

705 Nashville Road, Vaughan, Ontario Heritage Impact Report

6/21/2019

Heritage Planning Services

Leah Wallace, MA MCIP RPP



ATTACHMENT 3

INTRODUCTION	4
Subject Lands	4
Surrounding Land Uses and Heritage Properties	5
PROPOSAL	5
EXISTING HERITAGE POLICY CONTEXT	5
The Planning Act	5
Provincial Policy Statement (PPS).....	6
Growth Plan for the Greater Golden Horseshoe.....	6
Ontario Heritage Act (OHA).....	7
Standards and Guidelines for Conservation of Historic Places in Canada	7
Regional Official Plan	8
City of Vaughan Official Plan	9
Low Rise Residential.....	9
Heritage Conservation.....	9
City of Vaughan Official Plan – Cultural Heritage Landscape Inventory and Policy Study	10
City of Vaughan Zoning By-law.....	11
Kleinburg-Nashville Heritage Conservation District Plan	11
HERITAGE IMPACT ANALYSIS.....	12
Description of Proposed Development and Site Alteration	12
Historical Research and Site Analysis	12
Brief History of Kleinburg/Nashville	12
Site Analysis.....	16
Evaluation of Heritage Impacts	17
MITIGATION.....	22
CONCLUSION AND CONSERVATION RECOMMENDATIONS	23

APPENDICES.....	25
Appendix I – Survey, 705 Nashville Road.....	25
Appendix II – Proposed House Elevations	25
Appendix III – Leah D. Wallace Curriculum Vitae.....	25
CAREER HISTORY.....	26
APPOINTMENTS.....	27
AND AWARDS	27
PUBLICATIONS	27
BIBLIOGRAPHY.....	30
Books	30
Articles and Reports.....	30

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.

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.



Figure 2: 705 Nashville Road

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.

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

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.

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

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 9: North Side of Nashville Road, Hamlet of Nashville



Figure 8: 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 characteristics include tall, slim two storey configurations, hip roofs, use of red clay brick with some polychrome brick work and decorative wooden porches.

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 impacted 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.

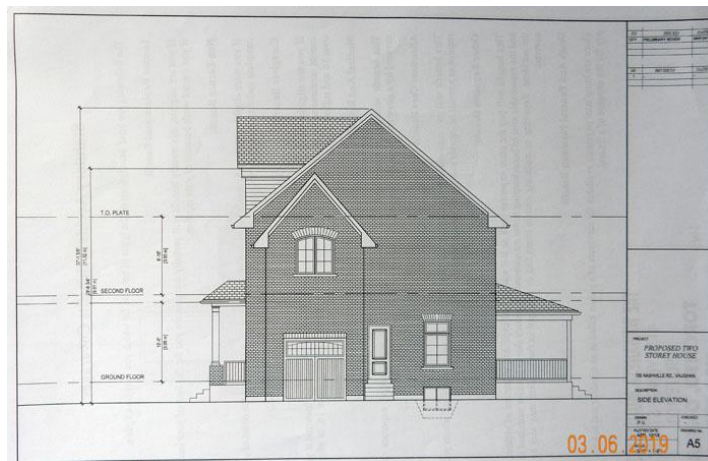
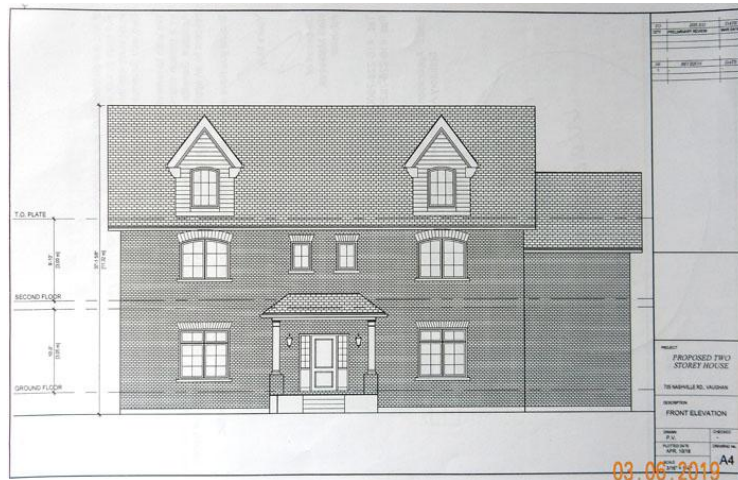
There is a consistency in use of materials, proportions, height, mass and scale which

