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VAUGHAN

C1
Communication
Heritage Vaughan - July 22, 2020
Item # 1

Kleinburg-Nashville Heritage Conservation District Study & Plan

Part 1 - The Study Update



Heritage Vaughan Committee

July 22, 2020

Project Timeline



Public Open House #1: Virtual Walkshop



Public Open House #2: Gallery Tour & Digital Engagement

Draft KNHCD Updated Plan

Revised Draft KNHCD Updated Plan

Fall 2019/Winter 2020 | Spring/Summer 2020 | Fall 2020 | Winter 2021

SWOT Analysis

Stakeholder Information Session: Engagement Lab



Draft KNHCD Study Report

Final KNHCD Study Report



Public Open House #2: Meet the Plan & Digital Engagement

Final KNHCD Updated Plan

Agenda

1. Section 1 – Background & Context
2. Section 2 – Policy Framework
3. Section 3 – Historical Research
4. Section 4 – Heritage District Analysis
5. Section 5 – Community & Stakeholder Engagement Summary
6. Section 6 – District Boundary
7. Next Steps





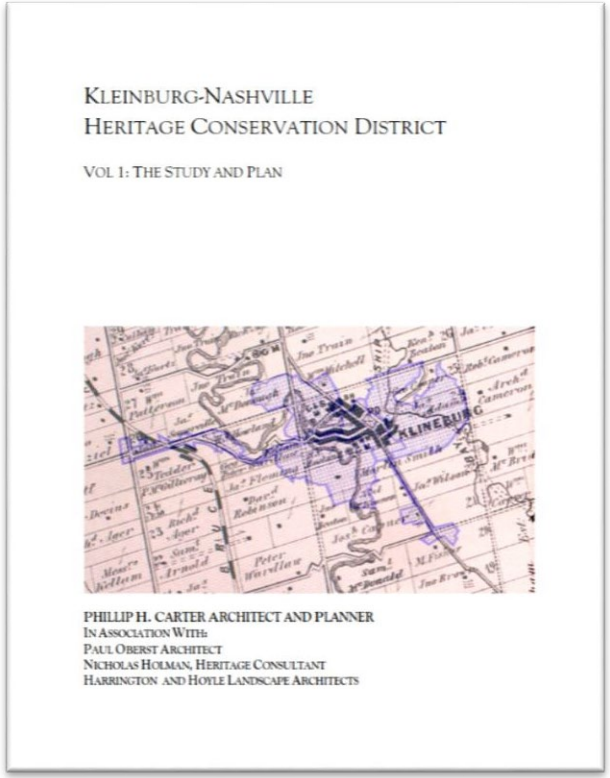




Section 1 – Background & Context

Purpose of the 2003 KNHCD Study Update

- Build upon the 2003 KNHCD Study & Plan's past successes
- Respond to a changing legislative environment and provincial and municipal policy frameworks
- Identify planning tools that can strengthen the heritage conservation of the HCD
- Identify potential CHLs and contributing heritage resources in the HCD
- Integrate the community's long-term vision



KNHCD Designation

- In 2001, on the recommendation of Heritage Vaughan, Council enacted By-law 468-2001 to define an area to be examined for future designation of the whole or any part of such area, as a Heritage Conservation District Study under Part V, Section (40) 1 of the *OHA*
- In 2003, By-law 183-2003 designated the district
- In 2003, By-law 184-2003 included the Kleinburg-Nashville Heritage Conservation District and Plan, as well as a Heritage Character Statement
- In 2003, By-law 268-2003 passed on August 25, 2003 added an additional 6 properties on Windrush Road



Objectives of the 2003 KNHCD Study Update

- Evaluate the 2003 KNHCD Study & Plan's Strengths, Weaknesses, Opportunities and Threats (SWOT)
- Integrate new background context for the study, including existing policy frameworks and plans
- Engage the key stakeholders and community in an open, transparent and meaningful way, incorporating their feedback into the SWOT analysis and the updated KNHCD Study & Plan
- Develop a dataset of all properties in the HCD and identify contributing and non-contributing properties



Objectives of the 2003 KNHCD Study Update

- Develop maps of existing and proposed cultural heritage resources in the HCD
- Update 2003 KNHCD Study & Plan guidelines to support the protection of the evolving villages and the challenges they may face in the future
- Develop a Statement of Significance and a list of contributing heritage attributes
- Assess if a change in the KNHCD boundary is warranted



2003 KNHCD Study & Plan Performance

SWOT Analysis - Strengths

- List of clearly defined HCD objectives
- Heritage styles
- Streetscape typology
- Guidelines for ecological health of the valley lands
- Construction materials checklist



2003 KNHCD Study & Plan Performance

SWOT Analysis - Weaknesses

- Identification and protection of heritage attributes
- Heritage inventory
- Potential archaeological considerations
- Limited mapping and diagrams
- Identification and protection of views
- Identification of CHLs
- Distinction of villages' characters
- Guidelines accounting for intensification targets
- Permit classes and permit process checklist



2003 KNHCD Study & Plan Performance

SWOT Analysis - Opportunities

- Engage and refine community's value
- Incorporate implementation learnings, including heritage permit review
- Integrate national best practices
- Integrate the Canadian Heritage River recognition
- Integrate green technologies guidelines
- Clearly define the heritage value and character with Statement of Significance and list of heritage attributes



2003 KNHCD Study & Plan Performance

SWOT Analysis - Threats

- Changing regulatory environment (PPS 2020, Bill 108 re: OHA)
- Interpretation of guidelines for new additions, heritage design and details
- Lack of policies in regard to height, massing and building setbacks for new construction
- Loss of character defining mature trees





Section 2 – Policy Framework

Provincial Policy Context

- Planning Act (1990)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)
- Provincial Policy Statement (2020)
- Ontario Heritage Act (1990)
- Bill 108, The More Homes, More Choices Act (2019)



Municipal Policy Context

- York Region Official Plan (2010)
- City of Vaughan Official Plan (2010) – under review
- Area Specific Plan – Kleinburg Core (2013)
- North Kleinburg-Nashville Secondary Plan (2012)
- City of Vaughan Zoning By-law 1-88



Development Approvals

- Site Plan Control
- Severance and Minor Variances
- Signage Control
- Demolition Control



Other Municipal Plans & Studies

- Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (2011)
- Transportation Master Plan Study Kleinburg-Nashville Focus Area (2012)
- Cultural Heritage Landscape Inventory and Policy Study (2010)
- Updated Heritage Delegation By-law 109-2016
- Tree Protection By-law (052-2018) (agreement/protocol)
- Tree Protection By-law (95-2005) on public property
- Tree Protection By-law (185-2007) on private property
- City-Wide Urban Design Guidelines (2018)



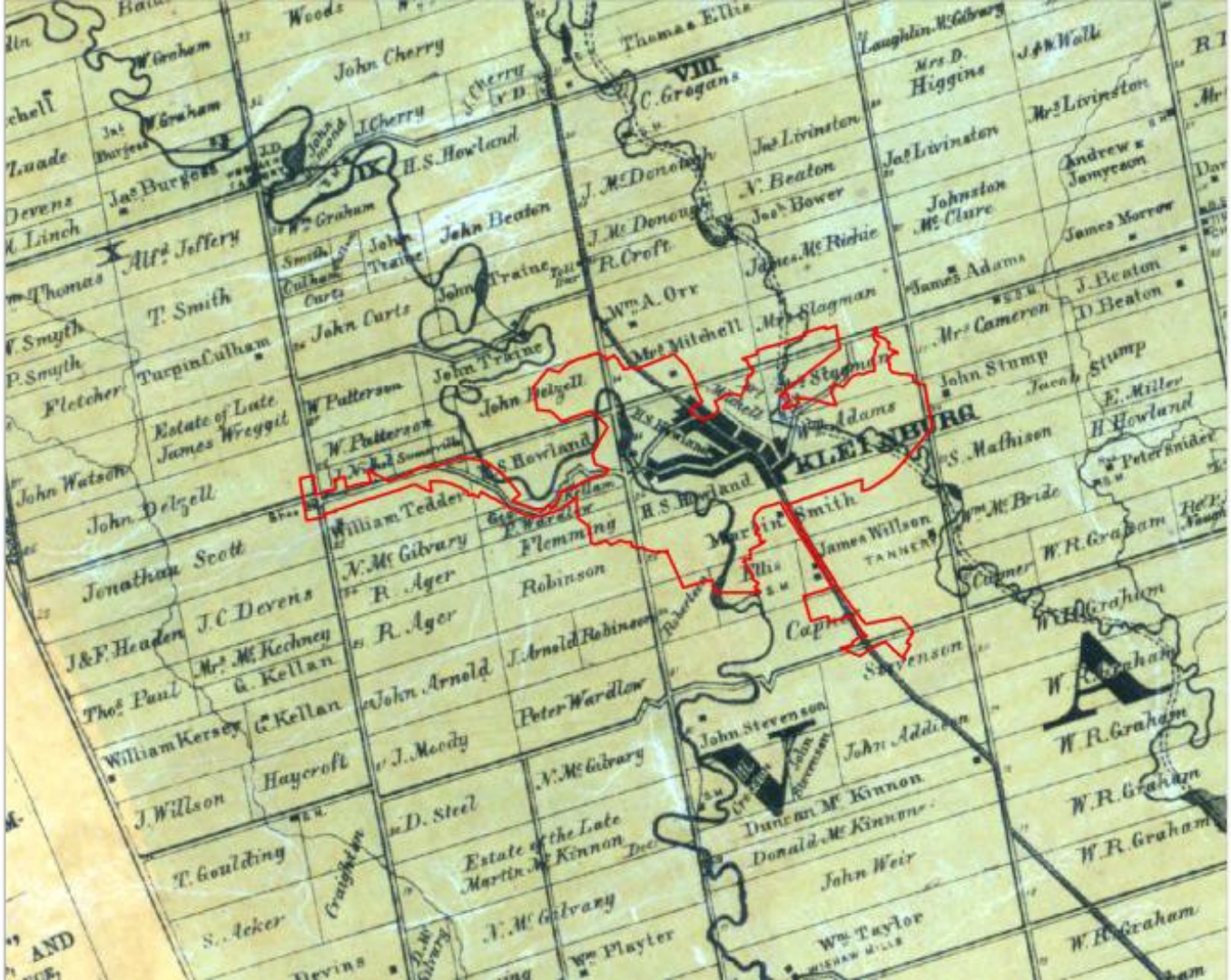


Section 3 – Historical Research

Other Municipal Plans & Studies

- Archaeological Context
- Historical Context
- Settlement History
- History of Kleinburg and Nashville





