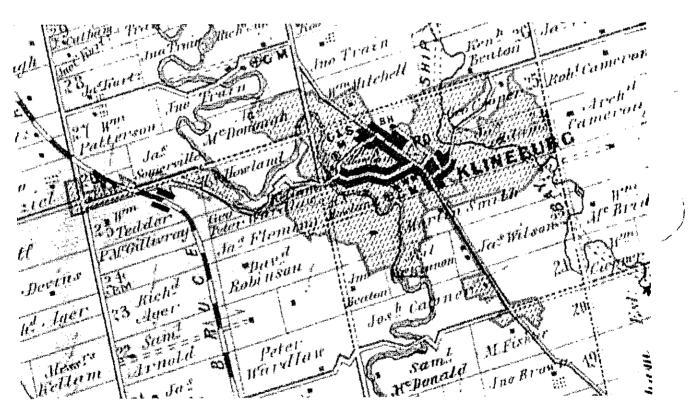
KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

Vol 1: The Study and Plan



PHILLIP H. CARTER ARCHITECT AND PLANNER IN ASSOCIATION WITH:
PAUL OBERST ARCHITECT
NICHOLAS HOLMAN, HERITAGE CONSULTANT
HARRINGTON AND HOYLE LANDSCAPE ARCHITECTS

KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

TABLE OF CONTENTS

The Kleinburg-Nashville Heritage District documents are published in two volumes. This volume contains a report on the Study, which establishes the district Boundary, and the Plan, which addresses the goals, policies, administration, and design guidelines for the District. The Inventory of Buildings, which includes photographs, descriptions, and recommendations for desirable repair and restoration of every building in the District is too lengthy to be included in this volume, and is bound separately.

Table of Contents

Part I: The Study

Section	on 1 Introduction	
1.1	Purpose of the Study and Plan	1
1.2	The Heritage Conservation District Concept	<u>t</u> _
1.3	Origins of the Kleinburg-Nashville Heritage	District 2
	1.3.1 Commercial Concerns	
	1.3.2 Residential Concerns	
	1.3.3 Environmental Concerns	_
1.4	A Short History of Kleinburg-Nashville	5
1.5	A Note on Property Values	15
Section	on 2 District Analysis	
2.1	A Heritage Conservation District: Why and	Where16
	2.1.1 Official Basis	
	2.1.2 Study Area	1.0
2.2	Criteria for Establishing District Boundarie	s18
	2.2.1 Guidance from the Ministry	
	2.2.2 Additional Guidance from the Offi	cial Plan
	2.2.3 Site-Specific Evaluation	22
2.3	General Physical Context	22
	2.3.1 The Natural Setting	
	2.3.2 Patterns of Development	2.4
2.4	Heritage Character	24
	2.4.1 The Villages	
	2.4.2 The Roads	
	2.4.3 The Valley Setting	
	2.4.4 Heritage Character Statement	4.6
2.5	Current Development Controls	42
	2.5.1 Official Plan	
	2.5.2 Zoning By-Law	
2.6	Conclusions	44
	2.6.1 District Boundary Criteria	
	2.6.2 Heritage Resources	
	2.6.3 District Boundary	

Part II: The Plan

Section		Introduction to the Plan	
3.1		ritage Conservation District Concept	48
3.2	Guidin	g Principles	48
o .•	4	The Heritage Consequention District	
Section		The Heritage Conservation District	49
4.1	The Di	strict Boundaryated Buildings within the District	
4.2	Designa	<u>49</u>	
4.3	Activitie	es Subject to Review	50
Section	5	District Goals and Objectives	
5.1	The Ov	verall Goal	51
5.2	Objecti	ves of the Heritage District Plan	51
		Townscape	
		Heritage Buildings	
		The Roads	
		The Rural and Natural Setting	
		Future Development in the District	
		Community Support	
		Economic Development and Tourism	
	J.L.1	Beonomic Development and Tourism	
Section		Heritage District Policies	~ 4
6.1	Overvi	ew	<u>54</u>
6.2		s for Heritage Buildings	
6.3	Policie	s for New Development	54
6.4		s for Townscapes and Infrastructure	55
	6.4.1 I		
		Streetscapes	
		Parking	
6.5	Policie	s for The Valley Setting	
6.6	Policie	s for Implementation	55
Section	n 7	Integration with Other Municipal Policies	
7.1		iew	56
7.2		ing and Development Policies	
,		Land Use	
	•	Built Form	
		Economic Development	
		Parking	
		Environmental Policies	
		Site Plan Control	
		Severances and Minor Variances	
		Signage Control	
		Demolition Control	
		O Framework for Future Surrounding Development	62
1.5 A		al Municipal Action	62
		Heritage Easements	
	7.3.2		
	7.3.3	Grants and Loans	

Section 8.1	8 Implementation Overview	63
0.1	8.1.1 Authorization	
	8.1.2 Administration	
8.2	Permit Application and Review	6 4
0.2	8.2.1 Required Permits	
	8.2.2 Resolving Issues and Appeals	
8.3	Plan Renewal	70
0.5	8.3.1 Reviewing Bodies	
	8.3.2 Annual Review	
	8.3.3 Amendments	
8.4	Enforcement	70
8.5	Public Awareness	70
8.6	Additional Policies	
8.7	Application Checklists	71
	8.7.1 Heritage Permit Checklist	
	8.7.2 Building Permit (Heritage) Checklist	
	8.7.3 Site Plan Review (Heritage) Checklist	
Sectio	n 9 Design Guidelines	
9.1	Overview	<u>75</u>
7.1	9.1.1 Contexts	
9.2	Architectural Styles	76
,.2	9.2.1 Heritage Styles	
	9.2.2 Existing Non-Heritage Style	
	9.2.3 Heritage Design and Details	
9.3	Existing Heritage Buildings	97
,.,	9.3.1 Overview	
	9.3.2 Historical and Technical Research	
	9.3.3 Recording Original Construction	
	9.3.4 Building Maintenance	
	9.3.5 Repair and Restoration	
	9.3.6 Renovations	
	9.3.7 New Additions to Heritage Buildings	
	9.3.8 Ourbuildings for Heritage Buildings	
9.4	Existing Non-Heritage Buildings	107
	9.4.1 Design Approaches	
	9.4.2 Contexts	
9.5	New Development	110
	9.5.1 Overview	
	9.5.2 Islington Avenue Commercial Core	
	9.5.3 Residential Villages	
	9.5.4 Valley Outliers	
9.6	The Road Links	121
	9.6.1 Contexts	
9.7	The Valley Setting	122
-	9.7.1 Overview	
	9.7.2 New Developments in the Valleys	
	9.7.3 Redevelopment in the Valleys	
	9.7.4 Preserving the Natural Experience	
	9.7.5 Recreational and Environmental Education Uses	
	9.7.6 Exterior Lighting	

9.8	Road Allowance Work		131	
	9.8.1	Overview		
	9.8.2	The Rural Roadways		
	9.8.3	The Residential Streets		
	9.8.4	Islington Avenue Commercial Core		
	9.8.5	Gateways		
9.9	The Village Forests		139	
	9.9.1	Overview		
	9.9.2	Character		
9.10	Construction Materials Checklist		140	
	9.10.1	Heritage Buildings		
	9.10.2	Non-Heritage Buildings		
Section	10	Soutces		
10.1	Docum	nents Available for Design Guidance	143	
10.2	Bibliog	graphy	143	
	_	- , -		

Appendix: Glossary of Architectural Terms