

# Heritage Vaughan Committee Report

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**DATE:** Monday, November 30, 2020

**WARD(S):** 1

**TITLE: LOT SEVERANCES AT 737 AND 739 NASHVILLE ROAD, AS  
PART OF A LARGER ADJACENT DEVELOPMENT IN THE  
KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee support and recommendation to the Committee of the Whole to instruct Heritage staff to issue a Heritage Permit and provide clearance of Condition #65 of Council approved Draft Plan of Subdivision File 19T-17V008 approved by Vaughan Council on June 19, 2018. The Draft Plan of Subdivision would facilitate new construction on Lots 1 to 7 inclusive, as a result of the proposed lot severance of the properties located at 737 and 739 Nashville Road, located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* as shown on Attachments 1 to 3.

**Report Highlights**

- The Owner is seeking clearance of a Draft Plan of Subdivision Condition and Heritage Permit and for the proposed construction on Lots 1 to 7 created by the severance of the two lots located at 737 and 739 Nashville Road. The existing main dwellings on the two properties will remain unaltered and are identified as non-contributing properties in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan')
- The proposal is consistent with the relevant policies of the KNHCD Plan
- Staff recommends approval of the proposal as it conforms with the policies of the KNHCD Plan
- Heritage Vaughan Committee review and Council approval for the proposal is required under the *Ontario Heritage Act*

## **Recommendations**

THAT Heritage Vaughan Committee recommend Council instruction to Heritage staff for issuance of a Heritage Permit as clearance of Condition #65 of Council approved Draft Plan of Subdivision 19T-17V008 approved by Vaughan Council on June 19, 2018. The Draft Plan of Subdivision would facilitate new construction on Lots 1 to 7 inclusive, as a result of the proposed lot severance of the properties located at 737 and 739 Nashville Road located within the boundary of the Kleinburg-Nashville Heritage Conservation District ('KNHCD'), as part of the larger adjacent Block 61 West Nashville Heights low-rise residential community, under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee to be determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management.
2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

## **Background**

The Owner of an approximately 0.66 hectare (1.48 acre) site located on the south side of Nashville Road, west of Highway 27 and east of the village of Nashville, in the City of Vaughan, applied and received Draft Plan of Subdivision approval for lands including two existing properties municipally known as 737 and 739 Nashville Road (the 'Subject Lands'). The Draft Plan of Subdivision approval facilitates the creation of new lots on the Subject Lands as shown on Attachment 3 and including the retention of two existing houses (to remain unaltered) on smaller lots fronting on Nashville Road. The rear portion of the lots would be for new housing fronting on a new road named 'Great Railway Court' as shown on Attachments 2 and 3 and forming part of the Draft plan of Subdivision.

Vaughan Council on June 19, 2018, approved Draft Plan of Subdivision File 19T-17V008, The approval included a condition (Condition #65) requiring Heritage Vaughan Committee approval of a Heritage Permit under the *Ontario Heritage Act* and clearance of the condition for the proposed new construction on Lots 1 to 7 inclusive, which are located within the boundary of the Kleinburg-Nashville Heritage Conservation District ('KNHCD').

## **Previous Reports/Authority**

Committee of the Whole Report, June 5, 2018 regarding Zoning By-law Amendment Z.17.024 for the Draft Plan of Subdivision File 19T-17V009, available at the following link: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=4568>

## **Analysis and Options**

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

The rear portion of the Subject Lands are included in Draft Plan of Subdivision File 19T-17V008 to facilitate the creation of new lots. The Subject Lands are approximately 6,552 square metres (0.66 hectares or 1.48 acres) in size. The following is an analysis of the proposed new construction on Lots 1 to 7 in consideration of the guidelines in the Kleinburg Nashville Heritage Conservation District ('KNHCD') Plan.

### **5.2.5 FUTURE DEVELOPMENT IN THE DISTRICT**

*To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings.*

*To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within.*

The proposed new construction on the severed components of the lots adhere to and respect the fundamental goal of the Kleinburg Nashville Heritage Conservation District ('KNHCD') by contributing to the architectural and historical qualities of the District while meeting contemporary needs. The proposed houses complement the mix of architectural styles of the District and conform to the Council approved Architectural Design Guidelines for the Block 61 West Nashville Heights Community. The proposed elevations are included on page 30 of the Cultural Heritage Impact Assessment report ('CHIA') as shown on Attachment 4.

## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

## **Conclusion**

The properties located at 737 and 739 Nashville Road are located within the boundary of the Kleinburg-Nashville Heritage Conservation District ('KNHCD') and form part of the larger adjacent Block 61 West Nashville Heights residential community. Development in Block 61 must conform to the policies and guidelines in the KNHCD Plan and the Council approved Architectural Design Guidelines for the Block 61 West Nashville Heights Community. Staff is satisfied the proposed new construction as shown in the CHIA on Lots 1 to 7 inclusive on the lots created through the approval of Draft Plan of Subdivision 19T-17V008 is appropriate. Accordingly, Staff recommend Heritage Vaughan Committee

support the Committee of the Whole instruction to Heritage staff for the issuance of a Heritage Permit under the *Ontario Heritage Act* and the clearance of Condition #65 of Council approved Draft Plan of Subdivision File 19T-17V008.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191.

### **Attachments**

Attachment 1 - 737-739Nashville\_Location Plan

Attachment 2 - 737-739Nashville\_Partial Survey

Attachment 3 - 737-739Nashville\_Proposed Severance

Attachment 4 - 737-739Nashville\_CHIA

### **Prepared by**

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