

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 16, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

16. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 645 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

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 2, 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, subject to the following amendments, in accordance with Communication C2, memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 20, 2020, as follows:

That the following recommendation be added to the staff report dated May 25, 2020:

- d) Council's approval of new construction shall be contingent upon the approval of Site Development File DA.19.067 (Jason Polsinelli) and any required minor variances to be approved by the Committee of Adjustment.

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

That Heritage Vaughan Committee recommend That Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 645 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;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

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- 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; and
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD(S): 1

**TITLE: DEMOLITION AND NEW CONSTRUCTION – SINGLE
DETACHED DWELLING AND DETACHED GARAGE LOCATED
AT 645 NASHVILLE ROAD, KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT**

FROM:

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

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee for the approval of the proposed demolition of the existing dwelling and detached garage, and new construction of a two-storey dwelling with a detached garage for the lands known municipally as 645 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 an existing dwelling and detached garage and the proposed construction of a new detached two-storey dwelling and detached garage located at 645 Nashville Road.
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the proposal as it conforms with the policies of the KNHCD Plan.

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 2, 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, subject to the following amendments, in accordance with Communication C2, memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 20, 2020, as follows:

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

That Heritage Vaughan Committee recommend That Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 645 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; and
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

Background

The property known municipally as 645 Nashville Road was historically located within the western half of Lot 25, Concession 9 West of Yonge Street in the former Township of Vaughan. The crown patent for the western half of Lot 25, Concession 9 West of Yonge was granted to the Canada Company in 1832. The 100-acre property was sold to William Tedder Sr. in 1839, a farmer who was born in England, who built a farmhouse

on the western edge of the lot near modern-day Huntingdon Road. Nashville Road has already been constructed on the eastern edge of the lot. Between 1871 and 1892, William Tedder Sr. and his wife granted small parts of the lot to the Toronto Grey Bruce Railway and parts to other members of the Tedder family, including his son William Tedder Jr. The 1878 Illustrated County Atlas shows William Tedder (though it is not clear which one) as the owner of the lot. The aforementioned Toronto Grey Bruce Railway is depicted through the middle of the lot. Kleinburg Station is depicted on the map as well.

Thomas Tedder, the executor of William Tedder Sr.'s estate, sold 87 acres of the lot to James H. Barons in 1909. The *1911 Census* notes that Barons was a farmer. Barons owned the property until 1950 when he passed it to his son, Russell E. Barons. The land was then subdivided in 1952 (Plan 4258). The subject property, Lot 8, changed hands several times in the mid-1950s before Henry and Iva Paul became the owners in 1955 and lived on the property until 1990. From aerial photographs, it can be assumed that the house on the subject property was built between 1955 and 1962, soon after the Paul family took ownership of the property in the mid-1950s.

The residential building at 645 Nashville Road is a one-storey structure on a concrete block foundation with an asphalt shingled-clad hip and valley roof with front facing gable, clad in white and red brick with vinyl siding beneath the gable. There is also a one-storey garage addition on the west elevation clad in vinyl siding.

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 645 Nashville Road is proposing to replace the existing dwelling and detached garage with a two-storey brick-and-stone clad house located in approximately the same position as the existing main structure, and a 3-car detached garage as shown on Attachment 3.

9.5.1 NEW DEVELOPMENT OVERVIEW states:

"New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style."

Cultural Heritage staff support the design of the replacement building as its proposed scale and massing proportions and architectural style are suitable to the area and will enhance the cultural heritage landscape of Nashville Road between the village of Kleinburg and the hamlet of Nashville in accordance with KNHCD and Vaughan Official Plan 2010 policies.

9.5.3.2 ARCHITECTURAL STYLE states:

“Design houses to reflect one of the local heritage Architectural Styles.”

The proposed Loyalist Cottage style design presents a solid main body of the house flanked by two apparent additions (to each side): one housing a residential dwelling space and the other comprised of the three-car garage as two distinctly separate architectural bodies set back from the line of the front elevation of the “main building”. This architectural composition is in keeping with the historical progression of additions to a typical stone cottage, thus enhancing and reinforcing the Heritage Conservation District attributes.

The main body of the house is clad in heavy stone, as is prevalent for this architectural style, whilst the two flanking additions are clad in a more dainty and appropriate brick sitting on a stone foundation. All components have adequately sized and geometrically-positioned dormers, which contribute positively to the overall character of the KNHCD.

9.5.3.2 – Residential Villages – Scale & Massing states:

“A new house should fit in with the scale of its neighbourhood”.

The proposed dwelling is consistent with the surrounding area, which is made up of one-storey and two-storey dwellings. The proposed dwelling and semi-detached garage will be situated in the same area as the existing dwelling and garage. The Owner has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the KNHCD, as shown on Attachment 4.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

“Smooth red clay face brick, with smooth buff clay face brick as accent” or “stucco”.

The proposed project employs a historically acceptable Materials Palette as shown on Attachment 6. The proposal comprises a suitable integration of red brick, stone veneer, garage doors, front door and window detailing noted as acceptable within the KNHCD.

9.3.8 Outbuildings for Heritage Buildings states:

“Use single-bay garage doors, compatible with traditional designs”.

The plan includes a semi-detached three-car garage set back in two stages from the main body’s front wall line. The proposed single-bay garage doors align with historical

designs like those found in Section 9.3.8 of the KNHCD Plan guidelines. The Owner has provided a satisfactory design that will contribute to the overall character of the district.

9.9.1 THE VILLAGE FORESTS – OVERVIEW

“Site buildings and additions to preserve suitable mature trees”.

An inventory and general health assessment were performed for all trees located on and within six (6) metres of the property line. The application includes a satisfactory Tree Inventory and Protection Plan. Staff are satisfied the proposal adheres to the guidelines and the City of Vaughan’s Council endorsed By-law 052-2018 and Tree Protection Protocol. The Arborist Report is included as Attachment 8.

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 single storey dwelling and detached garage and proposed new construction of a two-storey dwelling and 3-car semi-detached garage on the lot at 645 Nashville Road under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 645Nashville_Location Map
- Attachment 2 – 645Nashville_Cultural Heritage Impact Statement
- Attachment 3 – 645Nashville_Site Plan
- Attachment 4 – 645Nashville_Renderings
- Attachment 5 – 645Nashville_Elevations
- Attachment 6 – 645Nashville_Architectural Materials Board
- Attachment 7 – 645Nashville_Landscape Plan
- Attachment 8 – 645Nashville_Arborist Report

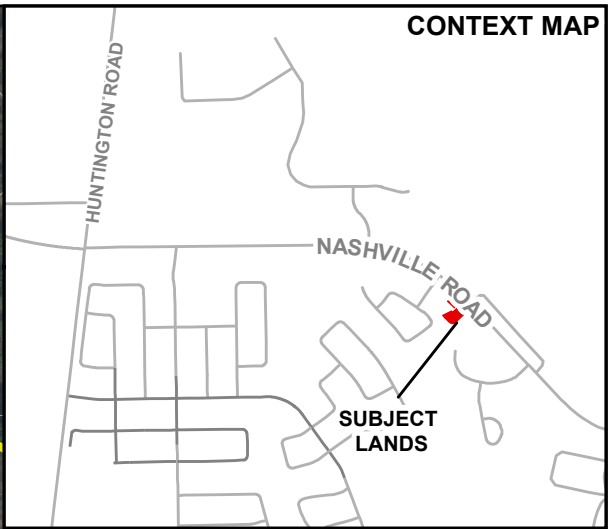
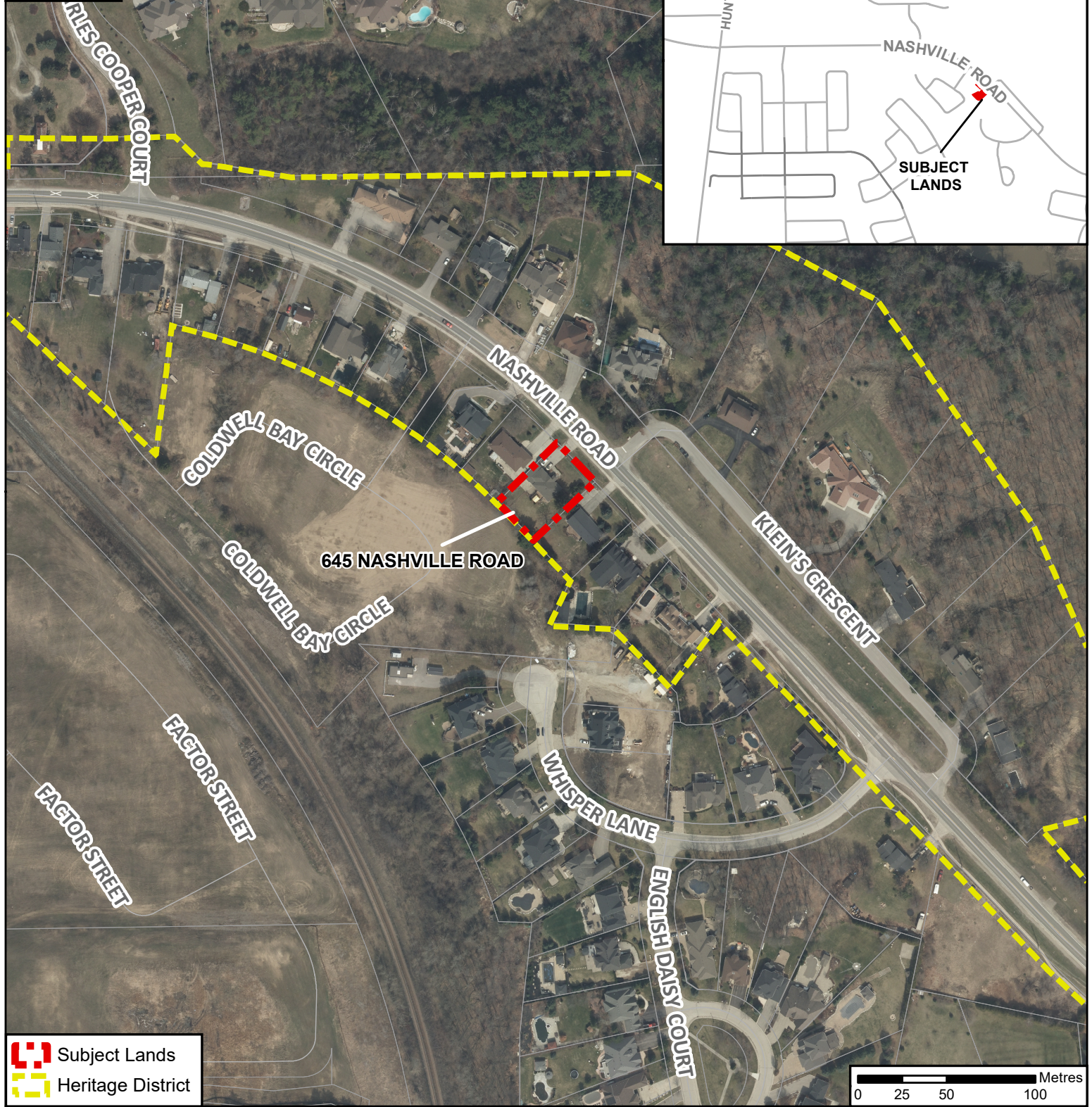
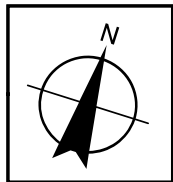
Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

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



Location Map

Location:
645 Nashville Road, Kleinburg
Part of Lot 25, Concession 9



Attachment

Date:
May 25, 2020

1

ATTACHMENT 2

CULTURAL HERITAGE IMPACT ASSESSMENT

**645 NASHVILLE ROAD
CITY OF VAUGHAN, ONTARIO**

Prepared for:

FRASCA Design & Planning Inc.
2781 Hwy 7, Unit 201
Vaughan, ON L4K 1W1

ASI File: 19CH-046

July 2019



CULTURAL HERITAGE IMPACT ASSESSMENT

645 NASHVILLE ROAD
CITY OF VAUGHAN, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by FRASCA Design & Planning Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 645 Nashville Road in the City of Vaughan. The property consists of a mid-twentieth-century bungalow located within the City of Vaughan's Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The *Kleinburg-Nashville Heritage Conservation District Plan* identifies the house at 645 Nashville Road as a non-heritage building.

This CHIA is intended to address the proposed demolition of the existing one-storey mid-twentieth-century bungalow-style residence and the replacement of this structure with a new residential building. The new building consists of a two-storey "bungaloft" style residence, influenced by the vernacular "Loyalist" cottage style, with a three-vehicle attached garage. The residential building has been designed with the intention of conforming to the guidelines of the District Plan.

The *Kleinburg-Nashville Heritage Conservation District Plan* identifies the house at 645 Nashville Road as a non-heritage building and an Ontario Regulation 9/06 evaluation of the property determined that the property does not meet the criteria for designation under Part IV of the *Ontario Heritage Act*. The property is within the Nashville Residential Village area of the Kleinburg-Nashville Heritage Conservation District, where the stated goal for new development is the enhancement of the heritage streetscape through a historical conversion process. As the existing residential building is a non-heritage building within the district and did not meet the criteria for designation under Part IV of the Ontario Heritage Act, the removal of the existing residence and replacement with a "Loyalist" cottage style residence is consistent with the plan's goals and will help to promote the extension of the heritage streetscape into this portion of Nashville Road. Furthermore, the proposed development has been evaluated using the guidelines of the *Kleinburg-Nashville Heritage Conservation District Plan* and it has been determined that the proposed development is consistent with the guidelines and should result in no significant impacts to the heritage conservation district.

The following recommendations are proposed as part of the proposed work:

1. Existing trees and vegetation along the eastern boundary of the property should be maintained to provide mitigation against the decrease in sideyard setback along the eastern boundary of the property. Additional landscaping should be considered to further mitigate any potential negative impacts on adjacent properties. A landscaping plan should be submitted to the City of Vaughan as part of the approval of the proposed development.
2. This report should be submitted to the City of Vaughan as part of the planning application for the proposed development.



