9.5 metres.

The **MOST OBJECTIONABLE** part of this process is the Application to Re-Zone to RA-3 which would permit 44M in height.. this is a 9.5M maximum height area!!!

**Table 8 Zoning Summary Statistics (Median) vs. Existing by Street in Kleinburg**

Street and Zone Standard	Min. Lot Size (m <sup>2</sup> )		Lot Coverage (%)		Max. Building Height (m)	
	By-law	Existing	By-law	Existing	By-law	Existing
Nashville Road (R1)	540	1,937	35	14	9.5	6.5
Napier Street (R1)	540	954	35	33	9.5	6.5
Islington Avenue (C11)	742.5	1,251	30	22	9.5	6.5



## 3.4 Zoning

The City of Vaughan's Zoning By-law 1-88 is currently in force and effect, although the City is undertaking a Zoning By-law review. The zoning for the lands within the study area include: Commercial (C2, C3, C11) Residential (RR, R1, R5, RM2), Open Space (OS1, OS2) and Agriculture (A) and Transportation Industrial (M2, M3). The Zoning By-law sets out minimum and maximum requirements for: lot area, frontages, setbacks, coverage, building height etc.

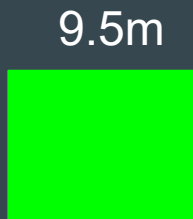
Building heights over time have increased from the original 6-6.5m heights to 9.5 maximums and lot coverages have increased to over thirty percent. These are not in keeping with the heritage character within the HCD. There is an opportunity with the completion of this updated HCD Study and Plan and through the concurrent review of the Zoning By-law to realign the limits for what is allowed within the HCD boundary such as lower building heights and coverages. Refer to **Figure 8** for Zoning within the HCD Boundary.

9.5M is the maximum height for Kleinburg Village zoning (R1, C11)

9.5m



This is the scale comparison with  
this proposal



Real Height | The building is 16 stories plus 2 levels of Mechanical on top

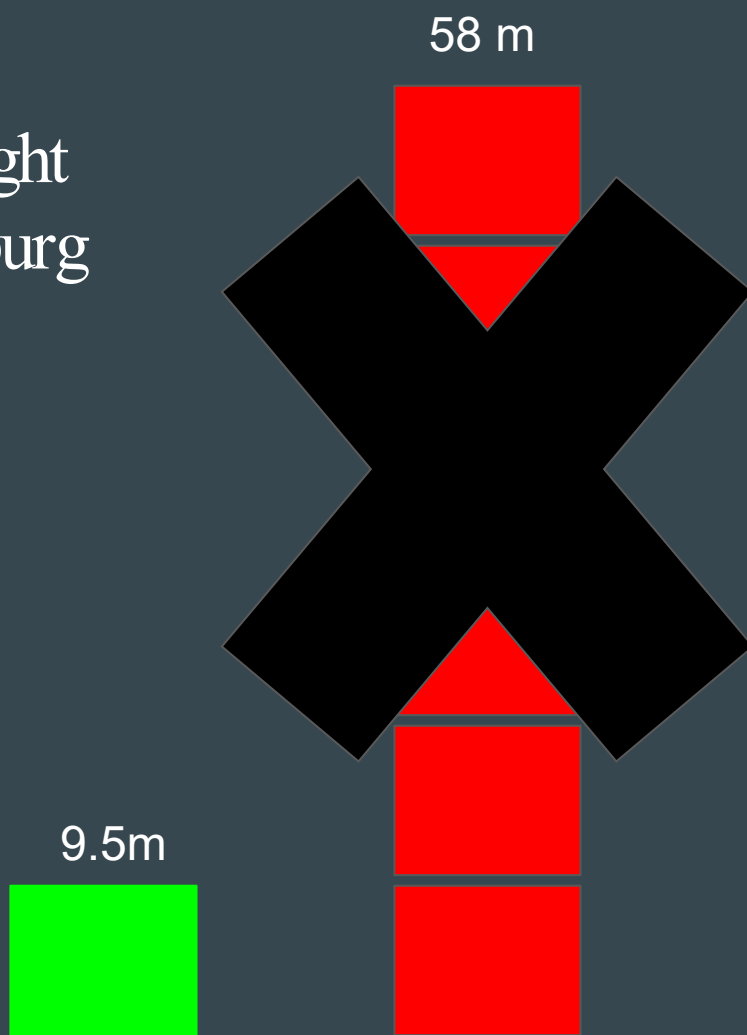


KNHDP Code



Proposed Monstrosity

No Negotiation on height  
variation in the Kleinburg  
Heritage Village Core.  
Not Now. Not Ever.



