

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 17, 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.

17. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT(REFERRED)

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 1, Report No. 3), for consideration:

1. That the recommendation contained in the report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020, be approved;
2. That the report of the Deputy City Manager Planning and Growth Management, dated May 25, 2020, be received; and
3. That Communication C1 from the Deputy City Manager Planning and Growth Management, dated March 25, 2020, be received.

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

Heritage Vaughan, at its meeting February 19, 2020, recommended adopted the following (Item 2, Report No. 2):

1. That consideration of this matter be deferred to the Heritage Vaughan meeting of March 25, 2020, to allow staff and the applicant to review the architectural expression of the proposed building and report back; and
2. That the deputation of Mr. Mario Sanci, Mapes Avenue, Woodbridge, applicant, was received.

Report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 705 Nashville Road under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

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- 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 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.

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD: 1

**TITLE: DEMOLITION AND NEW CONSTRUCTION – SINGLE
DETACHED DWELLING AND DETACHED GARAGE LOCATED
AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT
(REFERRED)**

FROM:

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

ACTION: DECISION

Purpose

To forward a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of the existing dwelling and detached garage, and new construction of a two-storey dwelling with a detached garage located at 705 Nashville Road a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

Report Highlights

- The Owner seeks approval for the demolition of the existing dwelling and detached garage and proposed construction of a detached two-storey dwelling, and detached garage located at 705 Nashville Road.
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- The proposal is consistent with the relevant policies of the 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.

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- 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 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 subject property is located on the south side of Nashville Road, east of Huntington Road and the railway, and west of Stevenson Avenue. It is one of several similarly sized lots on this stretch of Nashville Road and is identified as Lot 3 of Registered Plan 4258. Lots on the north side of the street which back onto the river valley are larger and deeper.

The existing dwelling is centrally located on the lot with an open lawn fronting onto the road. Vehicular access is via an existing long driveway on the west side of the lot. The driveway leads to a small detached garage located behind the house.

The existing dwelling dates from the c.1950. Buildings of this age and design, constructed shortly after World War II, are referenced as Victory houses. It is not a particularly good example of the Victory house and has been impacted by several unsympathetic alterations over time. It has no contextual or architectural value within the context of the KNHCD as outlined in the Cultural Heritage Impact Assessment included as Attachment 3.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the KNHCD.

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

The Owner of the property at 705 Nashville Road is proposing to replace the existing dwelling and detached garage with a two-storey brick-clad house located in approximately the same position as the existing main structure, and a 3-car detached garage as shown on Attachments 4 and 5.

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 Edwardian style design includes a concrete foundation beneath a red brick façade that plays with symmetrical and classical proportions. A small covered front entry portico with solid wood panelled main door and sidelights enhances the entry to enforce the proposed architectural style. The divided light windows with transoms are in keeping with Edwardian style. The Owner has provided a satisfactory architectural drawing set that delineates a house which will contribute positively to the overall character of the KNHCD Plan.

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 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 Plan, as shown on Attachment 7.

9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:

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

The proposed plans include a satisfactory Materials Palette as shown on Attachment 9. The proposal comprises a suitable integration of red brick, charcoal roofing, garage doors, front door and window detailing. Stucco is also 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 detached triple car garage located in the rear yard behind the main dwelling. The proposed single-bay garage doors align with historical designs like those found in Section 9.3.8 of the KNHCD showcasing a panelling division of 1/3 over 2/3. 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 was 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 which details the preservation of twenty trees and removal of five (5) trees on the property. Staff are satisfied that the proposed tree

removal and subsequent replacement with six (6) trees 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 Council approval of the proposed demolition of the existing single storey dwelling and detached garage and construction of a two-storey dwelling and 3-car detached garage on the lot at 705 Nashville Road under the *Ontario Heritage Act*.

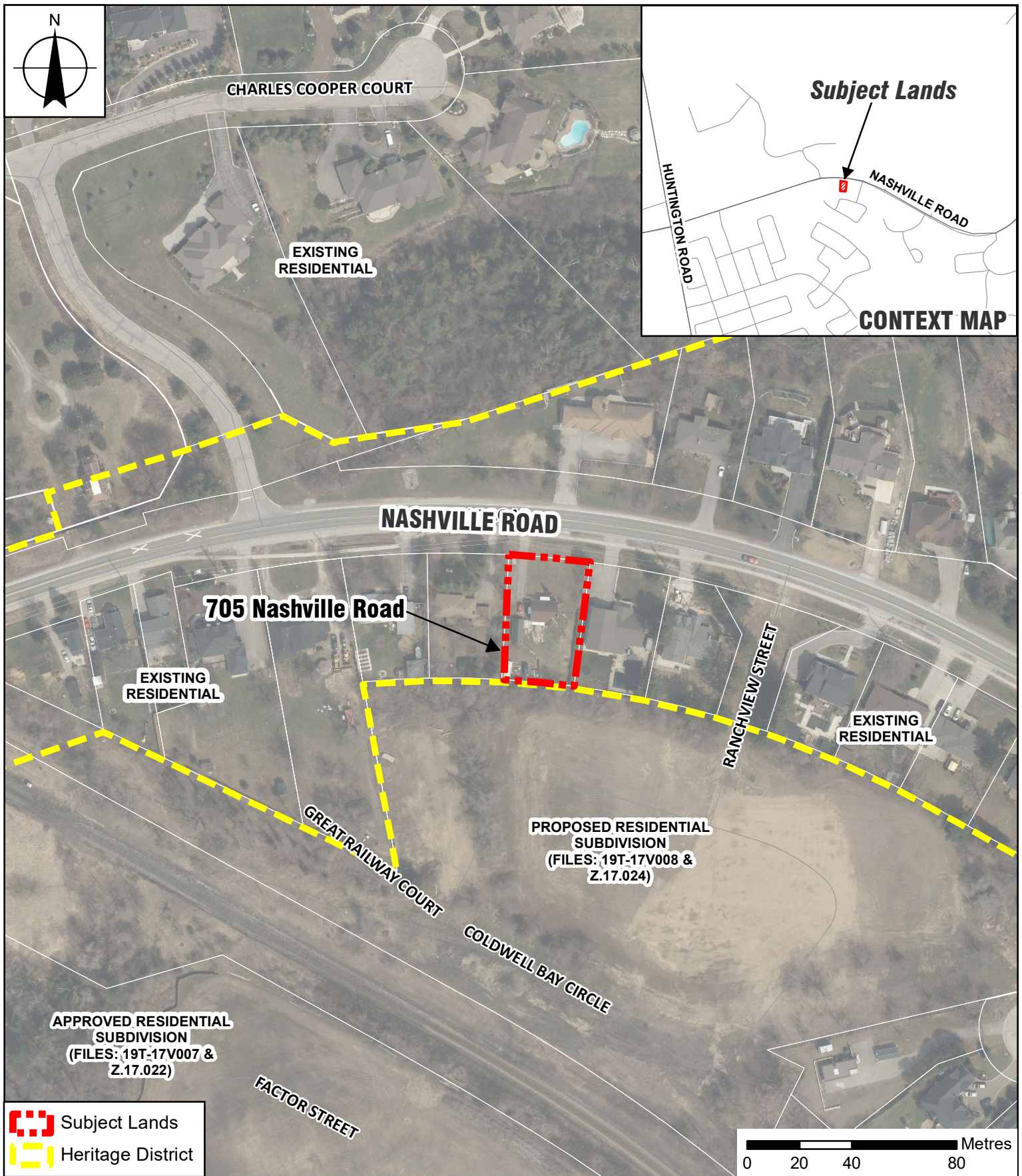
For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Attachments

Attachment 1 – 705Nashville_Location Plan
Attachment 2 – 705Nashville_Aerial Plan
Attachment 3 – 705Nashville_CHIA
Attachment 4 – 705Nashville_Site Plan
Attachment 5 – 705Nashville_Colour Rendering
Attachment 6 – 705Nashville_Floor Plans
Attachment 7 – 705Nashville_Building Elevation
Attachment 8 – 705Nashville_Arborist Report
Attachment 9 – 705Nashville_Architectural Materials

Prepared by

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Location Map

LOCATION: 705 Nashville Road;
Part of Lot 25, Concession 9

APPLICANT:
Mario Sanci



Attachment

DATE:
December 10, 2020

1

ATTACHMENT 2

Google Maps 705 Nashville Rd



705 Nashville Road, Vaughan, Ontario Heritage Impact Report

6/21/2019

Heritage Planning Services

Leah Wallace, MA MCIP RPP



ATTACHMENT 3

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Introduction

This heritage impact report is in support of a proposed minor variance application for the property at 705 Nashville Road in the City of Vaughan. The report provides historical background, identifies potentially significant heritage resources on the property and analyses the impact of demolition of the house and construction of a new house on property, the Kleinburg-Nashville Heritage Conservation District and on the Nashville Road streetscape. It is not meant to be an in depth analysis of the history and architectural features of the site; but to identify any potential heritage impacts on the site and the District.

Subject Lands

The property is located on the south side of Nashville Road, east of Huntington Road and the railway and west of Stevenson Avenue. There is a one and a half storey frame house and detached garage on the lot. The property is relatively flat and open. There are two small pine trees and an overgrown cedar in the front yard. The rear yard appears to be open and is bordered to south by trees and shrubs.



Surrounding Land Uses and Heritage Properties

The surrounding land uses are residential and open space valley lands. The stretch of Nashville Road between Stevenson Road and Huntington Road is lined by contemporary houses of varying styles and ages, dating from the mid 20th century to 21st century. Across the road to the north are the open Humber River Valley lands and natural areas. The road connects the Village of Kleinburg with the hamlet of Nashville. It is classified as a Regional Road. Although there is no curb and gutter, the road has been widened to modern standards and a sidewalk has been added on the south side of the street.

The property at 705 Nashville Road is located in the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the Ontario Heritage Act (OHA); but is not listed on the *City of Vaughan Listing of Significant Heritage Structures*. There are no significant cultural heritage resources adjacent to the property. The significant cultural heritage resources closest to the subject lands are located in the hamlet of Nashville at 830, 852, 863 and 872 Nashville Road. All of these properties are in the District and are designated under Part V of the OHA.

Proposal

The proposal is to demolish the existing house on the lot at 705 Nashville Road and to construct a new house on the property. A minor variance will be required to accommodate side yard setbacks. (**Appendix I - Survey**)

Existing Heritage Policy Context

The Planning Act

Part 1 of the Planning Act includes a list of matters of provincial interest. Section 2(d) states that the Minister, the council of a municipality and the Ontario Municipal Board, in carrying out their responsibilities shall have regard to:

The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

In 2015, an additional clause, Section 2(r), was added. This clause provides for the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS)

Section 2.6 of the PPS, Cultural Heritage and Archaeology, contains the following policies for built heritage resources.

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

Policy 2.6.3: Planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

The PPS provides the following definitions which assist in understanding and applying these cultural heritage and archaeology policies.

Significant built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act (OHA), or included on local, provincial and/or federal registers.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act.

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring Planning Act approval.

Site alteration means activities such as grading, excavations and placement of fill.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest. These may include the property's built elements as well as natural landforms, vegetation, water features and visual setting including views or vistas to or from a protected heritage property

Growth Plan for the Greater Golden Horseshoe

A new Growth Plan for the Greater Golden Horseshoe came into effect in May 2019. It contains a number of guiding principles including the conservation and promotion of cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The Greater Golden Horseshoe contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. The Growth Plan acknowledges that accommodating growth can put pressure on these resources through development and site alteration and recognizes that it is necessary to plan in a way that protects and maximizes the benefits of these resources in order to make communities unique and attractive places to live.

Policy 4.2.7 states that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. 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.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

Ontario Heritage Act (OHA)

The OHA provides policies and regulations for the protection of built heritage resources, cultural landscapes such as heritage conservation districts, and archaeological resources through the process of identifying, listing and designating those resources. Regulation 9/06 under the OHA provides criteria for determining cultural heritage value or interest.

In accordance with policies and regulations in the PPS and the OHA, the City of Vaughan keeps a register of significant cultural heritage resources that included both designated and non-designated properties that have significant architectural, historical and contextual value. The property at 705 Nashville Road, although it is situated in the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the OHA, is not listed on the inventory.

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada, while they have no legislative authority, are a tool to help users decide how best to conserve historic places, their heritage value and character defining elements. They are used in partnership with statements of the significance of heritage resources, such as designation by-laws. Anyone carrying out an intervention that may impact the heritage values and character defining elements of a heritage resource must be mindful of the impacts on that resource. The Standards and Guidelines indicate that it is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community.

Planning should consider all factors affecting the future of an historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout. For historic places, the conservation planning process also needs to be flexible to allow for discoveries and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments.

Any action or process that results in a physical change to the character-defining elements of an historic place must respect and protect its heritage value. An historic place's heritage value and character-defining elements are identified through formal recognition.

Regional Official Plan

The York Regional Official Plan, Section 3.0 (Healthy Communities), contains the following objective with respect to cultural heritage.

To recognize, conserve and promote cultural heritage and its value and benefit to the community.

Policies include:

- 3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government;
- 3.4.2 To ensure that cultural heritage resources under the Region's ownership are conserved.
- 3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.
- 3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.
- 3.4.5 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.
- 3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.
- 3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.
- 3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.
- 3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property

City of Vaughan Official Plan

The City of Vaughan Official Plan designates the subject lands Low-Rise Residential.

Low Rise Residential

Low-Rise Residential areas are planned to consist of buildings in a low-rise form no greater than three storeys.

Uses permitted in the Low-Rise Residential designation include:

- Residential units
- Home occupations
- Private home day care for a maximum five (5) children

The following Building Types are permitted in areas designated as Low-Rise Residential

- A Detached House;
- Semi-Detached House
- Townhouse; and
- Public and Private Institutional Buildings.

Heritage Conservation

Section 6 of the City of Vaughan Official Plan is devoted to objectives and policies for the conservation of cultural heritage resources. The city supports protection of cultural resources and their educational potential.

Policies include:

- Recognizing and protecting cultural heritage resources through protection and education;
- Maintaining a Register of Heritage Resources that includes designated properties and those that are not designated; but are recognized by Council as having cultural heritage value;
- Constantly updating the inventory of heritage resources;
- Using Regulation 9/06 to evaluate heritage resources;

- Promoting the city's cultural heritage by preparing a Cultural Management Plan, promoting recognition and use of heritage resources, and exemplifying good cultural heritage stewardship of city-owned cultural heritage resources;
- Acquiring cultural heritage resources through purchase or easement agreements;
- Making full use of Provincial legislation to protect and conserve cultural heritage resources;
- Requiring a letter of credit or other financial security from the owner of a cultural heritage resource if that resource is to be relocated or impacted as a result of development;
- Designating properties and districts under Parts IV and V of the OHA;
- Establishing minimum standards for the maintenance of heritage attributes of designated properties;
- Initiating a heritage permit application process;
- Requiring heritage impact assessments for planning applications and demolitions;
- Requiring that new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with existing heritage architectural style;
- Allowing for adaptive re-use of a building where appropriate;
- Designating areas as Heritage Conservation Districts as a means of protecting a cultural heritage landscape to control new development and site alterations in the district;
- Refusing issuance of a demolition permit for a building in a Heritage Conservation District until plans for a replacement structure have been submitted to the city and approved;
- Identifying and protecting cultural heritage character areas and developing guidelines for those areas to guide landowners proposing new development in those areas;
- Maintaining an up-to-date Archaeological Master Plan and requiring archaeological assessments for all development applications in areas of archaeological potential.