CULTURAL HERITAGE IMPACT ASSESSMENT

645 NASHVILLE ROAD
CITY OF VAUGHAN, ONTARIO

PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Katherine Hull, PhD Partner and Director, Cultural Heritage Division
<i>Project Manager:</i>	James Neilson, MES (Planning) Cultural Heritage Specialist Project Manager
<i>Project Administrator:</i>	Carol Bella, Hon. BA Research Archaeologist and Administrative Assistant
<i>Historical Research:</i>	Laura Wickett, BA (Hons), Dipl. Heritage Conservation Cultural Heritage Assistant
<i>Field Review:</i>	James Neilson Laura Wickett
<i>Report Preparation:</i>	James Neilson Laura Wickett
<i>Graphics Preparation:</i>	Adam Burwell, MSc Archaeologist, Geomatics Specialist
<i>Report Reviewers:</i>	Laura Loney, MPlan, CAHP Cultural Heritage Specialist Project Manager Cultural Heritage Division Annie Veilleux, MA, CAHP Senior Cultural Heritage Specialist Manager, Cultural Heritage Division



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1.0 INTRODUCTION

ASI was contracted by FRASCA Design and Planning Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 645 Nashville Road in the City of Vaughan (Figure 1). The property is located within the City of Vaughan's Kleinburg-Nashville Heritage Conservation District (Figure 2 and is designated under Part V of the *Ontario Heritage Act*. The *Kleinburg-Nashville Heritage Conservation District Plan* identifies the house at 645 Nashville Road as a non-heritage building.



Figure 1: Location of 645 Nashville Road (Base Map: Open Street Maps, Annotated by ASI)

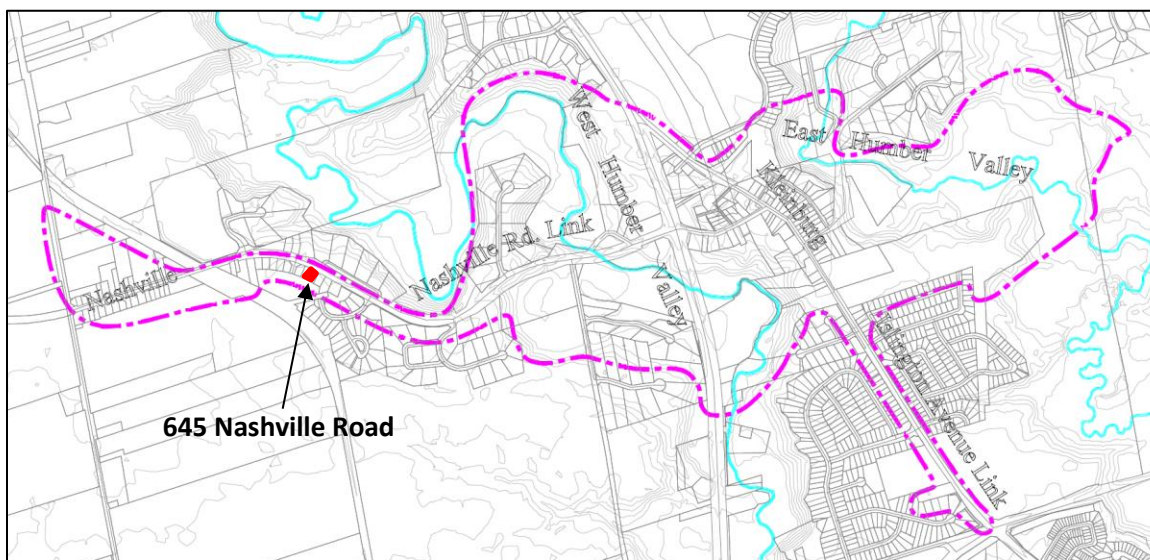


Figure 2: Map of the Kleinburg-Nashville Heritage Conservation District (City of Vaughan 2003, Annotated by ASI)

The research, analysis, and site visit were conducted by James Neilson, Cultural Heritage Specialist and Laura Wickett, Cultural Heritage Assistant under the project direction of Dr. Katherine Hull, Partner and Director, Cultural Heritage Division, ASI. This CHIA follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the City of Vaughan's Terms of Reference for Cultural Heritage Impact Assessments (February 2017), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document and evaluate the property and measure the impact of the proposed development on the heritage conservation district.

This document will provide:

- a description of the subject property, including location, a detailed land use history of the site, and photographic documentation;
- an evaluation and description of the subject property's cultural heritage value based on archival research and site analysis, and contribution to the surrounding area;
- an assessment of impacts of the proposed undertaking; and,
- A description of potential mitigation measures and recommendations for approval by the City of Vaughan.

1.1 Location and Study Area Description

The subject property is located at 645 Nashville Road in the City of Vaughan, Ontario. The property is located in Lot 8, Plan 4258 in the City of Vaughan, and historically in Lot 25, Concession 9 West of Yonge Street, Vaughan, in the former Township of Vaughan.

The property is located on a section of Nashville Road that is primarily residential in character, though the area has wide lots, significant vegetation, and generous residential setbacks from the road which gives the appearance of less density than what would be associated with a more suburban character. This is consistent with the character of the residential development in the surrounding area where small subdivisions branching from Nashville Road have been constructed over the years with wide building lots and generous setbacks. Beyond the small clusters of residential development, the surrounding area consists of rural fields and forests associated with the Humber River.



Figure 3: Aerial photo of the subject property (Google 2019, annotated by ASI)



Figure 3: 645 Nashville Road (ASI 2019)

1.2 Property Ownership

The subject property is currently owned by:

Jason Polsinelli
14684 Regional Rd 50
Caledon, Ontario
L7E 3E3
4169883903

1.3 Policy Framework

The authority to request this Cultural Heritage Impact Assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of Vaughan's *Official Plan* (September 2015).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

1.3.1 The Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term



prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

1.3.2 Growth Plan for the Greater Golden Horseshoe

The 2017 *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* identifies several policies relating to the conservation of cultural heritage resources within the Province. Section 1.1 of the Growth Plan speaks to the challenges faced by increased growth in the Greater Golden Horseshoe, and that “[u]rban sprawl can degrade the region’s air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources.

Section 4 of the *Growth Plan* speaks to the protection of valuable resources, including cultural heritage resources, in Section 4.1:

The *GGH* contains a broad array of important hydrologic and *natural heritage features and areas*, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and *ecological integrity* of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.

Through their historic relationship with the lands and resources in this region, Indigenous communities have gained traditional knowledge that is of value to the planning decisions being made today. A balanced approach to the wise use and management of all resources, including those related to water, natural heritage, agriculture, cultural heritage, and mineral aggregates, will be implemented in the *GGH*.



The *GGH* also contains important *cultural heritage resources* that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through *development* and *site alteration*. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

Section 4.27 of the *Growth Plan* provides specific policy guidance relating to cultural heritage resources:

4.2.7 Cultural Heritage Resources

Cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*.

Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*.

Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making (Ministry of Municipal Affairs and Housing 2016).

1.3.3 City of Vaughan Official Plan

Section 6.0 of the City of Vaughan's *Official Plan* provides policies on the protection of the City's cultural heritage. The following have relevance to the completion of Heritage Impact Assessments:

- 6.1.2.1 To maintain a Register of Cultural Heritage Resources (the *Heritage Inventory*) pursuant to the Ontario Heritage Act that identifies properties that are of cultural heritage value. These properties have been identified by:
 - a. Designation under Parts IV or V of the Ontario Heritage Act;
 - b. Protection through a heritage easement, entered into under the Ontario Heritage Act;
 - c. Recognition by council as having cultural heritage value;
 - d. Recognition by the Ontario Minister of Culture as a Provincial Heritage Property under Part III of the Ontario Heritage act; or
 - e. Designated by the National Historic Sites and Monuments Board as a National Historic Site.
- 6.1.2.7 Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfils one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.
- 6.1.3.2 To promote recognition and use of heritage resources by:
 - a. Recognizing and promoting heritage resources;



- b. Supporting physical and visual linkages between cultural heritage resources and open space and natural heritage resources;
- c. Providing access to publicly-owned heritage resources where appropriate;
- d. Recognizing and commemorating lost heritage resources, including areas where major events occurred, important buildings, settlements and *significant* landscape features that no longer exist;
- e. Encouraging the use of heritage resources as a means to promote education and awareness of Vaughan's past; and
- f. Engaging in the appreciation of cultural heritage resources through programs, services, commemoration and ongoing communication.

6.2.2.5 To require that, for an alteration, addition, demolition, or removal of a designated heritage property, the applicant shall submit a cultural heritage impact assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. The proposed alteration or addition requires:
 - i) An Official Plan amendment
 - ii) A Zoning By-law amendment
 - iii) A Block Plan approval
 - iv) A Plan of Subdivision
 - v) A Minor Variance
 - vi) A Site Plan application
- b. The proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.

6.2.2.7 To explore all options for on-site retention of heritage buildings and landscape features on *designated heritage properties* before resorting to relocation. The following alternatives be given due consideration in order of priority:

- a. On-site retention in the original use and integration with the surrounding or new *development*;
- b. On-site retention in an adaptive re-use;
- c. Relocation to another site within the same *development*; and
- d. Relocation to a sympathetic site within the City.

6.2.4.1 That *Cultural heritage impact assessments* shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:

- a. The assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed *development*;
- b. The assessment may not substitute alternative heritage values or character for those that have been approved or endorsed by the City; and
- c. Where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.



1.3.4 Kleinburg-Nashville Heritage Conservation District Plan

In addition, specific policies regarding properties located within the Kleinburg-Nashville Heritage Conservation District are outlined in the City of Vaughan's *Kleinburg-Nashville Heritage Conservation District Plan* (2003). The policies for heritage buildings and new development are outlined as follows in the plan:

6.2 Policies for Heritage Buildings

Conservation of existing heritage buildings in the District requires policies to encourage and promote their economic use, their maintenance and preservation, and the restoration of heritage elements where they have been damaged or removed.

- Loss of heritage through neglect is an avoidable tragedy. Regular inspections for building maintenance and fire prevention should be undertaken and regulations in this regard should be enforced.
- The original construction and detail on heritage buildings should be retained and repaired whenever possible.
- Alterations to heritage buildings should include removal of later unsympathetic work and restoration of original features and detail.
- Work on heritage buildings should be consistent with the Guidelines in Section 9.3.
- Loss of heritage resources through demolition should be discouraged. Policy suggestions for demolition control appear in Section 7.2.9.

6.3 Policies for New Development

New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them.

- New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building.
- New development within the District should be consistent with the Guidelines in Section 9.5.

Additional specific relevant policies and guidelines from this plan will be outlined in detail in Section 5.0 of this report.

1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:



- City of Vaughan *Heritage Inventory* [Accessed 7 May 2019] at https://www.vaughan.ca/services/business/heritage_preservation/built_heritage_inventory/Pages/default.aspx;
- City of Vaughan *Kleinburg-Nashville Heritage Conservation District Study and Plan* [Accessed 7 May 2019] at https://www.vaughan.ca/projects/policy_planning_projects/Pages/Kleinburg-Nashville-Heritage-Conservation-District-Study-and-Plan.aspx;
- Email correspondence with the City of Vaughan Cultural Heritage Coordinator, Katrina Guy [19 June 2019, response received 21 June 2019];
- Email correspondence with the City of Vaughan Archives Archival Records Analyst [24 June 2019, response received 26 June 2019]
- Canadian Register of Historic Places [Accessed 7 May 2019] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 7 May 2019] at <https://www.pc.gc.ca/en/lhn-nhs>;
- Ontario Land Registry Access [Accessed 6 May 2019] at <https://www.onland.ca/ui>; and,
- Historical and genealogical records at Ancestry.ca.

1.5 Cultural Heritage Value

The property at 645 Nashville Road is located within the City of Vaughan's Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The *Kleinburg-Nashville Heritage Conservation District Plan* identifies the house at 645 Nashville Road as a non-heritage building (i.e. non-contributing).

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

The subject property is located in Lot 8, Plan 4258 in the City of Vaughan and was historically located within the western half of Lot 25, Concession 9 West of Yonge Street in the former Township of Vaughan.

2.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the former Township of Vaughan has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the history of Indigenous land use and settlement of the area.¹

Table 1: Indigenous settlement history

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN			
Early	Gainey, Barnes, Crowfield	9000-8500 BC	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BC	Small nomadic groups
ARCHAIC			
Early	Nettling, Bifurcate-base	7800-6000 BC	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BC	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BC	Polished/ground stone tools (small stemmed)
WOODLAND			
Early	Meadowood	800-400 BC	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BC-AD 800	Incipient horticulture
Late	Algonkian, Iroquoian	AD 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	AD 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	AD 1400-1600	Tribal differentiation and warfare
HISTORIC			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	AD 1600-1650	Tribal displacements

¹ While many types of information can inform the precontact settlement of the City of Vaughan, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
Late	Six Nations Iroquois, Ojibwa	AD 1650-1800's	
	Euro-Canadian	AD 1800-present	European settlement

The land in which the subject property is located was included in the Toronto Purchase, Treaty No. 13, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario (Mississaugas of the Credit First Nation 2017).

2.2 Township and Settlement History

2.2.1 Village of Kleinburg

The historical village of Kleinburg is bounded by Highway 27 on the west and Stegman's Mill Road on the east. The village of Kleinburg was named after its first settler, John Nicholas Klein, who came to Canada from Germany (City of Vaughan n.d:8). In 1847, he purchased 33 hectares (83 acres) of Lot 24 in Concession 8 on the west branch of the Humber River from Andrew Mitchell. He erected a flour mill at the foot of a hill (City of Vaughan n.d:8). As the mill prospered, Klein subdivided his land and a community known as Kleinberg grew around it at the foot of the hill. A second small settlement at the top of the hill was called Mount Vernon (City of Vaughan n.d:8).