# Local Resident Opposition



Precedent for our Village - Chris Adamkowski, Kleinburg

# Google AI Calls Kleinburg a “Sophisticated Idyllic Village”



Each of these photos were returned in Google Images, and are within meters of the proposed Structure

# Five Abandoned homes sit within 300 metres of 99/89 Nashville



#KleinburgorCleveland?



The reason why we have “Demolition by Neglect” beside well maintained single family homes?



...They think council one day might abandon our Heritage plan. Please Be definitive. No negotiation on zoning. Not now. Not ever.

# Local Resident Opposition

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Ontario Heritage Act - Cinzia Recine, Kleinburg

# Commitments have been made on this site | We expect previous rulings to be enforced



## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 16, 2020

**WARD(S):** 1

**TITLE: DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 89 NASHVILLE ROAD, KLEINBURGNASHVILLE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To forward a recommendation from the Heritage Vaughan Committee for the approval of the proposed demolition of the existing two-storey structure, and new construction of a nearly-identical replica two-storey structure for the lands known municipally as 89 Nashville Road, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*.

### **Report Highlights**

- The Owner is seeking approval to demolish the existing two-storey structure and to construct a new nearly-identical replica two-storey structure located at 89 Nashville Road.
- The existing building is a “contributing structure” but has been confirmed through a structural condition assessment to be in an irreparable condition, thereby posing a structural hazard in the Kleinburg-Nashville Heritage Conservation District.
- The proposal strives for the new building to replicate its original contributing characteristics and is consistent with the relevant policies of the KNHCD Plan.
- Staff supports approval of the proposal.
- Heritage Vaughan review and Council Approval is required under the *Ontario Heritage Act*.

## Committee of the Whole (2) Report

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- Staff supports approval of the proposal.
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## **Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 3, Report No. 3), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

### **Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 89 Nashville Road under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Acting Deputy City Manager, Planning & Growth Management.
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

## **Background**

The subject property, municipally known as 89 Nashville Road, is part of a larger development that also incorporates 99 Nashville Road. It is located on the south side of Nashville Road, east of Highway 27 within the Kleinburg-Nashville Heritage Conservation District (Attachment 1) within the Village of Kleinburg.

There were three structures on the joint properties: this Georgian house at 89 Nashville Road, a heavily altered Ontario Gothic Cottage building at 99 Nashville Road, and a small barn which straddled the south property line. The current location of the two dwellings is shown on Attachment 4, and the outbuilding is located on southern edge of 99 Nashville Road and is visible along the east side of Highway 27.

The initial state of the dwelling, prior to the Heritage Vaughan presentation in May 2019, was already one of advanced disrepair – but due to repeated vandalism over the course of several months in 2019, this building has been extensively damaged to a point of irreparable condition, and now poses a structural risk. A complete structural assessment report is included (Attachment 2) as part of this report.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

***All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan ("KNHCD").***

The following is an analysis of the proposed development according to the KNHCD guidelines.

As previously noted in this report, the Owner of the property at 89/99 Nashville Road is proposing to replace the existing two-storey building on the property with an architectural replica two-storey building located in the same position as the existing structure, as shown on Attachment 4.

#### **5.1 THE OVERALL GOAL**

*The overall goal of the Heritage District Plan is to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character.*

The proposed reconstruction adheres to and respects the fundamental goal of the KNHCD by rebuilding the structure to the closest possible details of the original building, thus reinforcing the contributing architectural qualities of the subject property.