City of Vaughan Official Plan – Cultural Heritage Landscape Inventory and Policy Study

In 2010, the City of Vaughan commissioned a Cultural Landscape Inventory and Policy Study. The study was completed by Archaeological Services Inc. which recommended policies specific to cultural landscapes be included in the city's new Official Plan. The study also produced an inventory of significant cultural landscapes in the municipality. The Kleinburg-Nashville Heritage Conservation District was recognized as a significant cultural heritage landscape and included in the inventory. Policies to guide cultural heritage landscape protection were incorporated into the Official Plan.

City of Vaughan Zoning By-law

Comprehensive Zoning By-law 1-88 zones the property Agricultural (A). Permitted uses include, among other things:

- Agricultural uses;
- A single detached dwelling;
- A day nursery;
- Cottage industries such as artist's studios; and
- Home occupations.

The following regulations are in effect for single detached dwellings in the Agricultural (A) Zone.

Minimum Lot Frontage	100m
Minimum Lot Area	10ha
Minimum Front Yard Set Back	15m
Minimum Rear Yard Set Back	15m
Minimum Interior Side Yard Set Back	9m
Minimum Exterior Side Yard Set Back	15m
Maximum Lot Coverage	5%
Maximum Building Height	11m

A review of the 2012 survey of the property indicates that this is a small lot relative to the lot area requirements for single detached dwellings in the Agricultural (A) Zone. The existing house on the property does not meet the required minimum side yard setbacks of this zone. A minor variance will be required for any new home constructed on the lot.

Kleinburg-Nashville Heritage Conservation District Plan

The Kleinburg-Nashville Heritage Conservation District Study and Plan was approved in the early 21st century.

The District Study describes Nashville Road as originally running down Kleinburg's hill to Howland's mills. The road is the historic connection between Kleinburg and the now-vanished mills and railway station. From Highway 27 westward in the area of the subject property the road has been modernized. The original grades have been leveled out and about 85% of the road is flanked by predominantly modern residential development. Visually, these modern buildings have varying effects on the roadway in this area.

Policy 5.2.3 of the district plan recommends preserving and enhancing the rural character of the roads in the district. Specifically Section 9.8.2.2 of the district plan indicates the intention to return Nashville Road to local use and make it suitable for a more rural configuration.

Section 5.2.5 of the Plan (District Goals and Objectives – Future Development in the District) states that new development will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings. New development will be guided to provide for contemporary needs while being compatible with and complementary to the character and resources of the District.

Section 6.3 of the Plan (Heritage District Policies – Policies for New Development) states that 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 also be limited to vacant sites or sites currently occupied by unsympathetic buildings and should be consistent with the Guidelines in Section 9.5 (Design Guidelines – New Development).

Section 9.5 (Design Guidelines – New Development) indicates the 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. Design guidelines describing the dominant elements that contribute to the heritage character of the District are included in the Plan. Policy 6.2.2.6(e) in the City's Official Plan reiterates this policy and provides direction with respect to height, mass, bulk, setbacks, materials, colour and window, door and roof proportions.

Heritage Impact Analysis

Description of Proposed Development and Site Alteration

The owner is proposing to demolish the existing house at 705 Nashville Road and to construct a new house on the property. A minor variance will be required for side yard setbacks and a site plan agreement will also be required.

Historical Research and Site Analysis

Brief History of Kleinburg/Nashville ¹

The established trading system in the area of Kleinburg is called the Carrying Place Trail, a 45k portage between the Humber and Holland Rivers linking Lake Ontario to Georgian Bay and the northwest. By 1500 the Humber watershed was home to two (2) large Huron trading settlements adjacent to the trail. Between 1550 and 1600 the Huron abandoned these settlements and the Iroquois moved in.

¹ Carter, Philip H., Kleinburg-Nashville Heritage Conservation District Study and Plan, pp.5-14

Etienne Brule was the first European to visit the area and travel the Carrying Place Trail, which became an important route for the explorers, traders and missionaries of New France between Fort Rouille and St. Marie Among the Hurons. Traders introduced European goods to the tribal economies, increasing rivalries. European diseases and intertribal warfare ended old Iroquoian dominance and by 1700 the Mississaugas occupied the area.

In 1763, the Treaty of Paris ceded all French holdings in Canada to the British. However, there was little development in Ontario and little impact on the area until Britain's defeat in the Revolutionary War. United Empire Loyalist settlers, disenfranchised after the war, began to migrate to Canada, settling first in such places as Kingston and Newark (Niagara-on-the-Lake). The new settlers, desiring to live under British law rather than French-based land tenure, petitioned Lord Dorchester, who divided the colony into Upper and Lower Canada in 1791. Lieutenant-Colonel John Graves Simcoe became the governor of Upper Canada.

In 1791, Simcoe, fearing that the United States would support France in a new war with Britain, moved the capital from Newark (Niagara-on-the-Lake) to York (Toronto) and projected two (2) military roads from the new capital, one to the west terminating at Detroit and one to the north terminating at Georgian Bay. At first Simcoe intended to use the Carrying Place Trail for the northern road; but on the return trip learned of a more easterly route which proved to be a better choice. This road, laid out from York to Holland Landing, was named Yonge Street.

The British government acquired the area comprising Vaughan Township from the Mississauga Nation as part of the Toronto purchase in 1781, and township survey was begun in 1795; but was not completed until 1861. Simcoe's surveyors laid out a grid of lots and concessions to facilitate agricultural settlement. Lots were generally 200 acres in size.² However, early settlement was made difficult by the lack of reliable transportation. Though settlers were required to clear and maintain all roadways adjacent to their land, this requirement was difficult to enforce, resulting in a poor road network. This made it difficult for farmers to get their crops to market and for suppliers to get their goods to the farmers. As a result, settlement above the forks of the Humber was delayed by almost 50 years. Kleinburg dates to 1848 while settlements closer to York date from the beginning of the 19th century.

Settlers above the forks of the Humber soon required production of local goods such as lumber and flour. Reliance on water power for sawmills and grist mills meant that areas adjacent to rivers became the centres of settlement and growth. Mills and the traffic they generated attracted trades and shopkeepers resulting in establishment of villages such as Kleinburg.

² Unterman McPhail Associates, Cultural Heritage Resource Assessment: Built Heritage & Cultural Landscape Highway 427 Transportation Corridor p.8

John Nicholas Kline immigrated from Alsace-Lorraine and established a sawmill at Vaughan Mills in 1837. In 1848 he purchased 83 acres of Lot 24, Concession 8 west of Islington Avenue and built a sawmill and grist mill on the property. He then divided his land into quarter acre lots anticipating that a village would grow up around his mills. George Stegman, a Loyalist descendent, constructed a second sawmill on the East Humber River. In 1851, John Kline sold his property to James Mitchell who sold it the following year to the Howland brothers, who were already successful millers with mills in Lambton, Waterdown and St. Catharines.

By 1860 the village had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddle and harness maker, and an undertaker. Buildings included two hotels, a church and a school. By 1870 the business community included a chemist, a cabinet makers, an insurance agent, a butcher, a milliner and a tinsmith. The mills the Howlands had developed were the largest between Toronto and Barrie and the road was a heavily used transportation route. Kleinburg was a popular stopping place along this route.

The introduction of the railway system in the mid 19th century created an easier mode of transportation than the use of toll roads. In 1868 the Toronto, Grey and Bruce Railway was organized. The line opened in 1871 and travelled from Toronto through Woodbridge and Orangeville to Mount Forest. The Howlands may have arranged for the line to swing east to be closer to their mill in a configuration now known as the Howland Bend. A station was built in 1870, west of the village at the site of the hamlet of Nashville which seems to have existed only because the railway station was located there. The hamlet was named for Nashville Tennessee because one of its residents came from that state. The presence of the railway station gave rise to commercial enterprises such as a lumber yard, a hotel and several grain elevators.

Kleinburg reached its most prosperous period during the 1890's. The population reached 350 people and there were a number of manufacturing industries. The location of the village, on the road to Toronto, made it an important stopping point. However, as the lands were cleared, the sawmills consumed the local timber negating their existence. While the railways initially helped the local mills deliver their products to market, it also allowed larger firms in the cities to expand their markets to the detriment of the smaller local mills and businesses. Electrification put water-powered mills at a competitive disadvantage. The coming of the automobile permitted people to travel farther and faster, eliminating Kleinburg's role as a stopping place on the way to Toronto.

By the end of World War II Kleinburg lost 2/3 of its population. However, improved roads made it possible for residents to drive to work in the city. Kleinburg became an affordable place for returning veterans to purchase homes and start families. Starter or Victory homes began to appear.

Today, development and suburban growth has led to a strong desire to provide strong policies for heritage conservation and conservation of significant cultural heritage resources through designation of individual sites and heritage conservation districts.

[illegible]

East's Corners, later renamed Nashville, was established at the railway station in the latter part of the 19th century. A post office opened in 1881 and by 1890 the station had a grain

elevator and a hotel. In the early 20th century there was a lumber yard, a blacksmith's shop and a Presbyterian Church.³

Site Analysis

The subject property is located on the south side of Nashville Road east of Huntington Road and the railway and west of Stevenson Avenue. It is one of a number of similarly

sized lots on this stretch of Nashville Road and is Lot 3 of Registered Plan 4258. Lots on the north side of the street which back onto the river valley are larger and deeper.

The house is centrally located on the lot with an open lawn fronting on the road. Vehicular access is via a long driveway on the west side of the lot. The driveway leads to a small detached garage located behind the house.



Figure 2: 705 Nashville Road

house is a frame 3-bay cape with an asymmetrical arrangement of openings and dates from c.1950 or earlier. The roof is a relatively deeply pitched side gable. The house to the west is a one storey frame bungalow of approximately the same date. The house to the east is single storey stone and stucco ranch of a later date with two storey gabled addition on the west side that accommodates second floor living space

The houses the south side of Nashville Road are an eclectic mix of styles and ages. The subject



with a garage below. Further to the east is a modern interpretation of a cape design with attached garage and a large 2-storey red brick house in the Colonial Revival style which is of recent construction.



Figure 4: 667 Nashville Road

³ Unterman McPhail Associates, Cultural Heritage Resource Assessment: Built Heritage & Cultural Heritage Landscape Highway 427 Transportation Corridor, p.11



Figure 5: North Side, Nashville Road

set down unobtrusively into well landscaped and treed lawns.

There are no significant built heritage resources on Nashville Road between the village of Kleinburg and the hamlet of Nashville. The significance of this area is as a cultural heritage landscape and the fact that the road has always been an historical connection between the two settlement areas and the railway.

The houses on the north side of Nashville Road are generally larger and consist mainly of sprawling ranch style houses with low profiles. There is one large prominent two storey house faced with stone to the east of these houses. It is located close to the road and tends to dominate the streetscape while most of the other homes on this stretch of the road are



Figure 6: North Side, Nashville Road

Evaluation of Heritage Impacts

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluations demonstrates that the heritage attributes of the protected property will be conserved.

The Planning Act, the Growth Plan, 2017 and the Region of York Official Plan also contain policies that encourage the conservation of significant and protected heritage properties. The City of Vaughan Official Plan contains extensive policies with respect to the conservation of cultural heritage resources and cultural landscapes and identifies the Kleinburg-Nashville Heritage Conservation District as a cultural landscape. Specific design guidelines for new development are included in both the official plan and the district plan.

Part V Designated Properties

The property at 705 Nashville Road is located in the Kleinburg-Nashville Heritage Conservation District and is designated under Part V of the OHA as are all of the properties



Figure 7: North Side Nashville Road, Hamlet of Nashville south side of the road.

A review of the *City of Vaughan Listing of Significant Heritage Structures* indicates that, while this area is located in the heritage conservation district, there are no significant built cultural heritage resources adjacent to the property. The significant cultural heritage resources closest to the subject lands are located in the hamlet of Nashville at 830, 852, 863 and



Figure 8: North Side of Nashville Road, Hamlet of Nashville

characteristics include tall, slim two storey configurations, hip roofs, use of red clay brick with some polychrome brick work and decorative wooden porches.

located along Nashville Road between the village of Kleinburg and the hamlet of Nashville. The district plan acknowledges that, while the road is the historic connection between Kleinburg and the now-vanished mills and railway station, it has been modernized and is now flanked by modern residential development. The new buildings have not always impacted the cultural landscape in a positive way, especially on the



Figure 9: North Side of Nashville Road, Hamlet of Nashville

872

Nashville

Road. They are in the District and are designated under Part V of the OHA. These and other houses in the hamlet were generally constructed in the late 19th and early 20th century. Though they display a number of different architectural styles, the main stylistic typology is Italianate for the earlier buildings and Edwardian Classicism for the later structures. There is also a Gothic Revival

church and a small Ontario cottage with some Gothic Revival features. Dominant architectural

Heritage Attributes of 705 Nashville Road

The owner of the property at 705 Nashville Road wishes to demolish the existing house and garage and to construct a new house. The City of Vaughan has not recognized the existing building as a significant heritage structure. In order to verify that the building is not significant, this report provides a limited analysis under Ontario Regulation 9/06 which prescribes criteria set out in subsection (2) for the purposes of determining cultural heritage value or interest. These criteria include:

- Design or physical value;
- Historical or associative value; or
- Contextual value

Design or Physical Value

The existing house is a 1 ½ storey frame structure in the Colonial Revival style of a New England cape. Buildings of this design, constructed shortly after World War II are sometimes called Victory houses. They were built quickly and cheaply to house returning soldiers and their families. Generally such buildings are distinguished from their historic predecessors by the use of modern materials such as vinyl or aluminum siding, a different scale or proportional system and a mixture of old and new elements. They are broad interpretations of Colonial structures.

The subject house dates from the mid 20th century (c.1950) and may be earlier. It is a simple building with a gable roof and an asymmetrical arrangement of window openings of varying sizes. There is a picture window to the right of the door and a smaller window to the left, both of which appear to be later additions. The door is offset. At some point aluminum awnings were installed, one over the front porch and one on a window to the side.

The house is not particularly attractive nor is it a good example of the Victory house and has been impact by a number of unsympathetic alterations over time. It has no physical or design value within the context of the Kleinburg-Nashville Heritage Conservation District.

Associative Value

Limited research on the subject property and its surroundings indicates four (4) possible owners from the 1860's. Though some are early settlers in the area, none appear to have the lasting importance of such families as the Howlands who set up the mills that contributed to the early prosperity of the area. Further research may provide information regarding earlier owners of the property. Associative value is therefore limited.

Contextual Value

As noted in the Kleinburg-Nashville Heritage Conservation District Plan, Nashville Road is the historic connection between Kleinburg and the now-vanished mills and railway station in Nashville. As such, it provides an important contextual link between the two communities. There are also a number of significant natural features in the area associated with the Humber River Valley, particularly on the north side of the road. However, the road has been upgraded and modernized over the years and has lost many of the characteristics that contribute to its value as a cultural heritage landscape. The district plan recommends preserving and enhancing the rural character of the roads in the district. Specifically the district plan indicates the intention to return Nashville Road to local use and to make it suitable for a more rural configuration.

The district plan also recommends that new development should enhance the heritage character of the District and be compatible with and complementary to the character of the area. New development should also be limited to vacant site or sites currently occupied with unsympathetic buildings. New building should conform to qualities established by neighbouring heritage buildings and should reflect a suitable local heritage precedent style. Currently, the house at 705 Nashville Road contributes little to the overall contextual value of Nashville Road. A sensitively designed new building would improve both the subject property and the road's contextual value.

Kleinburg-Nashville Heritage Conservation District Policies – New Buildings

As stated in the district plan, new building should reflect a suitable local heritage precedent. There are no local heritage precedents along Nashville Road between the village of Kleinburg and the hamlet of Nashville.