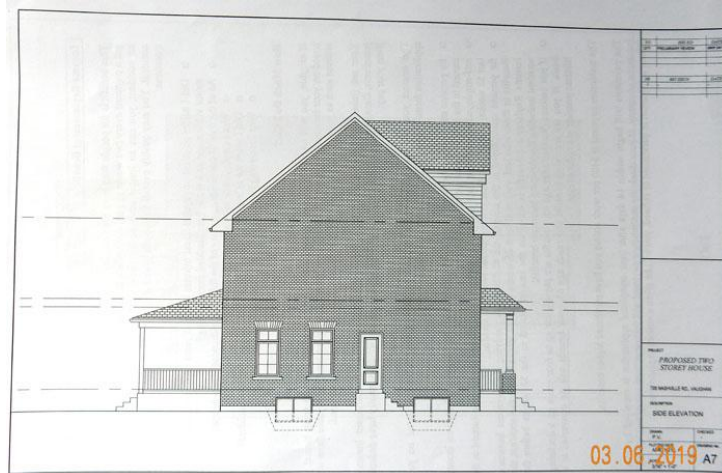
distinguishes the central core of the hamlet. A number of these architectural features can be used as a stylistic template for new buildings constructed along Nashville Road.

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
SHOWN ON THIS PLAN ARE
IN METERS AND CAN BE
CONVERTED TO FEET BY
MULTIPLYING BY 3.2808

APPENDIX I

SURVEYOR'S REAL PROPERTY REPORT

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

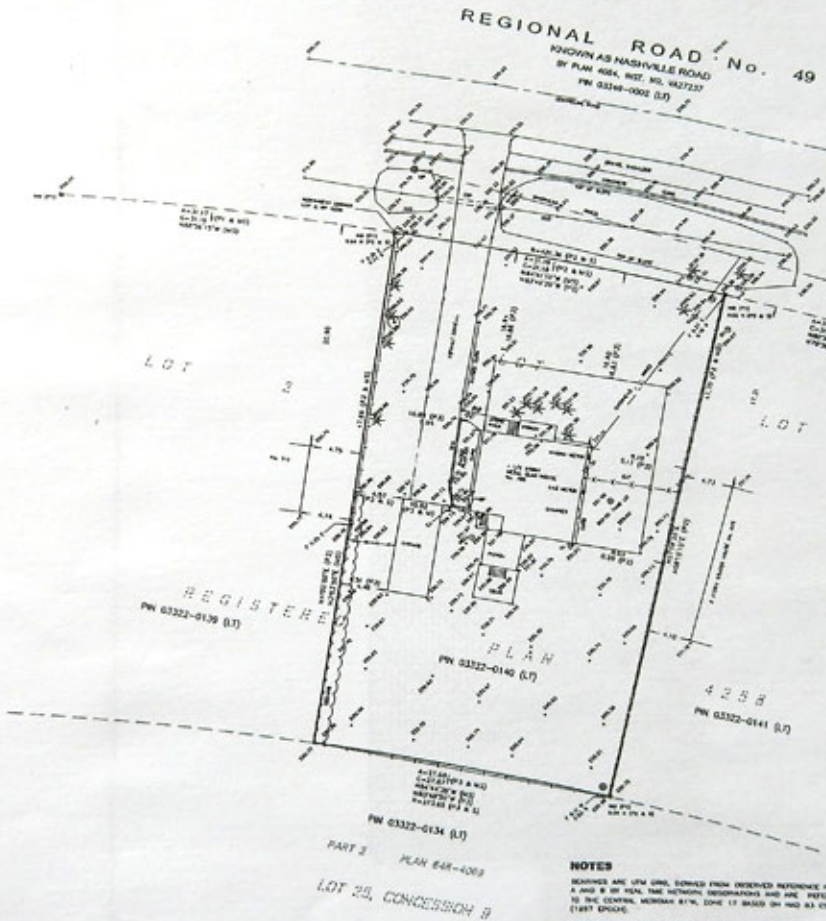
SCALE 1:500
0 1 2 3 4 5 METERS

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 MAPS:
- NONE REGISTERED ON THIS LOT
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:
- NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS:
- NOTE FEENCE LOCATIONS SHOWN HEREON

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



NOTES

1. ALL DIMENSIONS SHOWN HEREON AND COORDINATES AND ARE DERIVED FROM SURVEYING STATION DATA'S OBTAINED THROUGH A SURVEYOR'S MEASUREMENT OF TRIANGULAR STATION.