#### **5.2.2 HERITAGE BUILDINGS**

- 1. To retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the district.*
- 2. To conserve distinguishing original features, qualities, and character of heritage buildings and to avoid the removal or alteration of any such features.*
- 3. To encourage the corrections of unsympathetic alterations made over the years to heritage buildings.*
- 4. To encourage restoration of heritage buildings based on historical, archival, and pictorial evidence.*

5. *To encourage continuing use and habitation of heritage buildings in order to maintain their economic viability.*
6. *To promote retention and reuse of heritage buildings and to take exceptional measures to prevent their demolition.*
7. *To encourage interior and exterior maintenance to preserve heritage buildings from damage or destruction from weather or fire.*

The proposed reconstruction accounts for the requirements listed under 5.2.2 *Heritage Buildings* in the KNHCD Plan, by replacing the existing severely damaged building with a reconstruction that can identify with and contribute to the architectural and Cultural Heritage fabric of the KNHCD.

## **9.2 ARCHITECTURAL STYLES**

*Architectural style is a term used to refer to the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, even minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century. Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in the Kleinburg Nashville community, both heritage styles and more recent ones.*

*...Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or château style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.*

This project bridges the “conservation” aspects of heritage architecture and the new development requirements of constructing within a Heritage Conservation District. The proposed building reinforces the purity of the original architecture of the building from the 1880s by directly replicating the design vocabulary, architectural massing, composition, and window and door details. In addition, it responds to the alterations and new development guidelines by remaining true to the authentic vernacular style of the street and the KNHCD and by maintaining an architectural language and proportions consistent with the original architecture.

#### **9.4.1.1 HISTORICAL CONVERSION**

*In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion should have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.*

##### Guidelines:

- *Additions and alterations using the Historical Conversion approach should rely on a local heritage style described in Section 9.2. Use of a style should be consistent in materials, scale, detail, and ornament.*
- *Although most additions should be modest in comparison to the original building, the Historical Conversion approach may call for substantial additions in front of and on top of the existing building.*
- *Additions should avoid destruction of existing mature trees.*

This proposed reconstruction can be viewed as a “historical conversion” from the standpoint of the governing intent of returning the architectural integrity to its initial proportions and aesthetic. The proposed building relies on and conforms to the local heritage style of the original building proper, first, as well as to the “contributing building” characteristics of its immediate surroundings. The added height addresses the contemporary needs to make it a habitable dwelling by current standards.

#### **9.5.3.3 SCALE AND MASSING**

*New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7 that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.*

##### Guidelines:

- *New buildings should be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 ½ storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.*

Despite being a new building, the new construction is designed specifically to replicate the previous structure on the subject property. The replication of the building's characteristics is thorough and consistent; materials, scale, detail and ornament, accurately reflect the qualities of the original style. In particular, windows, doors, trim, and decoration are meticulously and properly detailed.



### **9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:**

#### **Exterior Finish:**

- *Smooth red clay face brick, with smooth buff clay face brick as accent*
- *Wood clapboard, 4" to the weather.*
- *Smooth, painted, wood board and batten siding.*

**Exterior Detail:** *Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.*

**Shopfronts:** *Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.*

**Roofs:** *Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.*

**Doors:** *Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.*

**Flashings:** *Visible step flashings should be painted the colour of the wall.*

The proposed architectural replica employs building materials that conform to the KNHCD Guidelines, and in some instances exceed the minimum requirements for heritage conservation and restoration identified by the Ministry of Heritage, Sport, Tourism and Culture Industries, by introducing modern components that have improved lifecycle performance qualities over the original materials.

#### **Financial Impact**

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

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

There are no broader Regional impacts or considerations.

#### **Conclusion**

The Development Planning Department is satisfied the proposed works conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Heritage Vaughan Committee recommendation to Committee of the Whole for approval of the proposed demolition of the existing two-storey building and the construction of a new architectural replica two-storey building on the lot at 89 Nashville Road under the *Ontario Heritage Act*.

