

KLEINBURG-NASHVILLE

Heritage Conservation District Plan Update

Part 1 - The Study

September 2021



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Appendix D. TOWNSCAPE SURVEY VIEWSHEDS



Hawthorne
House

FASHION & G



1 BACKGROUND & CONTEXT

1.1 KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The City of Vaughan originated from the Township of Vaughan which was established in 1850. The Township contained several rural villages: Woodbridge, Kleinburg-Nashville, Maple and Thornhill. These villages were established in the 19th century following a long history of indigenous habitation and settlement along the river valleys and trails. In 1971 Town of Vaughan was created, which became the City of Vaughan in 1991. The City of Vaughan has recognized the heritage value of its historic communities, including Kleinburg-Nashville, through designation as a Heritage Conservation District (HCD) under the *Ontario Heritage Act*. A Heritage Conservation District designation is an important tool for protecting the heritage character of a community and managing change, and is accompanied by a Heritage Conservation District Study and Plan.



Image 1 Kleinburg Village (Dillon, 2019)

BACKGROUND & CONTEXT



Image 2 Nashville Village (Dillon, 2019)



Image 3 Humber River Valley (Dillon, 2020)

The Kleinburg-Nashville HCD is comprised of the following character areas, as illustrated in **Figure 1**:

Kleinburg Village, which is set on the narrow ridge between the valleys of the two branches of the Humber River and centred on what is now Islington Avenue. The village was founded in 1848 around the existence of several mills.

Nashville Village, which was established by the railway station built in 1870 that served the Kleinburg mills and industries, as well as the farms of surrounding communities.

Humber River and its associated tributaries and valleys which are historically linked to both Kleinburg and Nashville and which influenced their development and form.

Road Links, which are shaped by topography and the ridge between the two valleys; Nashville Road and Islington Avenue.

1.2 PURPOSE OF THE STUDY

A Heritage Conservation District Study and Plan for Kleinburg-Nashville were prepared in 2003. Since that time there have been a number of policy and legislative changes which influence planning decisions. In October 2019, the City of Vaughan commenced a comprehensive update to the Kleinburg-Nashville Heritage Conservation District Study and Plan (2003 KNHCD Plan). The first phase of the project undertakes the update to the KNHCD Study, and phase two drives the update of the 2003 KNHCD Plan, including the guidelines. This report encompasses the first phase of work.

According to the **Heritage Conservation Districts: A Guide to District Designation** under the *Ontario Heritage Act* (OHA), published by the *Ministry of Heritage, Sport, Tourism and Culture Industries* (MHSTCI), key ingredients for a successful Heritage Conservation District (HCD) Plan include:

- A sound examination of the rationale for district designation, especially for the delineation of district boundaries;
- Active public participation in the designation process;
- A clear and complete designation by-law; and
- A clear and well-publicized HCD plan and policies to manage change in the district to protect and enhance its unique character.

The purpose of the KNHCD Plan update is to build upon the 2003 KNHCD Plan's past successes and respond to a changing legislative environment, and provincial and municipal policy frameworks, identify planning tools that can strengthen heritage conservation of the HCD, identify potential CHLs and contributing heritage resources in the HCD, and integrate the community's long-term vision. The key objectives are to:

- Evaluate the 2003 KNHCD Plan's Strengths, Weaknesses, Opportunities and Threats (SWOT), and 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 feedback into the SWOT analysis;
- Develop a dataset of all properties in the HCD and identify contributing and non-contributing values;
- Develop maps of existing and proposed cultural heritage resources in the HCD;
- Develop a Statement of Significance and a list of contributing heritage attributes; and
- Assess if a change in the KNHCD boundary is warranted.

BACKGROUND & CONTEXT

1.2.1 2003 KNHCD Study & Plan Performance

The 2003 KNHCD Plan has provided high-level guidance for development in Kleinburg-Nashville for the last 17 years to protect its heritage and character, amidst many regulatory and policy changes in the Province of Ontario (see Section 2). **Table 1** summarizes the strengths, weaknesses, opportunities and threats examined through the update of the KNHCD Study & Plan.

Table 1 2003 KNHCD Study & Plan - SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none">• List of clearly defined HCD objectives• Heritage styles• Streetscape typology• Guidelines for ecological health of the valley lands• Construction materials checklist	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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

1.3 HERITAGE CONSERVATION DISTRICT DEFINED

A Heritage Conservation District (HCD), as provided for under Part V of the *Ontario Heritage Act* (OHA), is a geographical area evaluated for heritage resources within a municipality protected municipal by-law to ensure the conservation of its existing heritage character. Heritage Conservation Districts form an integral part of a community or region's cultural heritage and contribute to an understanding and appreciation of the area's history and cultural identity (Ministry of Heritage, Sport, Tourism and Culture Industries, 2006).

The focus of this type of designation is on the prevailing character of an area, particularly its contextual attributes – such as the variety of buildings and how they interrelate, the physical attributes including trees, landscapes, building setbacks, roads, street furniture and lighting (Ontario Heritage Trust, 2019). Most HCDs are defined by a number of properties that form a character area, and aim to conserve areas of interest such as residential, commercial, combination of residential/commercial, institutional, rural and “main streets,” and they often incorporate natural heritage features like open green space, trees, parkland and waterways (MHSTCI, 2006).

According to the *Heritage Conservation Districts: A Guide to District Designation* under the OHA, published in 2006 by the Ministry of Culture, now Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), characteristics of an HCD include:

- a) **A concentration** of heritage buildings sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;
- b) **A framework of structured elements** including major natural features such as topography, landform, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges;
- c) **A sense of visual coherence** through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place; and
- d) **A distinctiveness** which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas (MHSTCI, 2006).

The contributing characteristics to HCDs more broadly and in summary, can be stated as natural, historic, aesthetic, architectural, scenic, scientific, cultural, social or spiritual values (MHSTCI, 2006).