Kleinburg-Nashville Heritage Conservation District Plan

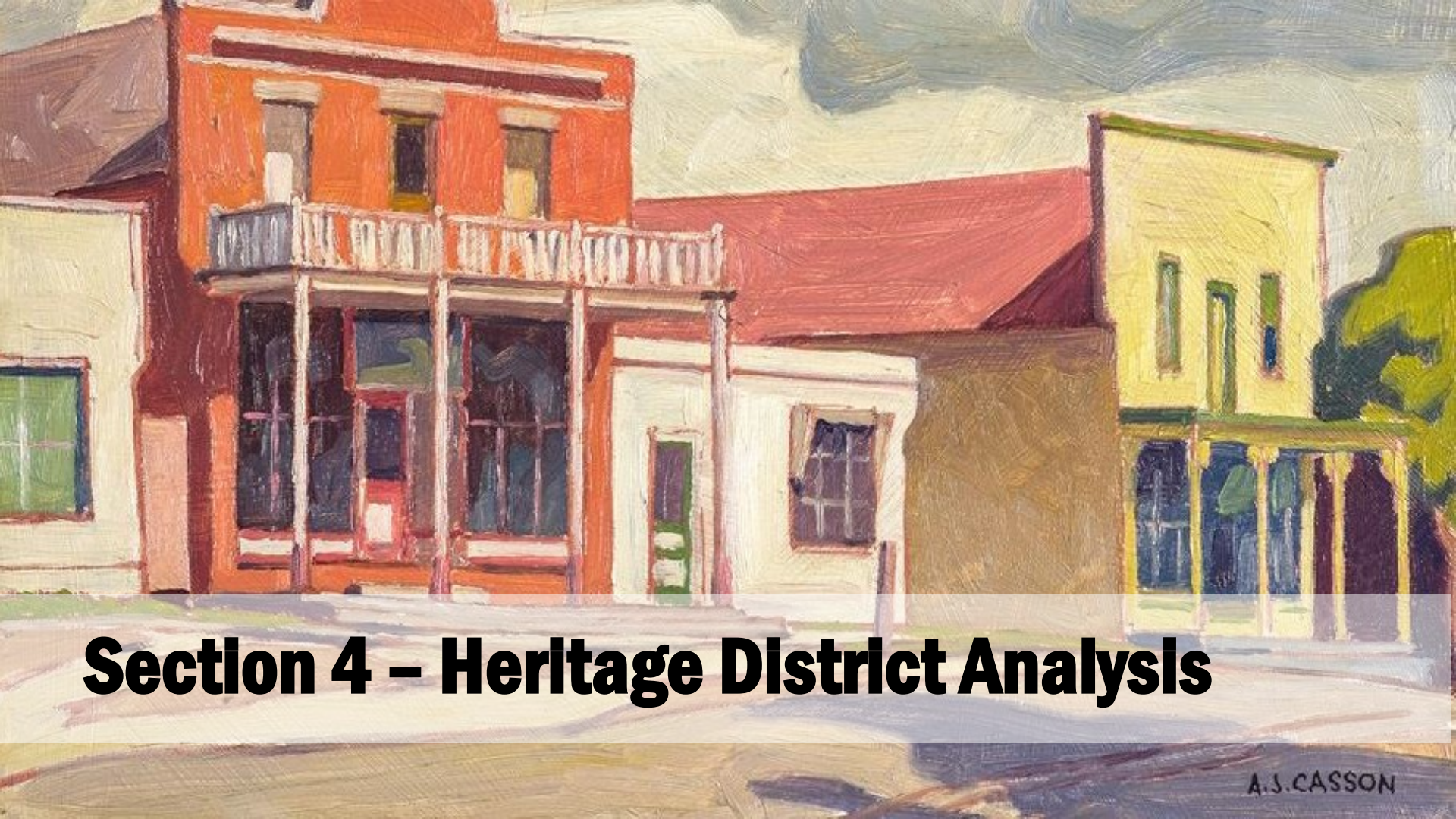
Heritage Conservation District Map

Figure 16: Kleinburg Nashville Heritage Conservation District on an 1860 Map

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KLINEBURG
P.O.
S.C.H.
S.M.
Jno Cherry
Jno Train
Jno Dalziel
Jno Wilson
Jno Weir
Wm Taylor
Wm Mitchell
Jas Livingston
Jas Adams
Jas Wilson
Jas Fleming
Peter Wardlaw
Peter Watherspoon
Robt Cameron
Archd Cameron
Archd Morrow
Chs McLean
John McClure
Dean Grassett
Dave Higgins
Peterman
Jno Thos Davis
Jas McDonough
Don McVaughton
Robt Croft
Wm Patterson
Jno Hart
Jno Scott
Peter Devins
Richd Ager
Sam Arnold
Jas Moody
Thos Steel
Neal McGillivray
Don McKinnon
Duncan McKinnon
Sam McDonald
Jno Brown
Jno Beaton
Josh Cornell
Robt Somerville
Wm Long
Thos Webster
Math Gowland
Thos Kersey
Messrs Kellam
Jno Paul
Richd Ager
Jno Hayden
Fran Hayden
Jno Fletcher
Jno Watson Est
Jno Hart
Jno McDonough
Jno Train
Jno Beaton
Jno Hayden
Jno McFayden
Jno Graham Est
Jno Copper
Jno Brown
Jno Weir
Jno Wilson
Jno Dalziel
Jno Fletcher
Jno Hayden
Jno Scott



Section 4 – Heritage District Analysis

Spatial Arrangement

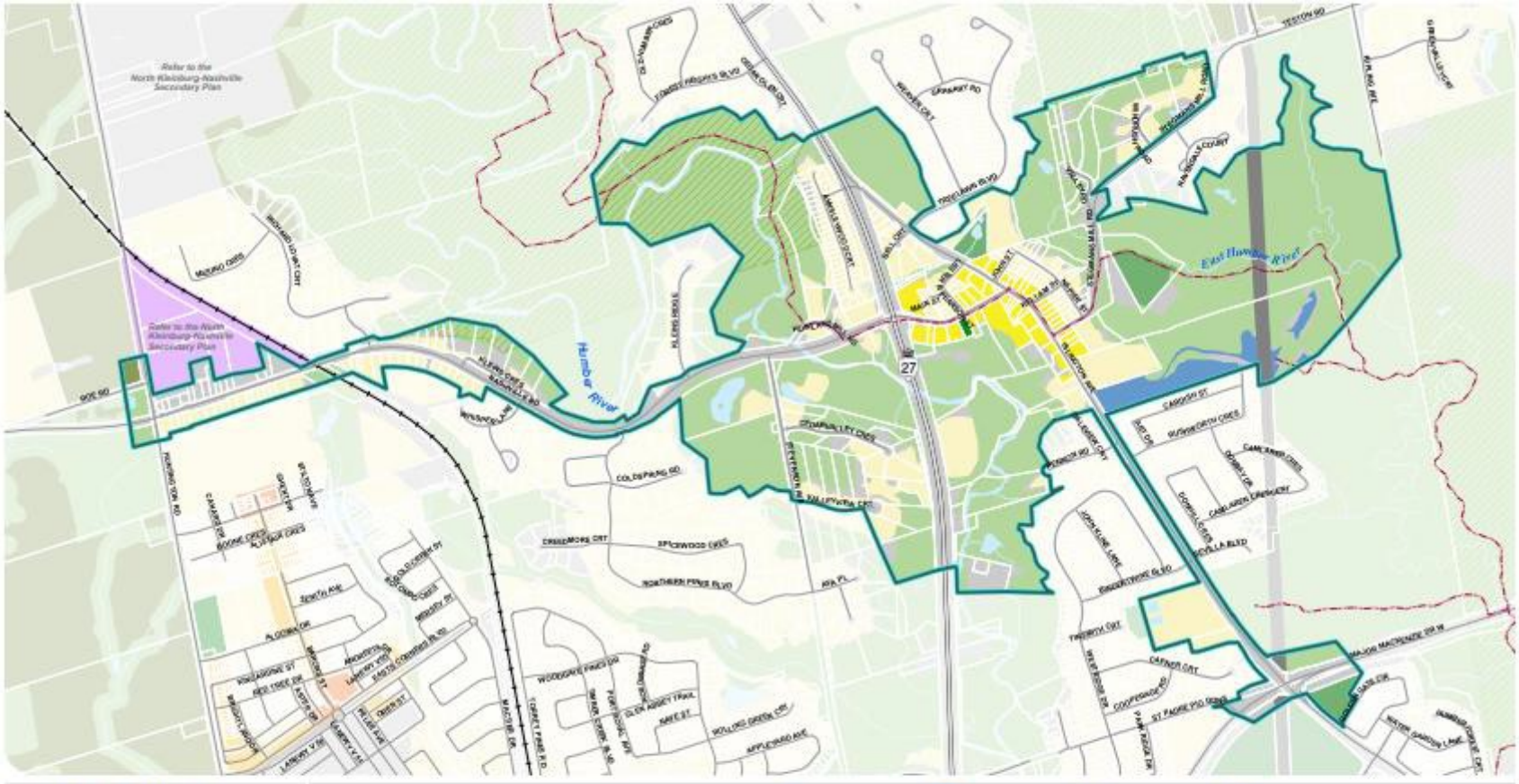
- Land-use pattern determined by the topography of two villages
- Humber River Valleys shape the form and development of the two villages
- Old Carrying Place Trail (Islington Avenue) established along the ridge between the two valleys
- Mill roads followed the contours
- Railway along the Humber River valley



Land Uses – SWOT Analysis - Strengths

- Protected natural heritage Network and Open Spaces
- HCD boundary defined, with conservation policies
- Well defined vision and guidelines in the North Kleinburg-Nashville Secondary Plan (2010)
- Kleinburg Village envisioned as pedestrian-oriented local centre
- Mixed-use designation for village centres to accommodate changing needs of the community
- Islington Avenue through the HCD designated as a Minor Collector roadway





KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 7

LAND USE WITHIN THE KNHCD BOUNDARY AND NORTH KLEINBURG-NASHVILLE SECONDARY PLAN AREA

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Land Uses – SWOT Analysis - Weaknesses

- Lack of detailed HCD mapping, including potential CHLs and views
- Guidance on HCD planning
- Policies defining context-sensitive growth in stable communities and HCDs, like Kleinburg



Land Uses – SWOT Analysis - Opportunities

- Integration of recent regulatory changes affecting heritage planning
- permitted uses to ensure compatibility with the KNHCD heritage value and character
- Integrate the Canadian Heritage River Recognition
- Provide guidance on buffers considerations associated with HCDs



Land Uses – SWOT Analysis - Threats

- Inconsistent land use designations and boundaries for Nashville in official plan, secondary plan and area specific plan
- Use of ‘historic’ and ‘non-historic’ terminology to assess contributing value
- Highway 427 expansion
- Nashville Road designated as Major Regional Arterial roadway





KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 11

ZONING WITHIN THE KNHCD BOUNDARY

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Zoning – SWOT Analysis - Strengths

- Protected Open Space zones

Zoning – SWOT Analysis - Weakness

- Agricultural zone for Nashville Village



Zoning – SWOT Analysis - Opportunities

- Special heritage zoning categories to better reflect heritage character of the HCD
- Review permitted uses to ensure compatibility with KNHCD objectives
- Review parking lot requirements