In 1852, H.S. and W.P. Howland became the owners of Klein's flour mill (City of Vaughan n.d:9). The Howland brothers were one of Ontario's most successful families in both private business and public politics. That same year, H.S. Howland was appointed the first postmaster of Kleinburg and later became Reeve of Vaughan Township from 1859 to 1860 (Reaman 1971:108). The mill continued to prosper under the Howland Brothers and quickly expanded to become the largest mill between Barrie and Toronto (Reaman 1971:108). A sawmill and a store were also added, and a cooperage was opened to make barrels for the flour, which in turn spurred the construction of a stave factory and a planing mill to supply staves for the barrels (Reaman 1971:108). Other industries that developed soon after included two carriage-making shops, two blacksmiths, and a tannery (Reaman 1971:108). By the 1870s, Kleinburg also had a school, several churches, three merchants, a currier, a tinsmith, two cabinetmakers, two shinglemakers, and a saddler and by 1878 the population of Kleinburg was about 350 (Mika and Mika 1981:469). It was a convenient stopping point for farmers on their way to Toronto and the village had three hotels to accommodate them. By 1890, Kleinburg and Mount Vernon had grown together and were known collectively as Kleinburg (Mika and Mika 1981:469).

During the early twentieth century, the community declined as most of its small local industries disappeared (Mika and Mika 1981:469). Following World War II, Kleinburg became a residential area for commuters working in Toronto, and tourist attractions including the McMichael Art Gallery have revitalized the local economy (Mika and Mika 1981:469).



2.2.2 Hamlet of Nashville

The historical hamlet of Nashville was located on the Canadian Pacific Railway between Highways 27 and 50. The community was originally known as East's Corners after a family of early settlers, but was renamed by resident Jonathan Scott, who was from Nashville, Tennessee (Mika and Mika 1981:16-17). Nashville appears to have come into being when a railway station was built there in 1870. Though the railway station was located in Nashville, it was called Kleinburg Station. The presence of the railway station encouraged the early industry of grain storage and there was also a sawmill, a lumber yard and a blacksmith (Mika and Mika 1981:17). Matthew East became Nashville's first postmaster in 1881 and he also operated a store and a shoemaker's shop (Mika and Mika 1981:17).

2.3 Land Use History

The following land-use history is based on a combination of land registry records, historic mapping, census records and local history resources.

2.3.1 645 Nashville Road

The property at 645 Nashville Road was historically located within the western half of Lot 25, Concession 9 West of Yonge Street in the former Township of Vaughan.

The crown patent for the western half of Lot 25, Concession 9 West of Yonge was granted to the Canada Company in 1832. The Canada Company was established by British Parliament in 1825 for the purpose of obtaining land in Canada and promoting its sale to prospective settlers (The London Gazette 1825). According to the Abstract Register Book, the 100-acre property was sold to William Tedder Sr. in 1839. Tedder Sr. was a farmer who was born in England c. 1815 and was involved in the Methodist Church as a class leader for thirty-five years (Government of Canada 1851; Mulvany 1885).

The 1860 *Tremaine Map of the County of York* (Figure 4**Error! Reference source not found.**) lists Tedder Sr. as the owner of the property and shows a farmhouse on the western edge of the lot near modern-day Huntingdon Road. According to the map, Nashville Road has already been constructed on the eastern edge of the lot. Between 1871 and 1892, William Tedder Sr. and his wife granted small parts of the lot to the Toronto Grey Bruce Railway and parts to other members of the Tedder family, including his son William Tedder Jr. The 1878 *Illustrated County Atlas* (Figure 5**Error! Reference source not found.** and Figure 6) shows William Tedder (though it is not clear which one) as the owner of the lot. The aforementioned Toronto Grey Bruce Railway is depicted through the middle of the lot. Kleinburg Station is depicted on the map as well.



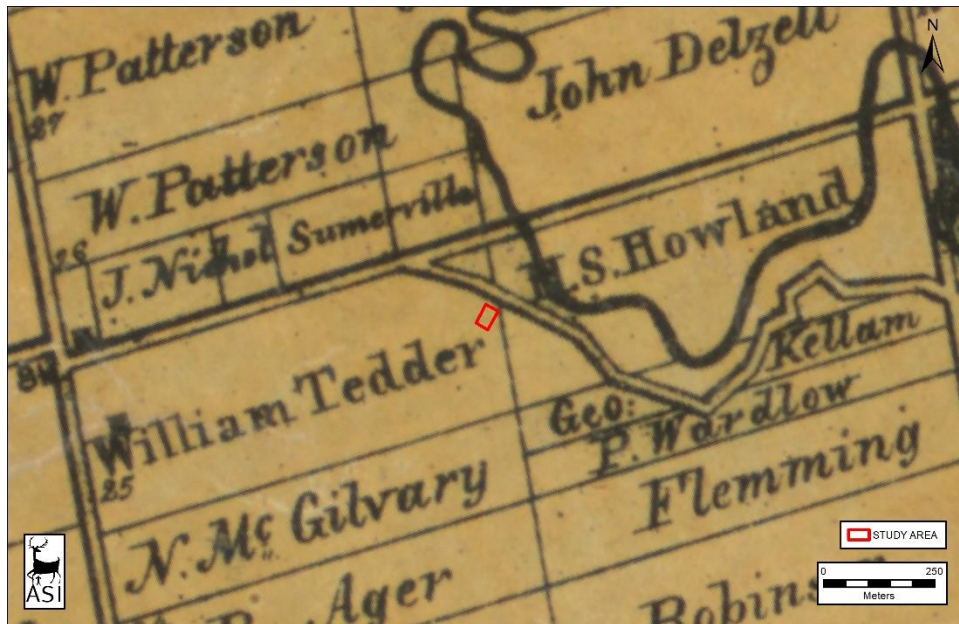


Figure 4: 1860 Tremaine Map of the County of York (Tremaine 1860)



Figure 5: 1878 Illustrated County Atlas Map (Miles & Co. 1878)



Figure 6: 1878 Illustrated County Atlas Map - Village of Kleinburg (Miles & Co. 1878)

According to the Abstract Register Book, Thomas Tedder, the executor of William Tedder Sr.'s estate, sold 87 acres of the lot to James H. Barons in 1909. The 1911 Census notes that Barons was a farmer (Government of Canada 1911). The 1914 NTS map (Figure 7) shows the development of the hamlet of Nashville (marked as Kleinberg Station on the map). The buildings are mostly on the north side of Nashville Road, just north of Lot 25, Concession 9. The 1940 NTS Map (Figure 8) shows that Nashville Road was paved.

Barons owned the property until 1950 when he passed it to his son, Russell E. Barons. The land was then subdivided in 1952 (Plan 4258). The subject property, Lot 8, changed hands several times in the mid-1950s before Henry and Iva Paul became the owners in 1955 and lived on the property until 1990. The 1954 aerial photograph (Figure 9) shows the construction of houses on neighbouring subdivided lots but the subject property has not been developed yet. The 1962 NTS Map and 1973 aerial photo (Figure 10) show a house on the subject property. Based on these two maps, it can be assumed that the house on the subject property was built between 1955 and 1962, and was likely built soon after the Paul family took ownership of the property in the mid-1950s.

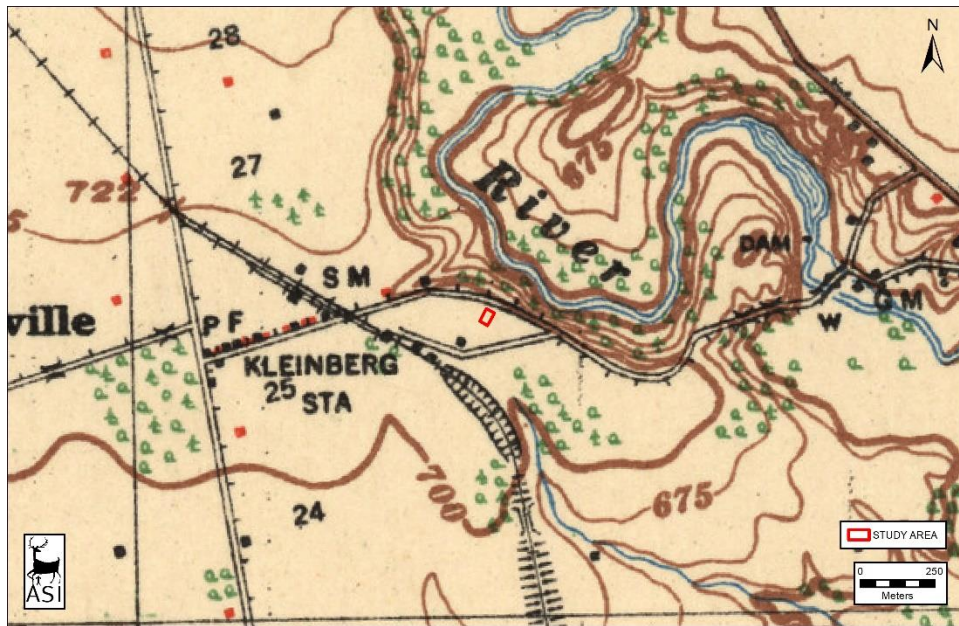


Figure 7: 1914 NTS Map (Department of Militia and Defence 1914)



Figure 8: 1940 NTS Map (Department of National Defence 1940)



Figure 9: 1954 Aerial Map (University of Toronto 1954)

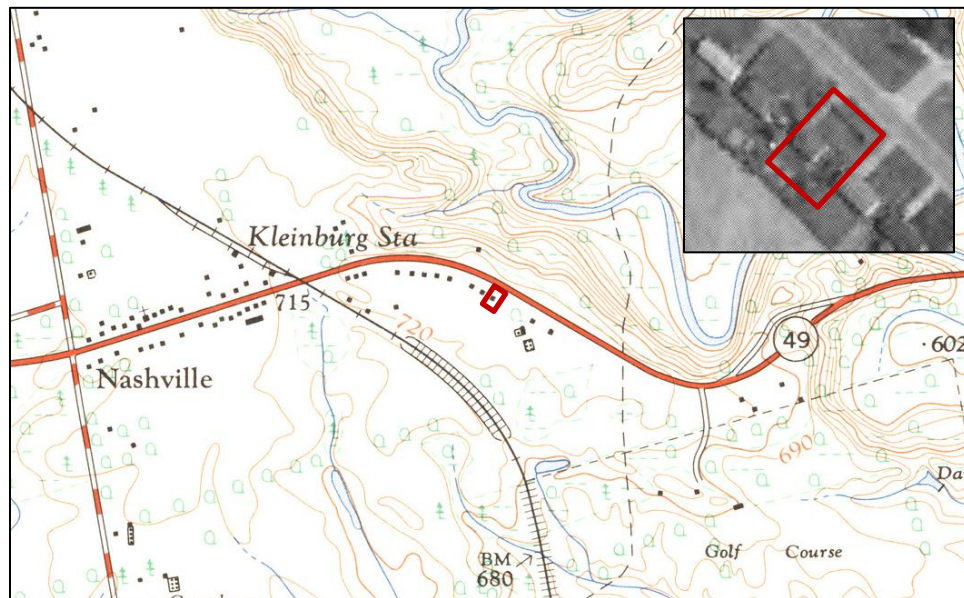


Figure 10: 1962 NTS Map and 1974 aerial photo (Army Survey Establishment 1962; City of Toronto 1973)



Figure 11: 2018 Aerial Photo of the Subject Property (Google)

3.0 EXISTING CONDITIONS

3.1 645 Nashville Road

A field review was conducted by James Neilson, Cultural Heritage Specialist and Laura Wickett, Cultural Heritage Assistant at ASI on 26 June 2019 to survey and document the property at 645 Nashville Road.

The residential building at 645 Nashville Road is a one-storey structure on a concrete block foundation with an asphalt shingled-clad hip and valley roof with front facing gable. The building is clad in white and red brick with vinyl siding beneath the gable. The building has a one-storey garage addition on the west elevation clad in vinyl siding as well.

The front elevation (Figure 12) faces north with the building accessed via a small central porch. The porch is covered with a gable roof supported by columns. The front door has a sidelight on one side. The fenestration consists of a vinyl picture window flanked by double-hung vinyl windows on one side of the entrance and two sets of two double-hung vinyl windows on the other side. Each of the windows has brick sills. The front elevation has two garage doors, one original to the house and the other part of a one-storey addition (Figure 13). The rear (south) elevation (Figure 14) has a set of double doors that enter onto a wooden porch. The fenestration consists of a vinyl picture window flanked by double-hung vinyl windows, a vinyl awning window and a double-hung vinyl window. A vinyl basement sliding window is visible as well. A portion of the rear elevation consists of the one-storey side garage addition which is clad in vinyl siding. The garage has an entrance, a vinyl sliding window and a casement window located on the south elevation. The east elevation (Figure 15) has four double-hung vinyl windows with brick sills, two vinyl sliding basement windows and an external chimney, while the west elevation (Figure 17) has no fenestration and is comprised of vinyl siding. The concrete block foundation is visible throughout the side and rear exterior of the house.



Figure 12: Front elevation (ASI 2019)



Figure 13: Front elevation with garage addition (ASI 2019)



Figure 14: Rear elevation (ASI 2019)



Figure 15: East elevation (ASI 2019)



Figure 16: Window on the east elevation with brick sills that are found throughout the house (ASI 2019)



Figure 17: West elevation (ASI 2019)

3.2 Interior

The residential building is entered via a central entrance on the north elevation which leads to a foyer (Figure 18). The first-floor family room, kitchen, and hallway leading to bedrooms and a bathroom are all connected to the foyer along with a carpeted staircase with wooden bannister and railing leading to the basement (Figure 19 and Figure 20). The foyer is tiled around the entranceway and wood throughout the remainder of the space. Wooden flooring continues through the hallway (Figure 21).