Figure 10: South Side of Nashville Road, Hamlet of Nashville



Figure 11: North Side of Nashville Road, Hamlet of Nashville

However, Nashville contains a number of significant built heritage resources. Stylistically Italianate and Edwardian Classicism predominates and red brick is the favoured construction material. Buildings are generally a full two (2) storeys, taller than they are wide, with hip roofs with wooden brackets at the eaves and generous wooden porches, some of which are elaborately decorated with exuberant fretwork or gingerbread trim. There are also examples of polychrome brickwork on quoins and window arches.

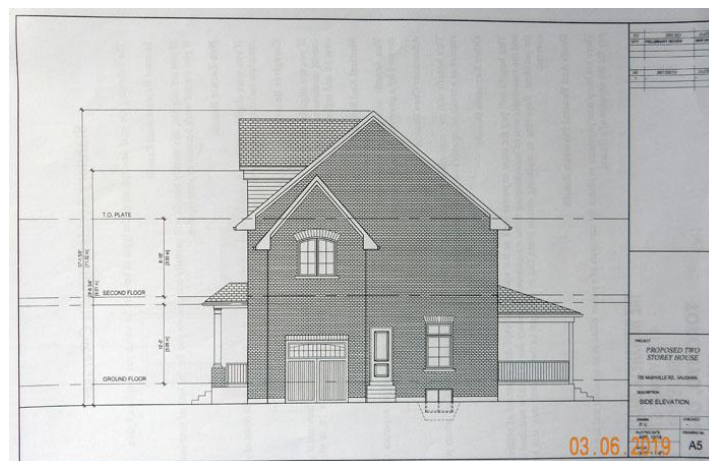
There is a consistency in use of materials, proportions, height, mass and scale which

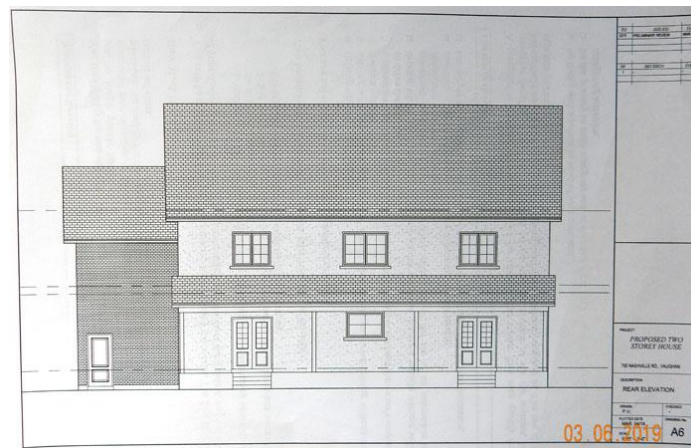
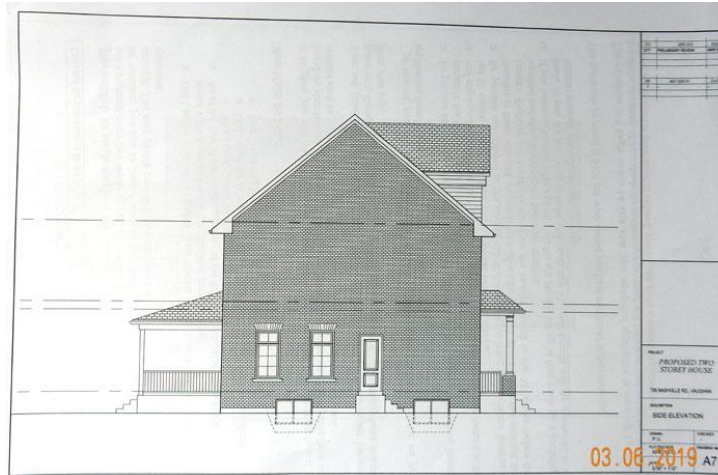
distinguishes the central core of the hamlet. A number of these architectural features can be used as a stylistic template for new buildings constructed along Nashville Road.

705 Nashville Road – Proposed Replacement Building

The owner of the property at 705 Nashville Road is proposing to replace the existing house with a two (2) storey brick-clad house that will be located in approximately the same position as the existing structure. **(Appendix II)**

The new house is a 3-bay gable-roofed structure with a central door with sidelights. On either side of the door are windows with square divided lights, transoms and flat arches. The second floor windows have curved arches and what appear to be casement windows. Above the door are two (2) small symmetrically placed windows with flat arches. The brick window arches appear to contrast with the brick colour of the wall. A gable roof contains two (2) dormers clad in siding. There is an attached garage on the west side of the building accessed from the side. The windows on the east and west elevations are similar to those on the façade. The rear elevation appears to be clad in stucco with windows of simple casement design surrounded by simple frames. There is a full length covered porch on this elevation.





The building attempts to copy earlier building styles in accordance with the policies of the district plan with respect to new buildings in general and replacement buildings along Nashville Road between the village of Kleinburg and the hamlet of Nashville in particular. The proposed house more closely conforms to the Ontario cottage style in its proportions, mass, scale and gable roof. The use of red and polychrome brick and the scale of the building are more complementary to the streetscape and the existing buildings in the hamlet than the existing house.

Mitigation

1. If the owner chooses to adopt the cottage style rather than the Italianate or Edwardian styles there are some design improvements that should be considered as follows.
 - If the proposed Ontario cottage proportions are maintained, extending the front porch the full length of the front of the building and adding simple fretwork details and wooden posts rather than columns on brick bases.

- Dispensing with the two small central windows in favour of one centrally located window.
 - Dispensing with divided light windows with transoms and substituting double hung windows with solid sheets of glass. The proportions of the windows divisions proposed are not correct
 - Simplifying the entrance door
 - Adding and/or changing other details as recommended by the Municipal Heritage Committee and/or heritage planning staff.
2. Ensuring by means of a site plan agreement and heritage permit that the new house is appropriately located on the lot and that the exterior design, including any alterations proposed by staff and/or the municipal heritage committee, are adhered to during construction.
 3. Ensuring that no building permit is issued until the elevations are approved by staff and council and the heritage permits for demolition and construction are issued.
 4. Construction of the new house should be monitored by city staff to ensure that construction adheres to the approved design.

Conclusion and Conservation Recommendations

The owner of the property at 705 Nashville Road is making an application for a minor variance in order to accommodate a new house on the property. A site plan agreement and a heritage permit will be required to demolish the existing house and for the design of the new house.

The existing house is a simple cape constructed in the mid 20th century. Although it has not been identified as a significant cultural heritage resource, it is located in the Kleinburg-Nashville Heritage Conservation District and is designate under Part V of the OHA. Any alterations to the property require the consent of Council. A brief analysis of the style, location and history of the building has determined that the it has little design, or physical value; is not associated with any significant historical event or person; and makes minimal contribution to the contextual value of Nashville Road.

The district plan contains policies and direction for new development that provides for contemporary needs while being compatible with and complementary to the character and resources 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 also be limited to sites currently occupied by unsympathetic buildings and should also conform to qualities established by neighbouring heritage buildings, and the overall character of the setting and reflect a suitable local heritage precedent style. The City's Official Plan reiterates this policy and provides direction with respect to height, mass, bulk, setbacks, materials, colour and window, door and roof proportions.

The Growth Plan for the Greater Golden Horseshoe recognizes the importance of cultural heritage resources for their contribution to a sense of identity and economic vitality. The Plan also recognizes that accommodating development growth can put pressure on these resources and that it is necessary to protect and maximize the benefits of these resources for their ability to make communities unique and attractive places to live.

The Region's Official Plan and the Town's Official Plan recognize the importance of heritage conservation and promote conservation of heritage resources within their unique community contexts.

The house at 705 Nashville Road has minimal heritage significance within the context of the Kleinburg-Nashville Heritage Conservation District. It is not particularly old or well-constructed nor is it an important example of an architectural style. District plan policies encourage new building that is compatible with nearby structure of cultural heritage significance and supports the concept of gradual historical conversion of buildings and structures along Nashville Road between the village of Kleinburg and the hamlet of Nashville. If the current building is demolished, the design of the replacement will enhance the cultural heritage landscape of Nashville Road between the village of Kleinburg and the hamlet of Nashville in accordance with district and official plan policies.

Appendices

Appendix I – Survey, 705 Nashville Road

Appendix II – Proposed House Elevations

Appendix III – Leah D. Wallace Curriculum Vitae

METRIC
DIMENSIONS ON THIS PLAN ARE
IN METRES AND CAN BE
CONVERTED TO FEET BY
DIVIDING BY 0.3048

APPENDIX I

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF
LOT 3
REGISTERED PLAN 4258
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:500
1" = 5' 0"

RODNEY GEYER
CERTIFIED LAND SURVEYOR INC.

SURVEYOR'S REAL PROPERTY REPORT PART 3 - REPORT SUMMARY

DESCRIPTION OF LAND
- LOT 3, REGISTERED PLAN 4258
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK
REGISTERED DOCUMENTS AND/OR BOOKS OF MAP
- NONE REGISTERED ON TITLE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
- NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS
- NOTE FIELD LOCATIONS SHOWN HEREON

THIS REPORT WAS PREPARED FOR SEAN DOUGLAS
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR
USE BY OTHER PARTIES.

NOTES

STATIONING SHOWN HEREON ARE DERIVED AND ARE DERIVED FROM
STATIONING NO. 52+70.00 TO STATION 52+70.00 OF
STATIONING 52+70.00

LEGEND

- P1 DENOTES PLAN 4258
- P2 DENOTES PLAN OF SURVEY BY STC & OTHER OWNERS
- P3 DENOTES PLAN OF SURVEY BY STC & OTHER OWNERS
- (D) DENOTES OTHER OWNERS
- (W) DENOTES WITNESSES
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- W100 DENOTES WITNESS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLE
ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11th DAY OF OCTOBER,
2013.

STATIONING 52+70.00
52+70.00

STATIONING 52+70.00
52+70.00

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PERMISSION IN WRITING FROM RODNEY GEYER, S.L.S., INC.

RODNEY GEYER

CERTIFIED LAND SURVEYOR INC.
1111 KENNEDY AVENUE, SUITE 100, MARKHAM, ONTARIO L3R 9W7
TEL: 905.477.1111 FAX: 905.477.1112
WWW.RODNEYGEYER.COM

DATE: 11 OCT 2013
TIME: 10:00 AM
BY: RODNEY GEYER
FOR: SEAN DOUGLAS

REGIONAL ROAD No. 49
KNOWN AS NASHVILLE ROAD
BY PLAN 4054, REG. NO. 0427237
PW 03324-0002 (LJ)

LOT

LOT

REGISTERED
PW 03322-0136 (LJ)

PLAN
PW 03322-0145 (LJ)

4258
PW 03322-0141 (LJ)

PW 03322-0134 (LJ)

PART 3 PLAN 448-4068

LOT 25, CONCESSION B

NOTES

BOUNDARIES ARE SHOWN BASED ON OBSERVED REFERENCE POINTS
AND A 6' 0" WIDE ROAD. THE REFERENCE POINTS ARE REFERRED
TO THE CENTRAL MERIDIAN BY W. COLE 13 BASED ON THE 6' 0" WIDE
ROAD. (SEE ENCL. 1)

BOUNDARIES ARE SHOWN AND CAN BE CONVERTED TO UTM BY
MULTIPLYING BY THE CONVERSION FACTOR OF 0.999702

OBSERVED REFERENCE POINTS (ORP) ARE SHOWN FROM UTM
COORDINATES USING THE UTM-UTM AND UTM-UTM. UTM COORD. 17
AND 18 COORD. (SEE ENCL. 1)

COORDINATES TO UTM COORDINATES PER SEC. 14 (1) OF UTM, 2011/10

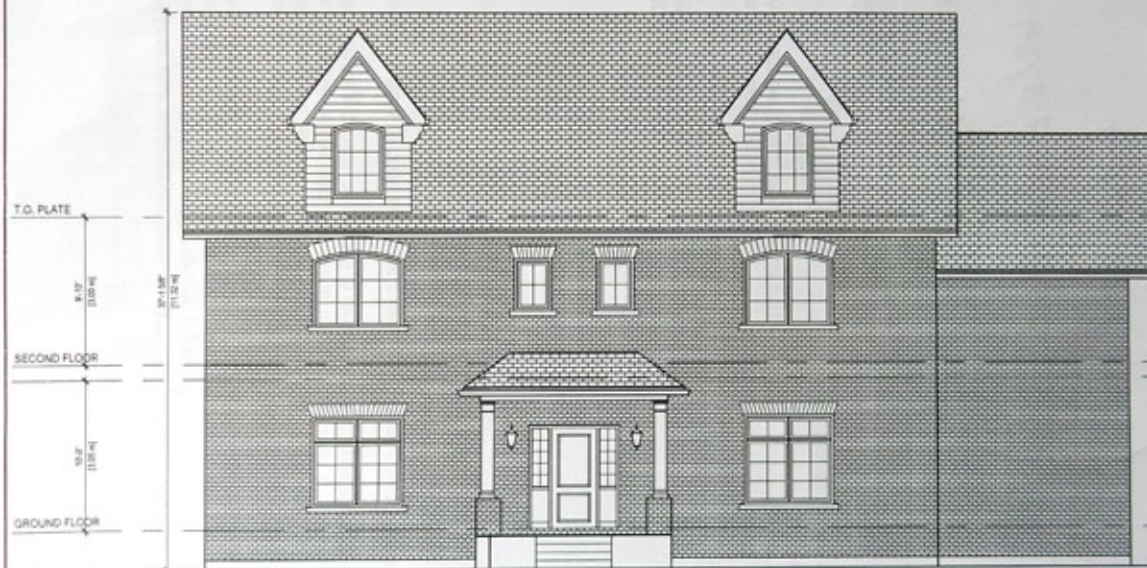
UTM COORD. 17 AND 18 COORD. (SEE ENCL. 1)

COORDINATES CAN BE OBTAINED BY USING THE UTM-UTM
COORDINATES OR CALCULATED SHOWN ON THIS PLAN.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
1854-143
THE PLAN OF SURVEY
SHOWN IS A PLAN OF SURVEY
MADE BY A SURVEYOR
REGISTERED IN THE PROVINCE
OF ONTARIO

30.

APPENDIX II



270	2021.2.22	21472
271	PRELIMINARY REVIEW	2021.2.22
272		
273		
274	2021.2.22	21472
275		

PROJECT
PROPOSED TWO
STOREY HOUSE

705 NASHVILLE RD., VAUGHAN

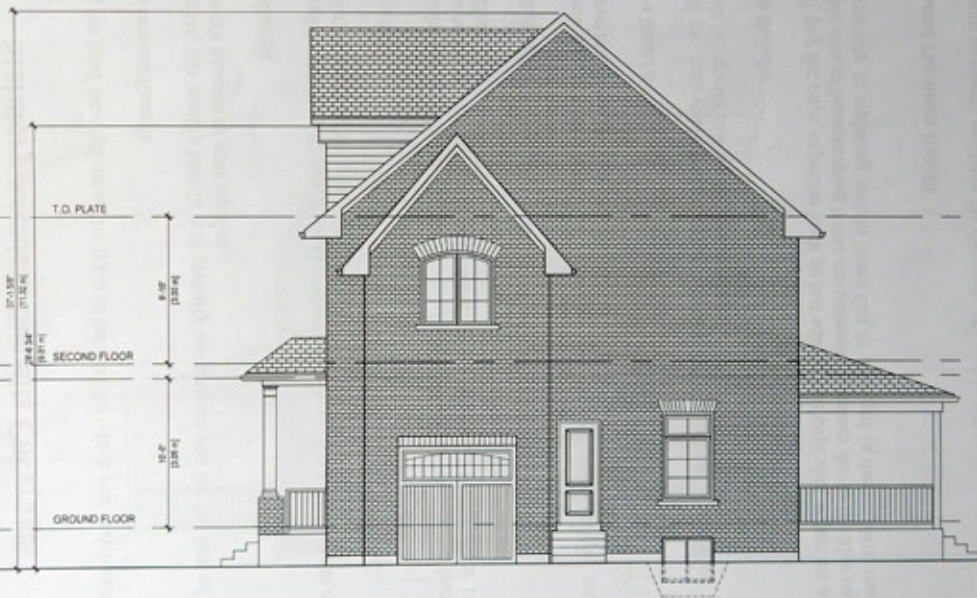
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DRAWN
P.V.
CHECKED
-
PLOTTED DATE
APRIL 12/18
DRAWING NO.