Zoning – SWOT Analysis - Threats

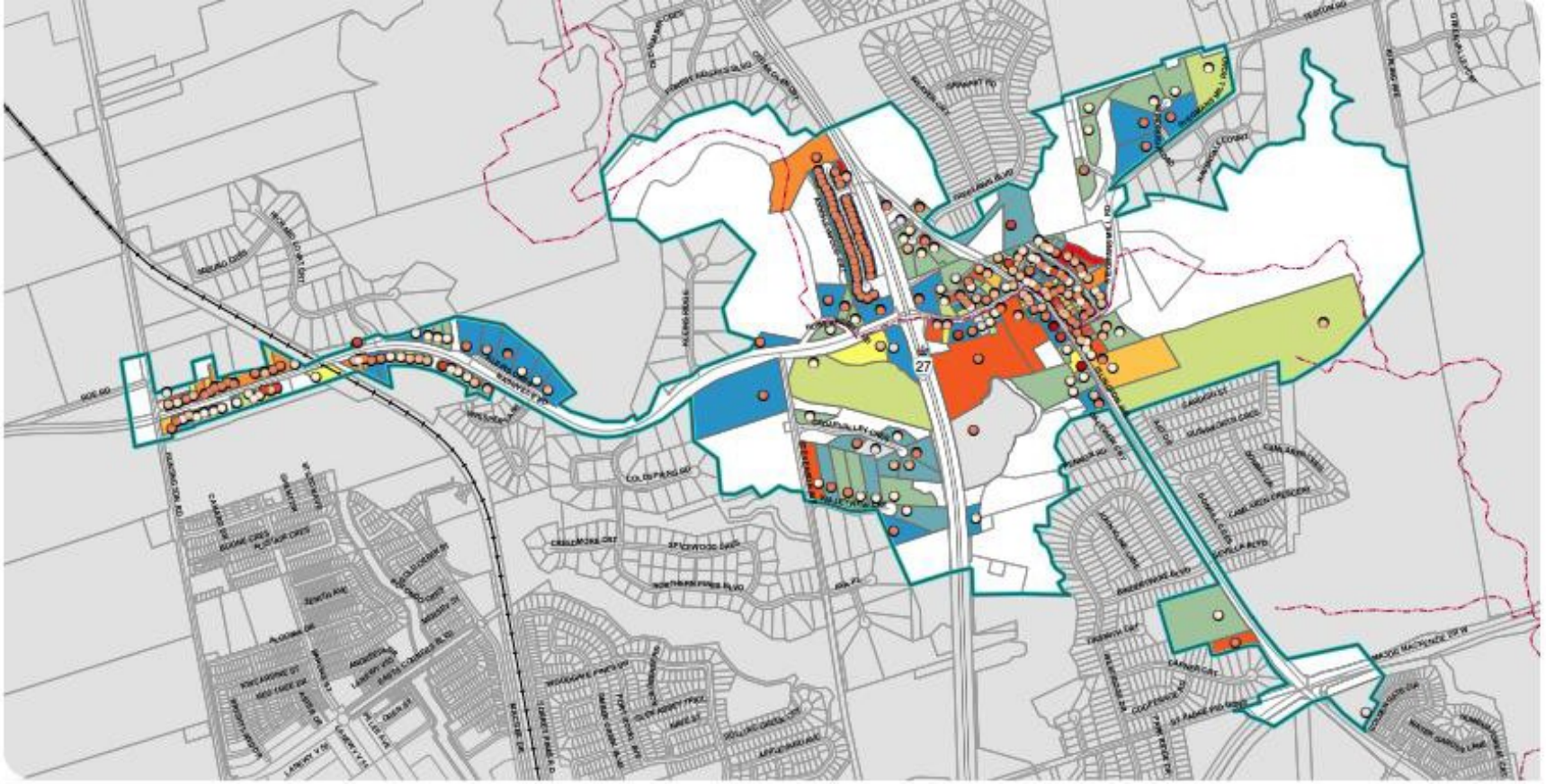
- Loss of HCD character defining mature trees
- Inclusion of R5 zone in the HCD may set a precedent for higher-density development



Built Form and Architectural Analysis

- Two hilltops became settlement grounds
- Kleinburg continued to expand in late 19th and 20th century
- Nashville Road connected two villages, expanding development along Islington Avenue and Kleinburg mid 20th to early 21st century
- Redevelopment within historic village cores commenced in 1960s and more rapidly in 21st century
- Predominantly two storeys
- Kleinburg Village has continuous built form along the streetscape, supporting active street frontage
- Nashville Village is primarily setback with rural residential streetscape, and small cluster of pedestrian oriented street frontage




KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY
FIGURE 19
DEVELOPMENT PATTERN
AND BUILT FORM MASSING
IN THE KNHCD
Highways
Roads
Railroad
Ontario Trail Network
Heritage Conservation District
Building Height
3
2.5
2
1.5
1
Unknown
Date of Construction
2000-2019
1980-1999
1960-1979
1940-1959
1920-1939
1900-1919
1880-1899
1860-1879
1830-1859
Unknown
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CONSULTING
MAP DRAWING INFORMATION
DATA PROVIDED BY MNR
MAP CREATED BY: PRJ
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 17N
PROJECT:
DATE:

Built Form and Architectural Analysis

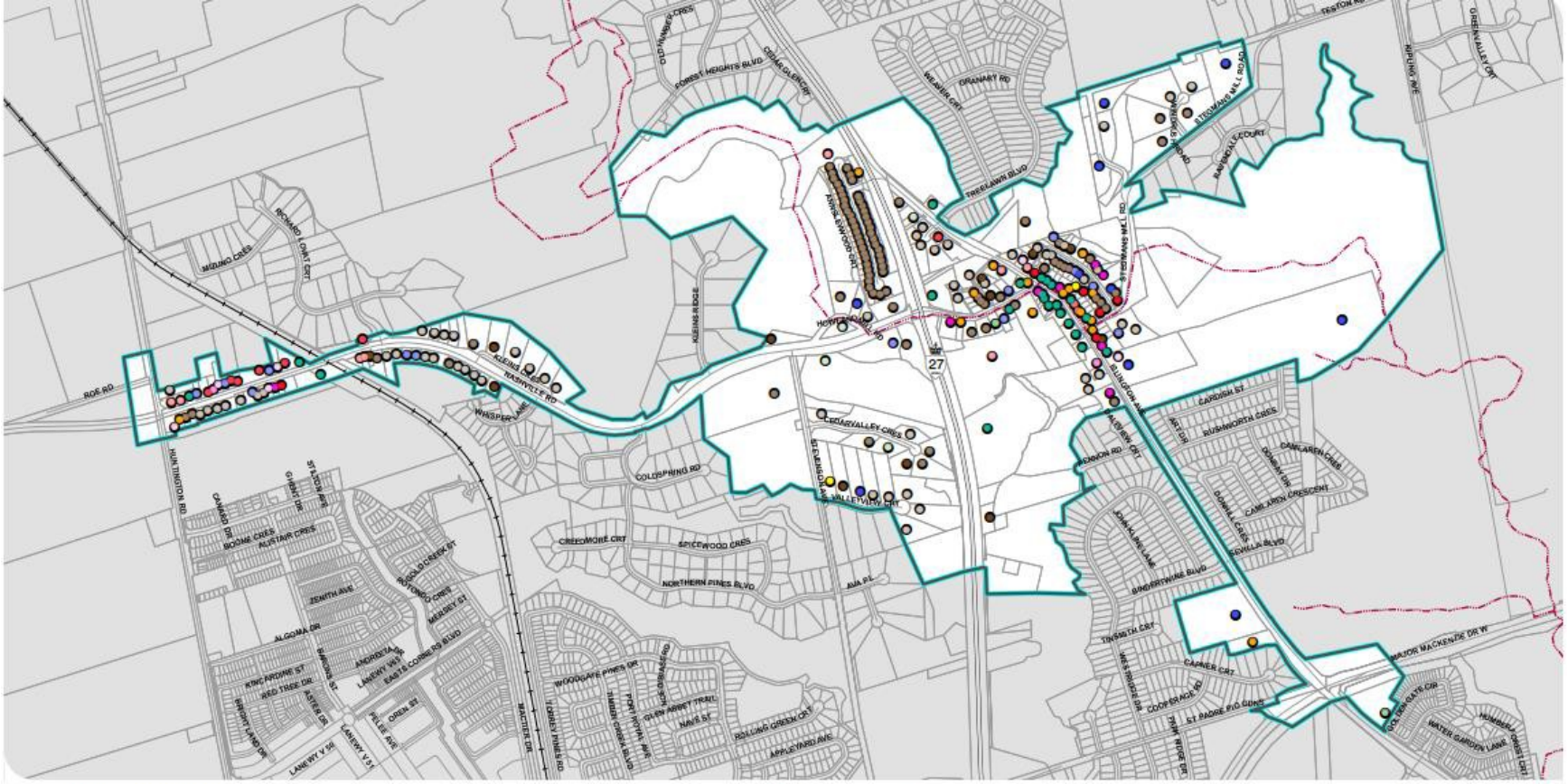
- 2003 KNHCD Study & Plan provides guidelines for 'existing heritage buildings" and "existing non-heritage buildings", however, no definitions are provided to define these terms, nor are the buildings classified as "heritage buildings" or "non-heritage buildings" in the inventory
- City's inventory includes 8 properties designated under Part IV of the OHA and 37 LSHS properties (17% of HCD)
- Majority of properties treated as non-contributing



Built Form and Architectural Analysis

- **Contributing** – These buildings contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values. They are predominantly historic buildings from the villages of Kleinburg and Nashville. Non-historic buildings also contribute to the character of the district through their landmark architectural style or through their modest architecture that is sympathetic to the historic buildings.
- **Non-Contributing** – These buildings do not contribute to the design or physical, historical or associative, or contextual value of the HCD.





KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 20

EXISTING ARCHITECTURAL STYLES IN THE KNHCD

Highways
Roads
Railroad
Ontario Trail Network
Heritage Conservation District

Architectural Styles

- Log House / Cabin
- Georgian / Neo-Classical
- Victorian Gothic Revival
- Victorian Italianate
- Victorian Commercial
- Victorian Vernacular
- Ontario Gothic Cottage
- Romanesque Revival & Gothic Revival (Church)
- Edwardian
- Modern Movement
- Cape Cod / Bungalow
- Post-War Suburban
- Suburban Victorian Inspired
- Ranch
- Vernacular Commercial
- Public Open Space
- Vacant Land

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MAP DRAWING INFORMATION:
DATA PROVIDED BY: MNR

MAP CREATED BY: PFM
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 17N

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PROJECT: 191094 DATE: 2020-06-22 8:54:45 PM

Built Form and Architectural Analysis

Styles were categorized into four sub-categories:

1. Existing Historic and Contributing
2. Existing Non-Historic and Contributing
3. Existing Non-Historic and Non-Contributing
4. Miscellaneous (existing non-historic or historic, and contributing styles or non-contributing styles)



Built Form and Architectural Analysis

Existing Historic & Contributing Styles

- **Log House/Log Cabin**
  (1750-1840s)

- **Georgian**
  (1780s-1860s) /
  Neoclassical
  (1810s-1850s)





Built Form and Architectural Analysis

Existing Historic & Contributing Styles

- **Victorian**
  - Gothic Revival (1840s-1870s)
  - Victorian Italianate (1840-1885)
  - Victorian Commercial/ Institutional (1840-1900)
  - Victorian Vernacular (1840-1900)









Built Form and Architectural Analysis

Existing Historic & Contributing Styles

- **Ontario Gothic Cottage**
  (1850s-1900s)