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

### **Attachments**

- Attachment 1 – 89 Nashville\_Location Map
- Attachment 2 – 89 Nashville\_Structural Condition Assessment report
- Attachment 3 – 89 Nashville\_Existing conditions photos
- Attachment 4 – 89 Nashville\_Site Plan
- Attachment 5 – 89 Nashville\_Colour Renderings
- Attachment 6 – 89 Nashville\_Elevations

### **Prepared by**

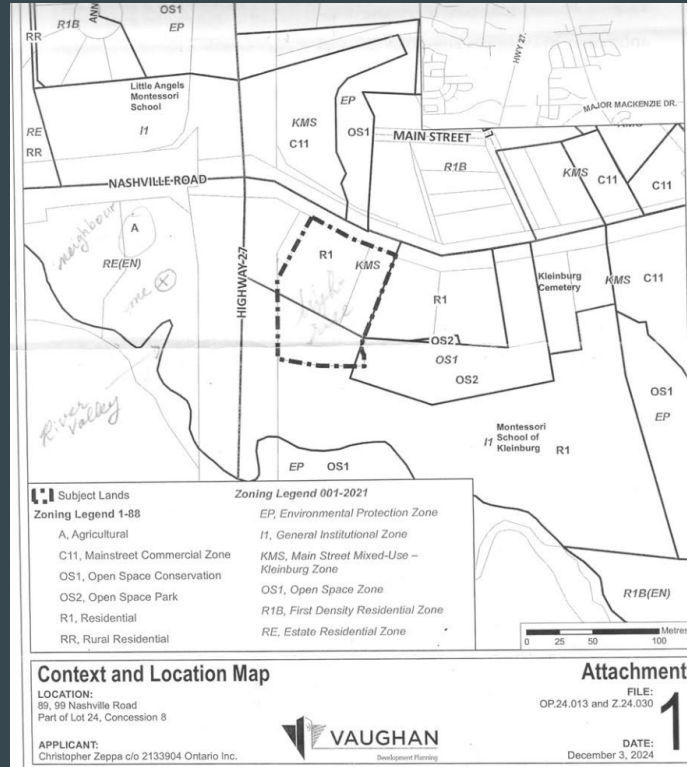
- Nick Borcescu, Senior Heritage Planner, ext. 8191
- Rob Bayley, Manager of Urban Design/Cultural Services, ext. 8254
- Mauro Peverini, Director of Development Planning, ext. 8407

# Local Resident Opposition

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Noise and Privacy - Marsha Lomis, Kleinburg

# Kleinburg Village citizens and long time residents need your support in maintaining our quality of life



# Local Resident Opposition

...

Personal Anecdote - Peter Gould, Kleinburg

# Local Resident Opposition



Neighborhood Impact - Marilu Ugolini-Abreu, Kleinburg

Images show traffic 6 years ago.

It's gotten worse, not better!

Now Let's add 900 more cars to this strip of Nashville Rd

Image taken 2018 of Traffic heading Eastbound on Nashville Rd toward



Traffic backs up to Lester B Pearson St



# Local Resident Opposition

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Traffic Impact - Eddy Battiston, Kleinburg



## KNDP Comment on Nashville Road widening limitations (Page 64)

### CONCLUSIONS:

The TMP identified that although future traffic demands are expected to exceed available capacity on Nashville Road, widening the road may not be feasible because of the special historical character of Nashville Village. It is anticipated that the extra traffic will be diverted to alternate routes. Other improvements along Highway 27 and signalized intersections within the HCD should be assessed for potential impacts to the KNHCD, including the proposed Highway 427 extension noted in Section 2.3.

# Local Resident Opposition



History of Applications - Alexandra Battiston,  
Kleinburg

## **Background of 89 & 99 Nashville Road**

- The properties of 89 and 99 Nashville Road are located on the south side of Nashville Road, east of Regional Road 27 within the Kleinburg-Nashville Heritage Conservation District and located within the Village of Kleinburg.
- **The Properties are designated under Part V of the *Ontario Heritage Act*.** This means that any proposal for development must be reviewed by the Vaughan Development and Parks Planning Department and the Heritage Vaughan Committee.
- The properties of 89 & 99 Nashville originally housed 3 structures; a **Georgian house at 89 Nashville Road, an altered Ontario Gothic Cottage building at 99 Nashville Road, and an accessory building (a small barn) which straddled the south property line.**
- **The house and cottage were thought to have been constructed in the 1870's.** They were recognised in the KNHCD Plan as “contributing properties” and were identified in the 2001 inventory as having **cultural heritage value.**