1.4 REASONS FOR DESIGNATION

The first HCDs in Ontario were designated in the 1980s and today there are 134 designations (MHSTCI, 2019). A reason for the HCD designation is to establish policies and design guidelines for the preservation of heritage elements within the district boundary. New developments within an HCD are steered by high-level direction of the guidelines, which seek to ensure the heritage and character of the area is preserved and enhanced. An HCD designation is not intended to prohibit or discourage the changes required by contemporary needs; its purpose is to guide those changes so that they preserve and enhance the heritage district's architectural and historic character.

An HCD designation can result in a number of benefits for a community, including:

- Protection and conservation of an area's special and distinct cultural heritage resources;
- Revitalization of an area;
- Potential for economic spin offs and tourism generation;
- Enhanced community identity, pride and involvement; and
- Establishment of a legacy for future generations (MHSTCI, 2006, p. 8-9).

The University of Waterloo's Heritage Resources Centre, in partnership with the Architectural Conservancy of Ontario (ACO), conducted studies in 2009 and 2012 evaluating the benefits and challenges of living within a HCD. The work studied 64 HCDs in Ontario¹, surveyed 924 residents, analyzed sales history trends for 871 properties and interviewed 76 key stakeholders. The key conclusions found that:

- Satisfaction with living and owning property in a HCD is overwhelming positive;
- Real estate values in HCDs generally rise more consistently than surrounding areas;
- Residential districts have higher scores in evaluation as compared to commercial districts;
- The longer districts operate, the better they perform;
- Active citizen groups play a large role in education about a district; and
- Districts with over 400 properties did not operate as effectively.

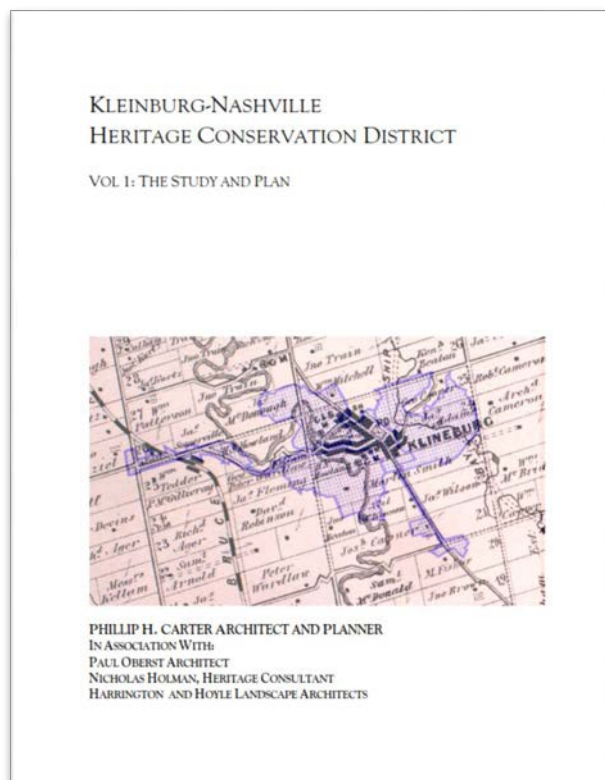
¹ PDFs of all 64 HCD studies and summary reports can be found online:
<https://uwaterloo.ca/heritage-resources-centre/projects>.

BACKGROUND & CONTEXT

1.5 KLEINBURG-NASHVILLE HCD DESIGNATION

City of Vaughan Council resolved on July 10, 2000, based on Official Plan Amendment (OPA) 601, "that the Cultural Services Division undertake the necessary steps to commence a Heritage Conservation District Study." Further, Heritage Vaughan, the local Municipal Heritage Committee, met on 16 May 2001 and reviewed the work undertaken in the OPA process; they adopted draft goals and objectives for the HCD Study, and concluded that the study area should include the Kleinburg Village core, Islington Avenue north from Major Mackenzie; Nashville Road west to Huntington Road; and the valley lands east and west of the Kleinburg Village core. On November 26, 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 *Ontario Heritage Act* and a consultant was retained.

By-law 183-2003 designated the district on June 23, 2003. By-law 184-2003 on June 23, 2003 included the Kleinburg-Nashville Heritage Conservation District and Plan, as well as a Heritage Character Statement, and By-law 268-2003 passed on August 25, 2003 added an additional 6 properties on Windrush Road that were "inadvertently left off the boundary".



The KNHCD Study and Plan were completed in 2003, by Phillip H. Carter Architect and Planner, in association with Paul Oberst (Architect), Nicholas Holman (Heritage Consultant) and Harrington and Hoyle Landscape Architects.

