



Kleinburg-Nashville Heritage Conservation District Study & Plan Part 2 - The Plan Update

Committee of the Whole – Working Session

September 15, 2021

COMMUNICATION C2

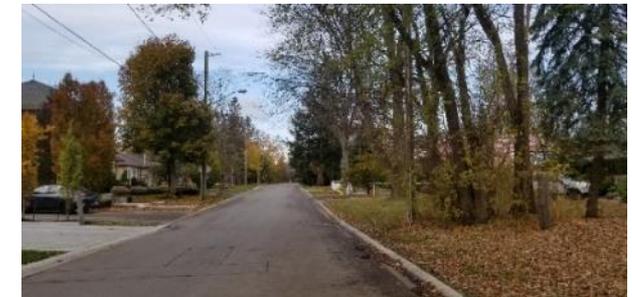
ITEM NO. 3

**COMMITTEE OF THE WHOLE
(WORKING SESSION)**

September 15, 2021

Agenda

1. Introductions
2. Project Progress
3. Purpose of the Update
4. Study Outcomes
5. Key Updates – The Plan (2003 to 2021)
6. Next Steps
7. Questions / Discussion



A street scene in a town with various buildings, trees, and a sidewalk. The scene is captured from a street-level perspective, looking down a road. On the right side, there is a prominent three-story blue house with white trim and a porch. Further down the street, there are other buildings, including a brick one and a white one. Trees with autumn foliage are scattered throughout the scene. A sidewalk runs along the right side of the road, and a street lamp is visible in the middle ground. The sky is overcast with grey clouds. A semi-transparent grey banner is overlaid across the bottom third of the image, containing the text "Introductions".

Introductions

Project Team

- **City of Vaughan**
 - Nick Borcescu, B Arch., CAHP, MRAIC, Senior Heritage Planner
- **Consultant Team**
 - **Dillon Consulting Limited**
 - Melissa Kosterman, Planner, RPP, MCIP
 - **Archaeological Research Associates Ltd.**
 - Kayla Jonas Galvin, MA, MCIP, RPP, CAHP
 - **Architects Rasch Eckler Associates Ltd.**
 - David Eckler, Architect ***Not in attendance.*



Project Progress

Milestones

- **KNHCD Part 1 – The Study** – *Completed*
- Online public consultation / comments - *Completed*
- **KNHCD – Part 2 – The Plan** – *FINAL DRAFT Completed*



A photograph of a house with a large tree in autumn and a tall evergreen tree on the right. The house is a two-story structure with a gabled roof and a porch. The large tree on the left has vibrant orange and yellow leaves, while the tall evergreen on the right is dark green. The sky is clear and blue. A semi-transparent white banner is overlaid across the middle of the image, containing the text "Purpose of the Update".

Purpose of the Update

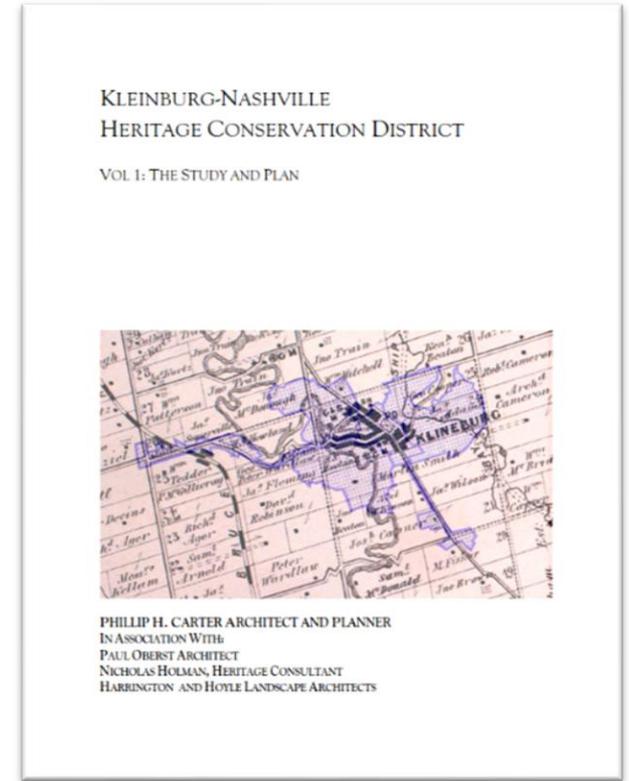
KNHCD Designation

- 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



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
- Evolve the plan to respond to recent challenges within the HCD
- 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





Section 3 – Study Outcomes

Key Outcomes from Part 1 – The Study

- **Overview**

- Analysis and recommendations for policy changes for alignment purposes.
- In depth analysis and inventory of Contributing, Non-contributing properties, and miscellaneous style within the HCD.
- Introduction of Cultural Heritage Landscapes and Viewsheds concepts for inclusion in Part 2 – The Plan.
- Update to the HCD boundary.