SCALE
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A4

03.06.2019



PROJECT
**PROPOSED TWO
 STOREY HOUSE**

708 NASHVILLE RD, VAUGHAN

DESCRIPTION
SIDE ELEVATION

OWNER
 P.V.

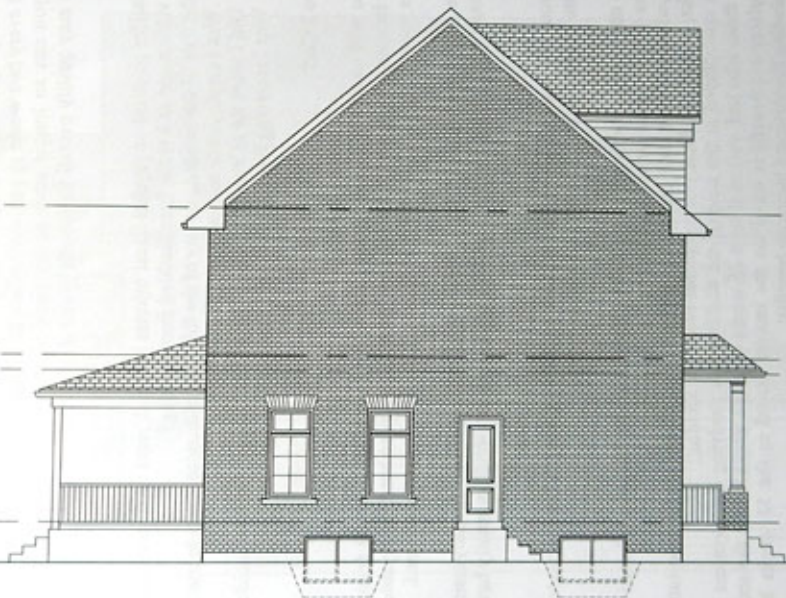
PLANNED DATE
 APR. 2019

DATE
 03.06.2019

ARCHITECT
 -

DRAWING NO.
 A5

03.06.2019



NO.	REV.	DATE
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NO.	REV.	DATE
002	REVISED	08/07/2019

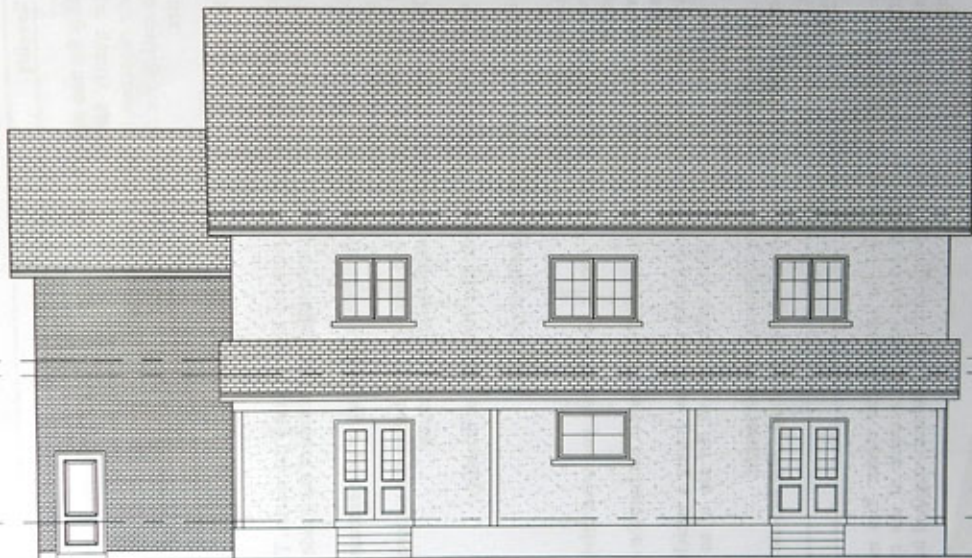
PROJECT
**PROPOSED TWO
 STOREY HOUSE**

708 NASHVILLE RD, VAUGHAN

DESCRIPTION
SIDE ELEVATION

DESIGNER P.L.V.	CHECKED -
DATE 08/07/2019	DRAWN BY A7

03.06.2019 A7



REV	DATE	BY
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03	2019/06/03	01/01
04	2019/06/03	01/01
05	2019/06/03	01/01
06	2019/06/03	01/01
07	2019/06/03	01/01
08	2019/06/03	01/01
09	2019/06/03	01/01
10	2019/06/03	01/01

PROJECT
PROPOSED TWO
STOREY HOUSE

705 NASHVILLE RD, VAUGHAN

DESCRIPTION
REAR ELEVATION

DESIGN	CHECKED
P.L.	-
PLOTTED DATE	03.06.2019
MARK DATE	03.06.2019
SCALE	1:50
PROJECT NO.	A6

LEAH D. WALLACE, MA MCIP RPP

15 Brock Street, RR#3, NIAGARA-ON-THE-LAKE, ONTARIO L0S 1J0

CURRICULUM VITAE

PRESENT POSITION

Consulting Heritage Planner
Niagara-on-the-Lake

EDUCATION

University of British Columbia
Master of Arts, 1978

University of Guelph
Honours B.A., 1973

PROFESSIONAL MEMBERSHIPS

Ontario Professional Planners Institute (OPPI)
Canadian Institute of Planners (MCIP)

CAREER HISTORY

2016 – Present	Consulting Heritage Planner
2012 – 2016	Senior Planner, Town of Niagara-on-the-Lake
2000 – 2012	Heritage Planner, Town of Niagara-on-the-Lake
1994 – 2000	Contract Heritage Planner Hynde Paul Associates Incorporated, St. Catharines
1984 – 1994	Planning Consultant Robert J. Miller & Associates Ltd., Mississauga
1979 – 1984	Editor and Division Manager Longmans Canada, Toronto

APPOINTMENTS

AND AWARDS

2017	Member, Board of Directors, Lower Grand River Land Trust, Cayuga Ontario (Ruthven Park)
2007 - 2014	Member, Niagara-on-the-Lake Citizens' War of 1812 Bicentennial Committee and the Niagara Region Bi-national Bicentennial Working Group
2006 – Present	Faculty Member, Willowbank School of Restoration Arts, Queenston
2002 – 2004	Municipal Sector Focus Group on Changes to the Ontario Heritage Act, Provincial Consultations, Ministry of Culture
2002	Member, Bi-national Coordinating Committee, First Bi-national Doors Open, Niagara Region
2000 – Present	Chair, Ruthven Park Building Conservation Committee Lower Grand River Land Trust
1999	Heritage Community Program Recognition Award, Ontario Heritage Foundation
1997 – 2000	Member, Ruthven Park Building Conservation Committee Lower Grand River Land Trust, Cayuga
1997 – 2002	Member, Bay Area Artists for Women's Art Hamilton-Burlington
1989 – 2000	Member and Chair (1991–1997), Local Architectural Conservation Advisory Committee Town of Flamborough

PUBLICATIONS AND PRESENTATIONS

Presenter, Ontario Heritage Conference (Ottawa), Municipal Grant Programs and Bill C323, Ontario Heritage Trust Session, 2017

Article, *Up in Flames*, Ontario Planning Journal, January/February 2015

Field Session Manager, National Trust for Historic Preservation (Buffalo, New York National Conference), Mobile Workshop – Adaptive Re-use of Culturally Sensitive Properties, Canadian Experiences

CIDA Sponsored Walking Tour and Public Planning Session, Niagara-on-the-Lake for Visitors from Xi'an, China Studying the Reconstruction of an Ancient Urban Area

Article, *Heritage Conservation Districts*, Heritage Matters Journal, March 2010

Presenter, Heritage Planning in Niagara-on-the-Lake in association with the Ministry of Culture and the Regional Municipality of Niagara, Association of Municipal Clerks and Treasurers of Ontario Conference

Restoration Case Study: Ruthven Park National Historic Site – Course Presented to Students at the School of Restoration Arts, Willowbank

Presenter, Heritage Conservation Districts – The Good, the Bad & the Ugly Canadian Association of Professional Heritage Consultants Conference

Presenter, Protecting Special Places: Tax Relief Incentives for Heritage Properties, OPPI/OALA Conference – Power of Place

Presenter, Co-curator, The Sacred Sites Tour, Art Gallery of Hamilton, An Architectural Evaluation of the Sacred Sites, The Art Gallery of Hamilton, Lecture Series

The Sacred Site Project, Research Project Exploring the Contemporary and Historical Relationships between Artists and Faith Communities in Hamilton-Wentworth, Art Gallery of Hamilton

Presenter, ARCHINET, An Interactive Guide to Canadian Building Styles Paper presented at Continuity with Change, the 1997 Community Heritage Ontario Conference, Huronia

Presenter, Flamborough and Its Community Identity, Wentworth North Riding Association Town Hall Meeting

Presenter, Suitable Housing for Arts Groups: The Planning Process, The Art of Coming Together Conference, Hamilton Artists Inc.

PROJECTS

ARCHINET, An Interactive Guide to Canadian Building Styles

Architectural and Historical Appraisal of the National Fireproofing Company of Canada (Halton Ceramics Limited) Burlington, Ontario, Architectural Conservancy of Ontario and the Burlington Local Architectural Conservation Advisory Committee

Municipal Register of Properties of Cultural Heritage Value or Interest (inclusion of non-designated properties), Town of Niagara-on-the-Lake, Project Manager,

Community Vision Statement, Town of Niagara-on-the-Lake, Project Manager

Queen-Picton Streets Heritage Conservation District Expansion Study and Draft of Revised District Plan, Town of Niagara-on-the-Lake

Dock Area Public Realm and Urban Design Master Plan, Project Manager

Official Plan Review; Community Engagement Sessions, Background Reports, Heritage Policies, Third Draft of Official Plan, Project Manager

Heritage Impact Assessment, Plan of Subdivision, 1382 Decew Road, City of Thorold

Heritage Impact Assessment, Hotel Expansion, 124 on Queen Hotel and Spa, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Assessment, Randwood Estate, Hotel Development, 144-176 John Street, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Report, 1317 York Road, Consent Application, St. Davids, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 240-246 Main Street East, Plan of Subdivision Application, Town of Grimsby

Built Heritage Assessment and Recommendations, 133 Main Street East (Nelles House), Town of Grimsby

Heritage Impact Assessment, 133 Main Street East, Application for Official Plan and Zoning By-law Amendments, Town of Grimsby

Heritage Impact Assessment, 95 Cline Mountain Road, Niagara Escarpment Commission Development Permit Application, Town of Grimsby,

Peer Review - Heritage Impact Assessment, Subdivision Application, 171 Guelph Avenue, City of Cambridge,

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Blumenson, John, Ontario Architecture: A Guide to Style and Building Terms 1784 to the Present. Fitzhenry and Whiteside, 1990.

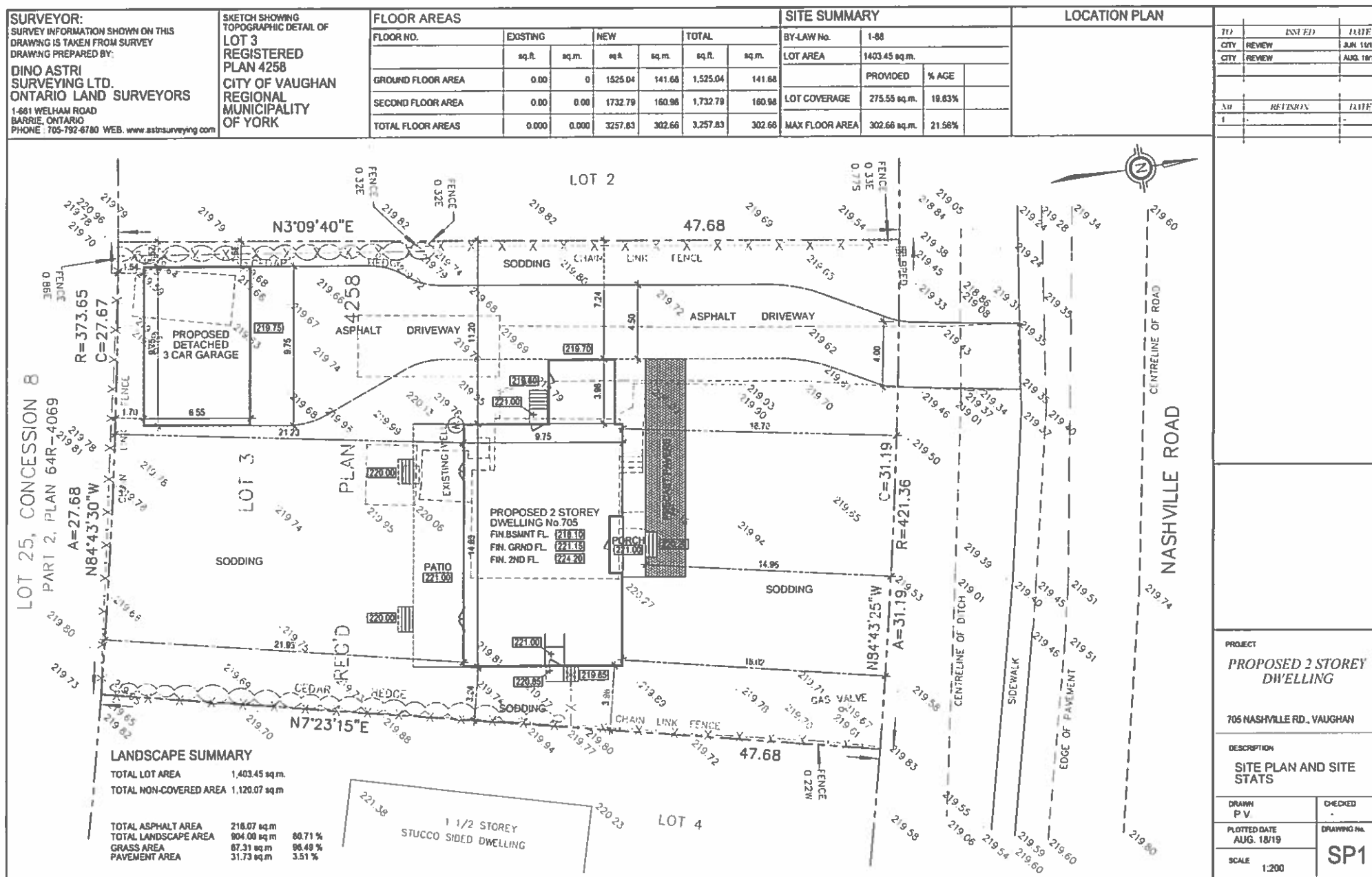
Articles and Reports

Archaeological Services Inc., *City of Vaughan Official Plan, Cultural Landscape Plan and Inventory Policy Study*, March 2010.

Carter, Philip H., *The Kleinburg-Nashville Heritage Conservation District Study and Plan*.

Unterman McPhail Associates, *Cultural Heritage Resources Assessment: Landscape Highway 427 Transportation Corridor*, September 2009.