1.6 EXISTING HCD BOUNDARY

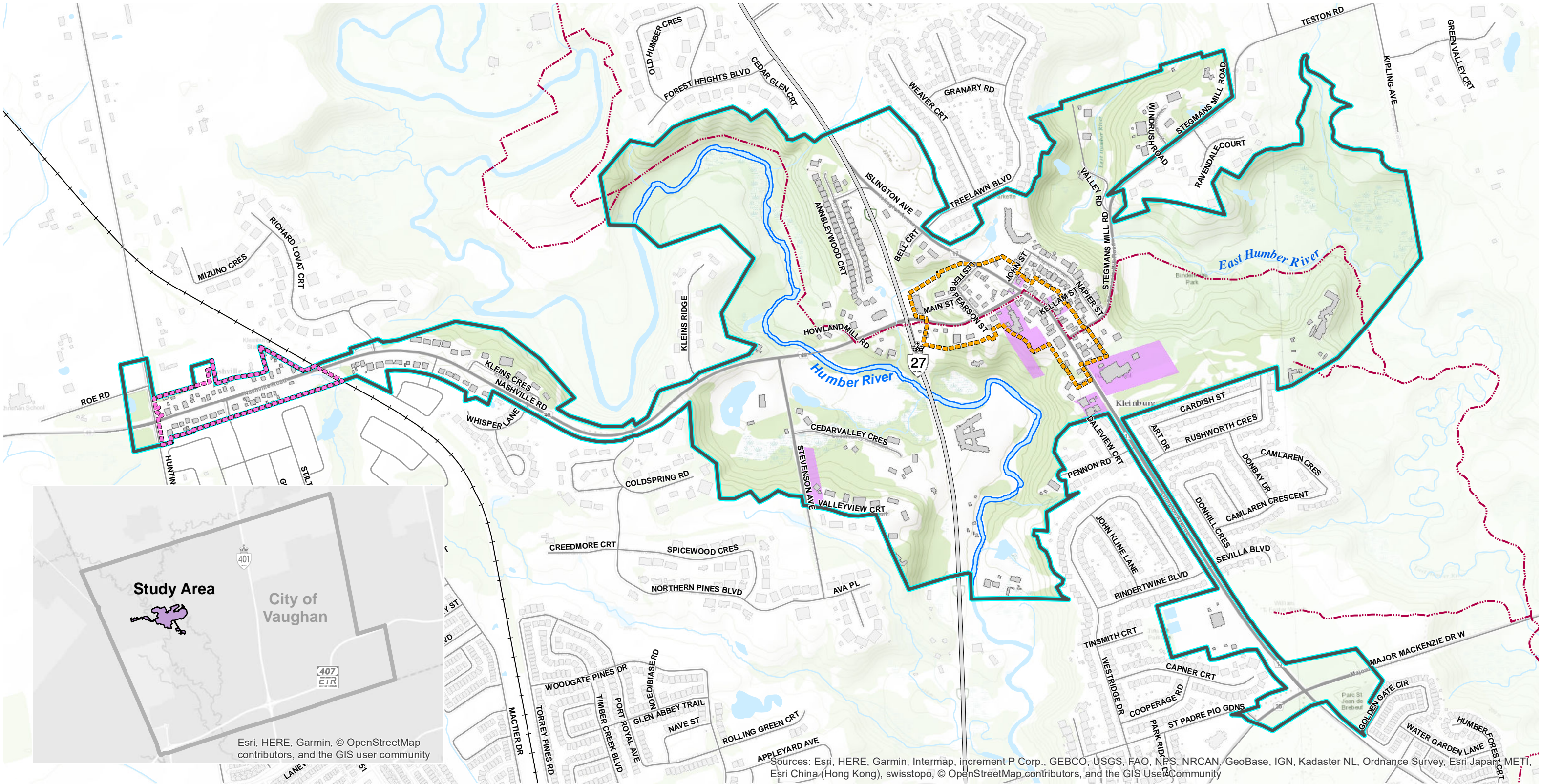
The Kleinburg-Nashville HCD comprises of two discontinuous historic mill villages: Kleinburg, which is nestled between two branches of the Humber River with Islington Avenue as the main spine; and Nashville, which is centred on the intersection of Nashville Road and the rail line. The two villages are connected via Nashville Road. The 2003 KNHCD Plan recognized these as “three elements of the district”: villages, road links and valley lands, as per **Figure 1**.

The HCD includes many buildings that retain their original vernacular design and detailing as well as more recent infill buildings of sympathetic design. There are 254 properties within the HCD, of which eight (8) are designated under Part IV of the OHA, as per **Figure 1**.

The Humber River was designated a Canadian Heritage River in 1999 for the cultural and recreational values of the river. Along the shores of the river is a system of greenways and trails that maintain the spirit of the historic Toronto Carrying Place Trail (Canadian Heritage River System, 2017).

Due to the rugged nature of the Humber River valleys, the local roads in Kleinburg-Nashville are shaped by topography rather than survey. Islington Avenue follows the old Carrying Place Trail which runs along the ridge between the two valleys. Mill roads into the valleys followed the contours of the landscape in order to connect with Islington or the road grid beyond the valleys. Currently, the connective road network of Nashville Road, Islington Avenue and Highway 27 are classified in the City of Vaughan Official Plan (Schedule 10 – Major Transit Network) as minor collector and major arterial.

The hamlet of Nashville grew around the Kleinburg rail station, which was located two kilometres west of the Humber River. The presence of the railway station once supported commercial enterprises such as a lumber yard, a hotel and more than one grain elevator. The importance of the railway to the prosperity of Kleinburg’s mills created an important connection between the two communities of Kleinburg and Nashville.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 1

**EXISTING KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT
BOUNDARY**

- Highways
- Roads
- Railroad
- Ontario Trail Network
- Watercourse
- Waterbody
- Humber River
- Historic Village Core - Nashville
- Historic Village Core - Kleinburg
- Building Footprints
- Individual Designation Under Part IV of the Ontario Heritage Act
- Heritage Conservation District



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters



1.7 HCD STUDY AND PLAN UPDATE PROCESS

The first phase of the KNHCD Plan update is the update to the Study. The KNHCD Study process commenced in fall 2019, as per **Figure 2**, with review and mapping of the heritage resources inventory, site walks, Townscape Survey, background study and policy review, as well as the SWOT analysis of the 2003 KNHCD Plan. A stakeholder meeting was held on February 6th, 2020, and a public open house was held on February 26th, 2020. The input received, along with the evaluation and gap analysis of the 2003 KNHCD Plan guide the updated KNHCD Study draft report, which will be presented to City staff and Heritage Vaughan. The draft Study will also be made available online for digital engagement with the community. The comments received from all the groups will lead to the compilation of the final KNHCD Study report in spring 2020.

The second phase, the KNHCD Plan update, is planned for fall 2020, with an additional open house and digital engagement platform. The final KNHCD Plan will be prepared in winter 2021.