Figure 18: View of the entrance from the south side of the foyer (ASI 2019)

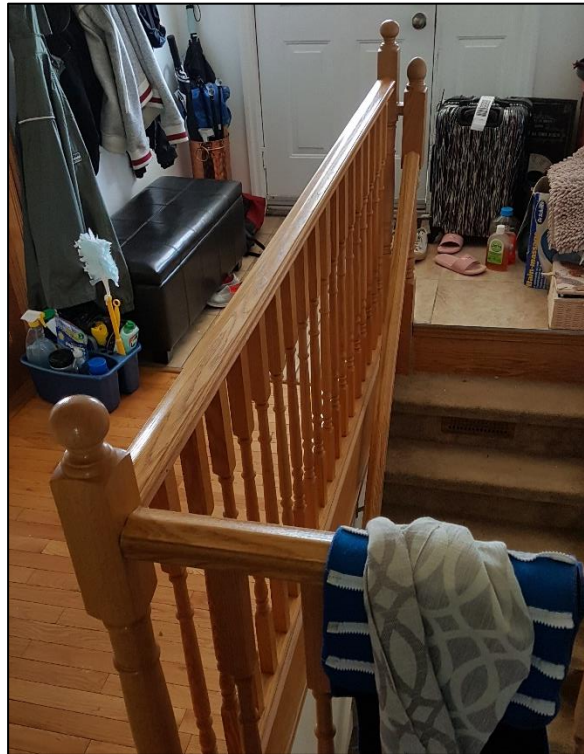


Figure 19: Bannister and railing in the foyer (ASI 2019)



Figure 20: Carpeted staircase from the basement (ASI 2019)

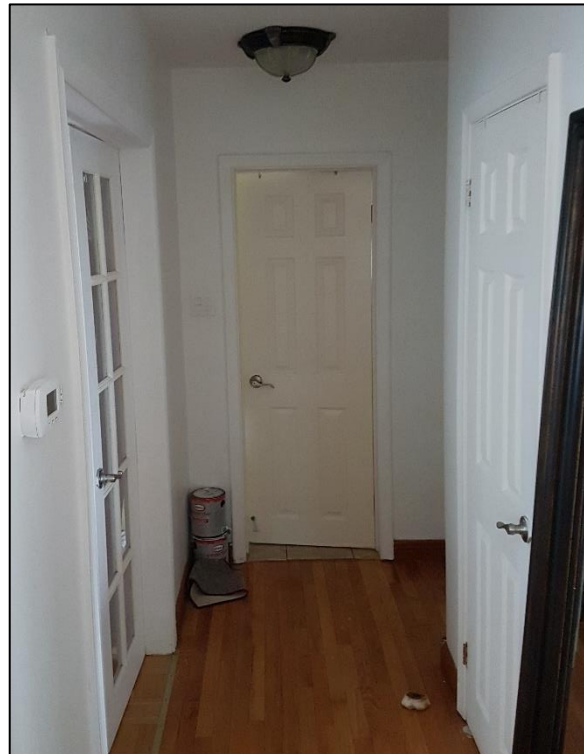


Figure 21: Hallway, facing east from the foyer (ASI 2019)

The master bedroom has parquet floors, wooden trim and a ceiling medallion surrounding the light fixture (Figure 22 and Figure 23). The second bedroom has the same wooden flooring from the hallway and foyer and wooden trim (Figure 24 and Figure 25). The bathroom has tile flooring and walls. The family room is entered from a set of double doors within the foyer and spans the depth of the building. The family room has the same wooden floor as the foyer, wooden baseboards, crown moulding and trim (Figure 26). The stucco ceiling also has a ceiling medallion surrounding the light fixture (Figure 27). The kitchen has tile floors and wooden cabinets with glass doors and a stone backsplash. The kitchen has wooden trim and a ceiling medallion around the light fixture. The kitchen contains the double doors that lead to the back porch. The kitchen also provides access to the garage, with the wood-frame garage addition accessible from the original garage (Figure 32 and Figure 33).



Figure 22: Master bedroom facing the northeast corner (ASI 2019)



Figure 24: Second bedroom facing the south wall (ASI 2019)



Figure 23: Parquet floor in the master bedroom (ASI 2019)

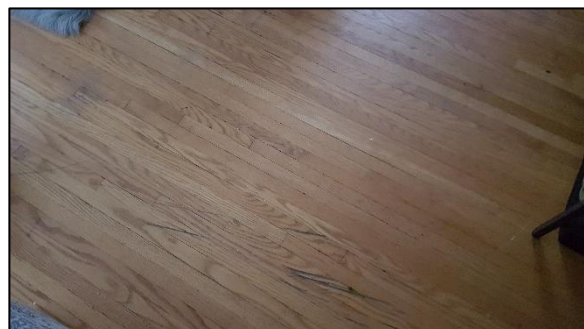


Figure 25: Floor in the second bedroom (ASI 2019)



Figure 26: Family room, facing the front (north) window (ASI 2019)



Figure 27: Family room, facing the rear (south) window (ASI 2019)



Figure 28: Kitchen, facing the northeast corner (ASI 2019)



Figure 29: Kitchen ceiling (ASI 2019)



Figure 30: Kitchen, facing the south wall (ASI 2019)

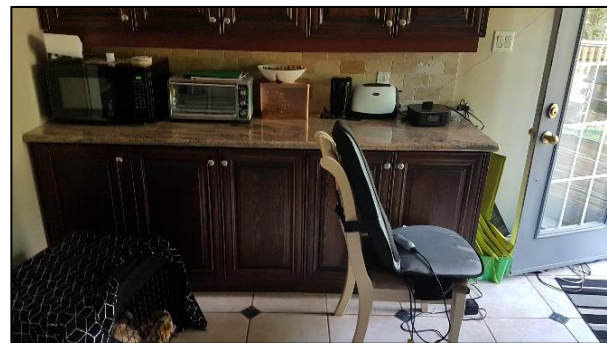


Figure 31: Kitchen, facing the east wall (ASI 2019)



Figure 32: Interior of the garage addition showing the original side wall of the residence (ASI 2019)



Figure 33: Interior of the garage addition showing the original rear wall and entrance of the residence (ASI 2019)

The basement consists of one large finished room (Figure 34 and Figure 35), a laundry room (Figure 36), a bedroom (Figure 37), a bathroom and a furnace room. The floors throughout the basement are tiled, apart from within the furnace room where the cement floor is exposed. Wooden baseboards, crown moulding, and trim are found throughout the basement. Steel columns support the roof of the basement. The walls consist of drywall and tile except for in the furnace room where the concrete block foundation is visible (Figure 38). The wooden floor joists and the underside of the floor is visible within the furnace room (Figure 39).



Figure 34: Basement, facing the southeast corner (ASI 2019)



Figure 35: Basement facing the southwest corner (ASI 2019)

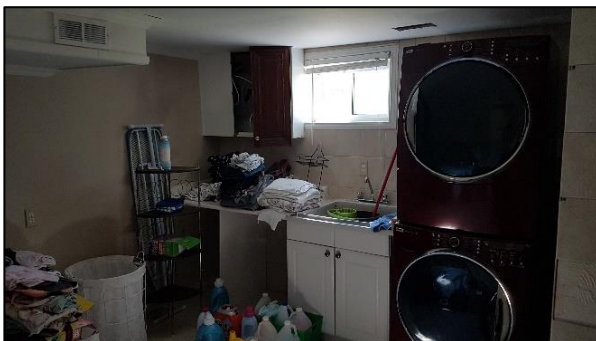


Figure 36: Laundry room in the basement (ASI 2019)



Figure 37: Bedroom in the basement, facing the south wall (ASI 2019)

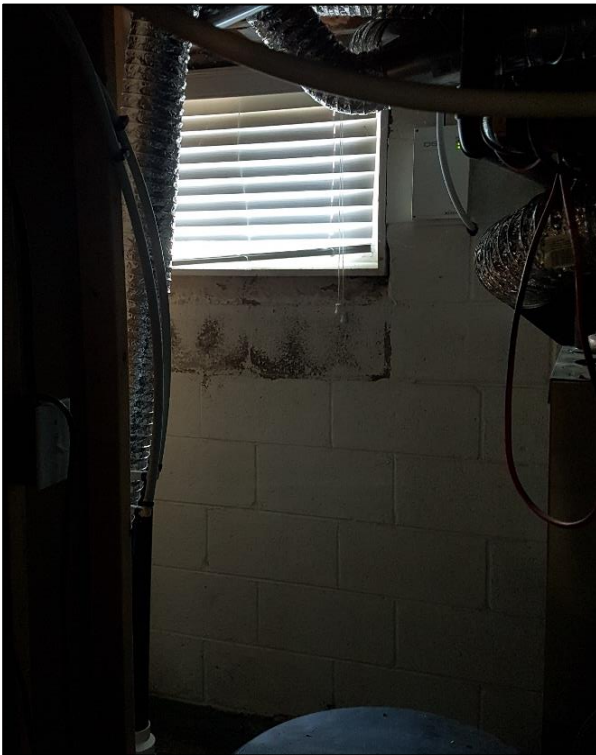


Figure 38: Concrete block foundation (ASI 2019)

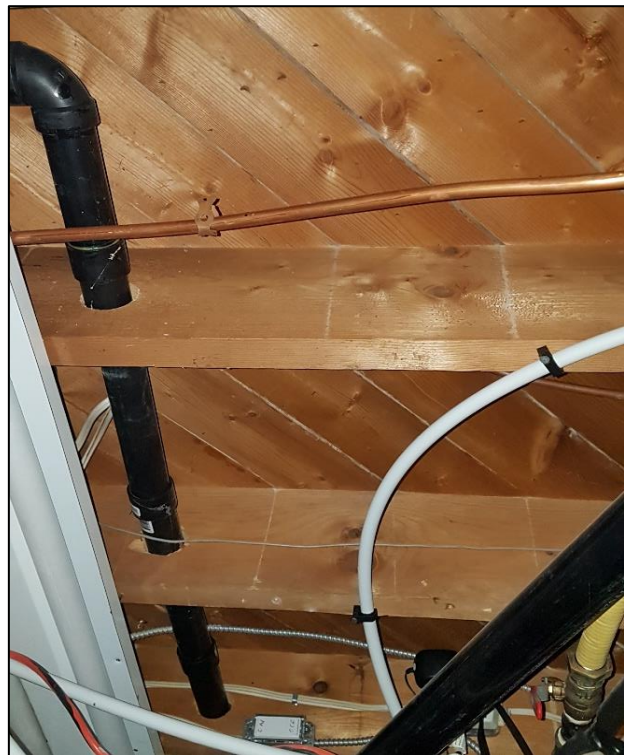


Figure 39: Joists and flooring (ASI 2019)

3.3 Landscape and Surrounding Area

The property is located on a section of Nashville Road that is primarily residential in character, though the area has wide lots, significant vegetation, and generous residential setbacks from the road which gives the appearance of less density than what would be associated with a more suburban character. The residential buildings on this portion of Nashville Road are post-World War II bungalows or more recent construction. Other residential development in the surrounding area consists of small subdivisions branching from Nashville Road that have been constructed over the years with wide building lots and generous setbacks. Beyond the small clusters of residential development, the surrounding area consists of rural fields and forests associated with the Humber River.

The residence at 645 Nashville Road is setback approximately 20 metres from the street. The property is accessed via an asphalt driveway from Nashville Road that provides access to the garages. A hedge is present along the front property boundary, providing privacy (Figure 40). The front yard also has a small garden and hedge along the walkway leading to the porch (Figure 41). A chain link fence separates the front yard from the backyard on the east sideyard and also demarcates the boundary between the property and adjacent property to the east (Figure 42). This boundary has large coniferous trees and other vegetation that helps provide visual separation between the two properties (Figure 43). The western boundary consists of a metal fence (Figure 44). The backyard contains a shed and wooden deck, and mostly consists of a grass lawn, vegetable gardens, and patio areas of interlocking brick and poured concrete (Figure 45 to Figure 48).



Figure 40: Hedge along the front property boundary (ASI 2019)



Figure 41: Small garden and hedges in the front yard (ASI 2019)



Figure 42: Sideyard vegetation on the east side of the property from the north (ASI 2019)



Figure 43: Sideyard vegetation on the east side of the property from the south (ASI 2019)



Figure 44: Metal fence and gate along the western property boundary (ASI 2019)



Figure 45: Wooden porch (ASI 2019)



Figure 46: Interlocking brick and concrete patios (ASI 2019)



Figure 47: Shed (ASI 2019)



Figure 48: Backyard (ASI 2019)

4.0 CULTURAL HERITAGE VALUE

4.1 Ontario Regulation 9/06 Evaluation

Table 2: Evaluation of 645 Nashville Road using Ontario Regulation 9/06

1. The property has design value or physical value because it:		
<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	No	The property at 645 Nashville Road is not known to meet this criterion. The residential building on the property was likely constructed between 1955 and 1962 in a bungalow style, which is a common building style for this era throughout Ontario. While the building is representative of the bungalow style, the ubiquity of this building type throughout the province minimizes the importance of this property as a representative example of the style. As such, the residential building is not 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;	No	The property at 645 Nashville Road is not known to meet this criterion. The residential building does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of	No	The property at 645 Nashville Road is not known to meet this criterion. The building does not demonstrate a high degree of technical or scientific achievement.

Table 2: Evaluation of 645 Nashville Road using Ontario Regulation 9/06

technical or scientific achievement.		
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2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property at 645 Nashville Road is not known to meet this criterion. The property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The property at 645 Nashville Road is not known to meet this criterion. The property does not appear to yield or have the potential to yield information that would contribute to an understanding of the community or a specific culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 645 Nashville Road is not known to meet this criterion. The architect of the existing buildings is unknown.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	No	The property at 645 Nashville Road is not known to meet this criterion. The residential building is within an area of residential buildings consisting of various styles and massing. Beyond its residential use, the property is not important in defining, maintaining or supporting the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	No	The property at 645 Nashville Road is not known to meet this criterion. The building is not physically or visually linked to its surroundings as the surrounding area consists of residential buildings of various styles and massing. Furthermore, the post-World War II bungalow style is ubiquitous throughout the province and not associated with any particular contextual setting. Furthermore, while the property is a residential building within a residential area, this functional use is relatively modern and as such is not functionally or historically significant. Therefore, the residential building is not physically, functionally, visually or historically linked to its surroundings.
iii. is a landmark.	No	The property at 645 Nashville Road is not known to meet this criterion. The property is not a landmark.