LEGEND

- P1 REGISTERED PLAN 4258
- P2 REGISTERED PLAN OF SURVEY BY STAKE & OTHER ORIGINAL LAND SURVEYING AND TOILEE AFTER 30 DAYS
- P3 REGISTERED PLAN OF SURVEY BY A STEEL C.I.L.L. ON 24/04/2004
- (DND) REGISTERED DRAIN CONDUIT
- (MWD) REGISTERED MEASURED
- WT REGISTERED WITNESS
- RP REGISTERED WALL, PEGGED
- WH REGISTERED WHIMPLE
- STP REGISTERED STAKE/STY
- UP REGISTERED UTILITY POLE
- CLD REGISTERED CENTRALLINE OF DRIVE
- OV REGISTERED ONE WAY
- BOE REGISTERED BOTTOM OF SLOPE
- TOS REGISTERED TOP OF SLOPE
- RM REGISTERED ROOFING OF WALL
- TR REGISTERED TOP OF WALL
- FFE REGISTERED FINISHED FLOOR ELEVATION
- TA REGISTERED TO AROUND
- CC REGISTERED COMPASSION TREE
- CC REGISTERED REDWOODS TREE

SURVEYOR'S CERTIFICATE

1. CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REG. ACT, THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2013.

APPROVED BY ME, THE SURVEYOR

RODNEY GEYER

© COPYRIGHT, 2013 RODNEY GEYER, S.L.L. INC.
NO REPRESENTATION, WARRANTY OR LIABILITY IS MADE BY A SURVEYOR IN GENERAL NOR IN THIS REPORT WITH A SURVEY INSTRUMENT.

RODNEY GEYER

CERTIFIED LAND SURVEYOR INC.
1715 WARD STREET, SUITE 100, MARKHAM, ONTARIO L3R 9V3
TEL: 905.477.4444 FAX: 905.477.4444

NOTES

BOUNDARIES ARE SHOWN FROM OBSERVED REFERENCE POINTS
A AND B OF NEAR THE NEIGHBORHOOD INDICATED AND ARE REFERRED
TO THE CENTRAL MERIDIAN BY.M. ZONE 17 BASED ON NAD 83 ZONE
17 EAST DATUM.

BOUNDARIES AND COORDINATES CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE CORRECTING SCALE FACTOR OF 0.999742

OBSERVED REFERENCE POINTS (ORP'S) ARE DERIVED FROM GPS
OBSERVATIONS USING THE CAN-NOT USE NETWORK, IGM ZONE 17
AND A3 COORD. (EAST) EPOCH.

COORDINATES TO UTM ARE ACCURATE PER SEC. 14 (3) OF ZONING, 2011/10

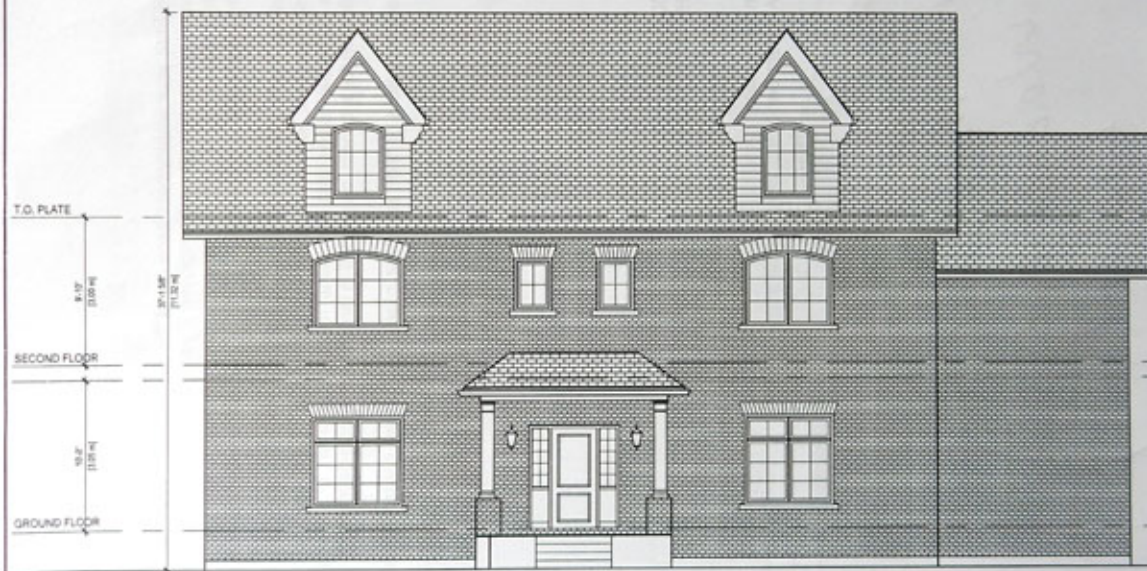
POINT #	DESCRIPTION	COORDINATES
ORP A	4483000.000	804240.000
ORP B	4483100.000	804230.000
CEM BONE STATION	4483100.000	804230.000