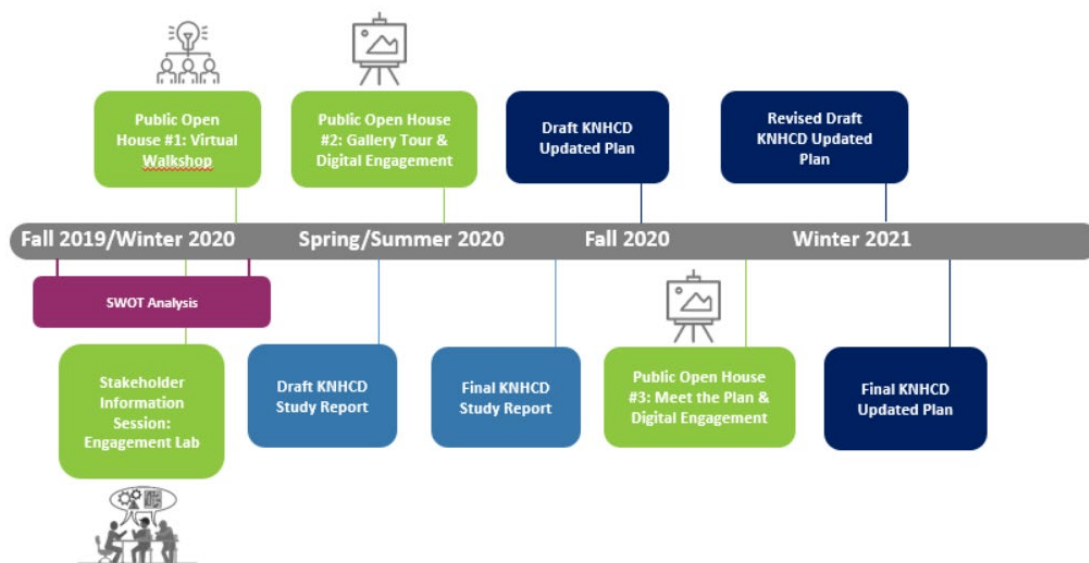


Figure 2 Heritage Conservation District Study Update Process



2 POLICY FRAMEWORK

In Ontario, the land use planning system functions in a top-down framework where the province provides policy guidance through A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Provincial Policy Statement (PPS, 2020) and Ontario Heritage Act (OHA, 1990), and municipalities are to adapt and implement guidance through municipal official plans and zoning by-laws. The policy framework guiding this study is informed by applicable provincial regulations and policies, and municipal policies and zoning.

The *Planning Act* requires municipalities to be consistent with the PPS, therefore strengthening the policy direction from the PPS for the conservation of built heritage resources and cultural heritage landscapes in the province. The *Ontario Heritage Act* (OHA) provides legislative framework for the identification and protection of cultural heritage resources and archaeological resources in the province, as well as providing the specific guidance on implementing heritage conservation in Heritage Conservation Districts. Together, the provincial policies and local policies protect built and cultural heritage resources. This section details the review of the policy framework within the Region of York and City of Vaughan, including reviewing the current Zoning By-law.

2.1 PROVINCIAL POLICY CONTEXT

2.1.1 Planning Act (1990)

Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest to ensure: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Section 3 of the *Planning Act* directs a municipal Council’s decisions to be consistent with the *Provincial Policy Statement* (PPS, 2020).

2.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe provides a framework for implementing growth and development with a vision for building stronger, prosperous communities. If growth is unmanaged, it could degrade cultural heritage resources, which provide a sense of place. Relevant policies from Section 4.2.7 of the Growth Plan state that:

POLICY FRAMEWORK

“4.2.7 Cultural Heritage Resources

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making.”

The following Definitions are provided in Section 7 of the Growth Plan (GP, 2019, p.68-69)

“Cultural Heritage Resources: Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan)”.

“Conserved: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS, 2014)”.

The Growth Plan also defines the terms Built Heritage Resource and Cultural Heritage Landscape in accordance with the Provincial Policy Statement (2020).

CONCLUSION:

The City of Vaughan’s Official Plan (2010) will need to be updated to reflect the Growth Plan (2019) directions, definitions and policies on cultural heritage resources.

POLICY FRAMEWORK

2.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) outlines the current policy on planning and municipal land use that relates to provincial interests, which includes the conservation of heritage resources, including HCDs. Relevant policies in Section 2.6 of the PPS (PPS, 2020, p. 31) state that:

“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources”.

The following Definitions are provided in Section 6.0 of the PPS (PPS, 2020, p. 41-42),

“Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers”.

“Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage

POLICY FRAMEWORK

Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms”.

CONCLUSION:

The City of Vaughan’s Official Plan (2010) will need to be updated to reflect PPS 2020 directions, definitions and policies on cultural heritage resources. The PPS 2020 provides updated definitions of ‘conserved’ and ‘cultural heritage landscape’.

2.1.4 Ontario Heritage Act (1990)

The *Ontario Heritage Act R.S.O. 1990, Chapter O.18* (OHA) is provincial legislation that is the primary mechanism for protecting cultural heritage resources in Ontario. Substantial amendments were made to strengthen the OHA in 2005, with further updates made in 2019 following the passing of Bill 108, More Homes More Choices Act.

There are several ways for municipalities to utilize the OHA to aid in the conservation of cultural heritage resources, such as the designation of individual properties (Part IV), and the designation of HCDs (Part V). Specific to HCDs, Part V of the OHA provides that “where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district” (OHA R.S.O. 1990, c. O.18, s. 41 (1)).

Prior to designation a municipality may undertake a study of any area for the purpose of designating one or more heritage conservation districts. A heritage conservation district study shall:

- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- (b) examine and make recommendations as to the geographic boundaries of the area to be designated;
- (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;

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(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. (OHA R.S.O. 1990, c. O.18, s. 40 (2)).

The OHA further identifies that by-law under Section 41 designating one or more heritage conservation districts in a municipality shall adopt an HCD Plan for each district that is designated in the by-law. A heritage conservation district plan shall include,

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

CONCLUSIONS:

Since 2005, under the OHA, the process for implementing an HCD includes the completion of a study, followed by an HCD Plan and Guidelines. Once an HCD designation by-law is passed, property owners in the district need a permit from the municipality for any alteration that's not considered minor, as well as any demolition or new construction. Although this process was not in place when the 2003 KNHCD Study and Plan were completed, the City has adopted this practice.

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Major revisions to the OHA for heritage protection that are endorsed by the City and need to be reflected in the KNHCD update include:

Demolition Controls

- Allow local municipalities to prohibit demolition or removal of property designated under the act (both individually and in districts), or to attach terms and conditions to approval of demolition. This power applies to properties currently designated as well as new designations and is effective immediately.
- Ensure procedural fairness by providing property owners with the right of appeal of municipal decisions refusing demolition, or attaching terms and conditions to demolition, to the Local Planning Appeals Tribunal (LPAT).

Municipal Listing and Designation

- Allows municipalities with established heritage committees to delegate alteration approvals for designated property to municipal staff.