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Work

ASI has reviewed plans and drawings by Frasca Design and Planning, dated 17 May 2019 (Figure 49) (see Appendix A for plans). The proposed development consists of the demolition of the existing residential building on the property and the construction of a new residential building. The proposed development consists of a two-storey “bungalow” style residence, influenced by the vernacular “Loyalist” cottage style, with a three-vehicle attached garage. The building’s vernacular “Loyalist” cottage style is evident in the symmetrical central portion of the front façade with an entrance flanked by pairs of double-hung windows. The symmetrical appearance of this portion of the residence continues above the first-storey with a pair of dormers inset in the roof and two chimneys above the roofline at both ends of this portion of the building. The intention of the design of the building is to give the appearance that this central portion of the residence is the “original” portion of the building, with later side additions with minor setbacks added to each side. The attached garage incorporates a dormer with a gable roof that would give the appearance of a later addition. The rear of the house features a patio and cabana.

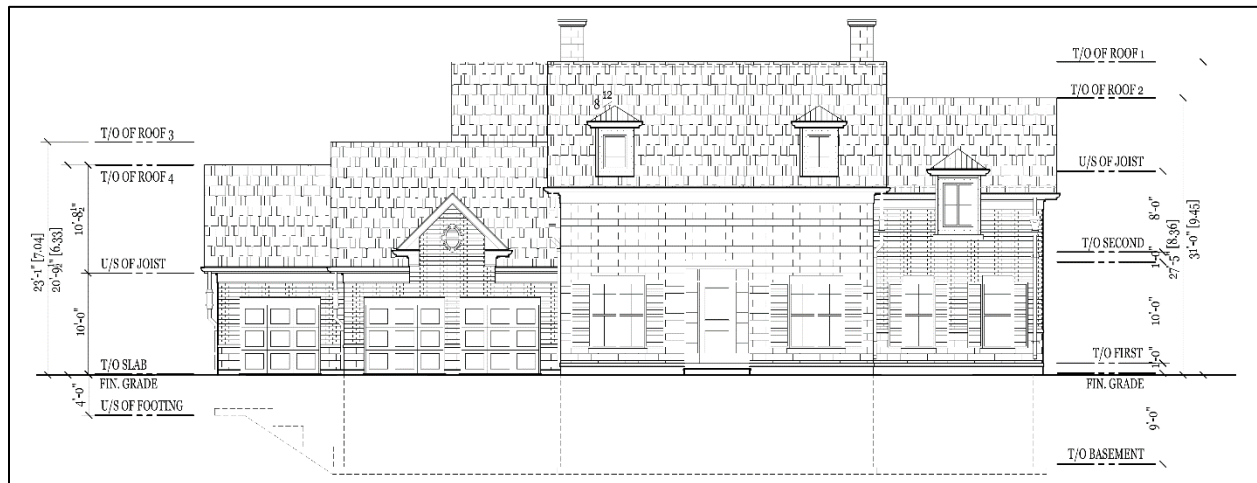


Figure 49: Proposed elevation drawings (Frasca Planning and Design 2019)

5.2 Impact Assessment

The property at 645 Nashville Road consists of a one-storey residential building. The property is located within the City of Vaughan's Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The *Kleinburg-Nashville Heritage Conservation District Plan* identifies the house at 645 Nashville Road as a non-heritage building. An evaluation of the property under Ontario Regulation 9/06 included in Section 4.0 determined that the property does not meet the criteria for designation under Part IV of the *Ontario Heritage Act*.

The property is located within the Nashville Residential Village area of the Kleinburg-Nashville Heritage Conservation District. Section 9.4.2 of the District Plan states the following about this area: "The older part of the village, west of the railway, is a fairly intact set of heritage buildings. The portion east of the railway is primarily postwar development. There is a potential for gradually extending the heritage streetscape eastward by using the Historical Conversion approach in Nashville." As the property is within the portion east of the railway, the stated goal of extending the heritage streetscape eastward is a focal point for new development in this area.

Section 9.4 addresses existing non-heritage buildings. While this section does not include any policies regarding the demolition of non-heritage buildings, it does note the importance of adhering to a historical conversion or contemporary alteration approach for additions and alterations to non-heritage properties. Given the stated goal of extending the heritage streetscape eastward into this area, a historical conversion of the property is the most suitable means of achieving this goal. As stated in 9.4.1.1, this goal may require "considerable new construction to achieve an appropriate appearance." As the existing residential building is a non-heritage building and has been determined to not have cultural heritage value on its own, a new development is proposed for the property that will allow it to reflect the goals of the District Plan.

Section 9.5 addresses new development within the Kleinburg-Nashville Heritage Conservation District. The District Plan states, "Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail." The proposed development consists of a vernacular "Loyalist" cottage style, which is included in Section 9.2 as a heritage style that is local to the heritage conservation district.

Section 9.5.3 provides guidelines for new development within the residential villages of the Kleinburg-Nashville Heritage Conservation District. The following chart addresses how the proposed development is consistent with each of the guidelines:

9.5.3.1 Site Planning	
Guideline	Analysis
Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristic of the village.	While the guideline suggests that new houses should have a setback that contrasts with adjacent properties, the proposed new development is not new infill and will replace an existing building. By maintaining the existing setback, the unchanged setback condition will maintain the existing

	character of the area with regards to the siting of residential buildings.
Site new houses to preserve existing mature trees. See Section 9.9.	No existing mature trees are proposed for removal as part of the proposed development.

9.5.3.2 Architectural Style

Guideline	Analysis
Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.	The proposed development consists of a two-storey “bungalow” style residence, influenced by the vernacular “Loyalist” cottage style which is identified as a local heritage Architectural Style in section 9.2 of the District Plan.
Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.	The proposed development does not mix elements from different historical styles.
Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.	The proposed development incorporates authentic details that are consistent with the Loyalist style. The main portion of the building is symmetrical in design and features a solid panel door with transom and sidelights, double-hung six-over-six flat-headed windows, shutters, and a pair of chimneys.
Research the chosen Architectural Style. See Section 10 for useful research sources.	Along with the information on Loyalist cottage housing outlined in Section 9.2 of the District Plan, in May 2019, ASI provided Frasca Design and Planning with the link to the Loyalist section of the Ontario Architecture website by Shannon Kyles to provide additional information about Loyalist housing in Ontario. (http://www.ontarioarchitecture.com/loyalist.htm)
Use appropriate materials. See Section 9.10.	The proposed development intends to use stone and brick for the façade, asphalt shingles for the roof, and doors and double-hung windows made from wood.

9.5.3.3 Scale and Massing

Guideline	Analysis
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 1½-storey house could be replaced by a 2-storey house with a plan that	The proposed development is a two-storey residential building with a rear addition that is consistent in size and massing with other residential structures in the neighbourhood. The proposed 24.94m building width is consistent with the frontages of other residential buildings in the area, which appear to range from 20-25m in width.

included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.	The proposed sideyard setback on the west side of the property has been increased from 1.65m to 2.64m, while the sideyard setback on the east side of the property has decreased from 9.33m to 2.63m. It is not anticipated that the changes to the sideyard setbacks will have a significant negative impact. To mitigate any potential impacts due to the decrease in the sideyard setback on the east side of the property, the existing vegetation will remain to provide a visual buffer between the two properties.
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9.3.8 Outbuildings for Heritage Buildings	
Guideline	Analysis
Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden.	The proposed connected garage is set back twice from the main portion of the residential building, with a first setback of 0.61m and a second setback of 1.22m. If the garage were to face the side lot line, the driveway would be situated near to or along the property boundary line and would potentially require the removal of existing trees and vegetation.

Based on the above analysis, the proposed development is consistent with the guidelines of the *Kleinburg-Nashville Heritage Conservation District Plan*. The proposed development should result in no significant impacts to the Kleinburg-Nashville Heritage Conservation District and will help to promote the goal of extending the heritage streetscape into this portion of Nashville Road. To mitigate any potential impacts due to the decrease in the sideyard setback on the east side of the property, the existing vegetation will remain to provide a visual buffer between the two properties.

6.0 CONCLUSION

The proposed development consists of the demolition of the existing residential building on the property at 645 Nashville Road and the construction of a new residential building. The *Kleinburg-Nashville Heritage Conservation District Plan* identifies the residential building at 645 Nashville Road as a non-heritage building and an Ontario Regulation 9/06 evaluation of the property determined that the property does not meet the criteria for designation under Part IV of the Ontario Heritage Act. The property is within the Nashville Residential Village area of the Kleinburg-Nashville Heritage Conservation District, where the stated goal for new development is the enhancement of the heritage streetscape through a historical conversion process. As the existing residential is a non-heritage building within the district and did not meet the criteria for designation under Part IV of the Ontario Heritage Act, the removal of the existing residence and replacement with a “Loyalist” cottage style residence is consistent with the plan’s goals and will help to promote the extension of the heritage streetscape into this portion of Nashville Road. Furthermore, the proposed development has been measured against the guidelines



of the *Kleinburg-Nashville Heritage Conservation District Plan* and it has been determined that the proposed development is consistent with the guidelines and should result in no significant impacts to the Kleinburg-Nashville Heritage Conservation District.

6.1 Recommendations

The following recommendations are proposed as part of the proposed work:

1. Existing trees and vegetation along the eastern boundary of the property should be maintained to provide mitigation against the decrease in sideyard setback along the eastern boundary of the property. Additional landscaping should be considered to further mitigate any potential negative impacts on adjacent properties. A landscaping plan should be submitted to the City of Vaughan as part of the approval of the proposed development.
2. This report should be submitted to the City of Vaughan as part of the planning application for the proposed development.



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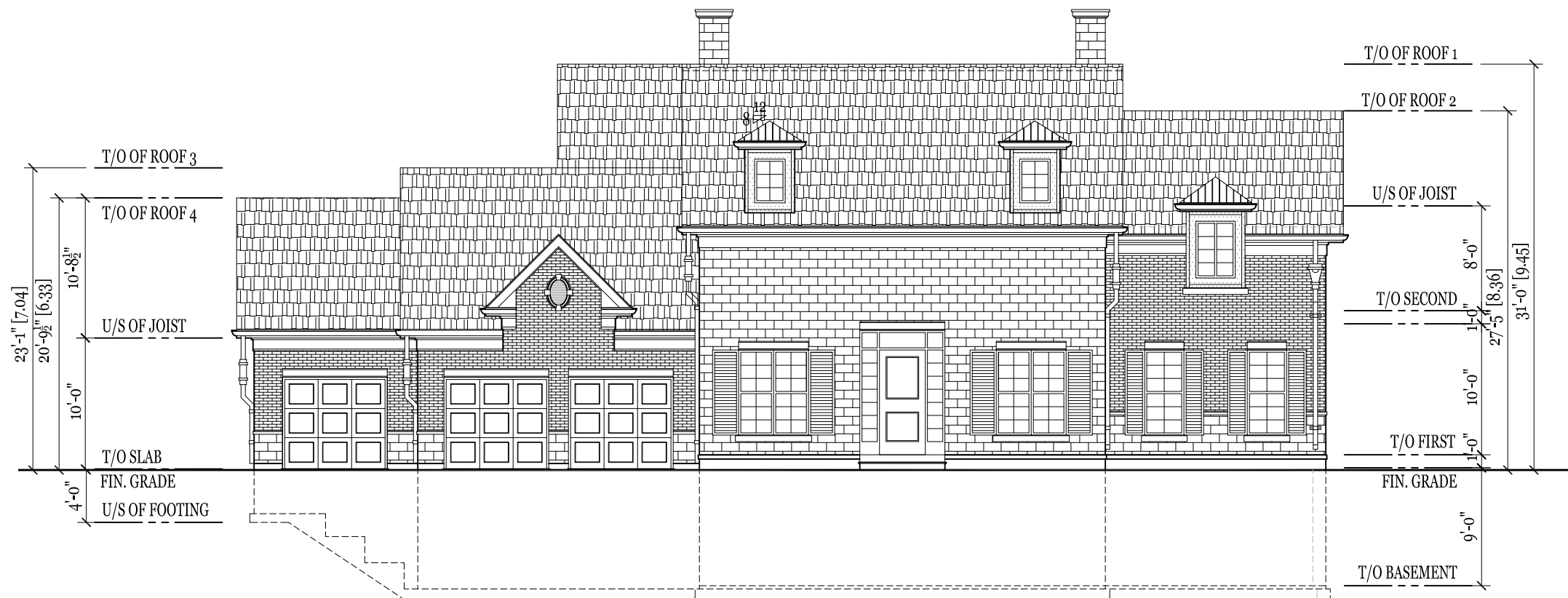
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Appendix A – Proposed Plans and Drawings