# **History of Ownership of 89 & 99 Nashville Road**

## **December 2017**

89 & 99 Nashville Road are sold to Highview Building Corp. Inc., a subsidiary of Stateview Homes

## **May 2023**

Highview Building Corp. Inc. and Stateview homes are placed into receivership

KSV Restructuring Inc. is appointed as the Receiver of all assets, and properties of Highview Building Corp Inc., including the real property municipally known as 88 Nashville Road and 99 Nashville Road, Kleinburg.

## **October 31, 2023**

89 & 99 Nashville are sold by the Court-appointed Receiver under bankruptcy proceedings to 2133904 Ontario Inc. for \$11,250,000

## **February 21, 2024**

The Applicant, Christopher Zeppa c/o 2133904 Ontario Inc./Christopher Zeppa has a pre-application consultation meeting with the City of Vaughan

## Previous Applications for 89 & 99 Nashville

### **In or around 2017**

Previous Owner applies to amend the Official Plan and Zoning By-Laws to permit the development of a **9 to 11 storey mixed-use residential building in an L-shaped configuration along Hwy 27 consisting of 173 dwelling units** and at-grade commercial uses, as well as a 2-storey standalone building along Nashville Road providing commercial and amenity uses (the “**Original Proposal**”)

### **December 2017**

Previous Owner appeals to the Local Planning Appeal Tribunal (LPAT, formerly known as the Ontario Municipal Board) for non-decision after the City failed to adopt the requested amendment from the existing designation of “Low-Rise Mixed-Use” and “Mainstreet Commercial” to the proposed designation of “Mid-Rise Mixed-Use”

Previous Owner substantially amends the Applications to provide for development of a **25-unit low rise residential development consisting of 6 semi-detached dwellings and 19 single-detached dwellings** sharing and underground parking garage (“**Revised Proposal**”)

## May 2019

Heritage Vaughan supports the **approval of the Previous Owner's proposal to restore and relocate the 2 contributing heritage dwellings** on the subject properties and construct semi-detached and townhouse units on the site for a total of 27 dwellings on site.

## In or around 2019

- Previous Owner submits an **Application which proposes the construction of 27 two-storey townhouse units linked underground, by way of attached garage, which had access on to a private common element condominium road.** Five at-grade parking spaces were proposed.
- This Revised Proposal is **dependent on driveway access across the neighbouring Property (10515 Hwy 27) to intersect with Hwy 27.** The access was across the existing driveway for the Montessori School for refuse/recycling vehicle access.
- The **Revised Proposal was ultimately further revised to propose 12 single detached residential dwellings**
- Ultimately, **Council approves the development of 12 single detached homes with heritage-inspired design on a cul-de-sac surrounded by forested grounds. The access to the development was from Nashville Road alone.**

## **June 29, 2020**

- Due to the 2 Heritage Buildings being vacant for several years and vandalism that occurred, the Previous Owners subsequently applied for demolition of the 2 Heritage Buildings.
- Council approved the Previous Owners' application for demolition of the two existing 2-storey buildings on 89 & 99 Nashville due to their irreparable conditions.
- Council's approval of the demolition was subject to the Applicant constructing 2 identical architectural replica buildings on the subject lands in the proposed development.