Enhanced Protection for Heritage Conservation Districts

- Requires that municipalities adopt heritage conservation district plans for new designated districts, and allows the adoption of such plans for existing districts.
- Extends alteration controls in designated districts to cover property features, in addition to the exterior of buildings and structures. Requires municipalities to be consistent with the district plan in their bylaws and public works.
- Where provided for in the district plan, allows municipalities to exempt minor alterations from approval requirements.
- Provides that individually designated properties that are included in a heritage conservation district with a district plan be subject to district controls under Part V of the act, except with respect to any interior features which would be subject to controls under Part IV.

2.1.4.1 BILL 108, THE MORE HOMES, MORE CHOICES ACT (2019)

Bill 108, the *More Homes, More Choices Act*, 2019 was introduced by the Government of Ontario on May 2, 2019, and received Royal Assent on June 6, 2019. Bill 108 proposed changes to a number of provincial acts including the OHA.

Following is a summary of the key amendments to the OHA, which came into effect in September 2019 (Environmental Registry of Ontario, 2019).

Listing: The amendments create new requirements for notification (to property owners for properties included in the register), and a process for property owners to object.

CONCLUSION:

This change is not relevant to updated KNHCD Plan as all properties within the district are designated under Part V of the OHA. Any new properties included if a revised boundary is suggested would be considered under the designation process, not the listing process. Whether a permit is approved or denied will usually depend on how well the change fits within the guidelines in the HCD Plan.

Timelines: The amendments introduced new timelines for determining a complete application for demolition or alteration (60 days), issuing a notice of intention to designate (90 days from prescribed circumstances), and to follow through with a decision on designation (120 days).

CONCLUSION:

The new application for demolition or alteration 60 day timeline should be reflected in the updated KNHCD Plan. The changes to designation timelines could also apply to the updated KNHCD Plan if additional properties are considered for inclusion within the HCD boundary.

Demolition: The amendments provide added clarity that demolition includes the removal or demolition of a heritage attribute as well as a building or structure.

CONCLUSION:

This clarification should be reflected in the updated KNHCD Plan, as well as the heritage permit application process and definitions in the City's Official Plan.

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Appeals: Designation appeals and appeals regarding alteration of heritage properties will be heard by LPAT. The decision of the Tribunal will be binding on the municipality.

CONCLUSION:

This process should be reflected in the updated KNHCD Plan, as well as the heritage permit application process and definitions in the City's Official Plan.

Objections: The amendments introduce a new process for making an objection to council when a notice of intention to designate is issued. The new process is similar to the previous 30-day period for objections to the Conservation Review Board.

CONCLUSION:

This is relevant to the updated KNHCD Plan if additional properties are considered for inclusion within the HCD boundary.

Designation By-laws: The amendments include new guidance and direction on drafting designation by-laws, with heritage attributes clearly identified and the cultural heritage value of the property clearly explained.

CONCLUSION:

This is relevant to the updated KNHCD Plan if additional properties are included in a revised HCD boundary. As part of the KNHCD Study and Plan update, the HCD by-law should be amended to include a Statement of Cultural Heritage Value or Interest and heritage attributes to be compliant with this direction.

2.2 YORK REGION OFFICIAL PLAN (2010)

The Regional Official Plan of York (York Region OP) addresses cultural heritage resources in three sections of the Plan. Triple bottom line objectives for healthy communities are to: “recognize, conserve and promote cultural heritage” (York Region Official Plan, 2010, p. 3). Section 3, Healthy Communities, expands on the objective “to recognize, conserve and promote cultural heritage and its value and benefit to the community” (York Region OP, 2010, p. 50). The following policies of Section 3 are relevant to cultural heritage at the Regional level:

“3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in

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consultation with heritage experts, local heritage committees, and other levels of government.

3.4.2 To ensure that cultural heritage resources under the Region's ownership are conserved.

3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.

3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.

3.4.5 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.

3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.

3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.

3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.

3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property".

The York Region OP identifies the Kleinburg Binder Twine Festival as a celebration of the Region's heritage.

York Region OP's Definitions section defines cultural heritage resources as, "resources that contribute to our understanding of our past, including:

- a. Archaeological resources such as artifacts, archaeological sites and marine archaeological sites.

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- b. Built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.
- c. Cultural heritage landscape, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.”(York Region OP, 2010, p. 171).

CONCLUSION:

Heritage conservation districts are recognized in Regional policy as an opportunity for local municipalities to preserve cultural heritage resources. At some point, the York Region Official Plan (2010) will be updated to reflect new PPS 2020 and OHA directions, definitions and policies on cultural heritage resources.

2.3 CITY OF VAUGHAN OFFICIAL PLAN (2010)

This section provides a review of the City’s existing Official Plan (2010), which is currently under review. Kleinburg-Nashville is one of four Historic Villages in the City of Vaughan, as identified in Section 12.2.1 and Map 12.2.A of the City of Vaughan Official Plan (VOP, 2010) According to the VOP (2010), the “historic village cores are intended to continue to be the main areas for local commercial activity and community facilities”. It is understood the level of conservation within each area will

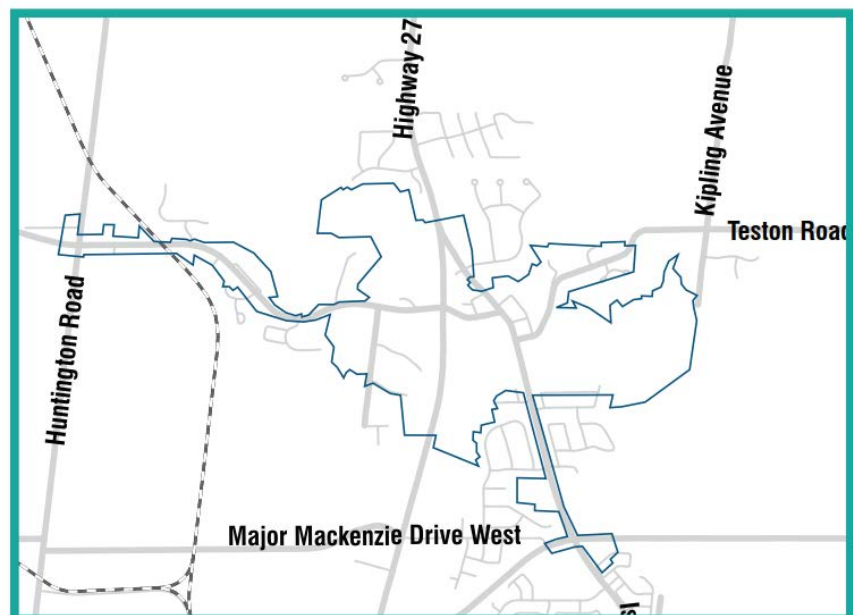


Image 4 Areas Subject to Heritage Conservation District Plans - Map 12.2.A, VOP, 2010