ATTACHMENT 4



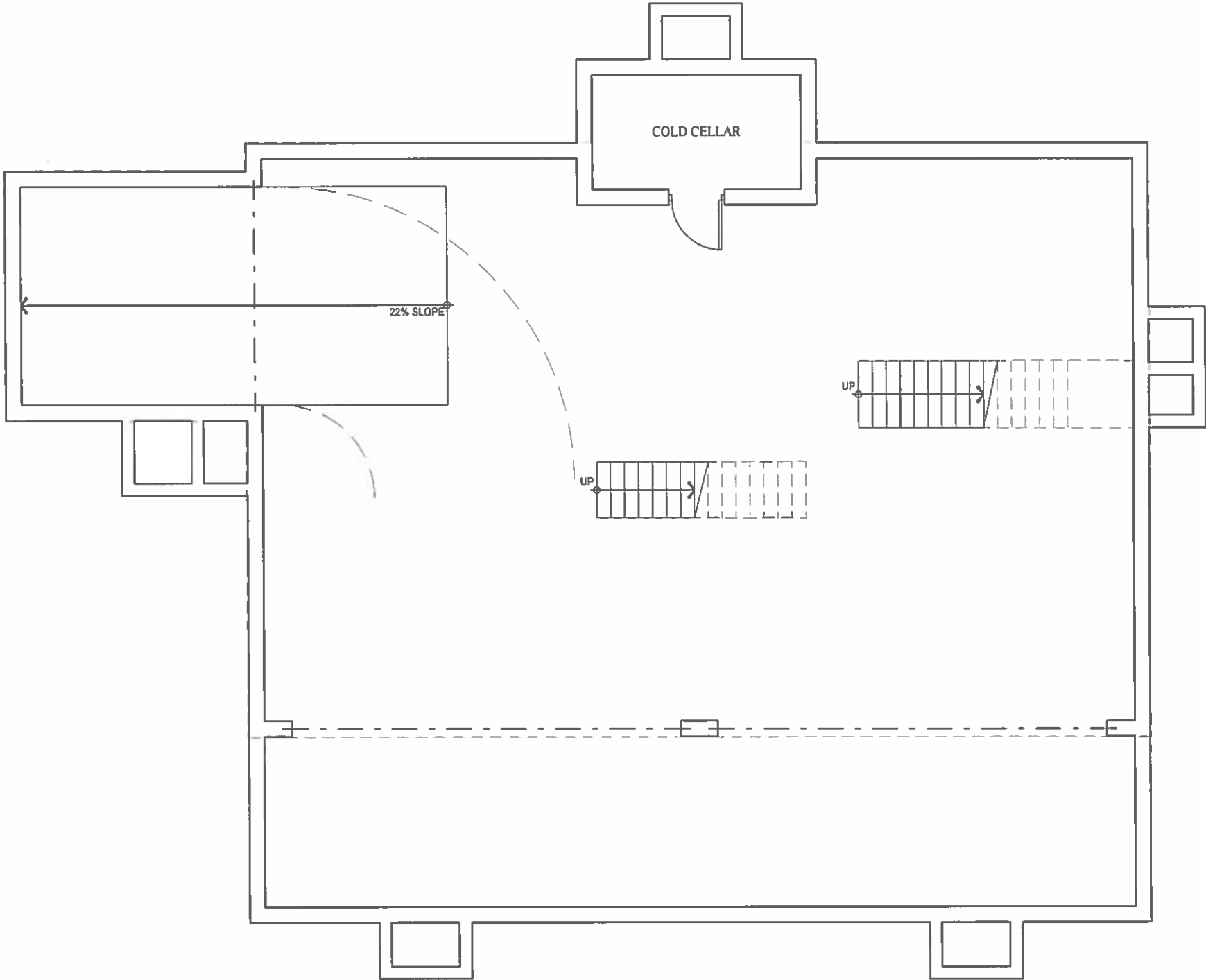




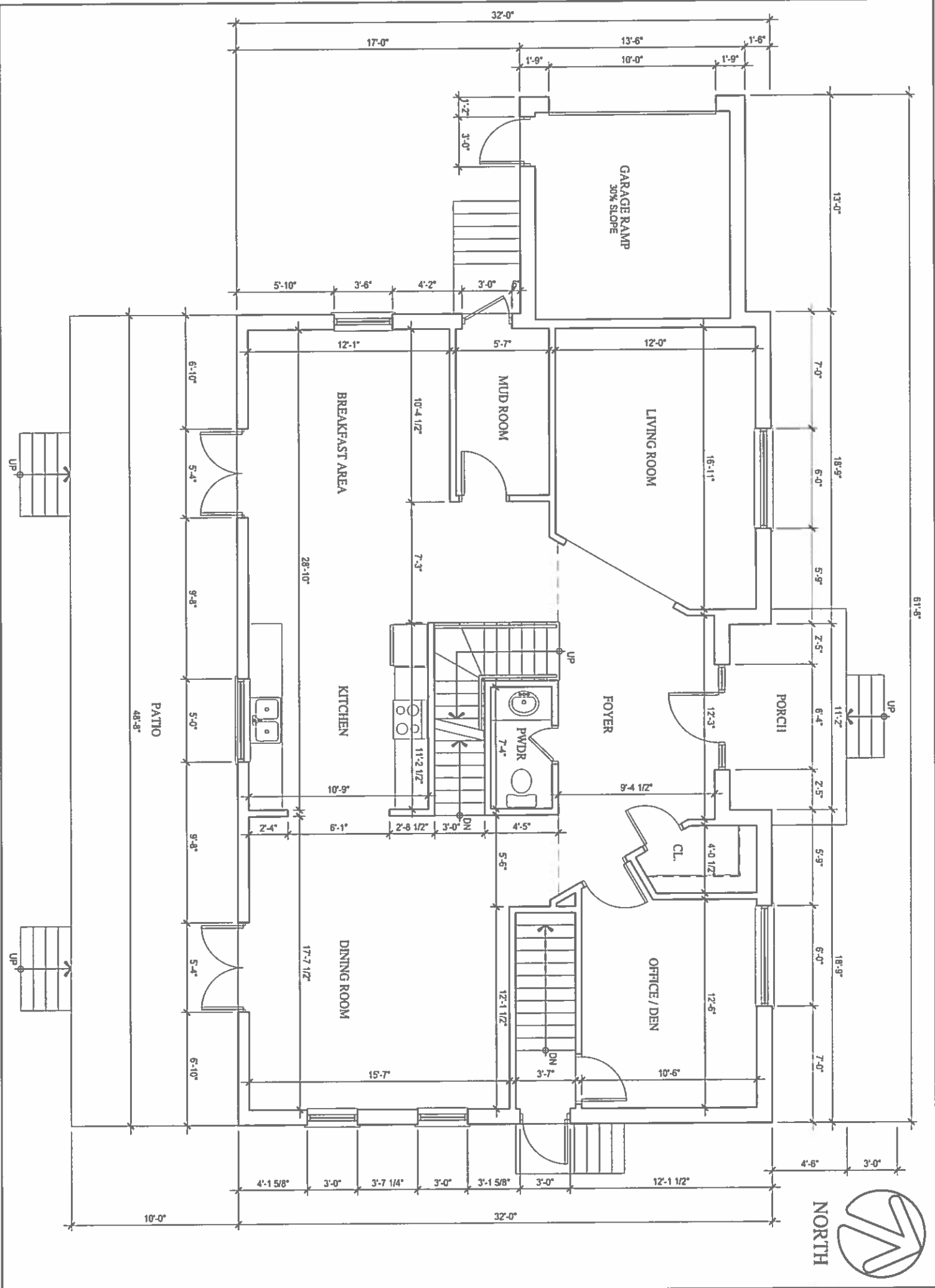








TO	ISSUED	DATE
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19
NO	REVISION	DATE
1		
PROJECT		
PROPOSED TWO STOREY HOUSE		
705 NASHVILLE RD., VAUGHAN		
DESCRIPTION		
BASEMENT FLOOR PLAN		
DRAWN P.V.	CHECKED -	
PLOTTED DATE AUG. 18/19	DRAWING No.	
SCALE 3/16" = 1'-0"	A1	

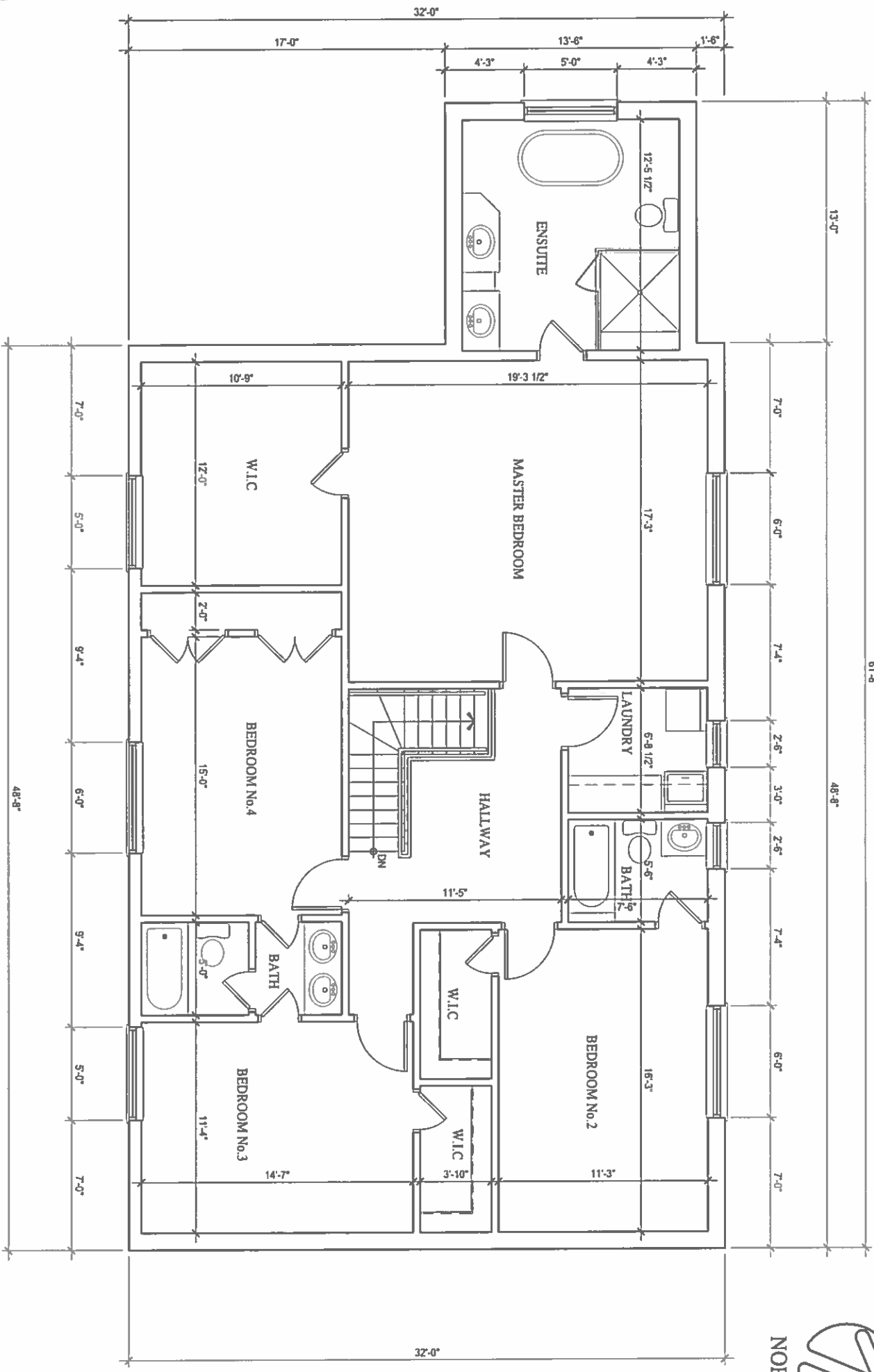


NORTH

TO	ISSUED	DATE
CITY REVIEW		JAN 11/18
CITY REVIEW		AUG 18/19
NO	REVISION	DATE
1		

PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD, VAUGHAN	
DESCRIPTION	
GROUND FLOOR PLAN	
DRAWN	CHECKED
P V	-
PLOTTED DATE	DRAWING NO.
AUG. 18/19	
SCALE	
3/16" = 1'-0"	

A2



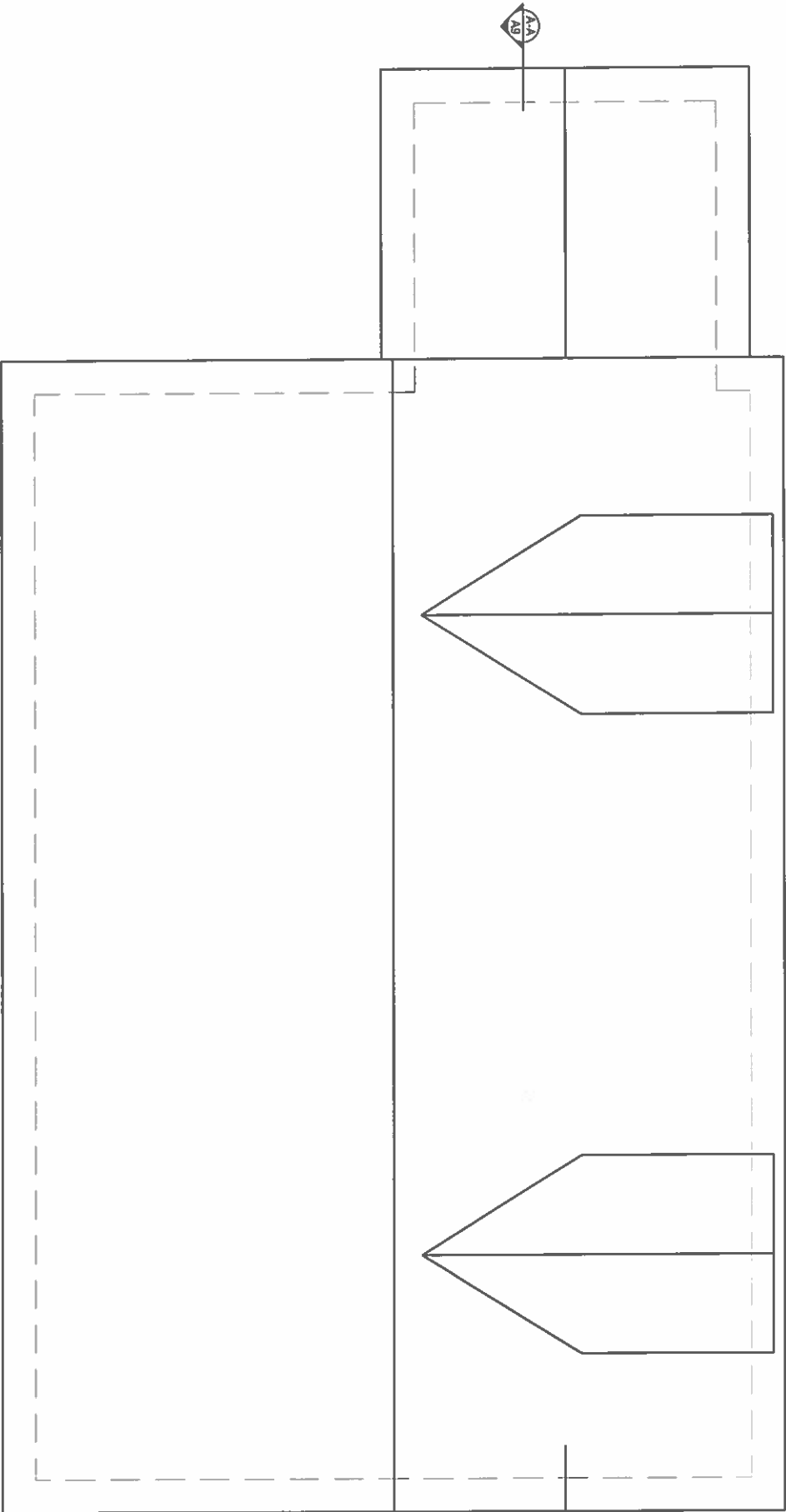
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TO	ISSUED	DATE
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19
NO	REVISION	DATE
1		

PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
SECOND FLOOR PLAN	
DRAWN	CHECKED
P V	-
PLOTTED DATE	DRAWING No.
AUG. 18/19	
SCALE	
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NORTH



TO	ISSUED	DATE
CITY REVIEW		SEP 28/19
No	REVISION	DATE
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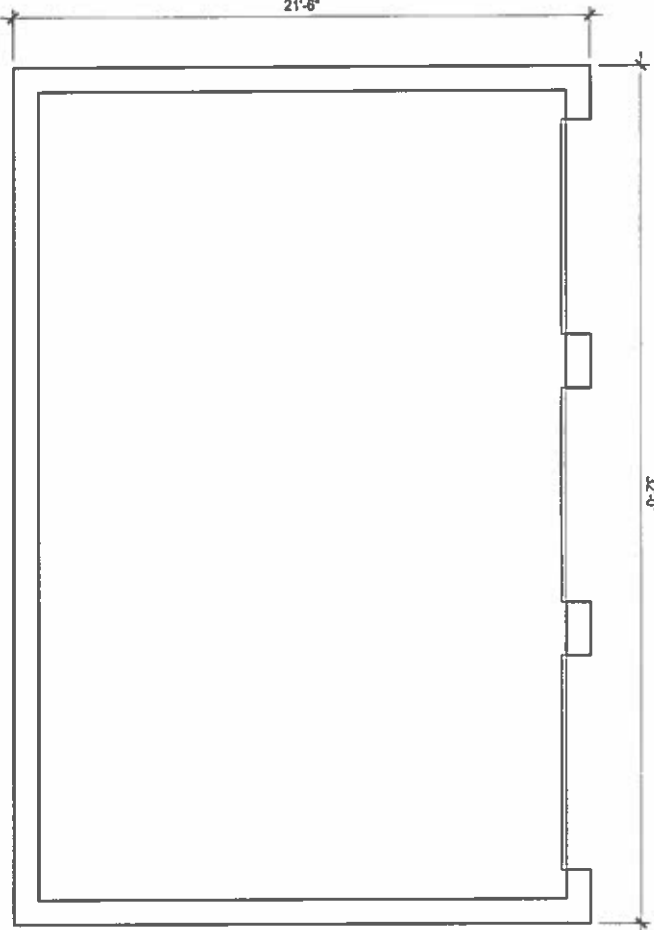
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PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
ROOF PLAN	
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PLOTTED DATE	DRAWING No.
SEP 28/19	A4
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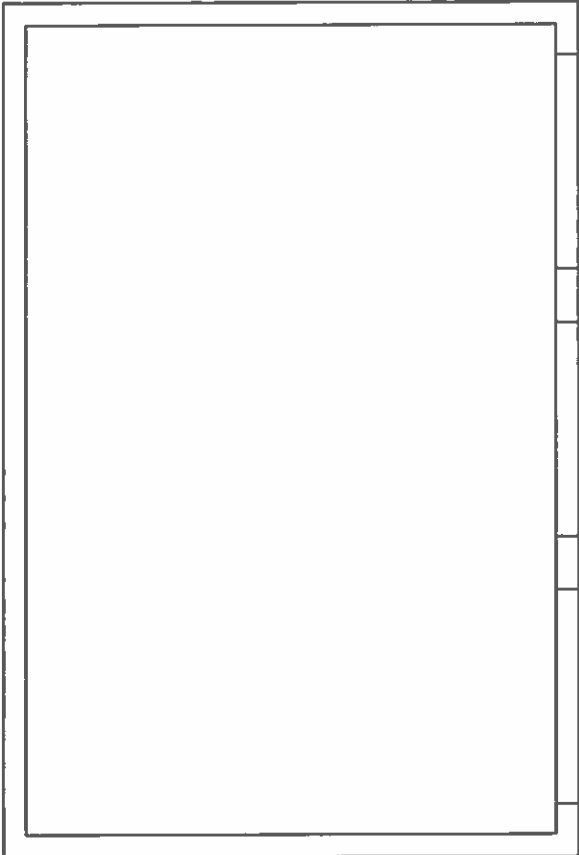
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TO	NOTED	DATE
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CITY REVIEW		AUG. 18/19

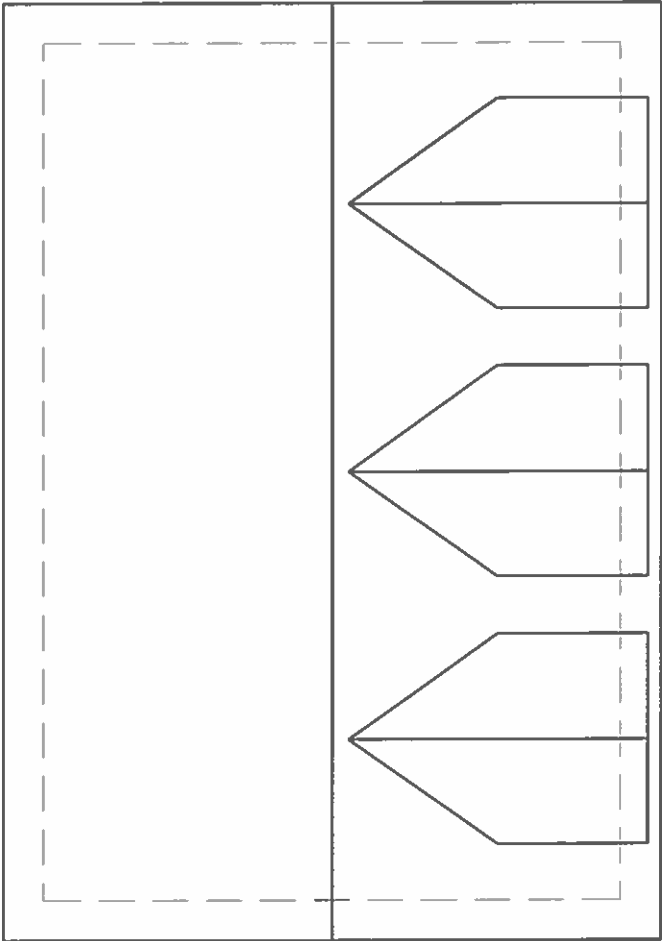
NO	REVISION	DATE
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FLOOR PLAN



FOUNDATION PLAN



ROOF PLAN

PROJECT	
PROPOSED TWO STOREY HOUSE	
705 NASHVILLE RD., VAUGHAN	
DESCRIPTION	
DETACHED GARAGE PLANS	
DRAWN P V	CHECKED .
PLOTTED DATE AUG. 18/19	DRAWING NO.
SCALE 3/16" = 1'-0"	A8



TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR. 04/18
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
1		

PROJECT
**PROPOSED TWO
STOREY HOUSE**

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
FRONT ELEVATION

DRAWN P.V.	CHECKED -
PLOTTED DATE AUG. 18/19	DRAWING No.
SCALE 3/16" = 1'-0"	A4



TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR. 04/18
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
1		

PROJECT
*PROPOSED TWO
STOREY HOUSE*

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
SIDE ELEVATION

DRAWN P.V.	CHECKED -
PLOTTED DATE AUG. 18/19	DRAWING No.
SCALE 3/16" = 1'-0"	A5



TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR 04/18
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
1	-	-

PROJECT
**PROPOSED TWO
STOREY HOUSE**

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
REAR ELEVATION

DRAWN
P.V.

PLOTTED DATE
AUG. 18/19

SCALE
3/16" = 1'-0"

CHECKED
-

DRAWING No.

A6



TO	ISSUED	DATE
CITY	PRELIMINARY REVIEW	MAR 04/18
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19

NO	REVISION	DATE
1	-	-

PROJECT

*PROPOSED TWO
STOREY HOUSE*

705 NASHVILLE RD., VAUGHAN

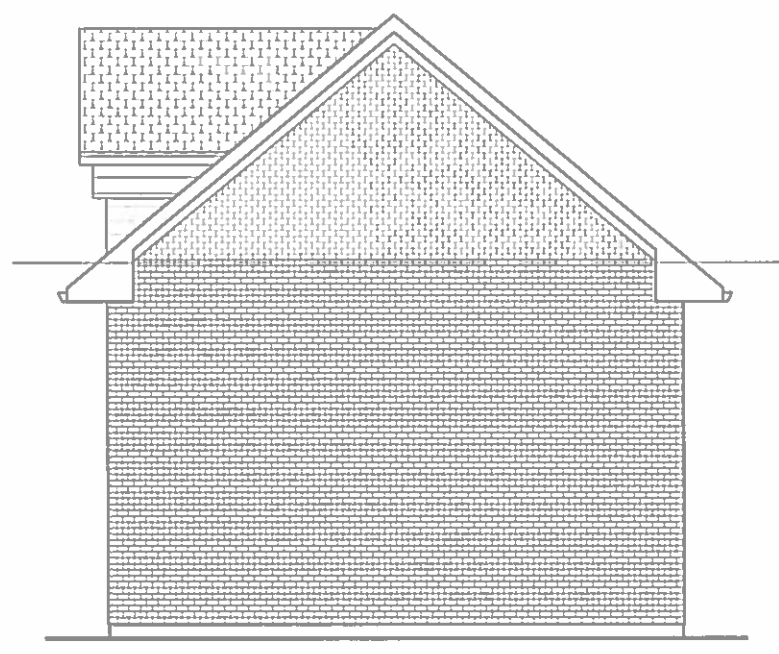
DESCRIPTION

SIDE ELEVATION

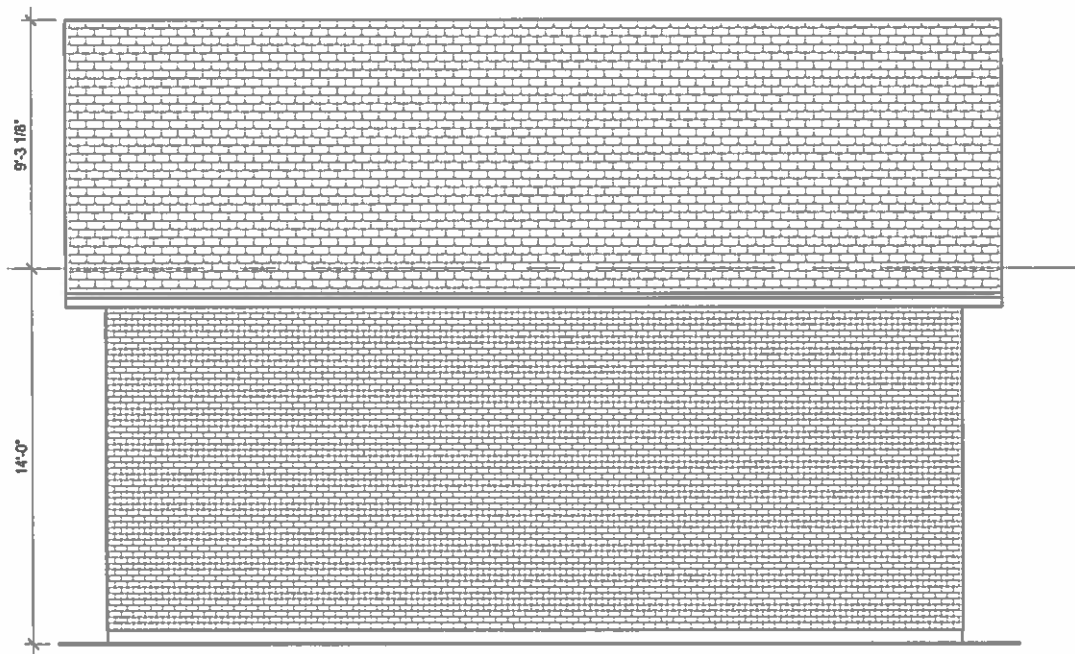
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

TO	ISSUED	DATE
CITY	REVIEW	JUN. 11/18
CITY	REVIEW	AUG. 18/19
NO	REVISION	DATE
1	-	-

PROJECT
*PROPOSED TWO
STOREY HOUSE*

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
DETACHED GARAGE
ELEVATIONS

DRAWN P V	CHECKED -
PLOTTED DATE AUG. 18/19	DRAWING No.
SCALE 3/16" = 1'-0"	A9



Arborist Report + Tree Preservation Plan

Prepared for:
Mario Saggio
155 Maples Ave.
Vaughan ON L4L 8R9
647-409-3313
mariosaggio1@gmail.com

Site Address:
705 Nashville Rd.
Vaughan ON L4H 3N5
Same as above
Modified:
October 6, 2019

Prepared by:
Mark Ellis



ISA Board Certified Master Arborist ON-1686BM
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Summary

This arborist report is in regard to the demolition and construction of a new house and garage at 705 Nashville Rd. Vaughan ON. Trees were inventoried and assessed for health and preservation measures.

Introduction & Assignment (Nature of Work)

Cinerea Urban Forestry Services was commissioned by Mario Saggio to complete an Arborist Report and tree preservation plan. This was for the proposed demolition and construction of a new house and garage at 705 Nashville Rd. Vaughan ON.

The full minimum tree protection zone will be provided for all trees to be retained 20 cm dbh and greater therefore minimal injury if any will occur to preserved trees. Any potential injury to trees would be to roots found outside the minimum tree protection zones.

An inventory and general health assessment was performed for all trees located on and within 6 metres of the property line.

Assignment Limitations

Recommendations for tree preservation have been based upon the client supplied drawings.

This Arborist Report was compiled from field data collected from the ground. A basic visual assessment of the trees was performed. No level of ISA Tree Risk Assessment was performed. More data may be obtained regarding risk through a basic or advanced ISA Tree Risk Assessment. As trees change over time, this report noting conditions of health and structure of trees on site shall be void after a period of 1 year.

The opinions conveyed within this report are those of Mark Ellis, ISA BCMA ON-1686BM. Another arborist or forester may look at the same tree and have different opinions. Thus; opinions may be subjective.

Arborist recommendations have been supplied, however, due to varying ownership, recommendations may not be able to be carried out

Methods

- Tools used to assess the trees included a clinometer, metric measuring tape, metric measuring wheel, binoculars
- City trees of any diameter and all private trees measuring 15 cm or greater were recorded for the purposes of this report; only private trees measuring 20 cm or greater at the base are subject the City of Vaughan's private tree bylaw
- All diameters of trees were measured at a height of 1.4 metres for MTPZ purposes
- The MTPZ radius is measured from the outside edge of the tree base
- Photos were taken of each tree inventoried and are included

Observations

- Field work was completed by Mark Ellis on October 2, 2019.
- Weather at time of assessment was raining and 10°C
- Trees #4 and 9 on neighbouring property
- Tree # 17 shared with 695 Nashville Rd.