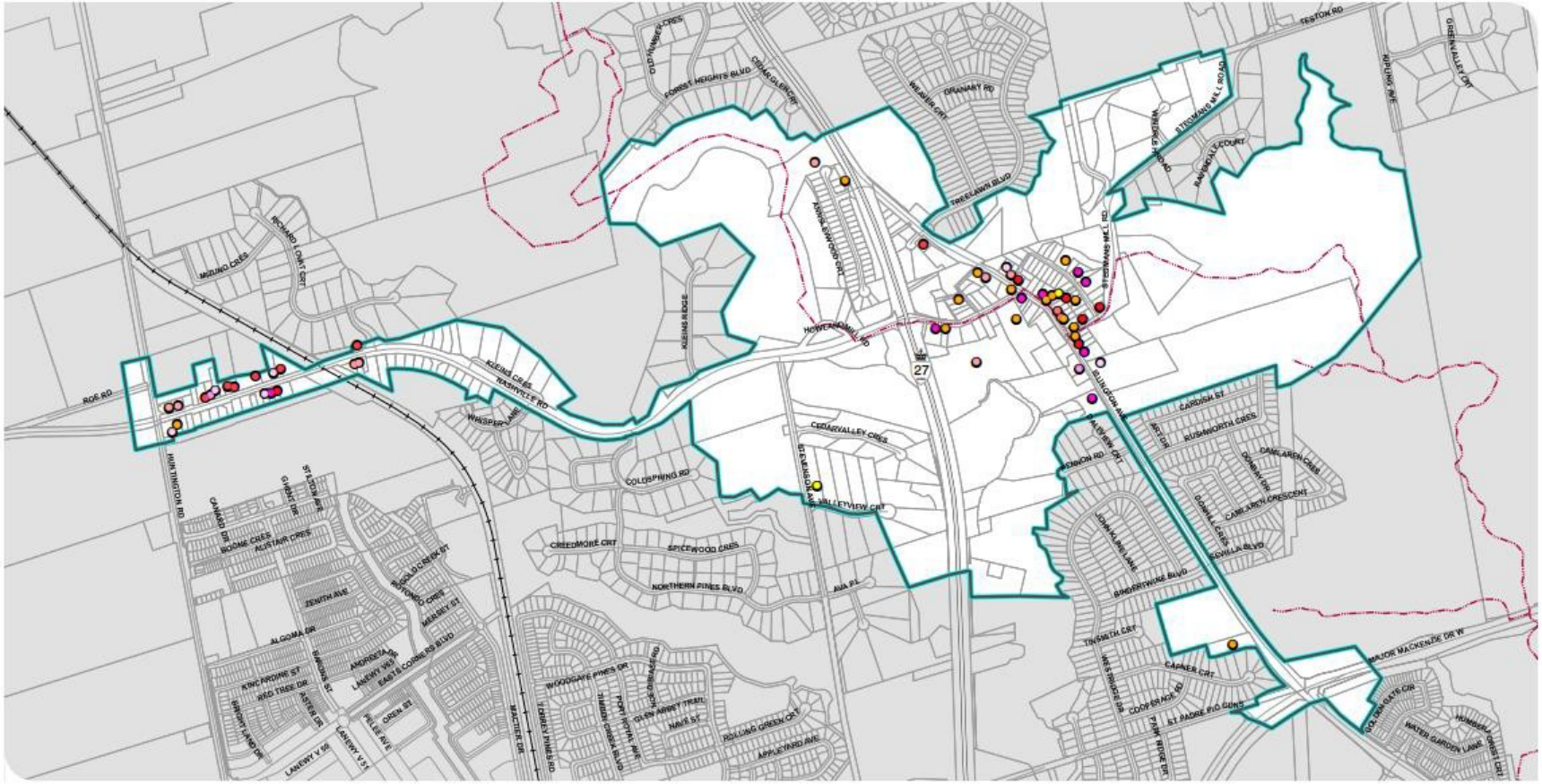
- **Romanesque Revival &**
  Gothic Revival (Church)
  (1840s-1870s)

- **Edwardian**
  (1900-1920)









KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 21

EXISTING HISTORIC AND CONTRIBUTING STYLES IN THE KNHCD

Highways
Roads
Railroad
Ontario Trail Network
Heritage Conservation District

Architectural Styles

- Log House / Cabin
- Georgian / Neo-Classical

Victorian

- Victorian Gothic Revival
- Victorian Italianate
- Victorian Commercial
- Victorian Vernacular

- Ontario Gothic Cottage
- Romanesque Revival & Gothic Revival (Church)
- Edwardian

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MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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MAP PROJECTION: NAD 1983 UTM Zone 17N

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Built Form and Architectural Analysis

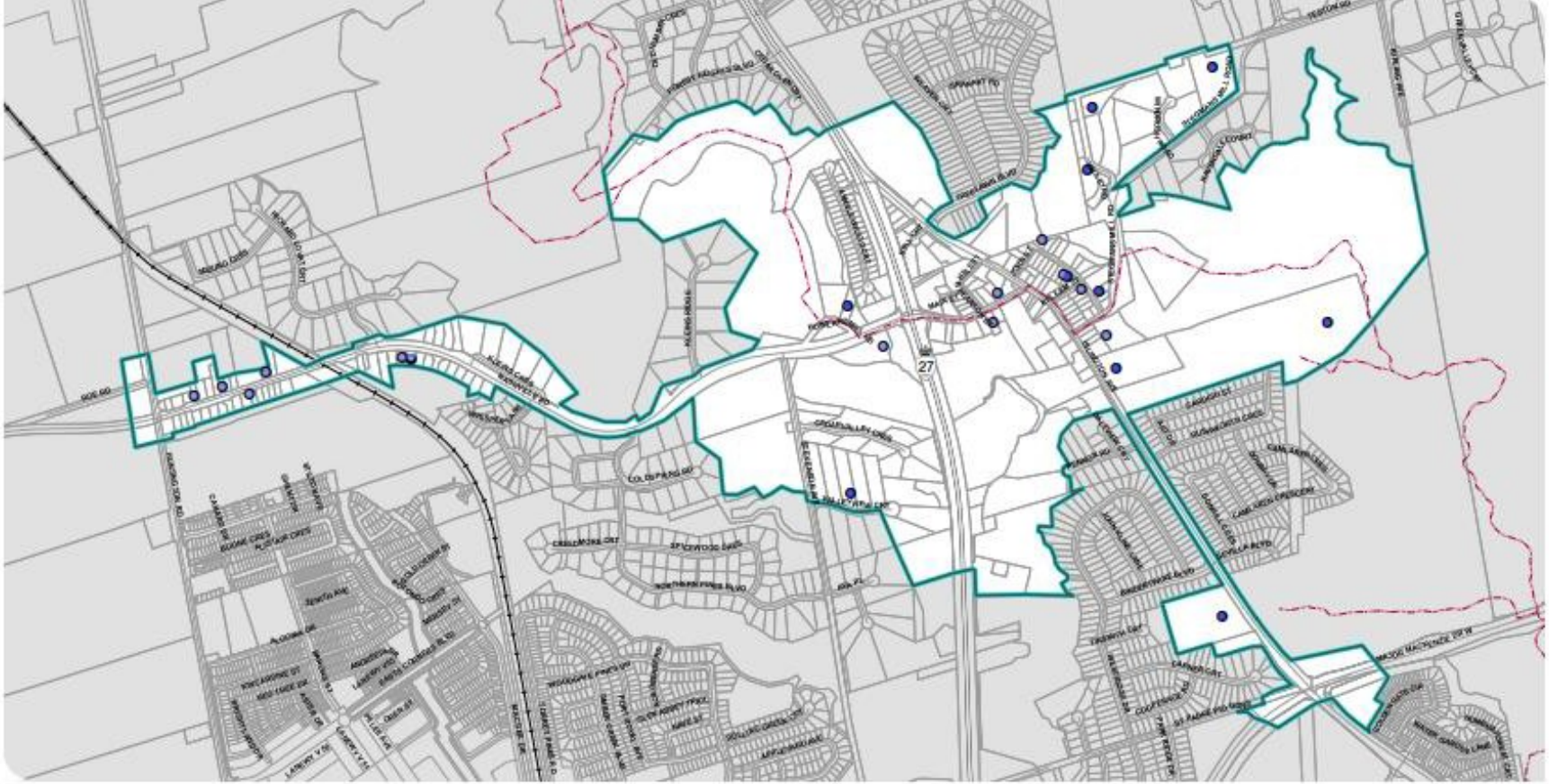
Existing Non-Historic & Contributing Styles

- **Modern Movement**
  (1930s -1970s and 1990s-present)



- **Cape Cod / Bungalow**
  (1900s -1945)





KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 22

EXISTING NON-HISTORIC AND CONTRIBUTING STYLES

Highways
Roads
Railroad
Ontario Trail Network
Heritage Conservation District

Architectural Styles
- Modern Movement
- Cape Cod / Bungalow

DILLON CONSULTING

MAP DRAWING INFORMATION
DATA PROVIDED BY: MNR

MAP CREATED BY: FPU
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 17N

0 500 1000 Metres

PROJECT: 19-2094 DATE: 2020-09-22 9:16:49 PM

Built Form and Architectural Analysis

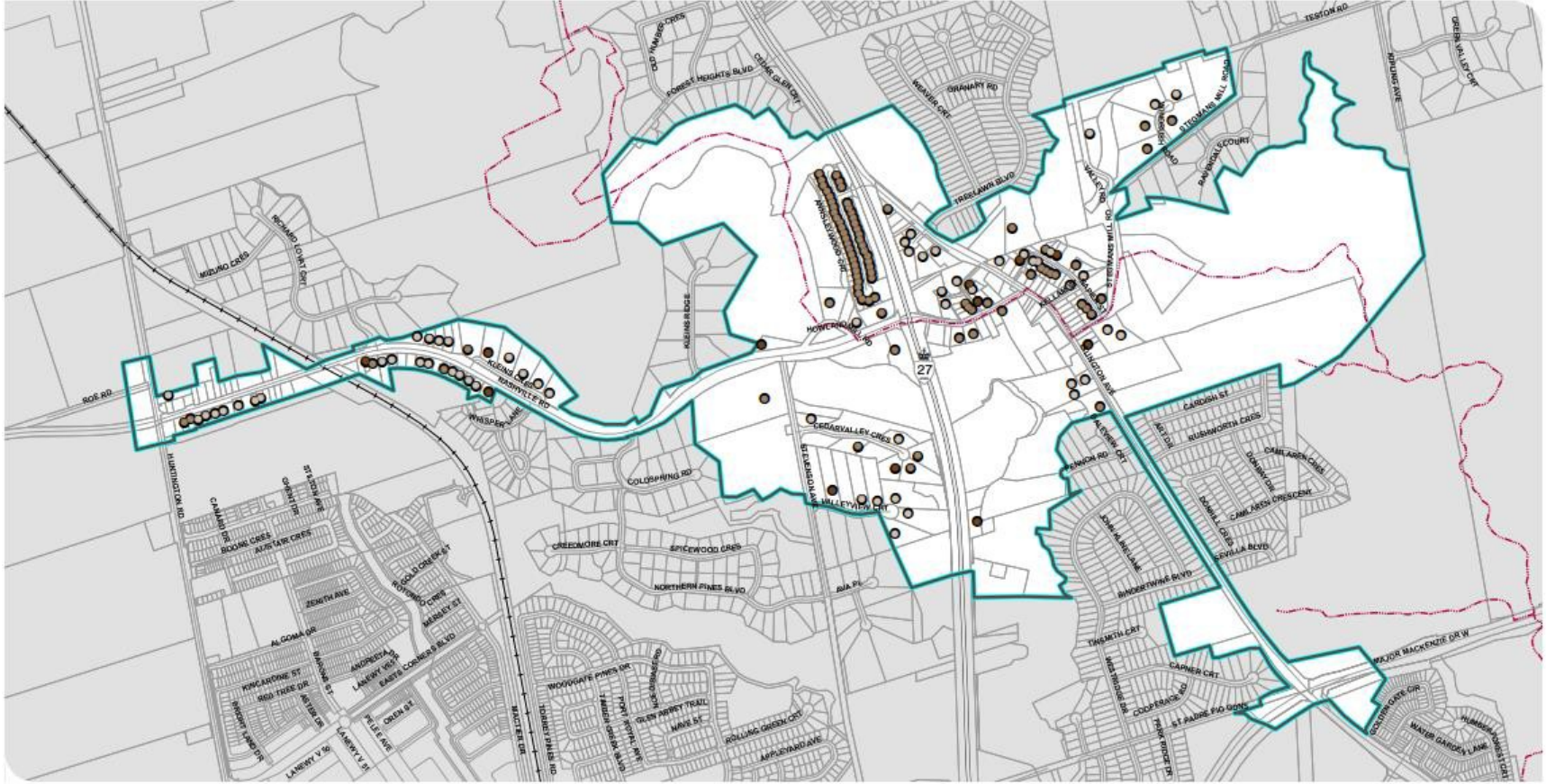
Existing Non-Historic & Non-Contributing Styles