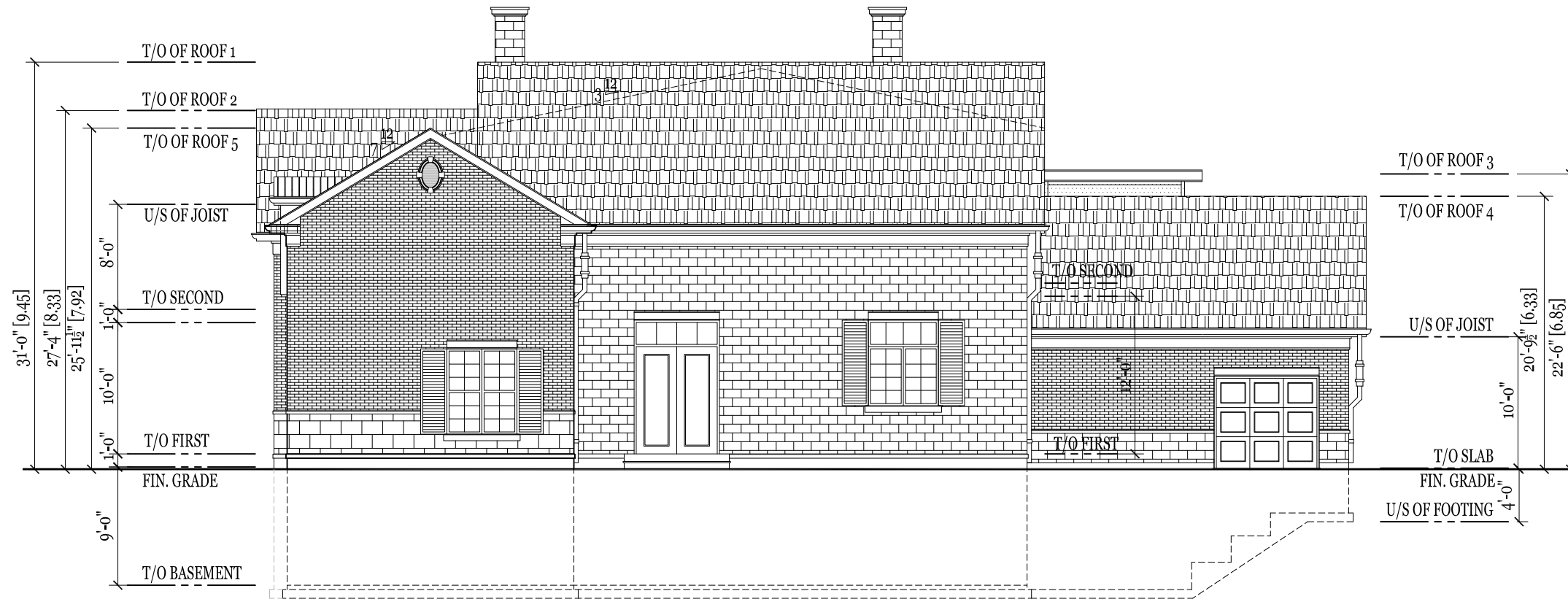




PROPOSED BUNGALOF
SINGLE FAMILY DETACHED DWELLING & CABANA
645 NASHVILLE ROAD,
KLEINBURG, ON.,

NORTH ELEVATION-03

Scale 3/32" = 1'-0"
May 17, 2019
Project # 17.046



2781 HIGHWAY 7, SUITE 201, VAUGHAN, ON, L4K 1W1, 416.272.2024, 2010giorgio@gmail.com
giorgio@frascadesignandplanning.com

PROPOSED BUNGALOF
SINGLE FAMILY DETACHED DWELLING & CABANA
645 NASHVILLE ROAD,
KLEINBURG, ON.,

SOUTH ELEVATION-03

Scale 3/32" = 1'-0"
May 17, 2019
Project # 17.046



2781 HIGHWAY 7, SUITE 201, VAUGHAN, ON, L4K 1W1, 416.272.2024, 2010giorgio@gmail.com
giorgio@frascadesignandplanning.com

PROPOSED BUNGALOWT
SINGLE FAMILY DETACHED DWELLING & CABANA
645 NASHVILLE ROAD,
KLEINBURG, ON.,

EAST ELEVATION-03

Scale 3/32" = 1'-0"
May 17, 2019
Project # 17.046



PROPOSED BUNGALOF
SINGLE FAMILY DETACHED DWELLING & CABANA
 645 NASHVILLE ROAD,
 KLEINBURG, ON.,

WEST ELEVATION-03

Scale 3/32" = 1'-0"
 May 17, 2019
 Project # 17.046

2781 HIGHWAY 7, SUITE 201, VAUGHAN, ON, L4K 1W1, 416.272.2024, 2010giorgio@gmail.com
 giorgio@frascadesignandplanning.com

**Appendix B – City of Vaughan’s Terms of Reference for Cultural Heritage Impact Assessments
(February 2017)**

GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

Purpose

A Cultural Heritage Impact Assessment (CHIA) is a study to identify and evaluate built heritage resources and cultural landscapes in a given area (i.e. subject property) and to assess the impacts that may result from a proposed development or alteration on the cultural heritage value of a property. The Cultural Heritage Impact Assessment assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with cultural heritage policies. A CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development. This will be further developed through a Conservation Plan.



Provincial and Municipal Heritage Policies

Planning Act

2. (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

Ontario Heritage Act

An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1), and Section 42 (2.2)

Provincial Policy Statement 2014

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

2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The Vaughan Official Plan 2010 (VOP2010)

Chapter 6, Volume 1 of VOP2010 requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.

Section 6.2.2.5

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. *the proposed alteration or addition requires:*
 - i. *an Official Plan amendment;*
 - ii. *a Zoning By-law Amendment;*
 - iii. *a Block Plan approval;*
 - iv. *a Plan of Subdivision;*
 - v. *a minor variance;*
 - vi. *a Site Plan application; or*
- b. *the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.*

Section 6.2.3.1

That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:

- a. *the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;*
- b. *the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or*
- c. *there is potential for adverse impact to a cultural heritage resource from the proposed*

Section 6.2.3.2

That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:

- b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.*

Section 6.2.4

Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.

Strategy for the Maintenance & Preservation of Significant Heritage Buildings

Approved by Council on June 27, 2005, Section 1.4 of the “Strategy” has the following provision as it relates to Cultural Heritage Impact Assessment requirements:

Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City’s Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property.

A Cultural Heritage Impact Assessment should not be confused with an Archaeological Resource Assessment. A Cultural Heritage Impact Assessment will identify, evaluate and make recommendations on **built heritage resources and cultural landscapes**. An Archaeological Resource Assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Good Heritage Conservation Practice

The Cultural Heritage Impact Assessment shall be conducted and based on good heritage conservation practice as per international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport’s Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport’s Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

Requirements of a Cultural Heritage Impact Assessment

The requirement of a Cultural Heritage Impact Assessment shall be identified and requested by Cultural Heritage staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Heritage staff will identify the known cultural heritage resources on a property that are of interest or concern.

The following items are considered the minimum required components of a Cultural Heritage Impact Assessment:

1. The hiring of a **qualified heritage specialist** to prepare the Cultural Heritage Impact Assessment. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).
2. Applicant and owner **contact information**.
3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources.
4. A **statement of cultural heritage value** if one does not already exist. Part IV individually designated properties will have statements provided in the existing City by-law. This statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.
5. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.
6. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.
7. A **condition assessment** of the cultural heritage resources found on the property.
8. The **documentation** of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
9. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.
10. A comprehensive examination of the following **conservation/ mitigation options** for cultural heritage resources. Each option should be explored with an explanation of its appropriateness. Recommendations that result from this examination should be based on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. Options to be explored include (but are not limited to):

a) Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.

b) Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

c) Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

Review/Approval Process

Two (2) hard copies and two (2) digital copies of the Cultural Heritage Impact Assessment shall be distributed to the City of Vaughan: One hard copy and one digital copy to the Development Planning Department and one hard copy and one digital copy to the Urban Design and Cultural Heritage Division within the Development Planning Department.

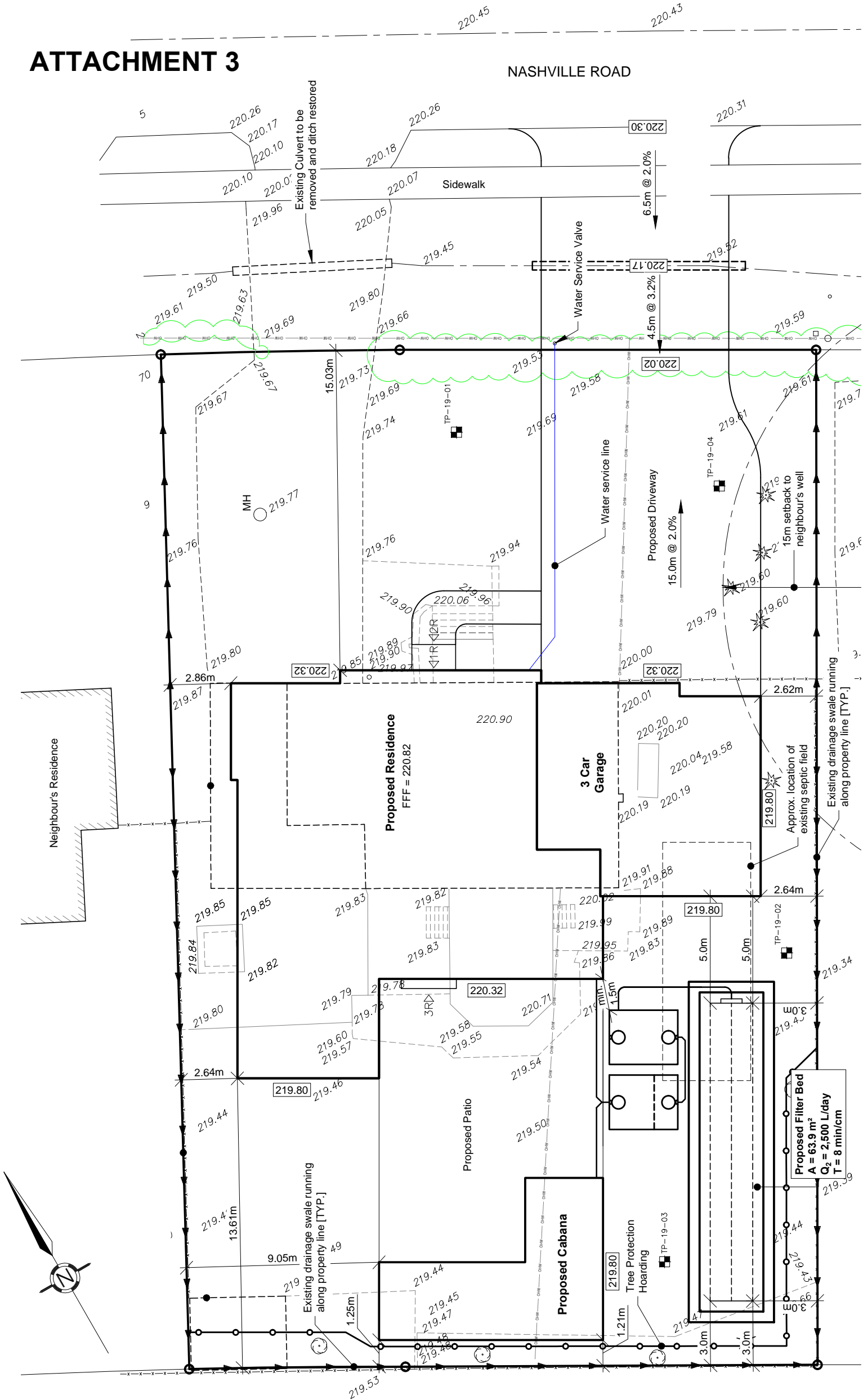
Staff will determine whether the minimum requirements of the Cultural Heritage Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. Revisions and amendments to the Cultural Heritage Impact Assessment will be required if the guidelines are not met. City staff will meet with the owner/applicant to discuss the Cultural Heritage Impact Assessment and recommendations contained therein.

The preparation and submission of a Cultural Heritage Impact Assessment may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.

ATTACHMENT 3

NASHVILLE ROAD





PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

Project:

Project #:

645 Nashville Rd
Kleinburg, ON L4H 3N5

17046

2.	ISSUED FOR SITE DEVLOP. APP (o7)	FEB 12, 2020	RP
1.	ISSUED FOR SITE DEVLOP. APP (o6)	SEPT 9, 2019	RP
No.	Description	Date	By

STREETSCAPE VIEW
(NASHVILLE ROAD)
SCALE NTS



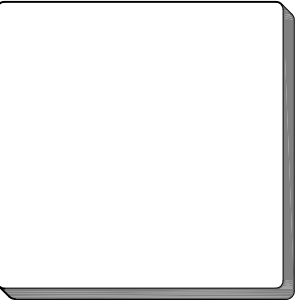


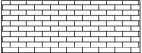
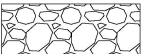



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

Project:
645 Nashville Rd
Kleinburg, ON L4H 3N5

Project #:
17046

2.	ISSUED FOR SITE DEVLOP. APP (o7)	FEB 12, 2020	RP
1.	ISSUED FOR SITE DEVLOP. APP (o6)	SEPT 9, 2019	RP
No.	Description	Date	By



LEGEND	
	BRICK VENEER WALL
	STONE VENEER WALL
	ROOF SHINGLES
	METAL ROOFING
	HARDIE PANEL (WOOD TEXTURE)

ATTACHMENT 5



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

Project: 645 Nashville Rd
Kleinburg, ON L4H 3N5

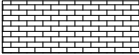
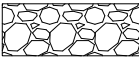