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vary as it is suited to the local context. Further, any development within these areas, are subject to the existing HCD plans. Heritage policy, specifically Heritage Conservation Districts and cultural heritage resources, are recognized in various sections of the VOP (2010). In Section 1.2: Vaughan's Tomorrow, City's Growth Management Strategy, the following policy is relevant to the KNHCD:

"The Built Cultural Heritage Study includes policies to preserve and protect built cultural heritage resources, including designated property and Heritage Conservation Districts. The Cultural Heritage Landscape Plan defines and identifies significant cultural heritage landscapes and includes policies for their preservation".

In Section 3 Woodlands, the following policy recognizes heritage conservation agreements to "protect and enhance woodlands, by:

"3.3.3.1. (d) using sound woodland management practices that will maintain or enhance existing functions, attributes and linkages, including entering into heritage conservation and other easement agreements, where woodland resources remain in private ownership".

In Section 5 Economy, Promoting Tourism, the following policy connects the HCDs and tourism within the City of Vaughan:

"5.2.7.5. To promote cultural resources, facilities and events as unique regional tourism destinations, and to promote tourism activities in Vaughan's Heritage Conservation Districts".

In Section 6.1 Protecting Vaughan's Cultural Heritage, states the following policies related to HCDs:

"6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.

6.1.2.6. That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine

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these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

6.1.2.7. Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value”.

Section 6.2 Heritage Protection and Designation, states the following policy related to the OHA, which has yet to be changed according to Bill 108:

“6.2.1.2. That cultural heritage resources in the Heritage register are subject to demolition control as specified under the Ontario Heritage Act. The City may use such controls to support the goals of heritage conservation, and may seek additional legislative authority to further protect cultural heritage resources from demolition”.

Further, policy related specifically to Designated Heritage Properties is as follows:

“6.2.2.1. That pursuant to the Ontario Heritage Act, the City may, through a by-law, protect cultural heritage resources by entering into heritage easement agreements or by designating:

- a. individual properties;
- b. Heritage Conservation Districts where there is a concentration of cultural heritage resources in accordance with Policy 6.3.2.1;

6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

- e. new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:
 - i) being similar in height, width, mass, bulk and disposition;
 - ii) providing similar setbacks;
 - iii) using like materials and colours; and
 - iv) using similarly proportioned windows, doors and roof shape.

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6.2.2.9. That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:

- a) respecting the massing, profile and character of adjacent heritage buildings;
- b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
- c) maintaining the established setback pattern on the street;
- d) being physically oriented to the street in a similar fashion to existing heritage buildings;
- e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f) having minimal impact on the heritage qualities of the street as a public place;
- g) minimizing the loss of landscaped open space;
- h) designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and
- i) requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource”.

In Section 6.3 Heritage Conservation Districts are in accordance with the following policies:

6.3.2 Heritage Conservation Districts

“With a long history of land-based activities, Vaughan has a rich legacy of Cultural heritage landscapes. Some of these are already recognized as Heritage Conservation Districts, which are clusters of related buildings and features that reflect an aspect of local history. Vaughan’s Heritage Conservation Districts include the historic villages of Kleinburg/Nashville, Maple, Woodbridge and Thornhill. Designation of an area as a Heritage Conservation District is an important means of protecting a cultural heritage landscape to control new

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development and site alteration within the district. Vaughan will continue to protect these villages and may identify new Heritage Conservation Districts for protection.

6.3.2.1. That Heritage Conservation Districts shall possess one or more of the following attributes:

- a) a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;
- b) buildings and structures that are of architectural or vernacular value or interest; and
- c) important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.

6.3.2.2. To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act. Areas subject to a Heritage Conservation District are identified on Schedule 14-B in Volume 2 of this Plan.

6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.

6.3.2.4. That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

6.3.2.5. That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan”.

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2.3.1 Official Plan Designations

Kleinburg-Nashville are located within the City's Urban Boundary, according to *Schedule 1 - Urban Structure* of the VOP (2010), and part of Kleinburg is identified within the Intensification Area and designated a "Local Centre", as per **Figure 3**. The remainder of the district is identified as stable "Community Areas". The lands in the KNHCD are further defined as per *Schedule 13 - Land Use*, with lands designated "Low-Rise Residential", "Low-Rise Mixed Use" and "Natural Areas".