COORDINATES CANNOT BE TRANSFERRED, BE USED TO RE-CONSTRUCT
BOUNDARIES OR MEASUREMENTS SHOWN ON THIS PLAN.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
A.L.S. ASSOCIATION OF O.N.
185-5143

30.

APPENDIX II



BY	DESIGN	DATE
DTY	PRELIMINARY REVIEW	DATE

PROJECT
**PROPOSED TWO
 STOREY HOUSE**

705 NASHVILLE RD., VAUGHAN

DESCRIPTION
FRONT ELEVATION

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

SCALE
1/8" = 1'-0"

A4

03.06.2019

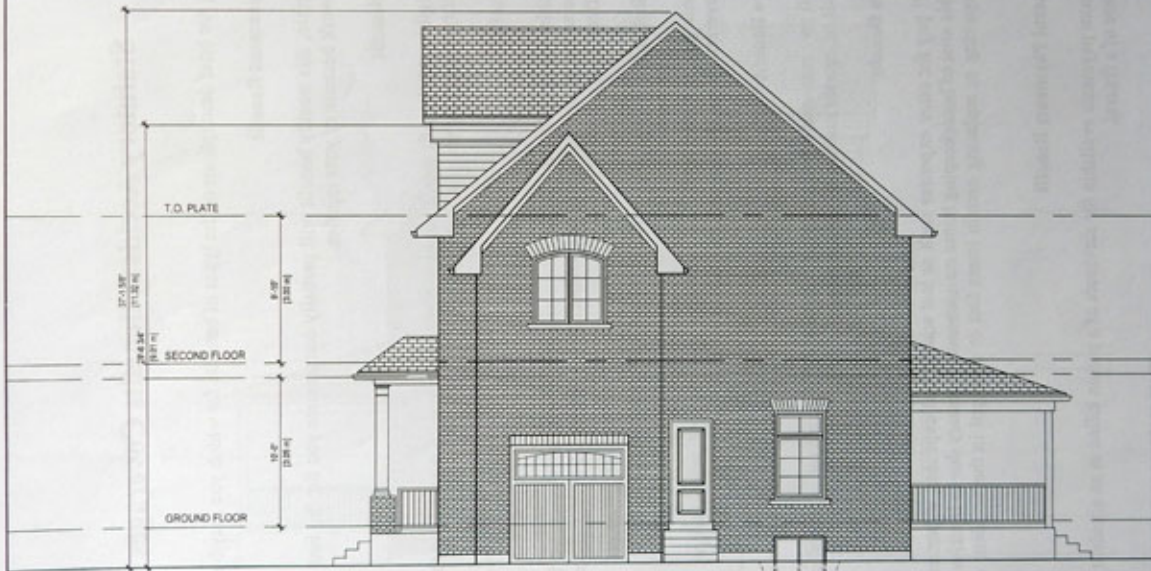
NO.	REV.	DATE
001	PROVISIONAL	NOV 2018

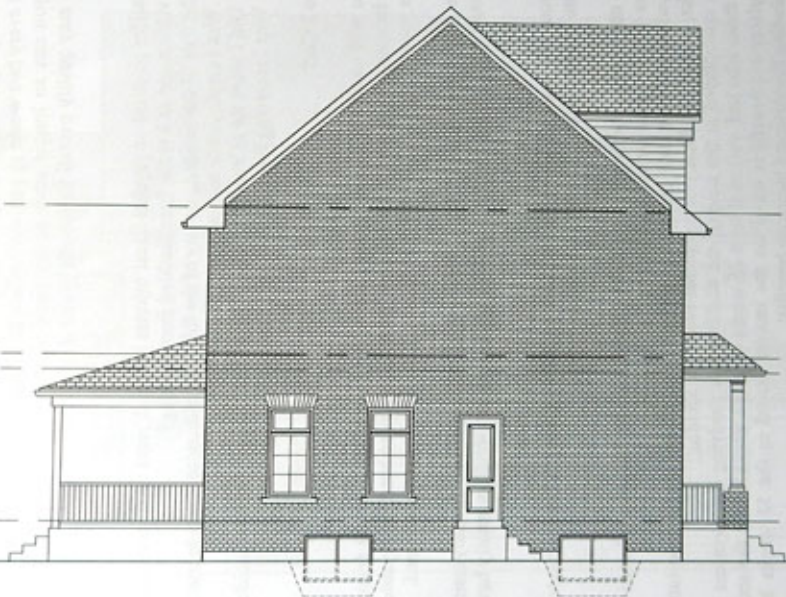
NO.	REVISION	DATE

PROJECT
PROPOSED TWO STOREY HOUSE
 78 NASHVILLE RD, VAUGHAN