Tree Replacement Information

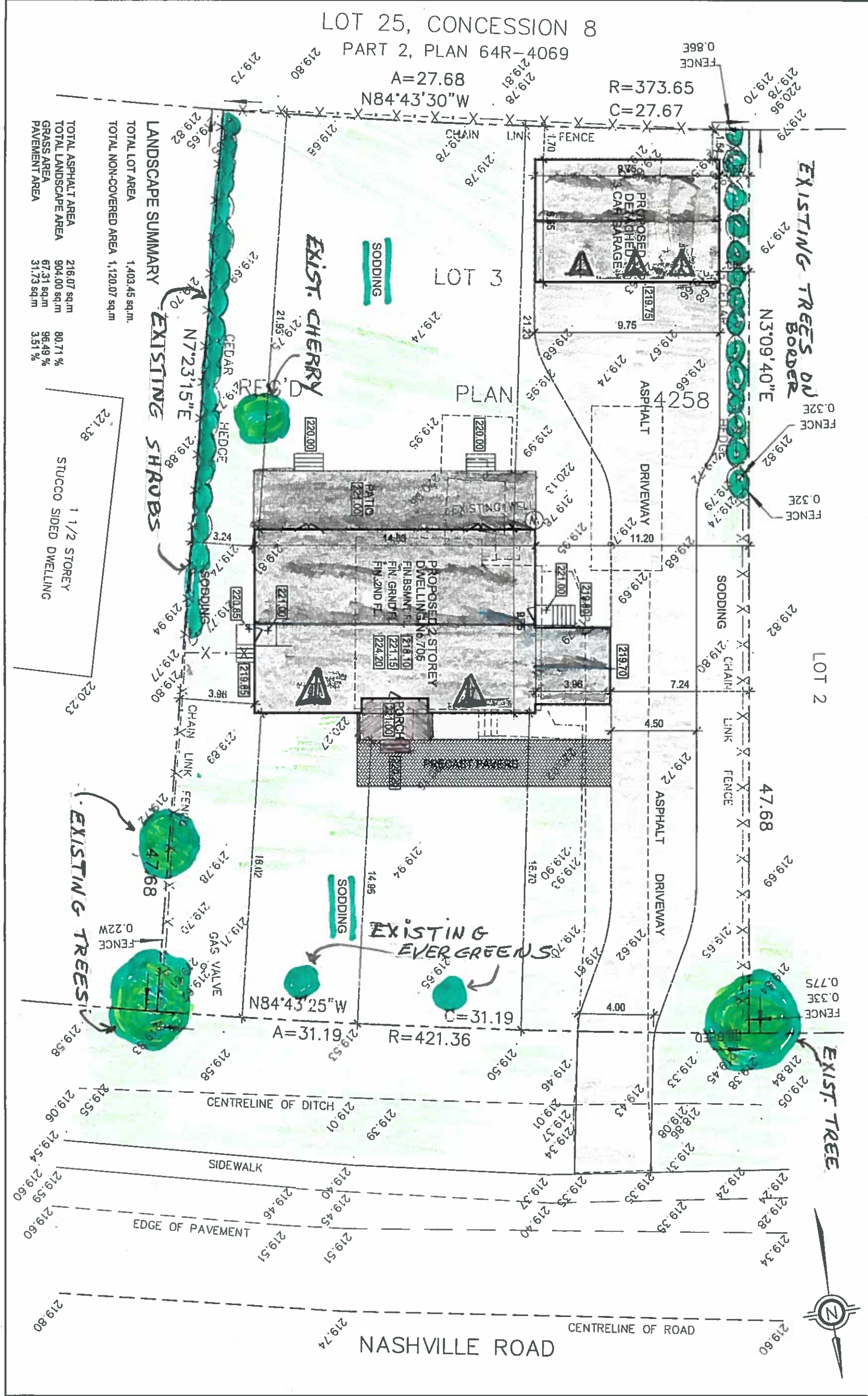
6 trees are required to be replanted at site due to the arborist recommendations of tree removal.

Coniferous (softwood) trees must meet a minimum height of 200 cm.

Deciduous (hardwood) trees must have a minimum caliper diameter of 50 mm

A replanting plan shall be prepared by Cinerea Urban Forestry Services upon finalization of amount of trees to be replanted at site.

SURVEYOR:										SKETCH SHOWING									
SURVEY INFORMATION SHOWN ON THIS										TOPOGRAPHIC DETAIL OF									
DRAWING IS TAKEN FROM SURVEY										LOT 3									
DRAWING PREPARED BY:										REGISTERED									
DINO ASTRI										PLAN 4258									
SURVEYING LTD.										CITY OF VAUGHAN									
ONTARIO LAND SURVEYORS										REGIONAL									
1-661 WELHAM ROAD										MUNICIPALITY									
BARRIE, ONTARIO										OF YORK									
PHONE : 705-792-6780										WEB: www.astriurveying.com									
FLOOR AREAS										FLOOR NO.									
EXISTING										NEW									
sq.ft.										sq.m.									
GROUND FLOOR AREA										0									
0.00										1525.04									
141.68										1,525.04									
SECOND FLOOR AREA										0.00									
0.00										1732.79									
160.98										1,732.79									
TOTAL FLOOR AREAS										0.000									
0.000										3257.83									
302.66										3,257.83									
302.66										302.66									
SITE SUMMARY										BY-LAW No.									
1-88										LOT AREA									
1403.45 sq.m.										PROVIDED									
% AGE										LOT COVERAGE									
275.55 sq.m.										19.63%									
MAX FLOOR AREA										302.66 sq.m.									
21.56%										LOCATION PLAN									
TO										ISSUED									
CITY										REVIEW									
CITY										REVIEW									
DATE										DATE									
JUN. 11/18										AUG. 18/19									
NO										REVISION									
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PROJECT		PROPOSED 2 STOREY DWELLING	
DESCRIPTION		705 NASHVILLE RD., VAUGHAN	
SITE PLAN		LANDSCAPING	
DRAWN P.V.		CHECKED	
PLOTTED DATE AUG. 18/19		DRAWING No.	
SCALE 1:200		SP1	

Structural roots should be at or slightly above the surrounding grade. The root flare will not always be visible on young trees.

Apply a maximum of 2 to 3 inches (5–7.5 cm) of mulch over the root ball and backfill. Keep mulch away from trunk base.

Remove burlap and twine from top of root ball. Remove all synthetic materials.

Sites with high-quality soil do not require backfill amendment. Composted organic matter may be added on sites with poor-quality soil.

A low-profile basket will not interfere with future root growth. Cut one or two rings of wire off of a traditional wire basket.

Set root ball on undisturbed soil to prevent settling.

Drive stakes into undisturbed soil.

Remove or reduce the length of upright branches competing with the leader, and those with included bark.

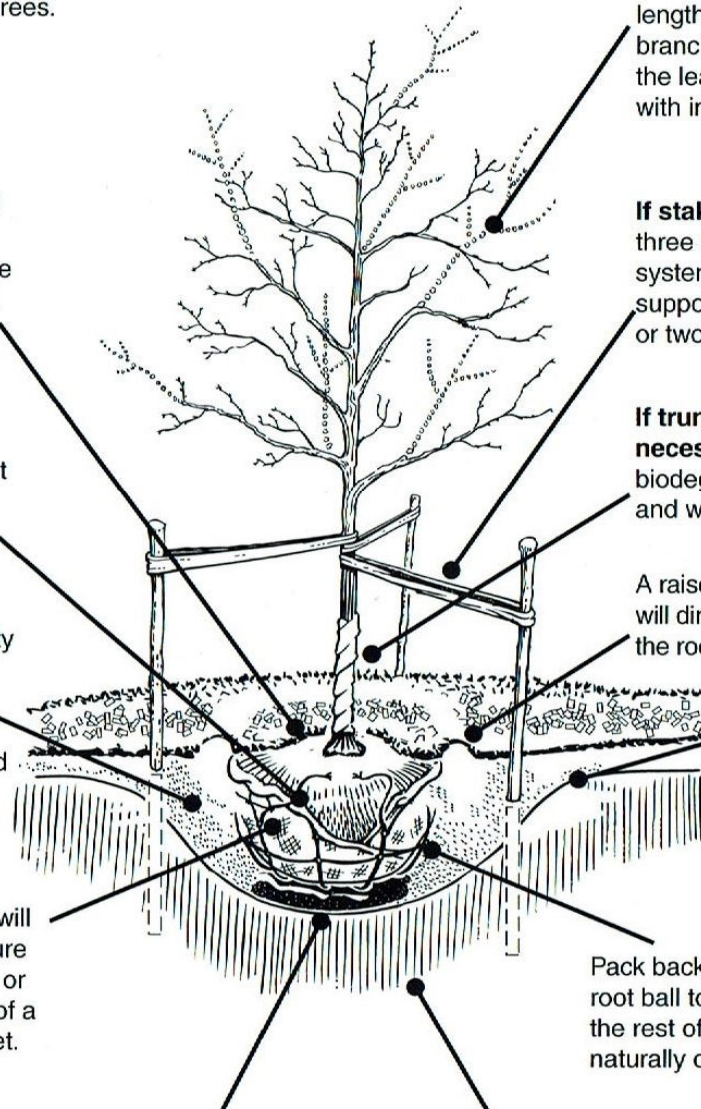
If staking is necessary, three stakes or underground systems provide optimum support. Remove after one or two years.

If trunk wrapping is necessary, use biodegradable materials and wrap from the bottom.

A raised ring of soil (optional) will direct irrigation water into the root ball.

Width of top of planting hole is at least 2 (preferably 3) times root ball diameter in compacted soil.

Pack backfill around base of root ball to stabilize. Allow the rest of backfill to settle naturally or tamp lightly.



Pruning & Root Pruning Plan

No above or below ground pruning is required to facilitate construction at 705 Nashville Rd.

Arborist Recommendations

- Install hoarding as per the City of Vaughan Urban Forestry specification and as per the Tree Preservation Plan
- Remove trees # 2, 4, 9, 16, 17
- Submit arborist report and tree preservation plan in person to City of Vaughan, Joint Operations Centre, 2800 Rutherford Rd. Vaughan ON L4K 2N9.

Construction Notes

No construction materials or debris are to be stored within the Minimum Tree Protection Zones of any tree as noted on the Tree Protection Plan. All hoarding is to remain in place for duration of the construction. Hoarding is to be removed once construction is completed.

Conclusion

The scope of construction is straightforward. All trees recommended for removal are in declining health and or structure/overall condition. It is a proactive measure to remove all of the noted trees independent of construction. With the removal of the noted trees, the MTPZs of any trees over 20 cm at the base will not be infringed upon. Due to this, no root pruning, hand digging or AirSpading will be required by an ISA Certified Arborist.

Six trees are required to be replanted at the property due to the proposed removal of the trees within this arborist report. Cinerea Urban Forestry Services shall prepare a replanting plan in conjunction with the client should they wish, to supplement this arborist report and tree preservation plan.

Tree # 4, at 715 Nashville Rd. is 100% dead and should be removed immediately.

Tree protection fencing is to be installed as per the tree protection plan. It is very important to construct tree protection fencing as per the specification and for it to be rigid. All too often tree protection fencing is just slapped together and does not meet the minimum specification.

Should all tree protection measures and tree protection plan be followed, no injury shall occur within the MTPZ of any retained trees on site. All documentation shall be submitted to the City of Vaughan, Joint Operations Centre, 2800 Rutherford Rd. Vaughan ON L4K 2N9.

Appendix 1 – Tree Inventory

Tree #	Common Name	Latin	Diameter at Base	Diameter @ 1.4 m	City of Vaughan Minimum Tree	Height (m)	Crown Spread (m)	Ownership	Health	Structure	Overall Condition	Replacement Trees reqd	Address	Location	Comments	Arborist Recommendation
1	Manitoba Maple	<i>Acer negundo</i>	70	48	3	8	9	City	Fair	Poor	Fair-Poor		715 Nashville Rd.	4.3 metres south of centreline of ditch 0.4 metres west of east property line	3 stems at 1.4 metres in height 35, 37, 48 cm dbh	Tree protection fencing
2	Scots Pine	<i>Pinus sylvestris</i>	36	33	2.4	9	3	Private	Fair-Poor	Poor	Poor	2	705 Nashville Rd.	8.8 metres south of centreline of ditch 0.5 metres east of west property line		Remove tree
3	Eastern White Pine	<i>Pinus strobus</i>	39	33	2.4	22	3	Private	Fair	Poor	Fair-Poor		705 Nashville Rd.	20.5 metres south of centre line of ditch 0.5 metres east of west property line	Very small crown compared to height and size of tree	Consider removal Tree protection fencing
4	Red Pine	<i>Pinus resinosa</i>	55	45	3	19	0	Private	Dead	Dead	Dead	0	715 Nashville Rd.	32.7 metres south of centre line of ditch 2.3 metres west of east property line		Remove tree
5	Manitoba Maple	<i>Acer negundo</i>	50	44	3	12	10	Private	Fair	Poor	Poor		705 Nashville Rd.	0.3 metres south of south property line 8.9 metres east of west property line	Main trunk split and has fallen but still attached	Existing chain link fence acting as tree protection fencing
6	Siberian Elm	<i>Ulmus pumila</i>	37	28	1.8	18	7	Private	Good	Fair	Fair		715 Nashville Rd.	On south property line 1.4 metres west of east property line	Tag # 354	Existing chain link fence acting as tree protection fencing

7	Manitoba Maple	<i>Acer negundo</i>	37	27	1.8	10	9	Private	Good	Poor	Fair-Poor	715 Nashville Rd.	On south property line 0.4 metres west of east property line	Tag # 355	Tree protection fencing
8	Manitoba Maple	<i>Acer negundo</i>	26	21	1.8	7	9	Private	Fair	Poor	Poor	705 Nashville Rd.	On south property line 1.2 metres east of west property line		Existing chain link fence acting as tree protection fencing
9	Manitoba Maple	<i>Acer negundo</i>	27	18	1.8	6	0	Private	Dead	Dead	Dead	Lot 25, Concession 8	2 metres south of south property line of 705 Nashville Rd. 5 metres east of west property line of 705 Nashville Rd.	Tag # 357	Remove tree
10	Manitoba Maple	<i>Acer negundo</i>	23	18	1.8	8	3	Private	Fair	Poor	Fair-Poor	Lot 25, Concession 8	1.4 metres south of south property line of 705 Nashville Rd. 10.2 metres east of west property line of 705 Nashville Rd.	Foliage on north side of tree only	Tree protection fencing
11	Manitoba Maple	<i>Acer negundo</i>	36	18	2.4	6	4	Private	Fair	Poor	Poor	Lot 25, Concession 8	2.3 metres south of south property line of 705 Nashville Rd. 16.4 metres east of west property line of 705 Nashville Rd.	2 stems at 1.4 metres 13, 18 cm dbh	Tree protection fencing
12	Manitoba Maple	<i>Acer negundo</i>	28	24	1.8	7	7	Private	Fair	Poor	Poor	Lot 25, Concession 8	2 metres south of south property line of 705 Nashville Rd. 17.3 metres east of west property line of 705 Nashville Rd.	Tag # 360	Tree protection fencing
13	Manitoba Maple	<i>Acer negundo</i>	34	25	1.8	7	3.5	Private	Fair	Poor	Poor	Lot 25, Concession 8	2.1 metres south of south property line of 705 Nashville Rd. 18 metres east of west property line		Tree protection fencing

[illegible]

Appendix 2 – Tree Preservation Plan (Preview) – Print to 24"x36"

**ATTACHED AS A SEPARATE DOCUMENT.
MUST SUPPLEMENT THIS REPORT**

Appendix 3 – Photos (Trees Are Centred)