- **Suburban**
  - Post-War Suburban (1950-2003)
  - Suburban Victorian Inspired (1990s – present)

- **Ranch**
  (1950s -1975)







KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 23

EXISTING NON-HISTORIC AND NON-CONTRIBUTING STYLES

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MAP DRAWING INFORMATION:
DATA PROVIDED BY: MNR

MAP CREATED BY: RFM
MAP CHECKED BY: MS
MAP PROJECTION: NAD 1983 UTM Zone 17N

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PROJECT: 19-1094

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Built Form and Architectural Analysis

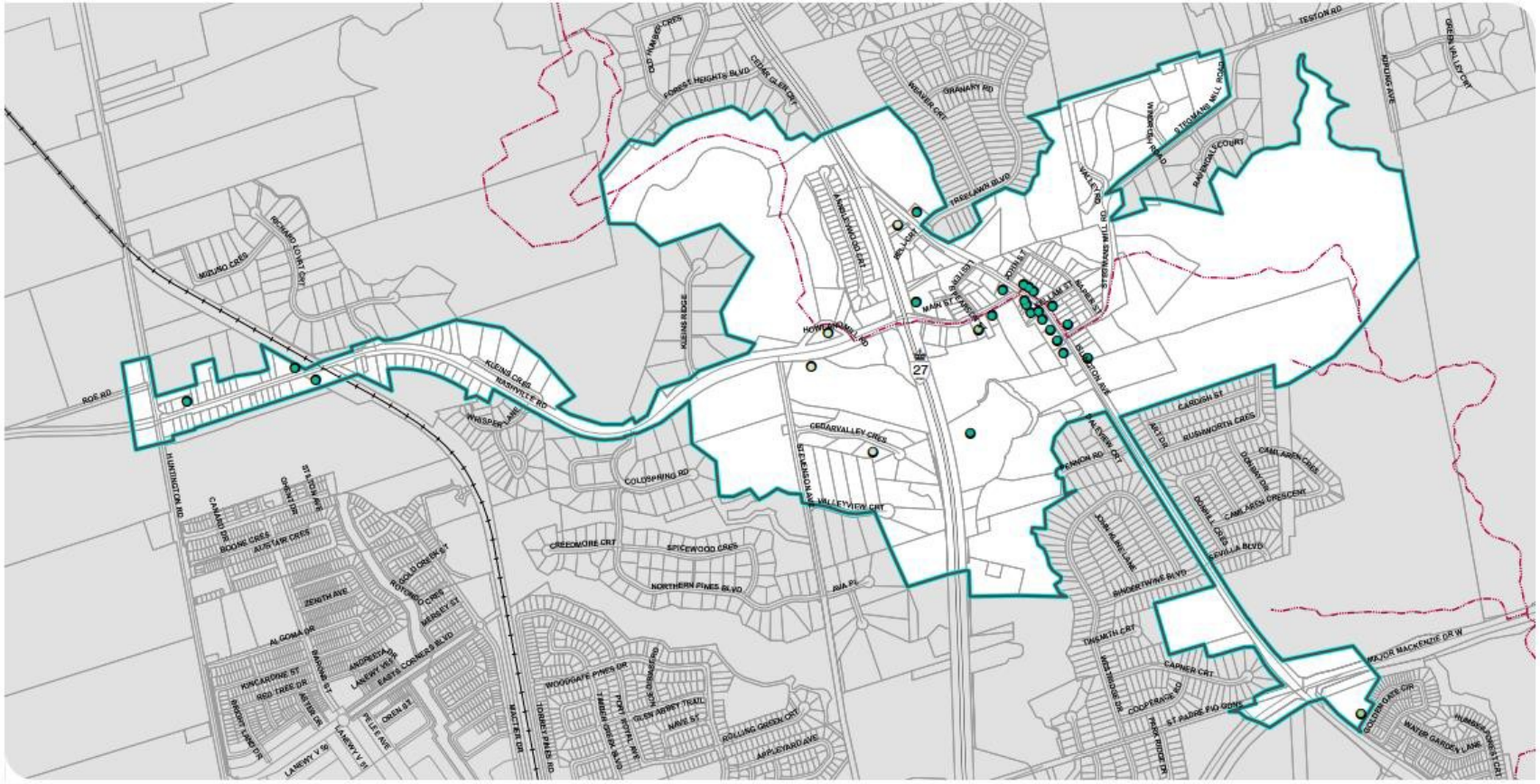
Miscellaneous

- **Vernacular Commercial** (multiple time periods)
- **Vernacular Agricultural** (1800s – 1930s)
- **Public Open Space**
- **Vacant Land**









KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 24

MISCELLANEOUS (EXISTING NON-HISTORIC OR HISTORIC, AND CONTRIBUTING STYLES OR NON-CONTRIBUTING STYLES) IN THE KNHCD

Highways
Roads
Railroad
Ontario Trail Network
Heritage Conservation District

Architectural Styles
- Vernacular Commercial
- Public Open Space
- Vacant Land

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

MAP CREATED BY: PRM
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 17N

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Built Form and Architectural Analysis

SWOT Analysis - Strengths

- Historic character, architecture and small-town character
- High cultural and economic value of the built heritage
- Symbolic value of the landmark buildings like the Doctor's House and McMichael Canadian Art Collection Gallery
- Diversity in scale of heritage, housing, commerce and landscape
- Diversity in demographics of buildings
- Unique streetscape character with a lot of existing mature trees



Streetscape & Built Form

SWOT Analysis - Strengths

- Unique streetscape character with a lot of existing mature trees
- Strategic position of the historic premises within the urban fabric
- Ravine viewsheds
- Strong policies protecting and preserving rural countryside and natural conservation and heritage areas



Built Form and Architectural Analysis

SWOT Analysis - Weaknesses

- Disconnect between the different neighbourhoods
- Failure to maintain existing materials
- Limited possibility of intervention on historic buildings that are listed



Streetscape & Built Form

SWOT Analysis - Weaknesses

- Insufficient allocated space for public parking for visitors/ tourists
- Lack of pedestrian safety
- Lack of amenities to support community interaction
- Inconsistent streetscape design
- Lack of signage design guidelines
- Conflict between pedestrians, bikes and vehicles



Built Form and Architectural Analysis

SWOT Analysis - Opportunities

- Conservation of existing historic buildings
- Opportunities for improvements to some facades/buildings
- Guide future development with contributing architecture styles, massing and materials specific for this HCD

SWOT Analysis - Threats

- Compatibility of infill development



Streetscape & Built Form

SWOT Analysis - Opportunities

- Potential to increase commercial diversity, and in everyday use services
- Reclaim street for pedestrian open space and connection to green spaces
- Integration of the street with the Architectural Heritage
- Introduction of trails and connect them with the green buffers
- Create public spaces to support seasonal festivals
- Enhance the sense of arrival/ entry
- Connect Nashville entrance and the core
- Increase/improve street furniture and areas of shade and refuge



Streetscape & Built Form

SWOT Analysis - Threats

- Core focuses more on tourism
- Gradual transformation of Kleinburg from a historical village to a village for tourists that promotes rental units
- Traffic/Noise
- Compatibility of infill development
- Constraints to making public realm improvements
- New developments have massing which overwhelms and obscures low scale village character



Heritage Evaluation

Townscape Survey Evaluation

Table 28 Townscape Survey Scores for KNHCD

A. Streetscape Quality	Score	Out of	%	Out of 5
A1-Pedestrian friendly	65	125	52.00	2.6
A2-Cleanliness	102	125	81.60	4.1
A3-Coherence	76	125	60.80	3.0
A4-Edgefeature Quality	86.5	125	69.20	3.5
A5-Floorscape Quality	79	125	63.20	3.2
A6-Legibility	86	125	68.80	3.4
A7-Sense of Threat	85	125	68.00	3.4
A8-Personal Safety: Traffic	94	125	75.20	3.8
A9-Planting: Public	51	65	78.46	3.9
A10-Vitality	52	120	43.33	2.2
A 11- Appropriate Resting Places	52.5	120	43.75	2.2
A12-Signage	56.5	120	47.08	2.4
A13-Street Furniture Quality	83.5	120	69.58	3.5
A14-Traffic Flow. Appropriateness	81.5	115	70.87	3.5
SUM A	1051	1660	63.28	3.2

B. Private Space in View	Score	Out of	%	Out of 5
B15-Advertising, in keeping	30	60	50.00	2.5
B16-Dereliction, Absence of	112	125	89.60	4.5
B17-Detailing, Maintenance	106	125	84.80	4.2
B18-Facade Quality	75.5	120	62.92	3.1
B19-Planting Private	96	115	83.48	4.2
SUM B	419.5	545	76.97	3.8

C. Heritage in View	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	60	70	85.71	4.3
C21-Historic Reference Seen	25	125	20.00	1.0
C22-Nomenclature/Place Reference	45	125	36.00	1.8
C23-Quality of Conservation Work	48.5	70	69.29	3.5
C24-Quality of New Development	58.5	120	48.75	2.4
C25-Neglected Historic Features	63.5	70	90.71	4.5
SUM C	300.5	580	51.81	2.6