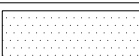
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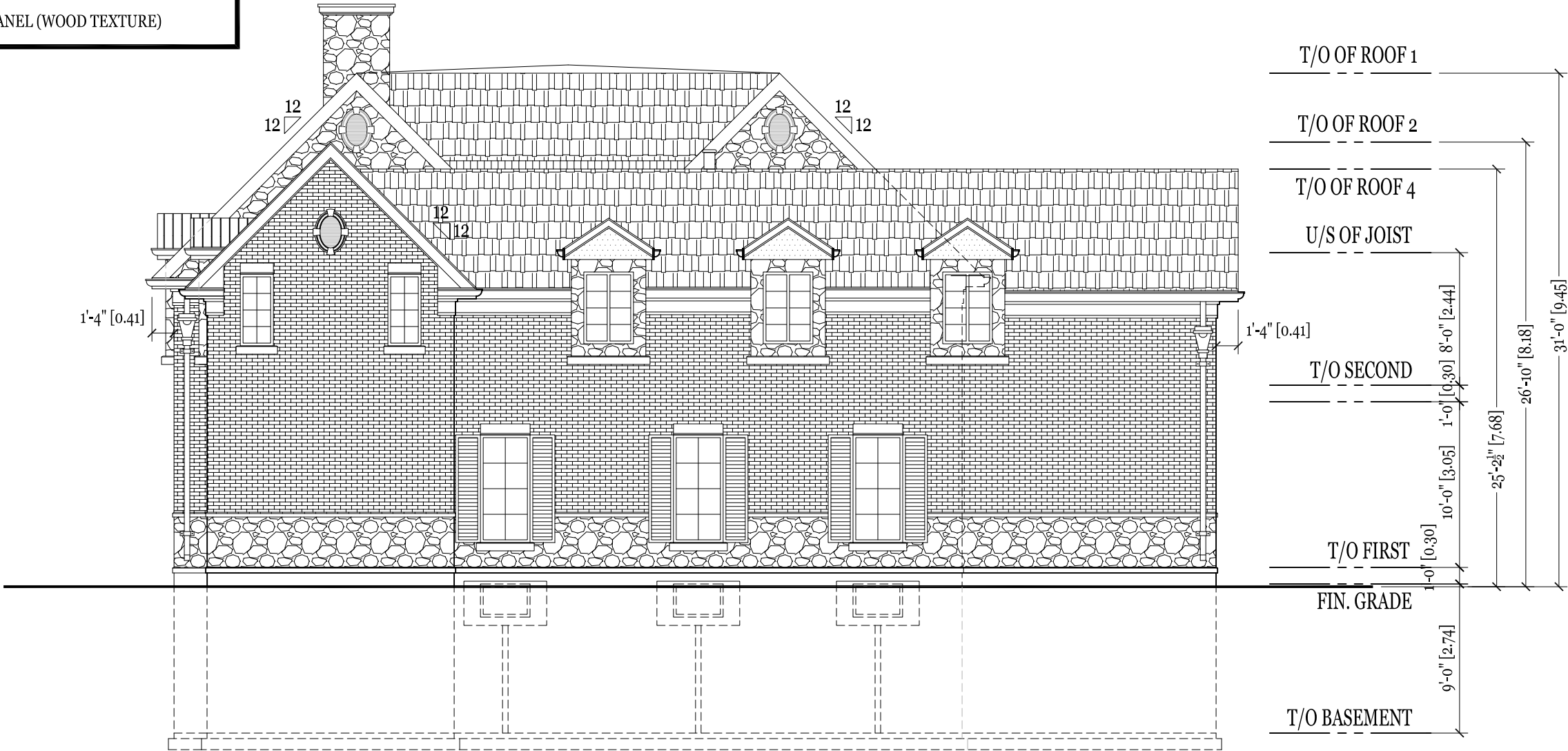
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1.	ISSUED FOR SITE DEVELOP. APP (06)	SEPT 9, 2019	RP
No.	Description	Date	By

NORTH ELEVATION
SCALE 1/8"=1'-0"

1
A9



LEGEND	
	BRICK VENEER WALL
	STONE VENEER WALL
	ROOF SHINGLES
	METAL ROOFING
	HARDIE PANEL (WOOD TEXTURE)



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

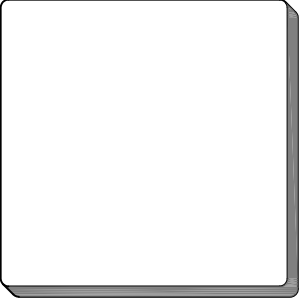
Project:

645 Nashville Rd
Kleinburg, ON L4H 3N5

Project #:

17046

2.	ISSUED FOR SITE DEVELOPMENT. APP (07)	FEB 12, 2020	RP
1.	ISSUED FOR SITE DEVELOPMENT. APP (06)	SEPT 9, 2019	RP
No.	Description	Date	By



WEST ELEVATION

SCALE 1/8"=1'-0"

FRASCA`

Design & Planning

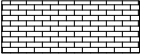
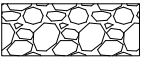


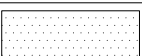
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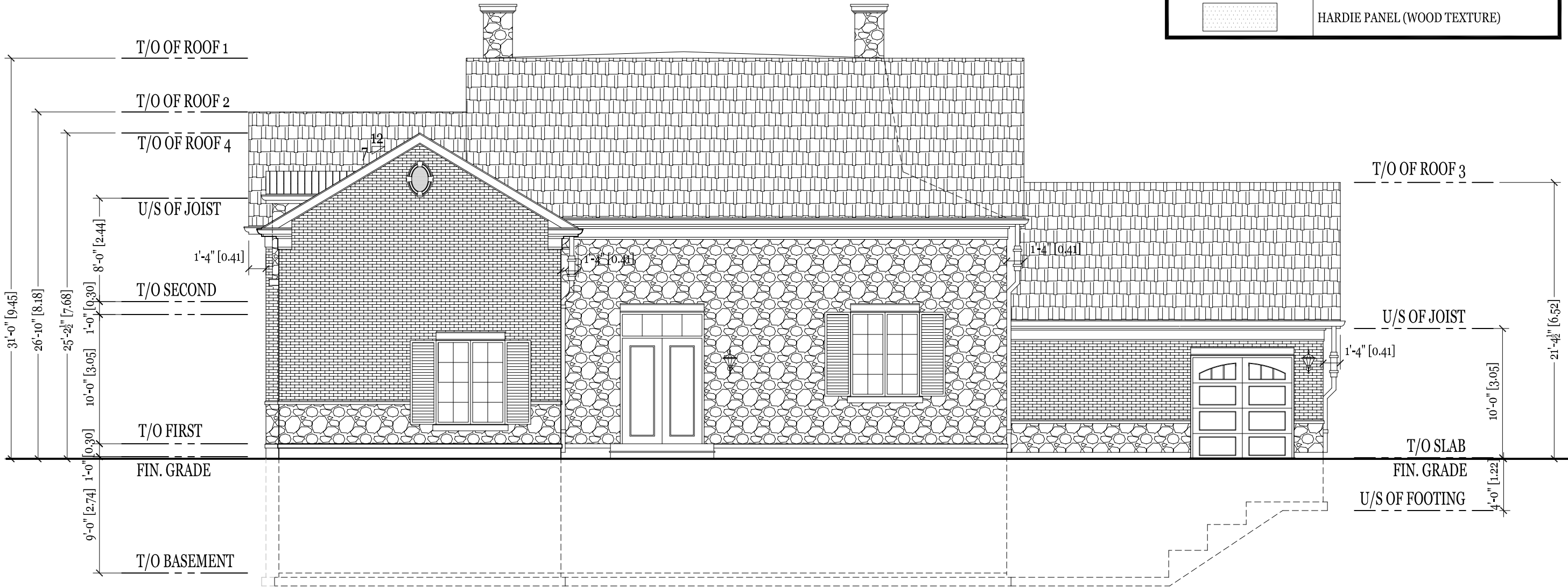
2781 HIGHWAY 7, VAUGHAN, ON.,
416.272.2024

2010giorgio@gmail.com
giorgio@frascadesignandplanning.com

1

A10

LEGEND	
	BRICK VENEER WALL
	STONE VENEER WALL
	ROOF SHINGLES
	METAL ROOFING
	HARDIE PANEL (WOOD TEXTURE)



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

Project: Project #:
645 Nashville Rd 17046
Kleinburg, ON L4H 3N5

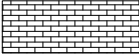
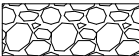


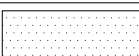
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1.	ISSUED FOR SITE DEVLOP. APP (o6)	SEPT 9, 2019	RP
No.	Description	Date	By

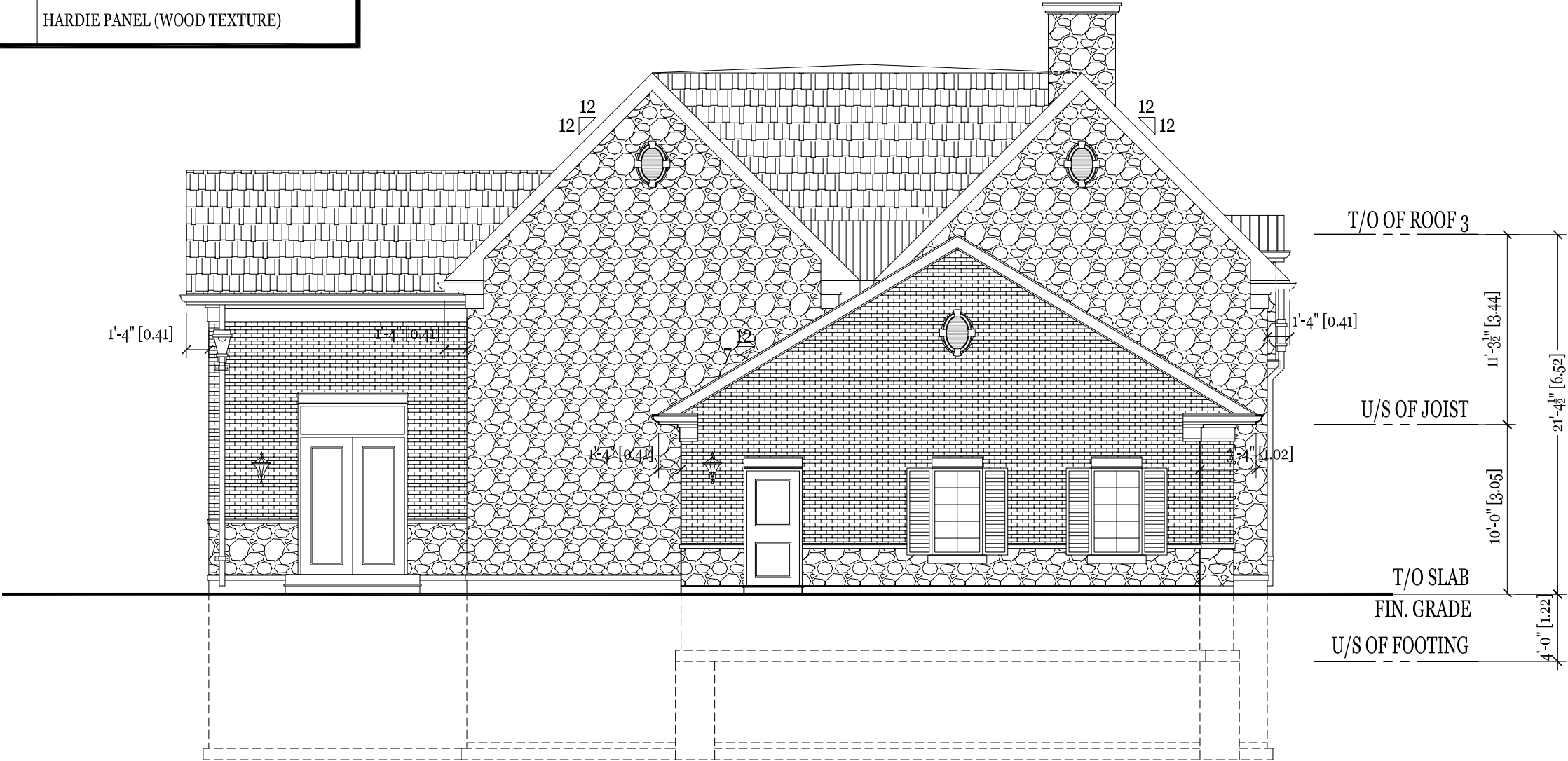
SOUTH ELEVATION
SCALE 1/8"=1'-0"

1
A11



2781 HIGHWAY 7, VAUGHAN, ON., 416.272.2024 2010giorgio@gmail.com giorgio@frascadesignandplanning.com

LEGEND	
	BRICK VENEER WALL
	STONE VENEER WALL
	ROOF SHINGLES
	METAL ROOFING
	HARDIE PANEL (WOOD TEXTURE)



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

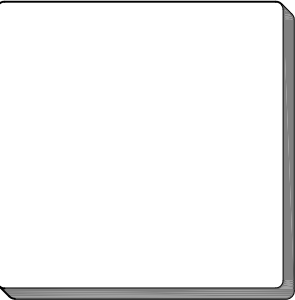
Project:

645 Nashville Rd
Kleinburg, ON L4H 3N5


Project #:

17046

2.	ISSUED FOR SITE DEVLOP. APP (o7)	FEB 12, 2020	RP
1.	ISSUED FOR SITE DEVLOP. APP (o6)	SEPT 9, 2019	RP
No.	Description	Date	By



EAST ELEVATION
SCALE 1/8"=1'-0"