Fig. 2 – Tree # 2 – *Pinus sylvestris* - Remove





Fig. 3 – Tree # 3 – *Pinus strobus* – Tree Protection Fencing



Fig. 4 – Tree # 4 – *Pinus resinosa* – 715 Nashville Rd. - Remove



Fig. 5 – Tree # 5 – *Acer negundo*





Fig. 7 – Tree # 7 – *Acer negundo*





Fig. 9 – Tree # 9 – *Acer negundo* – Remove Tree



Fig. 10 – Tree # 10 – *Acer negundo* - Tree Protection Fencing



02/10/2019 09:49

Vaughan, Ontario



Fig. 11 – Tree # 11 – *Acer negundo* – Tree Protection Fencing



02/10/2019 09:53

Vaughan, Ontario



Fig. 12 – Tree # 12 – *Acer negundo* – Tree Protection Fencing



02/10/2019 09:59

Vaughan, Ontario



Fig 13 – Tree # 13 – *Acer negundo* – Tree Protection Fencing



02/10/2019 09:59

Vaughan, Ontario



Fig. 14 – Tree # 14 – *Acer negundo* – Tree Protection Fencing



02/10/2019 09:59

Vaughan, Ontario



Fig. 15 – Tree # 15 – *Ulmus pumila* – Tree Protection Fencing





Fig. 16 – Tree # 16 – *Prunus avium* - Remove





Fig. 17 – Tree # 17 – *Acer negundo* - Remove





Fig. 18 – Tree # 18 – *Thuja occidentalis* – Tree Protection Fencing





Fig. 19 – Tree # 19 – *Picea pungens* – Tree Protection Fencing



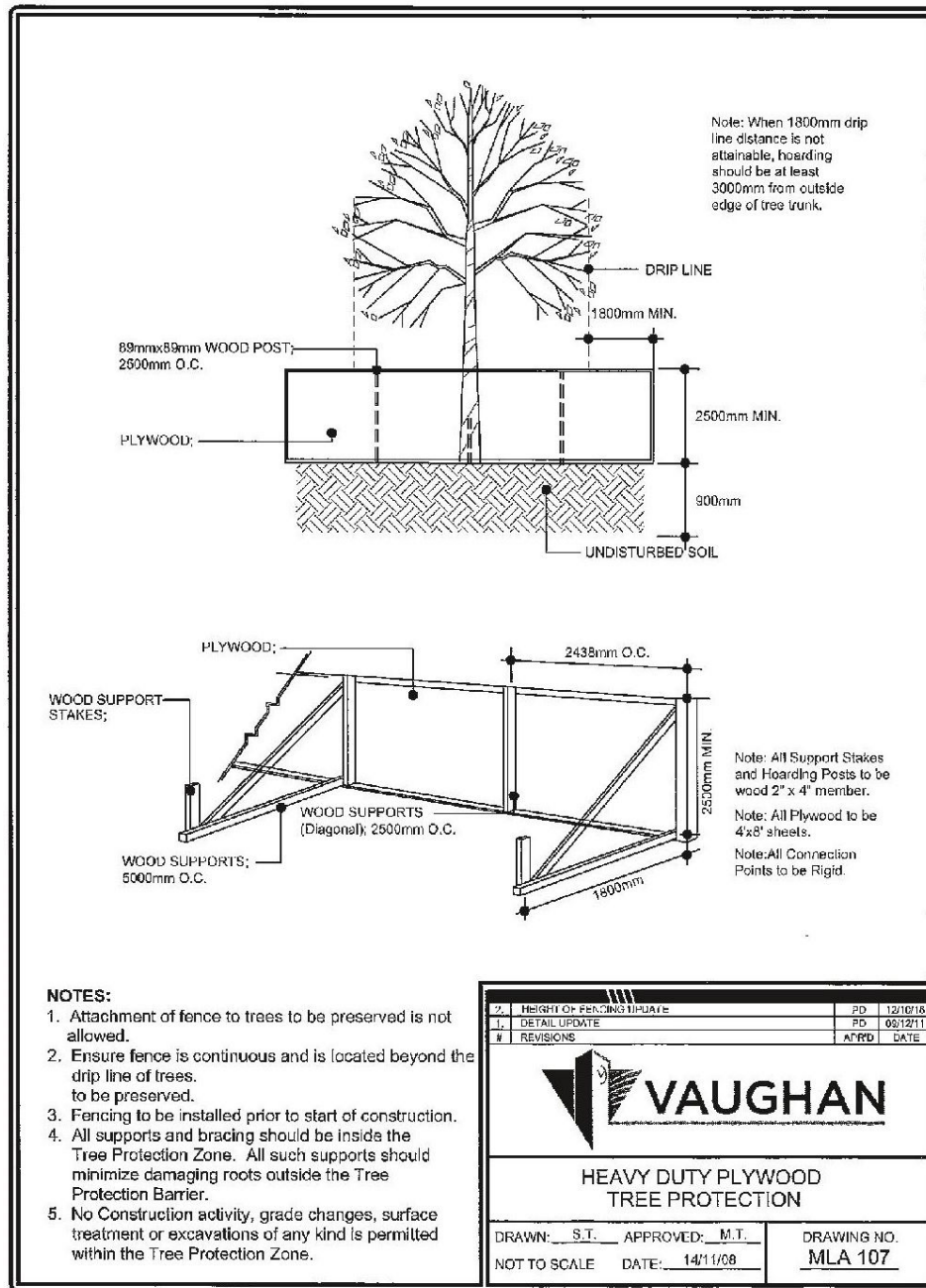


Fig 20 – Tree # 20 – *Picea pungens* – Tree Protection Fencing



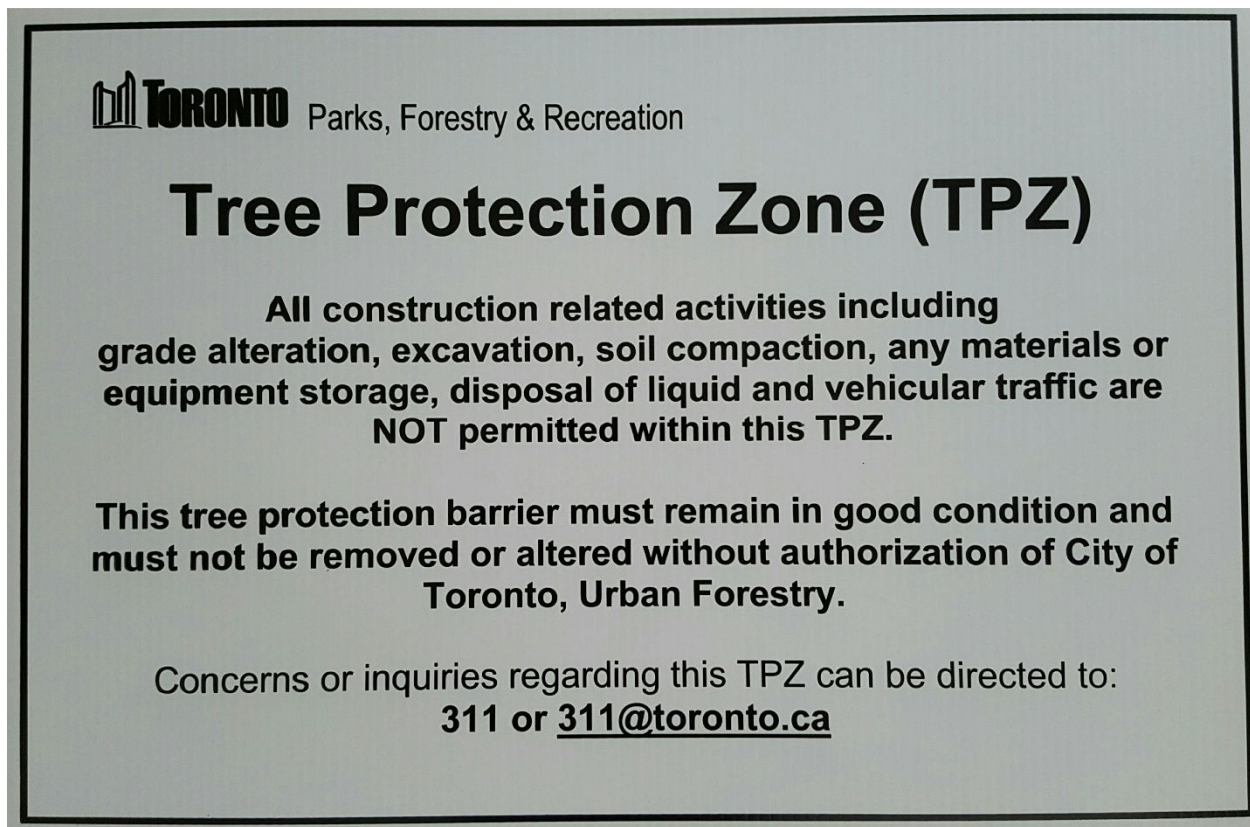
Appendix 4 - Hoarding (Temporary Tree Protection Fencing) Details

Figure 1 - Standard Hoarding Detail



Appendix 5 - Tree Protection Sign

A sign resembling the sign below shall be mounted on in a conspicuous area on all sides of the Tree Protection Fencing. This is a sample only.



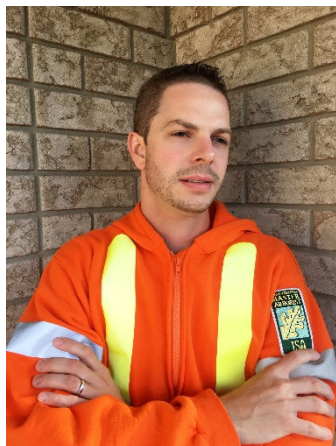


Appendix 6 - References

1. A silvicultural guide to managing southern Ontario forests. (2000). [Toronto]: [Ministry of Natural Resources].
2. Anderson, H. and Corlett, A. (2004). *Ontario tree marking guide*. [Toronto]: Ministry of Natural Resources.
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Appendix 7 - Arborist Qualifications



Mark Ellis is the owner/operator at Cinerea Urban Forestry Services. He has previously held positions as Senior Consulting Arborist with Davey Resource Group, Arborist Foreman with Regional Municipality of Wood Buffalo and Forest Health Care with the City of Toronto. He is one of only five persons in Canada that hold both the ISA Board Certified Master Arborist & ISA Certified Arborist Municipal Specialist certifications. Mark has over 10 years of experience working for not-for-profit corporations, private companies, and municipalities in arboriculture, forestry and urban forestry. His experience includes planning the urban forest, tree climbing and removal, integrated pest management, surveying for destructive forest pests, and GIS based mapping to name a few. More recently, he has been involved in developing an Urban Forest Master Plan for the Regional Municipality of Wood Buffalo, post-failure investigations, and providing expert witness testimony in court cases.

Education

- Sir Sandford Fleming – Forest Technician Diploma

Industry Related Certifications

- ISA Board Certified Master Arborist Municipal Specialist # ON-1686BM (2016-2022)
- ISA Tree Risk Assessment Qualification (TRAQ) (2013-2023)
- MOECC Butternut Health Assessor #532
- Ontario Certified Seed Collector #383
- Ontario MOE Pesticide License #046418 (Forestry, Industrial Vegetation, & Landscape Exterminator)
- OFSWA Chainsaw Operator Certification
- Arboriculture Canada – Technical Tree Falling & Cutting
- Certified Ontario Tree Marking Course
- SP-102 Forest Industry Wildland Firefighting

Member

- International Society of Arboriculture Member #221000
- International Society of Arboriculture Ontario Chapter Member #221000

INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST MUNICIPAL SPECIALIST™

Mark Matthew Ellis

Having successfully completed the requirements set by the
International Society of Arboriculture, the above named
is hereby recognized as an ISA Certified Arborist Municipal Specialist®





 Luana Vargas Director of Credentialing Services International Society of Arboriculture	 Caitlyn Pollihan Executive Director International Society of Arboriculture
ON-1686BM Certification Number	15 Jul 2016 Certified Since
	30 Jun 2022 Expiration Date

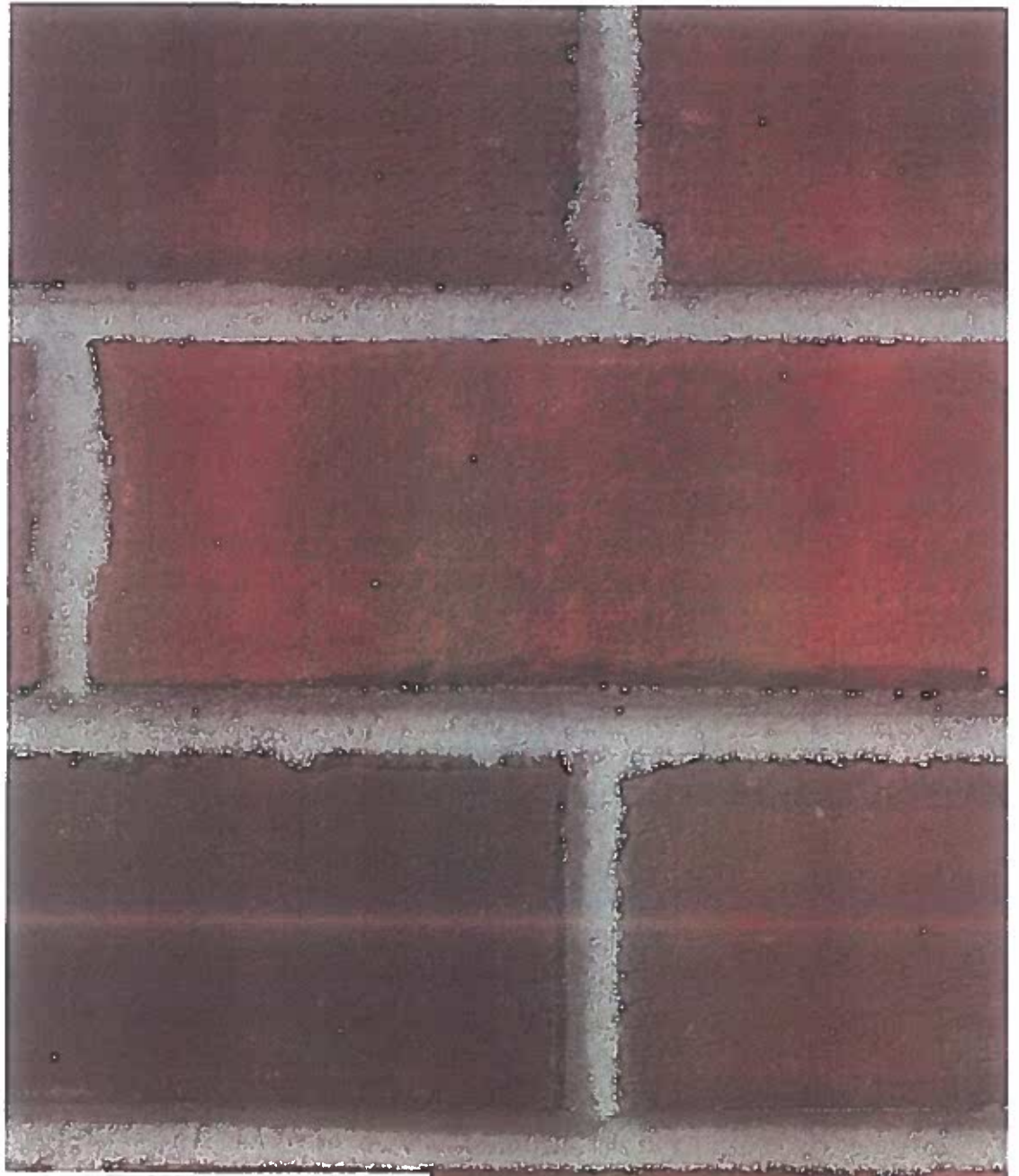
INTERNATIONAL SOCIETY OF ARBORICULTURE
BOARD CERTIFIED MASTER ARBORIST™

Mark Matthew Ellis

Having successfully completed the requirements set by the
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 Luana Vargas Director of Credentialing Services International Society of Arboriculture	 Caitlyn Pollihan Executive Director International Society of Arboriculture
ON-1686BM Certification Number	2 Apr 2016 Certified Since
	30 Jun 2022 Expiration Date



Shrewsbury 70



Glen-Gery Brick