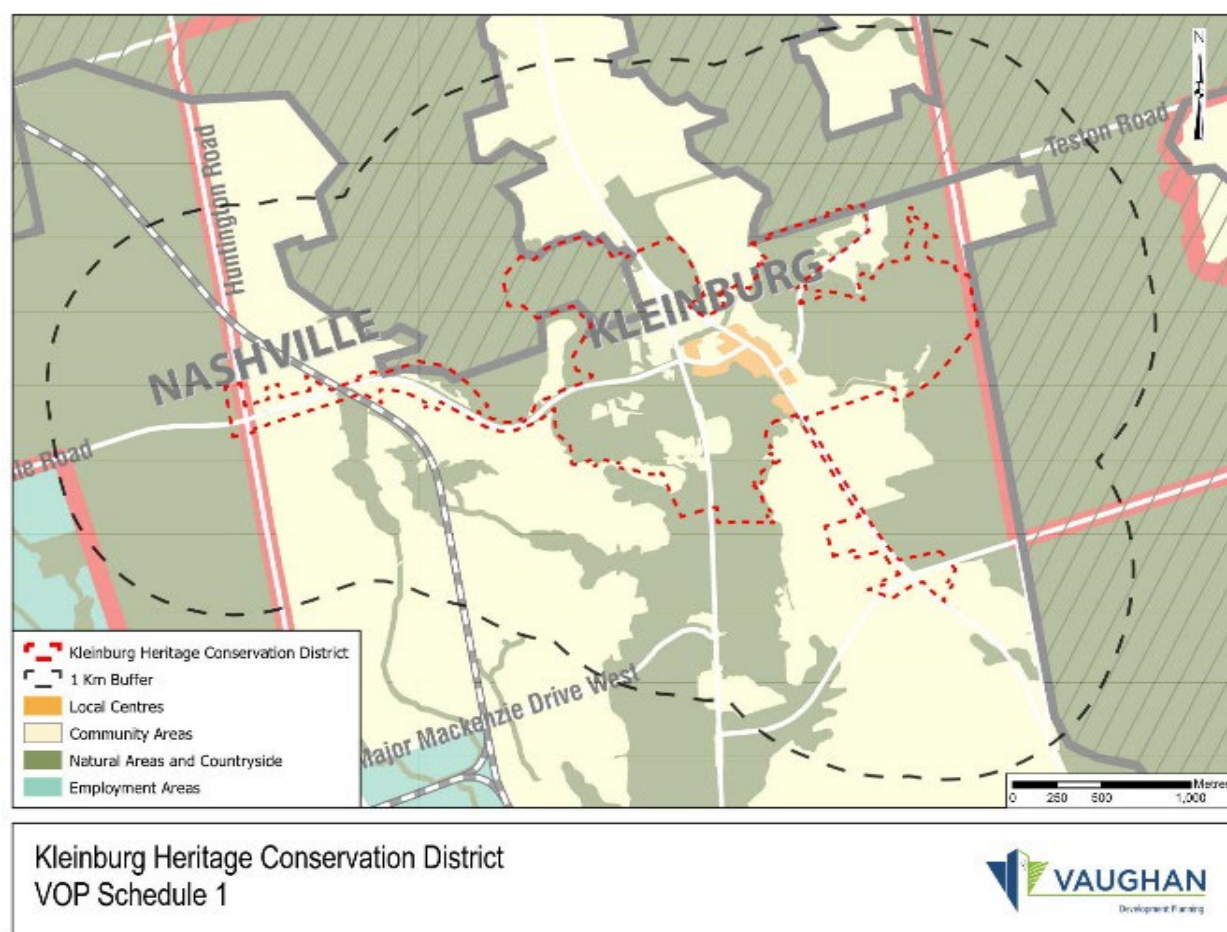


Figure 3 Kleinburg-Nashville HCD within Schedule 1 Urban Structure - City of Vaughan, 2020

Figure 4 illustrates two established large lot neighbourhoods with frontages of 30 metres and greater that are characterized exclusively or predominantly by their historical, architectural or landscape value within the KNHCD. The KNHCD is located within core features of the natural heritage network, including Environmentally Significant Areas, Areas of Natural and Scientific Interest and the Greenbelt Plan Area (see **Figure 5**).

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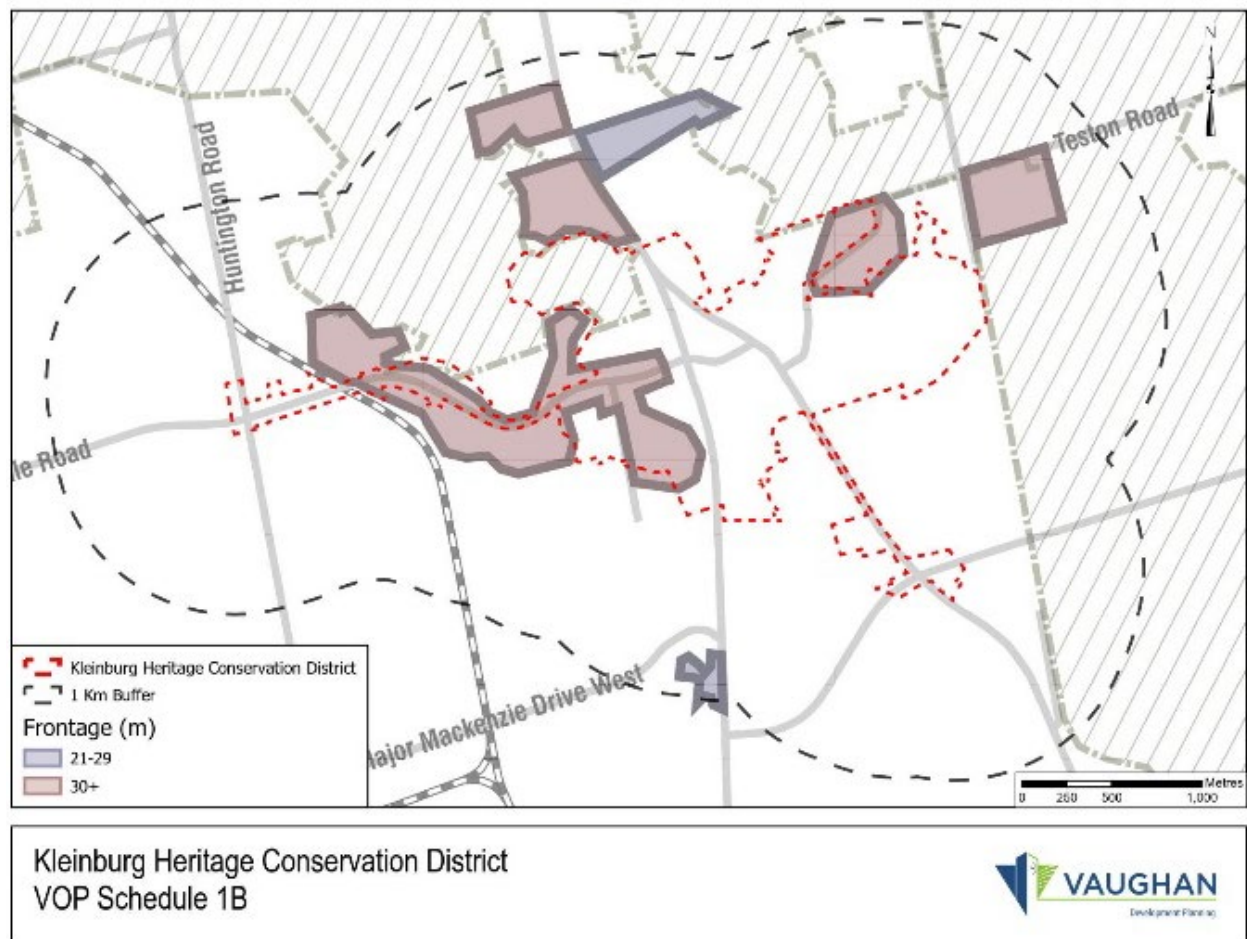


