

Heritage Vaughan Committee Report

DATE: Wednesday, March 24, 2021

WARD(S): 1

TITLE: PROPOSED DEMOLITION OF THE EXISTING HOUSE AT 901 NASHVILLE ROAD AND THE CONSTRUCTION OF A NEW PUBLIC ROAD CONNECTION, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection, in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachment 1.

Report Highlights

- The Owner seeks a recommendation for approval to demolish the existing dwelling at 901 Nashville Road to construct a new public road connection
- The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District
- The proposal is consistent with the relevant policies and objectives of the Kleinburg-Nashville Heritage Conservation District Plan
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*
- Staff supports approval of the proposal as it conforms with the policies and objectives of the Kleinburg-Nashville Heritage Conservation District Plan

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building located at 901 Nashville Road and the construction of

a new public road connection under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) 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.
- c) The Applicant submit Building Permit stage drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The existing house is a one-storey ranch-style dwelling with an attached double garage on the east (left) side, which was constructed in 1956. The style is described as non-heritage in the Kleinburg-Nashville Heritage Conservation District Plan. The front elevation consists of three elements of roughly equal size. From left to right: the garage, the entrance bay, and a bedroom bay that projects about 1.2m.

The roof is a low-slope side gable with asphalt shingles. There are two small decorative dormers under hipped roofs, finished in acrylic stucco with small octagonal blind windows, and set symmetrically on the front slope of the roof about 3.2m from either end. There is a stucco chimney behind the west dormer at the ridge.

By 2002, the house at 901 Nashville Road went under extensive exterior alterations. These included new roof dormers, a verandah, and precast stone cladding.

Previous Reports/Authority

Not applicable.

Analysis and Options

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

The following is an analysis of the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection based on the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD') guidelines.

7.2.10 FRAMEWORK FOR FUTURE SURROUNDING DEVELOPMENT

In the immediately surrounding lands, within the OPA 601 Kleinburg-Nashville Community Plan area, development opportunities are limited by topography, available services, and policies within the Official Plan itself.

The Study Area, with a small commercial area and a variety of surrounding housing, ranging from the village setting to rural residential, provides a good model for developing an urban design strategy to accommodate future growth.

The proximity to the historic village of Nashville strongly suggests a development model based on the character of the village. The existing village is built to just over 2 units per hectare, so the existing density is compatible with the proposed development. Site planning should respect the forms established in the village. On these large lots, undisturbed land forms and existing mature trees should be preserved as much as possible. Urban design guidelines, along these lines, will allow new development to extend the existing community setting and its historical character, rather than clash with it. New roads should use the narrowest practical dimensions and the rural profile and character used in the historic villages of Kleinburg and Nashville. Provision of sidewalks and pathways to connect new development to the adjacent Nashville village should encourage walking and reduce the number of automobile trips.

Staff finds that the proposed new public road connection is in keeping with the policies and objectives of the KNHCD, and its proposed location and design is respectful of the overall character of the village of Nashville in its immediate surroundings. Staff finds that the positive impact of constructing the new connecting road connection outweighs the potential loss through demolition of the non-contributing building on the subject property.

9.4 EXISTING NON-HERITAGE BUILDINGS

Many buildings in the District are not considered heritage structures. Kleinburg-Nashville was resettled in the years after the Second World War, after decades of economic and population decline. Appropriate guidelines for additions and alterations vary with these differing contexts.

The existing building is a non-contributing structure within the KNHCD, that has also undergone extensive exterior alterations within the last two decades. There are no original cladding features still in use, even with any attempted mitigation of its loss by reusing any of the construction material would have no practical or heritage benefits within the KNHCD. Staff finds that the proposed demolition will not result in a significant architectural loss.

9.6.1 ROAD LINKS CONTEXTS

The District Structure Map defines the road links as consisting of the public right-of-ways on Nashville Road and Islington Avenue.

In keeping with the model of future urban growth, the proposed road link between the major artery on Nashville Road and the new development proposed to the south of the

existing houses, facing Nashville Road, is a necessary connection. Staff finds that the impact of the new road on the urban fabric of the KNHCD is deemed positive and functional, with little if any negative impact on the remaining properties now becoming street corner lots.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed works conform to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support Council approval of the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 901Nashville_Location Map

Attachment 2 – 901Nashville_Cultural Heritage Impact Assessment

Attachment 3 – 901Nashville_Site Plans

Prepared by

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