Key Outcomes from Part 1 – The Study

- **Key Directions**

- Strengthening heritage protection;
- Updates responding to Bill 108;
- Recommendations for update to Vaughan’s OP and ZBL for compatibility with KNHCD;
- Adopting terms ‘Contributing’ and ‘Non-contributing’ with guidelines for each;
- Updates for appropriate building materials /exterior components;
- Include Tree protection guidelines;
- Update guidelines for streetscape/built form/urban design;
- Include CHLs and Viewscales;
- Develop checklists for proposed projects;
- Update HCD Boundary; and,
- Statement of Significance and heritage attributes: Include in The Plan and update and include in the KNHCD By-law.



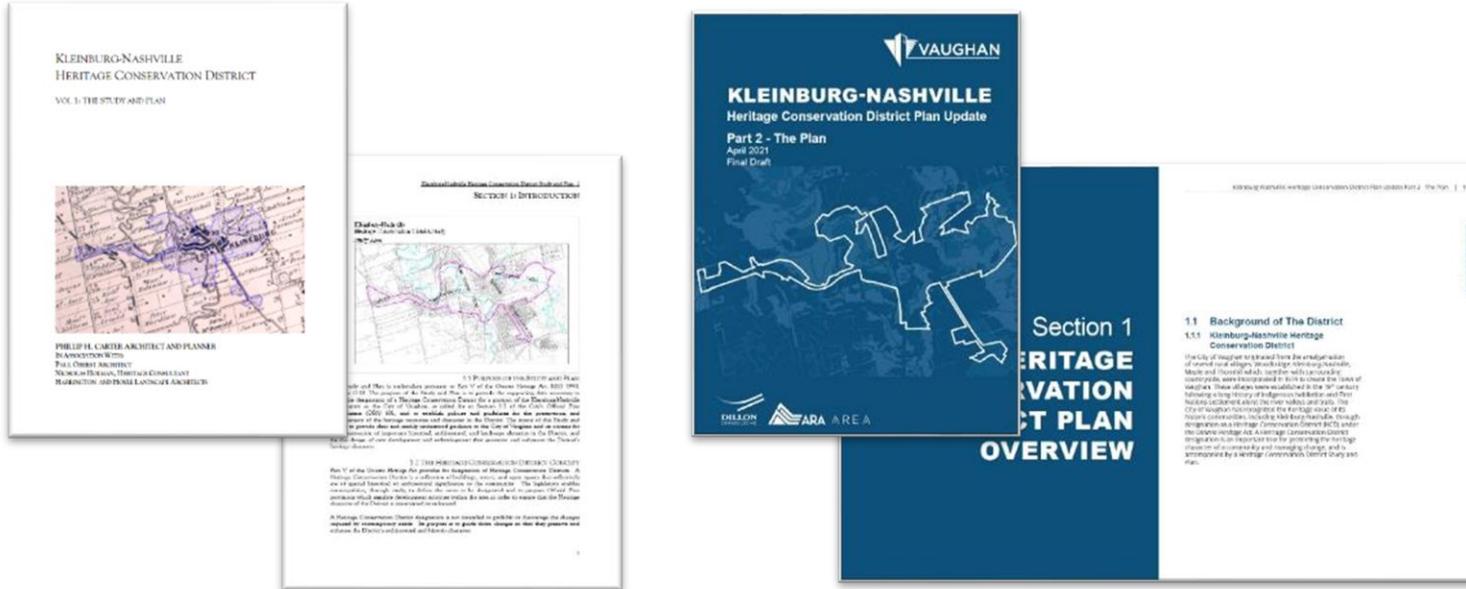


Key Updates – The Plan (2003 to 2021)