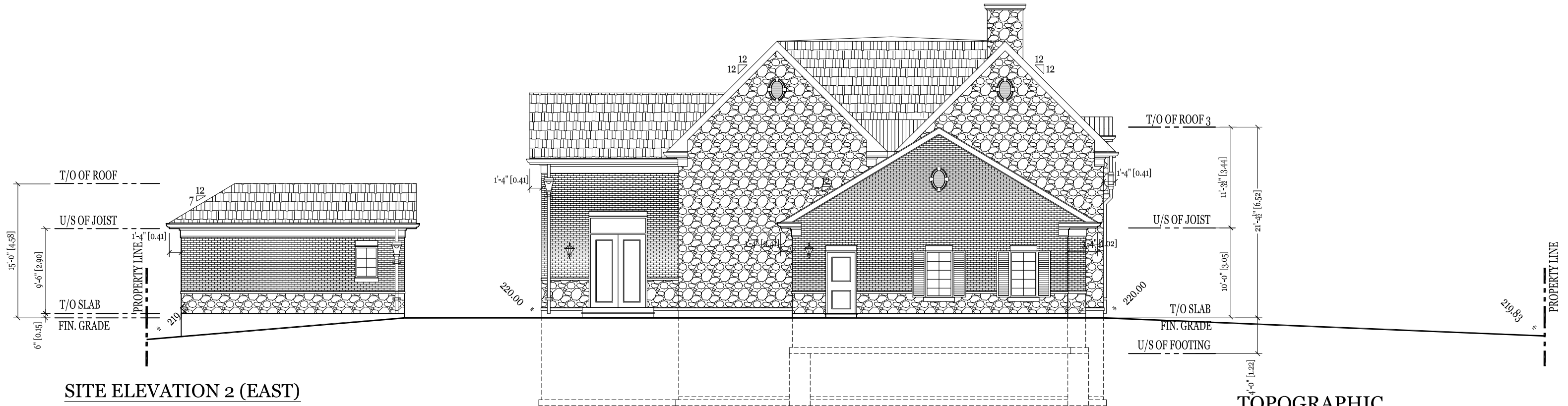
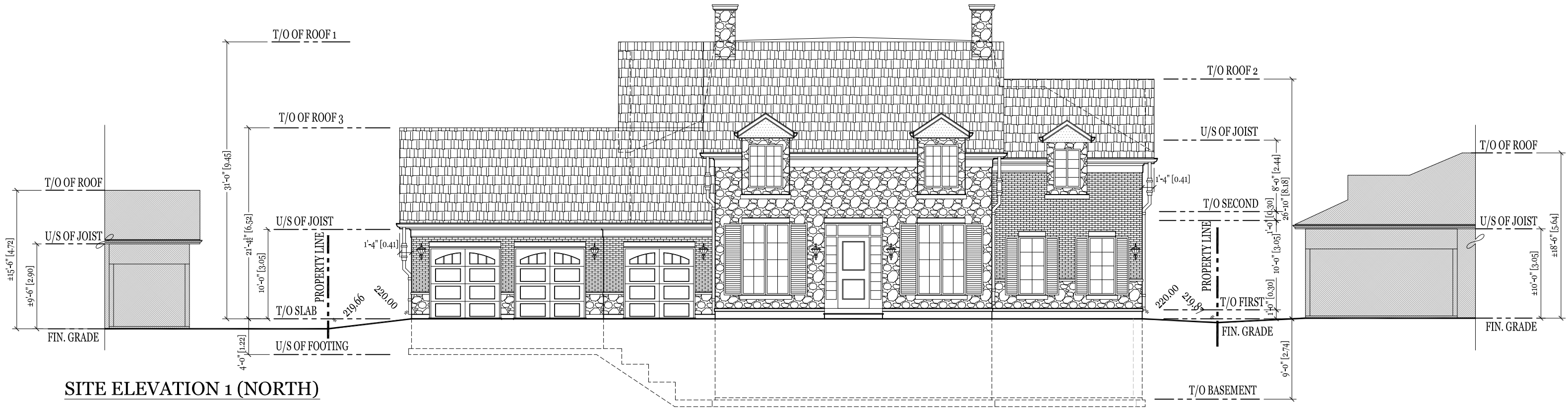
**FRASCA`**
Design & Planning
Residential - Retail - Commercial

2781 HIGHWAY 7, VAUGHAN, ON.,
416.272.2024

2010giorgio@gmail.com
giorgio@frascadesignandplanning.com

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A12



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

Project: 645 Nashville Rd
Kleinburg, ON L4H 3N5

Project #:
17046

2.	ISSUED FOR SITE DEVLOP. APP (o7)	FEB 12, 2020	RP
1.	ISSUED FOR SITE DEVLOP. APP (o6)	SEPT 9, 2019	RP
No.	Description	Date	By

TOPOGRAPHIC ELEVATIONS
SCALE 3/32"=1'-0"

1
A16





1 STONE VENEER WALL



2 METAL ROOFING



3 BRICK VENEER WALL



4 HARDIE PANEL (WOOD TEXTURE)



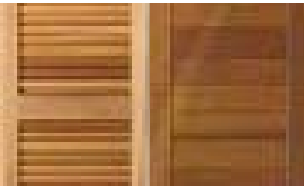
5 ROOF SHINGLE



6 PRECAST TRIM



7 WINDOW SHUTTER



PROPOSED - SINGLE FAMILY DETACHED DWELLING & CABANA

Project:
645 Nashville Rd
Kleinburg, ON L4H 3N5

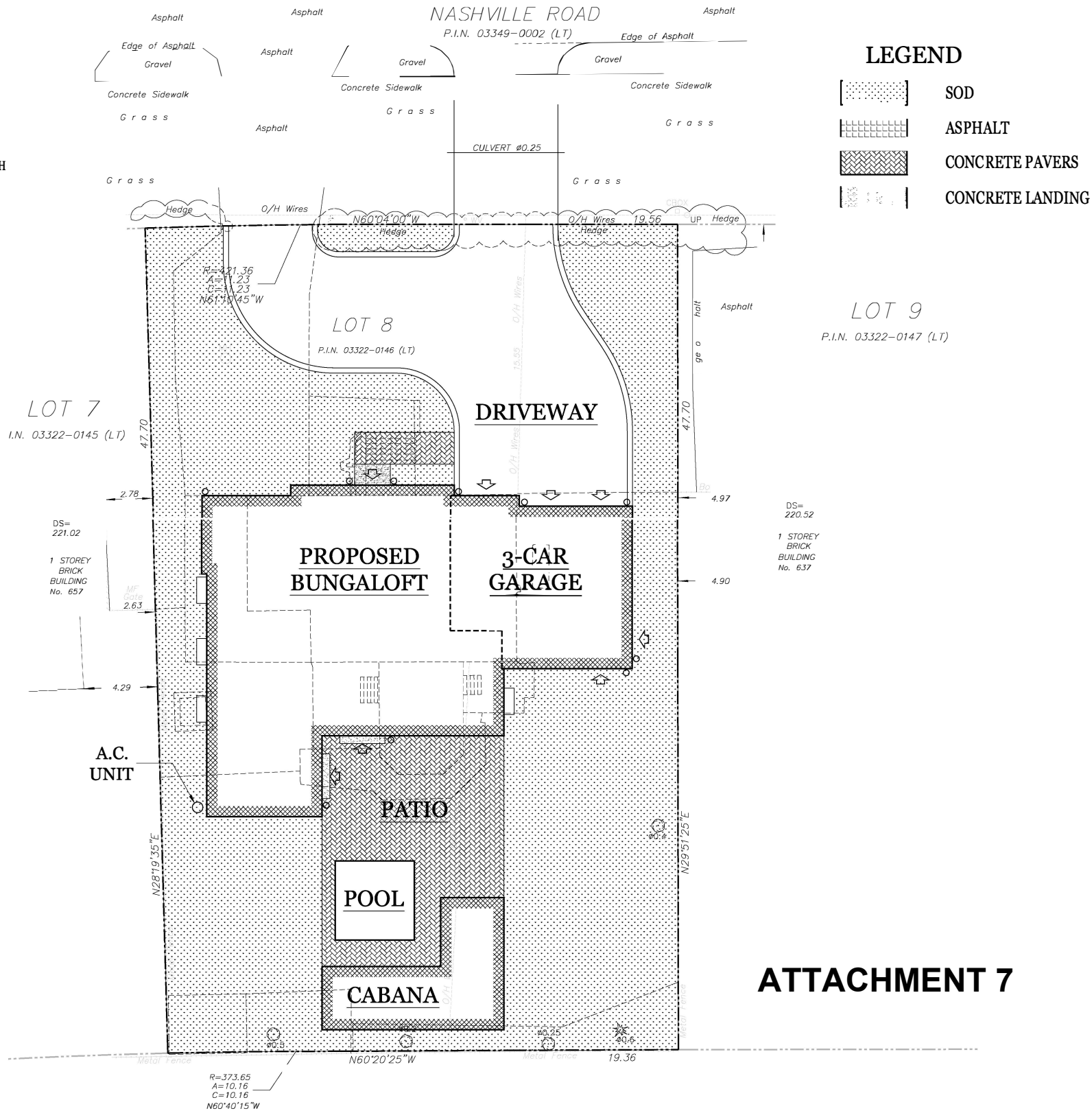
Project #:
17046

3.	ISSUED FOR SITE DEVLOP. APP (o7)	FEB 12, 2020	RP
2.	ISSUED FOR SITE DEVLOP. APP (o6)	SEPT 9, 2019	RP
1.	ISSUED FOR CLIENT REVIEW.	AUG 1, 2019	AA
No.	Description	Date	By

ARCHITECTURAL MATERIAL BOARD
SCALE NTS

1
A13





August 28, 2019 [*Revised February 06, 2020*]

ARBORIST REPORT
645 Nashville Road, Kleinburg, ON.

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the property known as 645 Nashville Road as they pertain to the City of Vaughan's Tree By-laws. Field work was completed on August 12, 2019 and February 03, 2020 and this report relates to the condition of the trees as observed on these dates.

PROCEDURE

The on-site inventory of existing trees was carried out using the current survey of the property and relies on the accuracy of this survey. The inventory includes all trees within the site boundary, all trees within 6.0 metres of the site boundary and all City owned trees along the adjacent boulevards.

This inventory is summarized graphically in the Tree Inventory Plan, which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees and groupings of trees are identified in terms of species, size, condition, and recommendations.

The following rating system was used in describing the general condition of the trees inventoried:

- Good: Indicates a condition of vigor and no major concerns.
- Fair: Indicates an adequate tree, which may have some minor issues.
- Poor: Indicates declining health, bad form, or other more serious issues.
- Dead: Indicates a dead tree that should be removed.

ASSUMPTIONS AND LIMITING CONDITIONS

- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible and is assumed to be correct; however MHBC can neither guarantee nor be responsible for the accuracy of information provided by others.
- It is assumed that the properties are not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person or company by whom it was commissioned.
- The use of excerpts from this report or alterations to this report, without the authorization of MHBC Planning will invalidate the entire report. This report may not be used for any purpose other than its intended purpose as outlined.

- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination or accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the plants inventoried may not arise in the future.
- The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. The recommendation to remove or maintain any tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

SUMMARY OF TREES INVENTORIED

The following table summarizes the on-site trees. The trees shown with a tone are recommended for removal due to conflicts with the proposed construction.

Tree #	Common Name	Botanical Name	DB H (CM)	Condition	Comments	Recommendation
1	Norway Maple	Acer platanoides	40	F		Retain
2	Sugar Maple	Acer saccharum	77	F		Retain
3	Norway Maple	Acer platanoides	33	F	Moderate lean	Remove
4	Manitoba Maple	Acer negundo	39	F	Poor form, unbalanced crown	Retain
5	White Pine	Pinus strobus	75	F	Signs of fruiting bodies on trunk	Retain
6	Sugar Maple	Acer saccharum	60	F/P		Retain
7	Norway Spruce	Picea abies	73	F		Remove
8	Juniper Sp.	Juniperus sp.	~20	F/P		Remove
9	Juniper Sp.	Juniperus sp.	~20	F/P		Remove
10	Juniper Sp.	Juniperus sp.	~24	F/P		Remove
11	Juniper Sp.	Juniperus sp.	~20	F/P		Remove
12	Spruce Sp.	Picea Sp.	~35	F	Tree has developed a moderate to significant lean	Retain

PHOTO RECORD



Tree #1



Tree #2

5



Trees #3 through #5

4

3



Tree #6



Tree #7



Trees #8 through #11



Tree #12

TREE PROTECTION RECOMMENDATIONS

The following standards shall apply to any trees that are identified to be retained. Where the municipality enforces its own standards, those of the governing municipality shall supersede the recommendations contained herein. In all other instances, the following recommendations shall be treated as minimum standards for tree protection and retention.

1.0 ESTABLISH A TREE PROTECTION ZONE

The purpose of the tree protection zone is to prevent root damage, soil compaction and soil contamination during construction activities. Workers and machinery shall not disturb the tree protection zone in any way. In order to prevent access, the following recommendations are offered.

- Install tree protection hoarding as per Village of Kleinburg detail 2/TI-1.
- Allow no fill, equipment, supplies, or waste within the tree protection zone.
- Maintain the tree protection hoarding in good condition for the duration of construction.
- Tree protection hoarding is not to be removed until all construction activities have been completed.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimeters in diameter or roots that are injured or diseased should be performed as follows:

- Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be employed during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist.
- No wound dressings or pruning paint shall be used to cover the ends of each cut.
- All roots requiring pruning shall be cut using any of the following tools:
Large or small loppers, Hand pruners, Small hand saws, Wound scribes
- Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 FERTILIZATION AND IRRIGATION

The following measures are recommended:

- Aeration and deep root fertilize to ensure that all trees receive the appropriate nutrients for healthy growth.
- Fertilizer must be a low nitrogen formula such as 5-30-30 to promote root growth rather than shoot growth.
- If construction occurs during July and / or August, roots must be irrigated during conditions of drought.

4.0 ESTABLISH MAINTENANCE PROGRAM

Pre-Construction:

- Prune all trees to remove any deadwood and obstruction prune as required.

During Construction:

- Irrigate tree preservation zones during drought conditions (June through September), in an attempt to reduce the effects of drought stress.
- Inspect the site every month to ensure that all tree protection fence / hoarding is in place and in good condition, inspect the trees to monitor condition.

Post-Construction:

- Prune crowns to remove any newly developed deadwood only. Do not remove any live growth.
- Inspect the trees three times per year (May, July, and September) to monitor condition for a minimum period of 2 additional years.

5.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and tree protection fencing / hoarding has been removed, is to be carried out in such a way that it will not cause damage to any of the trees or their roots. The trees must be protected to the same standards listed earlier in this report, but without the use of tree protection fence or hoarding.

The following guidelines are recommended:

- **No grade changes** are permitted which include adding and/or removing soil.
- **No excavation** is permitted that can cause damage to the roots of the tree.
- **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- Where possible, hard surface paving around trees to be protected should be constructed using permeable products such as interlocking stone. Areas to be paved must be hand dug when encroaching within the tree protection zone.

CONCLUSIONS

Based on our investigations, trees 3 and 7–11 should be removed due to conflicts with the proposed development. The remaining trees can be successfully retained by following the recommendations stated herein. For trees to be retained, the City of Vaughan's guidelines and recommendations provided herein shall be followed. All trees requested for removal that fall within the realm of the City of Vaughan's tree by-laws are subject to permit approval for their injury or removal, and as such, the appropriate permits shall be in place prior to the commencement of any construction activities.

Kindly direct any questions regarding this report to the undersigned.

Respectfully submitted,

MHBC Planning, Urban Design & Landscape Architecture



Nick A. Miele BLA, OALA, CSLA, ISA
Senior Landscape Architect, Partner
ISA Certified Arborist No. ON-1251A