Aggregate Score	**1771**	**2785**	**64.022**	**3.2**

Heritage Evaluation

Built Heritage Resources

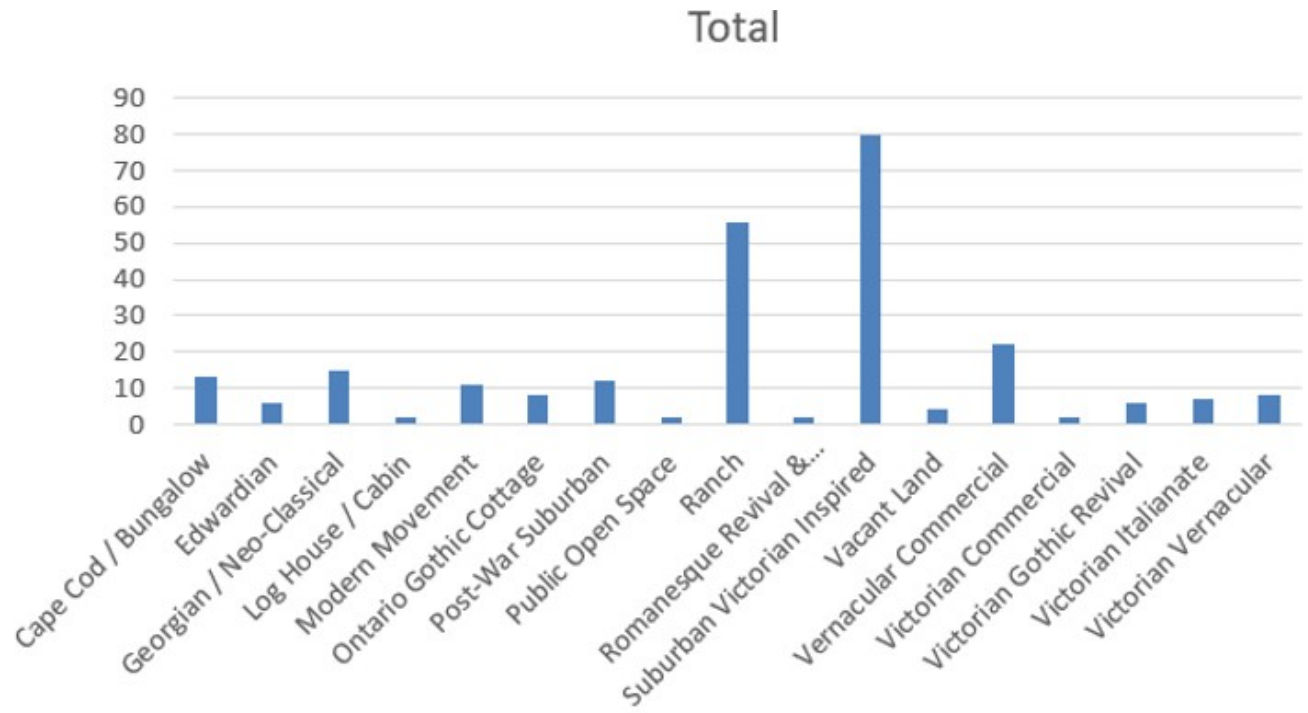


Image 21 Distribution of the Existing Styles in the KNHCD – Dominated by Non-Contributing Properties

Heritage Evaluation

Built Heritage Resources

Table 29 Architectural Style Statistics for Contributing Properties in the KNHCD

Architectural Style	No. of Properties	%
Log House/Log Cabin	2	2%
Georgian/Neo-Classical	15	15%
Victorian	23	23%
Ontario Gothic Cottage	8	8%
Romanesque Revival & Gothic Revival (Church)	2	2%
Edwardian	6	6%
Modern Movement	10	10%
Cape Cod/Bungalow	13	13%
Vernacular Commercial	22	22%
TOTAL NO. OF CONTRIBUTING PROPERTIES	101	

Heritage Evaluation

Built Heritage Resources

Table 30 Construction Date Statistics for Contributing Properties in the KNHCD

Construction Date	No. of Properties	%
Null - 2		
1830-1859	6	6%
1860-1879	19	19%
1880-1899	13	13%
1900-1919	13	13%
1920-1939	14	14%
1940-1959	12	12%
1960-1979	9	9%
1980-1999	4	4 %
2000-2019	9	9%
TOTAL NO. OF CONTRIBUTING PROPERTIES	101	

Heritage Evaluation

Cultural Heritage Landscapes

1. Humber River and valleys
2. McMichael Canadian Collection Property
3. Historic Village Core – Kleinburg
4. Historic Village Core – Nashville
5. Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)
6. Kleinburg Cemetery



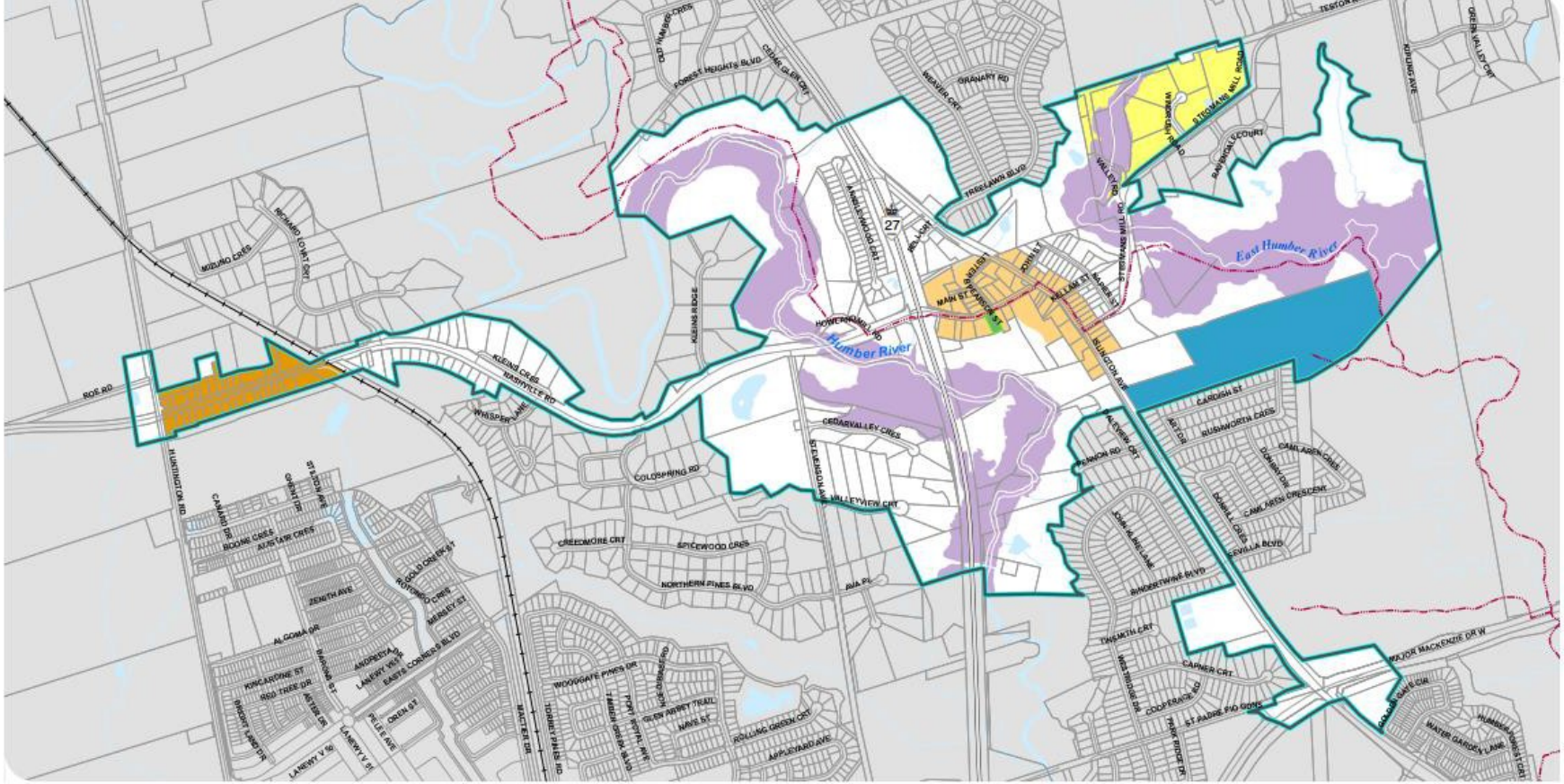












KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 25

LISTED AND POTENTIAL CULTURAL HERITAGE LANDSCAPES WITHIN THE KNHCD

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MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

MAP CREATED BY: PRM
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 17N

0 100 200 400 Meters

PROJECT: 191094 DATE: 2020-05-22 5:26:51 PM



KLEINSBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 26

SIGNIFICANT VIEWS IN THE KNHCD

Highways
Roads
Railroad
Waterbody
Watercourse
Heritage Conservation District

Significant Views:
1 Islington Avenue
2 Highway 27
3 Nashville Road - West of Howland Road
4 Nashville Road / Railway

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MAP DRAWING INFORMATION
DATA PROVIDED BY: MNR

MAP CREATED BY: PRG
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 17N

0 500 1,000 Metres

PROJECT: 19-1284 DATE: 2020-05-22 9:03:49 PM

Heritage Evaluation

SWOT Analysis - Strengths

- Cleanliness and Maintenance of buildings and landscapes within the HCD is generally very high
- Were effort is being made to conserve historic buildings, its being done well
- HCD has a concentration of historic buildings, most of which are structurally sound, with original architectural details largely intact



Heritage Evaluation

SWOT Analysis - Weaknesses

- Pedestrian environment has room for improvement across the HCD
- There is not consistent signage to assist with wayfinding or to indicate the HCD boundaries or reference the area's historic importance



Heritage Evaluation

SWOT Analysis - Opportunities

- Recommend recognition of four CHLs in KNHCD
- Develop guidelines to protect significant views
- Provide a detailed description of heritage attributes to inform future alteration and/or development applications, as well as requirement of what attributes must be maintained in a redesign
- Incorporate archaeological assessment requirements into the heritage permit process
- Incorporate legislative requirements for development adjacent (including setbacks) to cemeteries into City's land-use planning documents
- Compatibility of infill development, including policy on height and massing