*Main Street,
Kleinburg, Ont.*

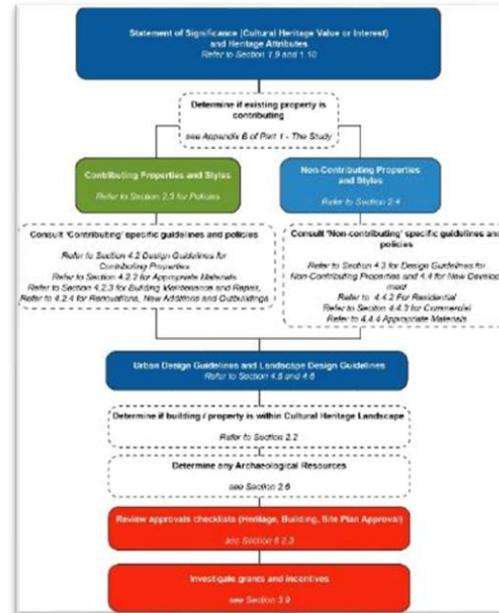
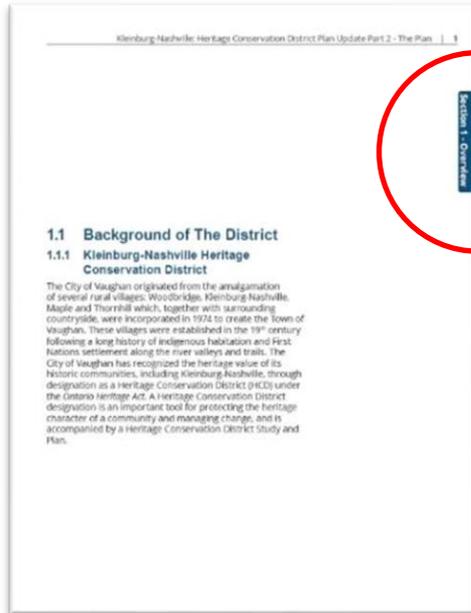
Key Updates – What’s Changed

- Visually improved, final product to be accessible.