## **November 2024**

- **The Application before Council today does not incorporate the 2 identical replica buildings, respectively at 89 & 99 Nashville as required by Heritage Vaughan and as approved by Council.**

## The Takeaway - What does this mean?

- From 2017 to around 2023, approximately 6 years, the Previous Owners' Proposals for development on 89 & 99 Nashville were in the process. They came before Council, they were revised – time was spent, taxpayers' money was spent and the applications were negotiated. Concessions were made and Council's approvals was granted on certain conditions.
- The Previous Owners' Original Application for a 9 to 11 storey mixed-use residential building consisting of **173 dwelling units** and a 2-storey standalone building for commercial and amenity uses turned into a proposal for **27 residential units** and, what was ultimately proposed and finally approved by Council were **12 single detached residential units** – that was the maximum threshold that the approval process achieved during 6 years of process.
- Council now has before it an Application for an **11 and 14-storey high-rise** condominium building proposing **557 residential units**.
- This Application is shocking! It is such a **radical departure from the current planning and zoning designations** and **violates every aspect of the applicable legislation including the Official Plan, Zoning By-laws and most notably the Kleinburg Nashville Heritage Conservation District Plan**.
- Most notably, it **fails to incorporate the reconstruction of the 2 heritage structures** which was a condition prior application for demolition.



- **Any Application for development on these Properties should include the requirement to incorporate the construction of the 2 identical replica buildings – as per Heritage Vaughan’s prior recommendations and in accordance with Council’s prior negotiation and approval process. This should be non-negotiable and mandatory for any future development on the subject properties.**
- **What we’re asking Council tonight is: How does this proposed fit into the Village of Kleinburg? The answer is simple: IT DOES NOT!**

## **Kleinburg Vis-à-Vis Provincial Housing Legislation**

- The City of Vaughan has committed to achieving the Province's Housing Pledge and the City's provincially-mandated housing targets to facilitate construction of 42,000 new homes in the City by 2031.

***In March 2023, the Mayor spoke to this and said:***

*“We have secondary plans to develop new residential units in prominent areas throughout the City, like the Vaughan Metropolitan Centre (VMC), Weston Road and Hwy 7, Yonge Street and Steeles, Vaughan Mills and the Promenade Center.*

*These new developments will be enhanced with access to critical transit opportunities such as the current TTC Subway service into the VMC downtown core, existing and expanded Bus Rapid Transit service across Highway 7 and the proposed Yone North Subway Extension. Building homes in neighbourhoods with access to transit is a key part of the solution to tackling gridlock in Vaughan.”*

- ***The Village of Kleinburg was not designated to address the City's housing target and is not an appropriate area for such a development of this size, scale and mass.***

- **The Village of Kleinburg is not an area in the City of Vaughan that has access to any critical transportation services.**
- **The proposed development is not located within a major transit station area, and the area lacks sufficient transportation options as it is. This high-density proposal, if approved, would have a horrific impact on traffic in the village and to the safety of drivers, pedestrians and cyclists.**
- **The proposed development is unsustainable and completely inappropriate for the Village of Kleinburg.**
- **So, what I think the real question on everyone's mind here tonight is what's going on here?**
- **What is the real agenda and what has been happening behind closed doors that we, the residents of the Village of Kleinburg and taxpayers are not privy to?**

# Local Resident Opposition

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Municipal Services - Frank Abreu, Kleinburg

# Municipal Services Concerns

## 1. Water and Sewage Infrastructure

- Can the current water and sewage infrastructure support the additional strain of 557 new units?
- Ongoing repairs to the water mains in Kleinburg already highlight the challenges our infrastructure faces. Will this development exacerbate these issues?
- What is the capacity of the pumping station at Highway 27 and Nashville Road? Can it accommodate this significant increase in demand? Additionally, what are the potential impacts on nearby residents?
  - For instance, during the summer, we already experience occasional odors. How might urban densities situated directly above the station intensify this issue?

## 2. Communication and Electrical Outages

- Our community already experiences frequent outages with above-ground communication and electrical facilities.
- What additional challenges might arise with the inclusion of 557 new units, particularly during peak demand periods?

## 3. Water Runoff and Flood Risk

- Heavy rainfall already places a strain on our area's sewer systems. While the current undeveloped land, though barren, allows for some water absorption, this dynamic will drastically change once development begins.
- The proposed development will increase impermeable surfaces, leading to greater runoff and a higher likelihood of overwhelming the existing sewer infrastructure.

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Natural Heritage - Darlene Share, Kleinburg

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Personal Anecdote - Lori Inglis, Kleinburg