 DESCRIPTION
SIDE ELEVATION

OWNER P.V.	DESIGNED -
PLOTTED DATE 06.10.2019	DRAWING NO. A5

03.06.2019





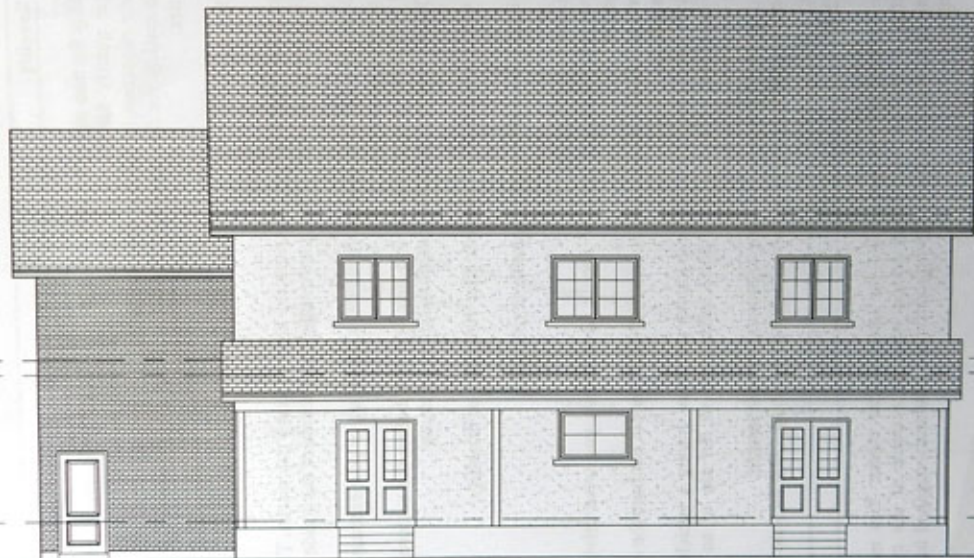
PROJECT
**PROPOSED TWO
 STOREY HOUSE**

78 WINDLE RD, VILVIAH

DESCRIPTION
SIDE ELEVATION

OWNER P.V.	DESIGNED -
PLANNED BY -	DRAWN BY -
DATE 03.06.2019	SCALE 1/2"

03.06.2019 A7



REV	DATE	BY
01	PRELIMINARY REVIEW	MARK DAVIS

PROJECT
**PROPOSED TWO
STOREY HOUSE**

78 NASHVILLE RD, VAUGHAN

DESCRIPTION
REAR ELEVATION

ISSUED	CHECKED
P.L.S.	-
PLOTTED DATE	
MARK DATE	

03.06.2019 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,

Bibliography

Books

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.