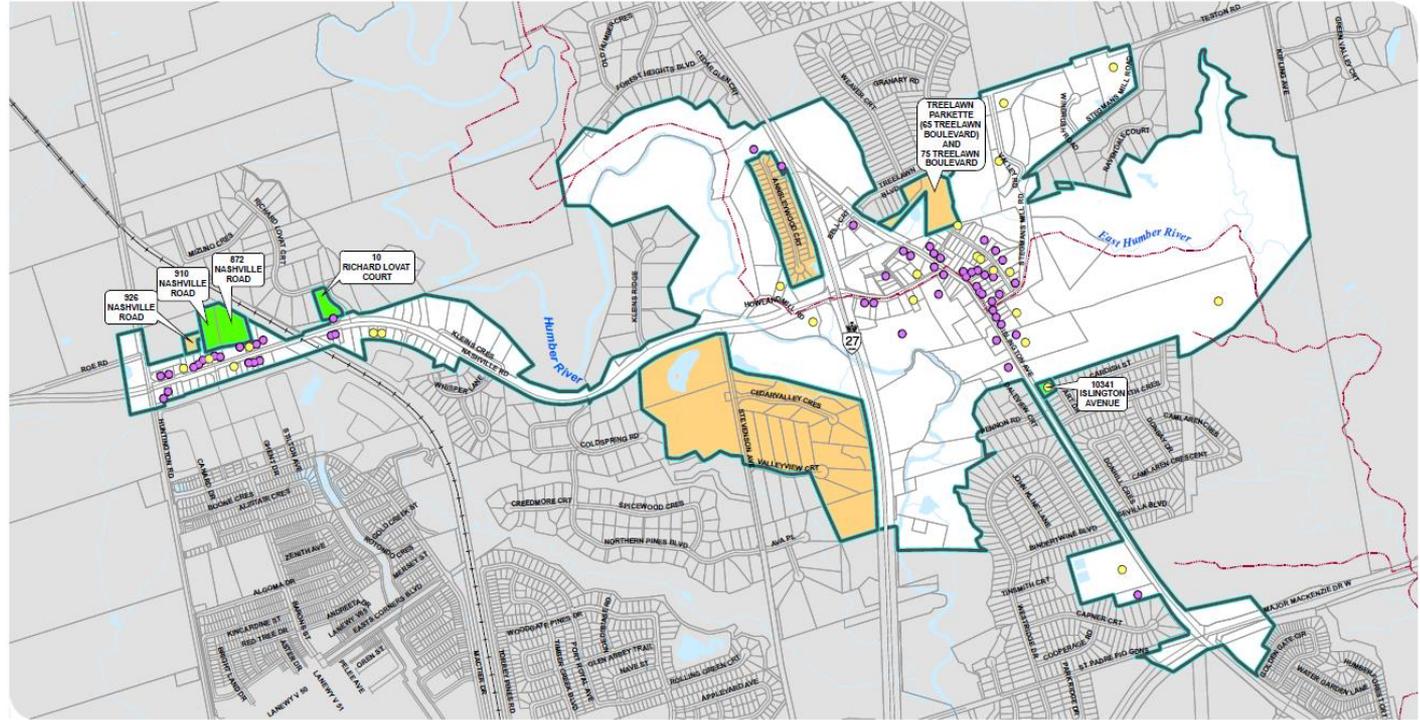
Key Updates – What’s Changed

- **Easier to use /navigate**



Key Updates – What’s Changed

- **Revised Boundary**



KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT PLAN

FIGURE 1

REVISED KNHCD BOUNDARY

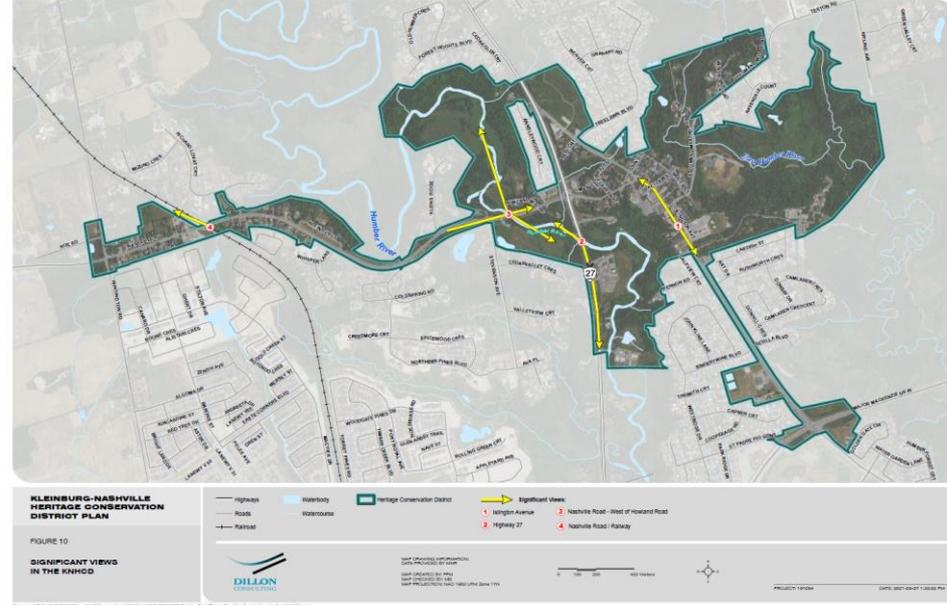
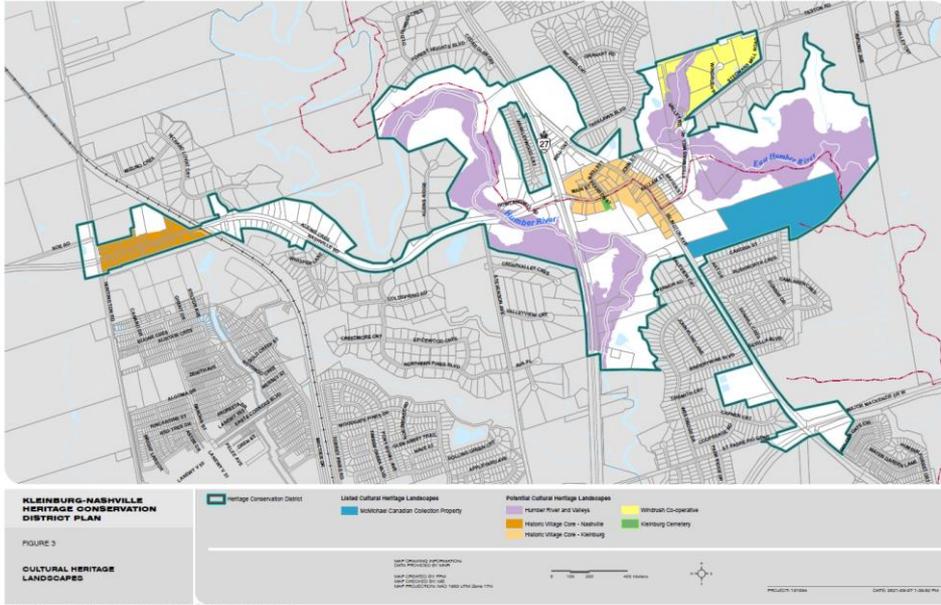
<ul style="list-style-type: none"> Highways Roads 	<ul style="list-style-type: none"> Railroad Ontario Trail Network 	<ul style="list-style-type: none"> Watercourse Waterbody 	<ul style="list-style-type: none"> Heritage Conservation District 	<ul style="list-style-type: none"> HCD Contribution Existing Historic and Contributing Styles Existing Non-Historic and Contributing Styles 	<ul style="list-style-type: none"> Proposed Changes Properties to Remove Properties to Add
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DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY: MNR
MAP CREATED BY: PML
MAP CHECKED BY: ME
MAP PROJECTION: NAD 1983 UTM Zone 17N