Heritage Evaluation
SWOT Analysis - Threats

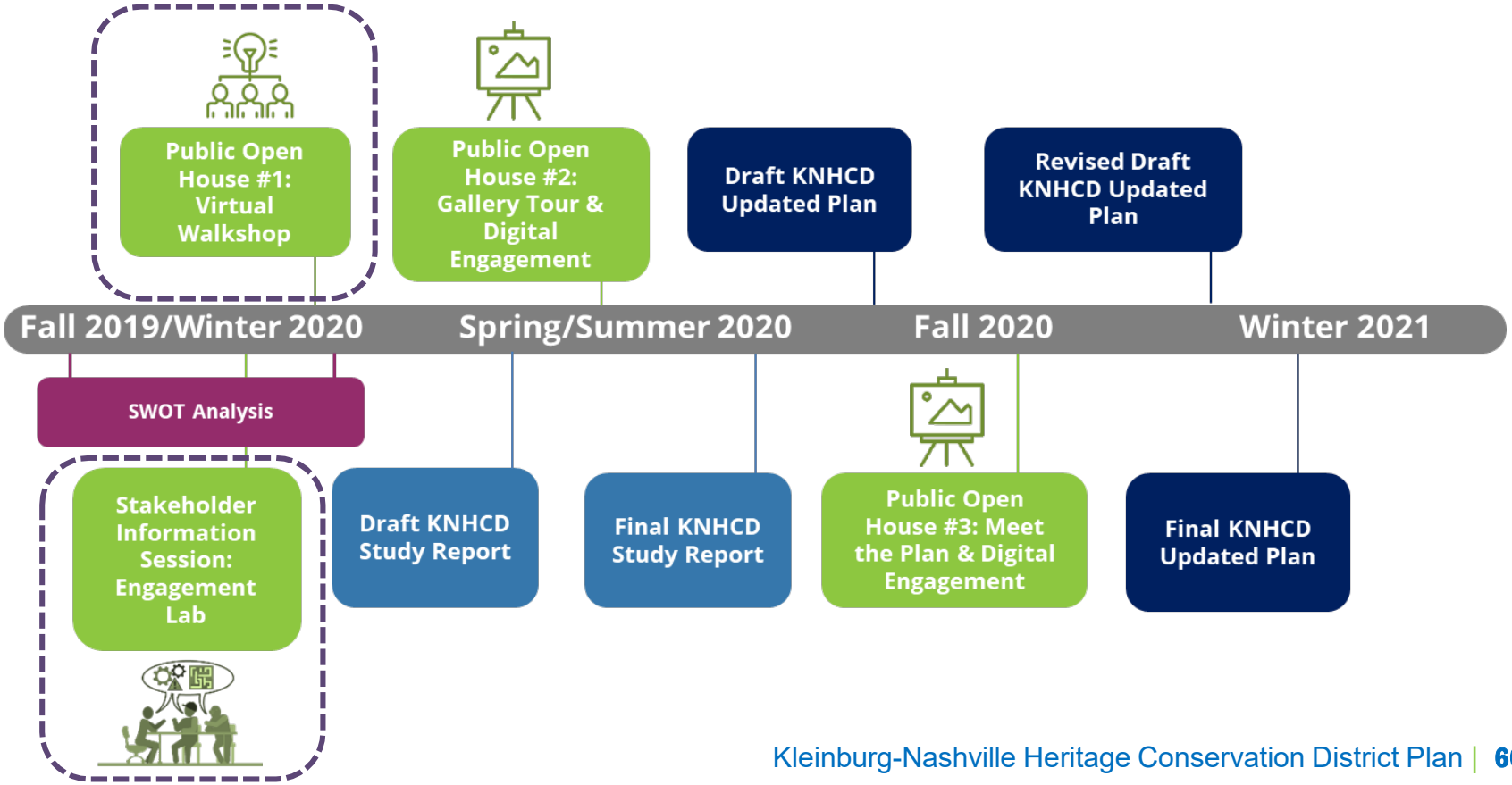
- Newer development has not been sympathetic to the district's historic character





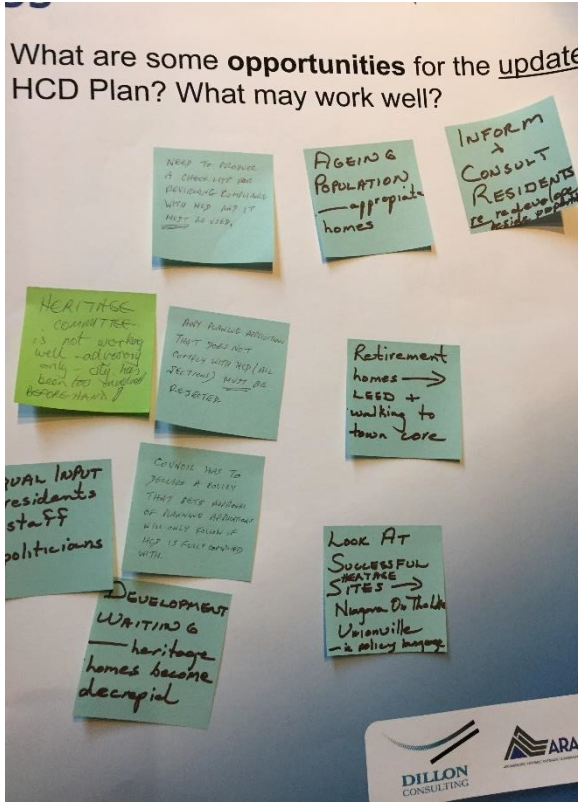
Section 5 – Community & Stakeholder Engagement Summary

Winter 2020 Engagement



Key Themes

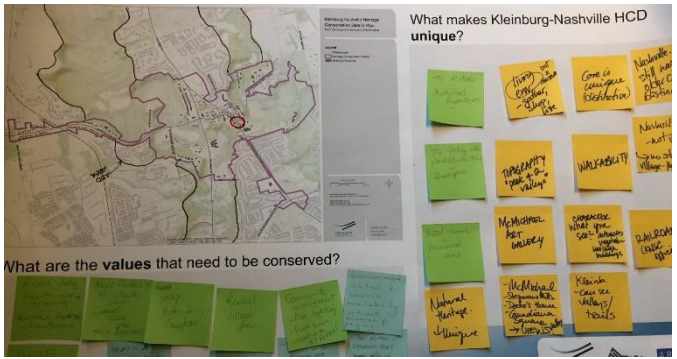
- Natural heritage and architectural heritage to be recognized, preserved and conserved
- Beautification of the KNHCD through an enhanced gateway feature
- Sense of community, local amenities and services, and rural “feel” should be considered in any modifications
- Need grants, incentives or other funding programs to assist property owners with up-keep, restoration and revitalization

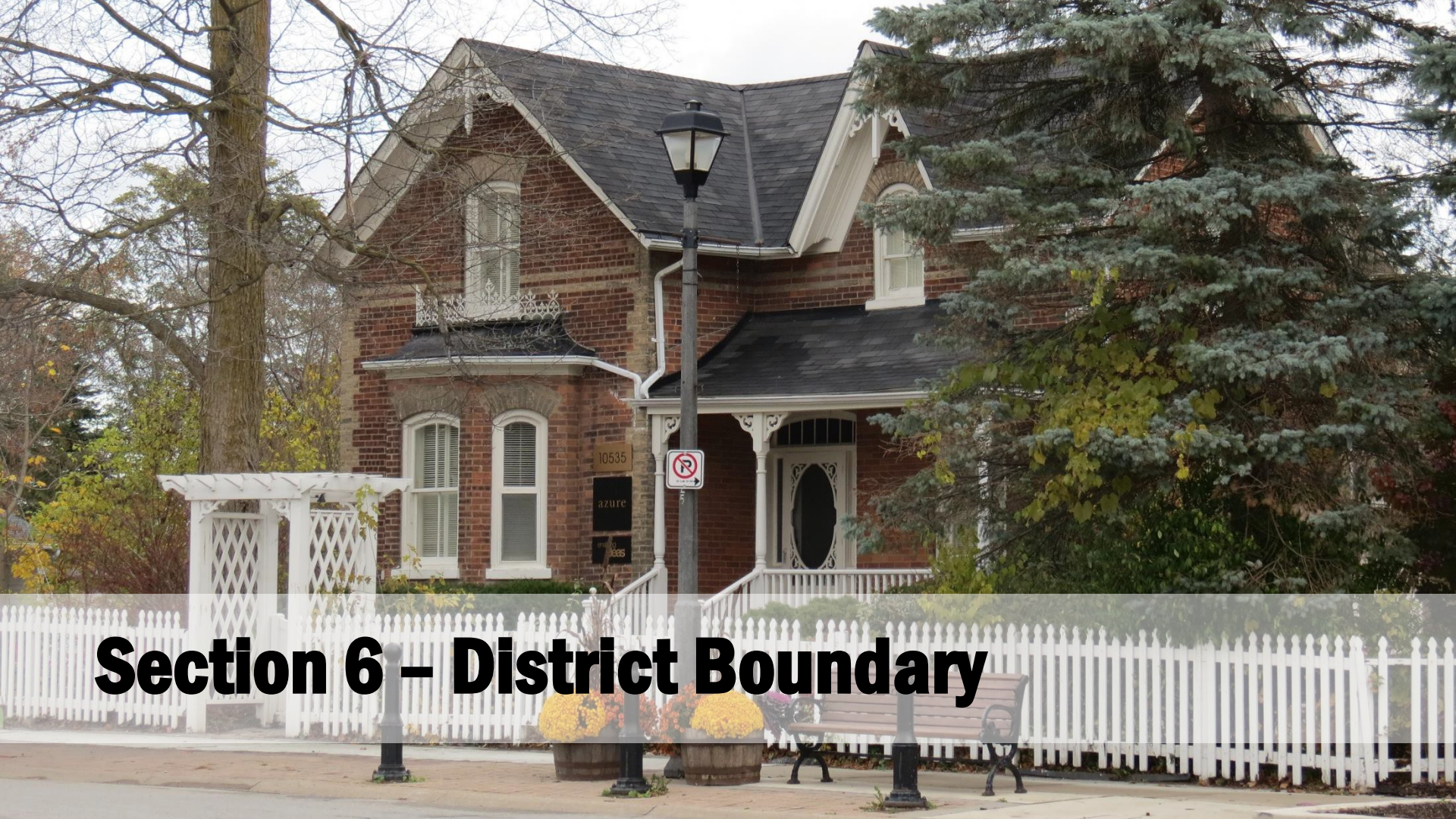


Key Themes

- Boundary modifications may be made to provide connectivity and community fullness for Kleinburg, Nashville and the surrounding forests
- Need improved clarity, tools and policies to preserve valued elements of cultural heritage and ensure new developments conform and contribute to the community character
- Manage growth, parking and streetscaping while maintaining the character







Section 6 – District Boundary

Criteria for HCD Boundary Delineation

Table 32 Criteria for HCD Boundary Delineation, District Designation Under the OHA

The boundary of a district could be determined using the following criteria:
Historic factors such as the boundary of an original settlement or an early planned community, concentrations of early buildings and sites;
Visual factors determined by an architectural survey or changes in the visual character or topography of an area;
Physical features such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district;
Legal or planning factors which include less visible elements such as property or lot lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning bylaw, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the bylaw.

Evaluation of the Existing HCD Boundary

Table 33 Evaluation of the Existing KNHCD Boundary

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
Western Boundary: Huntington Road	Y	N	N	N	N	Huntington Road is the historical western edge of the village of Nashville.
Nashville Boundary (West of the railway): Includes on lot depth facing Nashville Road	Y	N	N	N	N	Nashville historically was along Nashville Road at the railway tracks, therefore this boundary encompasses the historic village.
Nashville Boundary (East of the railway): Includes on lot depth facing Nashville Road	N	Y	Y	N	N	This area is physically and visually linked to Nashville Road and the Valley system, as all lots face Nashville Road (as opposed to the subdivisions which branch off Nashville Road).
Southern Boundary: Including Stevenson Road,	N	N	N	N	Y	Suggest revising the boundary here to remove Valleyview Court and Cedar Valley Crescent, to follow the flood plain.