Key Updates – What’s Changed

- Cultural Heritage Landscapes
- Viewscapes



Key Updates – What’s Changed

- **Improved flow and more detailed guidelines:**
 - 4.2 Design Guidelines for Contributing Properties
 - 4.3 Design Guidelines for Non-Contributing Properties
 - 4.4 Design Guidelines for New Development
 - 4.5 Urban Design Guidelines
 - 4.6 Landscape Design Guidelines: General Approach to Plantings and Vegetation



Key Updates – What’s Changed

- **Direction for design with explanations and diagrams.**

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4.2.4.2 New Additions To Heritage Buildings

New attached additions to heritage buildings should be designed to complement the design and not to overwhelm the heritage character of the original building. Consideration should be given to its relationship with the heritage building as well as the historic district.

The construction of an exterior addition in an historic building may seem essential for a proposed new use. A new addition should be proposed only after it is determined that the needs cannot be met on another site or by altering secondary, non character defining interior spaces. For any new proposed addition to an existing heritage building the following general guidelines must be considered:

General Guidelines for New Additions To Heritage Buildings

- If possible, avoid new additions if the needs can be met by altering a secondary non character-defining space.
- An addition should be designed so that the heritage value of the historic place is not impaired and its character-defining elements are not obscured, damaged or destroyed.
- The addition should be physically and visually compatible with, subordinate to, and distinguishable from the historic place.
- Apply principles of minimal intervention, compatibility and reversibility regardless of size.

The following sections provide more detailed and specific guidelines for the maintenance and appropriate addition to heritage buildings in Kleinburg-Nashville HCD.

Site Planning

- Location of the proposed addition is a key consideration for the complementary additions to heritage buildings. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.
- Additions to heritage buildings on corner lots shall be designed to present a heritage-friendly face to the flanking street.

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Section 4 - Guidelines

Image 42. Configurations for appropriate additions. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)

28 Standard 11 (2010), Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, Canada's Historic Places, Ottawa

Key Updates – What's Changed

- **Discussion of appropriate and inappropriate new technologies and materials.**
 - Integration of accessibility
 - Energy efficiency
 - New appropriate materials in HCDs
 - Windows
 - Siding
 - Masonry trims
 - Repointing



Key Updates – What’s Changed

- **Enforcement of Design and Architectural Guidelines**
 - Implementation of Heritage Building Protection Plans/ Vacant Building By-laws, Minimum Maintenance (Property Standards) By-laws;
 - Formation of a local HCD advisory committee which would include volunteers who would not be resourced from the City;
 - Preparation of General Review Reports to HV & Staff at 50% & 90% work completion by HV/ Architect/ Heritage Consultant;
 - More avenues of connecting with Heritage Staff and educating the residents, property owners;
 - Heritage Permit Applications, already outlined in the HCD Plan & to be accompanied by Commitment to General Review (CGR) form signed by Architect/Heritage Consultant (Similar to BPA).



Key Updates – What’s Changed

- **Checklists**

<p>198 Kleinburg-Nashville: Heritage Conservation District Plan Update Part 2 - The Plan</p> <p>5.2.3 Application Checklists</p> <p>The following checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.</p> <p>5.2.3.1 Heritage Permit Checklist</p> <p>For minor work, not ordinarily requiring a Building Permit:</p> <table border="1"> <thead> <tr> <th>ITEM</th> <th>COMPLETED?</th> </tr> </thead> <tbody> <tr> <td>Inspect the property description in Appendix A - Architectural Styles Inventory - List of Contributing and Non-Contributing Properties. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair is the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity.</td> <td>Yes or No</td> </tr> <tr> <td>If the building is part of a “block” of similar or identical properties originally built as a unit, show a colour photograph of the existing condition. Applicants are encouraged to undertake work on such buildings in a way that enhances the unity of the block.</td> <td>Yes or No</td> </tr> <tr> <td>Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.</td> <td>Yes or No</td> </tr> <tr> <td>Read and understand any required technical material. 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Section 5 - Implementation





Next Steps

Next Steps

- Committee of the Whole approval;
- Final minor revisions and accessible formatting; and,
- Submission of Final KNHCD Plan Update





Questions / Discussion



Thank you.

CONTACT

Email: KleinburgNashville@vaughan.ca

Website: Vaughan.ca/KleinburgNashville