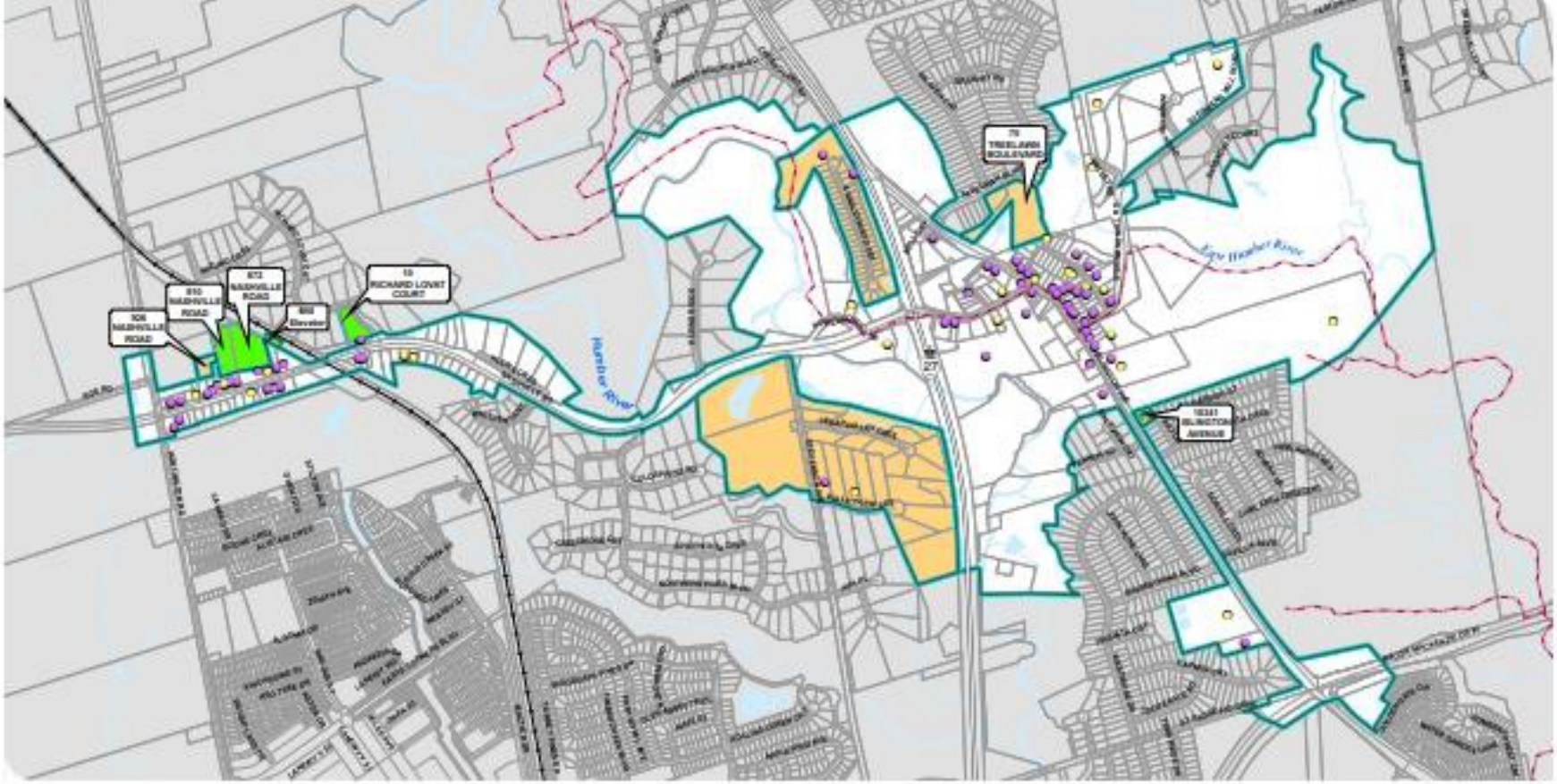
Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						Humber Valley and Highway 27.
Northern Boundary: Bell Court	N	Y	N	N	N	The landscape of Bell Court and the properties along Islington Avenue between Highway 27 and Bell Court are situated on a rise in the valley and can be seen for a long distance when viewed east along Nashville Road.
Northern Boundary: 75 Treelawan Blvd	N	N	N	N	Y	75 Treelawn Blvd includes a retirement home on a large lot. This building does not contribute to the character of the HCD, nor is visually linked to the village as it is separated from the village by a park and not accessed off of Islington Avenue. Similarly, Treelawn Parkette does not contribute to the character of the HCD, nor is visually linked to the HCD.
Northern Boundary: Stegmans Mill Road including Windrush Road and Valley Road	Y	N	N	N	N	This area encompasses the Windrush Co-operative a collaborative 'arts colony' by a group of people seeking respite from city living including Pierre Berton.
Eastern Boundary: East Humber River and Humber Valley Lands to Kipling	Y	Y		Y	N	This area includes the East Humber River and Valley lands east of the McMichael Gallery Lands. This is historically linked to indigenous history of the area as the East Humber River near Kleinburg was the location of a crossing as part of the Toronto Carrying Place Trail. It is also historically linked to the villages as it provided power to the mills and is legally part of the Humber River Canadian Heritage River status.
Eastern Boundary: Kleinburg Public Library at 10341 Islington Avenue	Y	Y	Y	N	Y	The Kleinburg Public Library was included in the original inventory, but does not appear inside the boundary mapping provided. The boundary should include the public library as it is a piece of modernist architecture that contributes to the HCD character. Further, it faces Islington Avenue close to the village commercial core (as opposed to the subdivisions which branch off Islington Avenue)

Evaluation of the Existing HCD Boundary

Evaluation of the Existing HCD Boundary

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
Southern Boundary: Islington to Major Mackenzie	Y	Y	N	N	N	Inclusion of the four corners represents the desire of the community to buffer the village and provide an entrance to the community. It includes one historic estate at 10072 Islington Avenue and a school building (10110 Islington Avenue), a key component of village life. The boundary follows the road which is lined by subdivisions on either side. The Road here has a rural cross section, visually linking the road to the village core. Further, Islington is historically part of the Carrying Place Trail.





KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 28

PROPOSED CHANGE TO BOUNDARY FOR THE KNHCD

Highways
Roads
Railroad
Orlando Trail Network
Watercourse
Waterbody
Heritage Conservation District
KCD Contribution
Existing Historic and Contributing Styles
Existing Non-Historic and Contributing Styles
Proposed Changes
Properties to Remove
Properties to Add

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Statement of Significance

Description of Property

The Kleinburg Nashville Heritage Conservation District contains the historic villages of Kleinburg and Nashville, portions of the Humber River valley and historic road linkages. The HCD boundary is generally centred around the Kleinburg's historic core at the intersections of Islington Avenue, Nashville Road and County Road 27. It extends westerly along Nashville Road to encompass the Hamlet of Nashville, also known as Kleinburg Station, which is historically connected to the Village of Kleinburg. It includes the Humber River Valley which was the reason for development of mills at this location, thus the functional tie between the river and the villages has been preserved.

Cultural Heritage Value or Interest

Design/Physical Value

- The Kleinburg Nashville Head Heritage Conservation District has design/physical value as a representative example of a pair of organically evolved historic village communities dating from the mid-19th century. The HCD reflects a variety of architectural styles that contribute to a varied streetscape and indicate the organic growth of the villages over time.

Cultural Heritage Value or Interest

Historical/Associative Value

- The Kleinburg-Nashville Heritage Conservation District is associated with key figures, companies and organizations related to the development of both villages including John Kline, the Howland Brothers, the McMichael's and Pierre Berton.
- The Kleinburg-Nashville Heritage Conservation District has historical/associative value due to its direct association with the Indigenous land-use of the area.

Cultural Heritage Value or Interest

Contextual Value

- The Kleinburg-Nashville Heritage Conservation District is historically and functionally linked to its surroundings.
- The Kleinburg-Nashville Heritage Conservation District has cultural heritage value or interest because it is recognized as a landmark.

Heritage Attributes

Landmark Properties

1. Pierre Berton Heritage Centre, 10418 Islington Avenue, (Former Kleinburg United Church Building)
2. McMichael Art Gallery, 10365 Islington Avenue
3. Railway Station, 10415 Islington Avenue (By-law 144-78)
4. 10535 Islington Avenue (By-law 30-85)
5. 10483 Islington Avenue (By-law 32-85)
6. Arthur McNeil House, 10499 Islington Avenue (By-law 39-88)
7. Doctor's House, 21 Nashville Road (By-law 48-79)
8. Kline House, 8 Nashville Road (By-law 73-83)

Heritage Attributes

Cultural Heritage Landscapes

1. Humber River and Valleys
2. McMichael Canadian Collection Property (10365 Islington Avenue)
3. Historic Village Core of Kleinburg
4. Historic Village Core of Nashville
5. Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)
6. Kleinburg Cemetery (59 Nashville Road)

Heritage Attributes

Built form and Landscape Elements

- Mature trees in front, side and rear yards of residential and commercial properties
- Collection of structures dating from the mid-19th to early-20th century representing different architectural styles and materials expressed in rural Ontario villages during this era
- Collection of modernist architecture
- Commercial core of Kleinburg that is pedestrian oriented with narrow setbacks from the street, and the building entrances that face the street
- Variety of setbacks in the residential areas
- Islington Avenue as a remnant of the Carrying Place Trail

Heritage Attributes

Built Form and Landscape Elements

- Nashville Road as an historic link between Kleinburg and Nashville
- Rural curbless cross-section, with drainage ditches on both sides of the roadway of Islington Avenue from Major Mackenzie to Pennon Road, and Nashville Road intermittently from Lester B. Pearson Street to Highway 27, and west of the bridge along Nashville Road to Huntington Road
- Low-density scale and massing of structures ranging from one to two-and-a-half storeys in building heights

Heritage Attributes

Vies to/from Heritage Attributes

- Classic village views exist along Islington Avenue within the business district of Kleinburg generally extending between Redcroft House (west side) and the McMichael Canadian Art Collection (east side) to the intersection with Nashville Road. In particular the views looking north in the vicinity of Stegman's Road and south from Nashville Road.
- Between Howland Road and Klein's Ridge Road, Nashville Road curves northward and crosses the Humber River affording views up and down the valley, particularly to the north. Driving eastward through this area gives long range views to the hilly terrain that surrounds Kleinburg.
- View directly south from the Nashville Road along the railway to the relic of the grain elevator that portrays the early industrial history of Nashville.
- Highway 27, at the crossing of the Humber River, views of the river and valley, particularly to the west.



Next Steps

Next Steps

- Strengthening heritage protection through 2005 OHA updates
- Bill 108, The More Homes, More Choices Act (2019) implications for listing, permit application and review process and amendments to the HCD By-law
- Recommendations for City of Vaughan's consideration during the current comprehensive review and update of the Official Plan and Zoning By-law 1-88 to ensure compatibility with the KNHCD objectives
- Recommendations for additional by-laws, plans and studies to support the conservation of the KNHCD, such as heritage tree by-law, parking study, district-specific urban design guidelines



Next Steps

- Adopting and integrating terms ‘contributing’ and ‘non-contributing’ to distinguish between properties within the KNHCD, and developing guidelines for each
- Updating guidelines for building materials and exterior components reflecting KNHCD historic architectural styles
- Including tree protection guidelines to support the natural heritage values of the HCD
- Updating guidelines for streetscapes and built form in the KNHCD
- Recommending the recognition of four potential CHL’s within the KNHCD



Next Steps

- Developing guidelines to protect significant views in the KNHCD
- Updating the KNHCD boundary to address technical mapping inconsistencies, and to reflect the district boundary recommendations
- Including the Statement of Significance and list of heritage attributes in the KNHCD Plan
- Recommending an update to the KNHCD By-law to include the Statement of Significance and list of heritage attributes



Project Timeline





Public Open House #1: Virtual Walkshop

Public Open House #2: Gallery Tour & Digital Engagement

Draft KNHCD Updated Plan

Revised Draft KNHCD Updated Plan

Fall 2019/Winter 2020 | Spring/Summer 2020 | Fall 2020 | Winter 2021

SWOT Analysis

Stakeholder Information Session: Engagement Lab

Draft KNHCD Study Report

Final KNHCD Study Report



Public Open House #2: Meet the Plan & Digital Engagement

Final KNHCD Updated Plan



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VAUGHAN

Thank you.



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