Figure 4 Kleinburg-Nashville HCD within Schedule 1B - Areas Subject to Policy 9.1.2.3 Vaughan's Established Large-Lot Neighbourhoods, City of Vaughan, 2020

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Figure 5 shows the Natural Heritage Network and the areas of unapproved sites within Kleinburg that have consideration for Core Feature additions, deletions, or classification as Enhancement Areas. In Kleinburg and Nashville, some lands are designated as “Built-Up Valley Lands” and “Core Features”. These areas are designated as “Natural Areas” in *Schedule 13 - Land Use Plan* of the VOP (2010).

Core features can include valley and stream corridors, woodlands and are to be protected and enhanced, with development and site alteration to be prohibited with the exception of natural area management, erosion control projects, transportation, infrastructure utilities, and low-intensity and passive recreational activities (Policy 3.2.3.7).

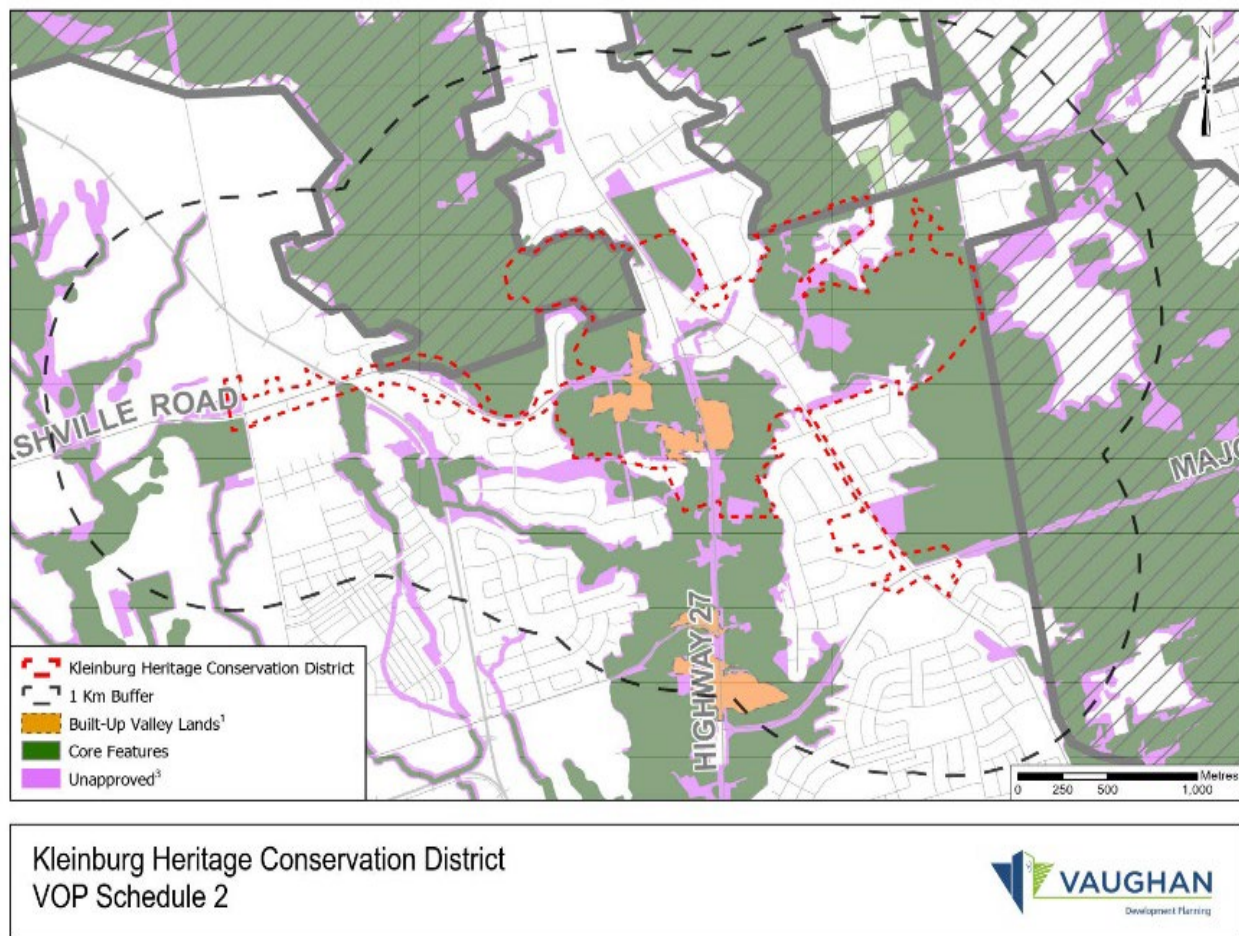


Figure 5 Kleinburg-Nashville HCD within Schedule 2 Natural Heritage Network, City of Vaughan, 2020

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The “Built-Up Valley Lands” are classified as lands located below the physical top of bank. In Kleinburg, these lands are in the Humber Valley and also contribute to the overall natural heritage network. “Built-Up Valley Lands” are designated to recognize the existing developed areas and limit minor alterations and new development with additional restrictions.

Major transit planning routes are not within or adjacent to the KNHCD, however, the KNHCD is adjacent to the future Highway 427 extension west of Nashville Road as per **Figure 6**.

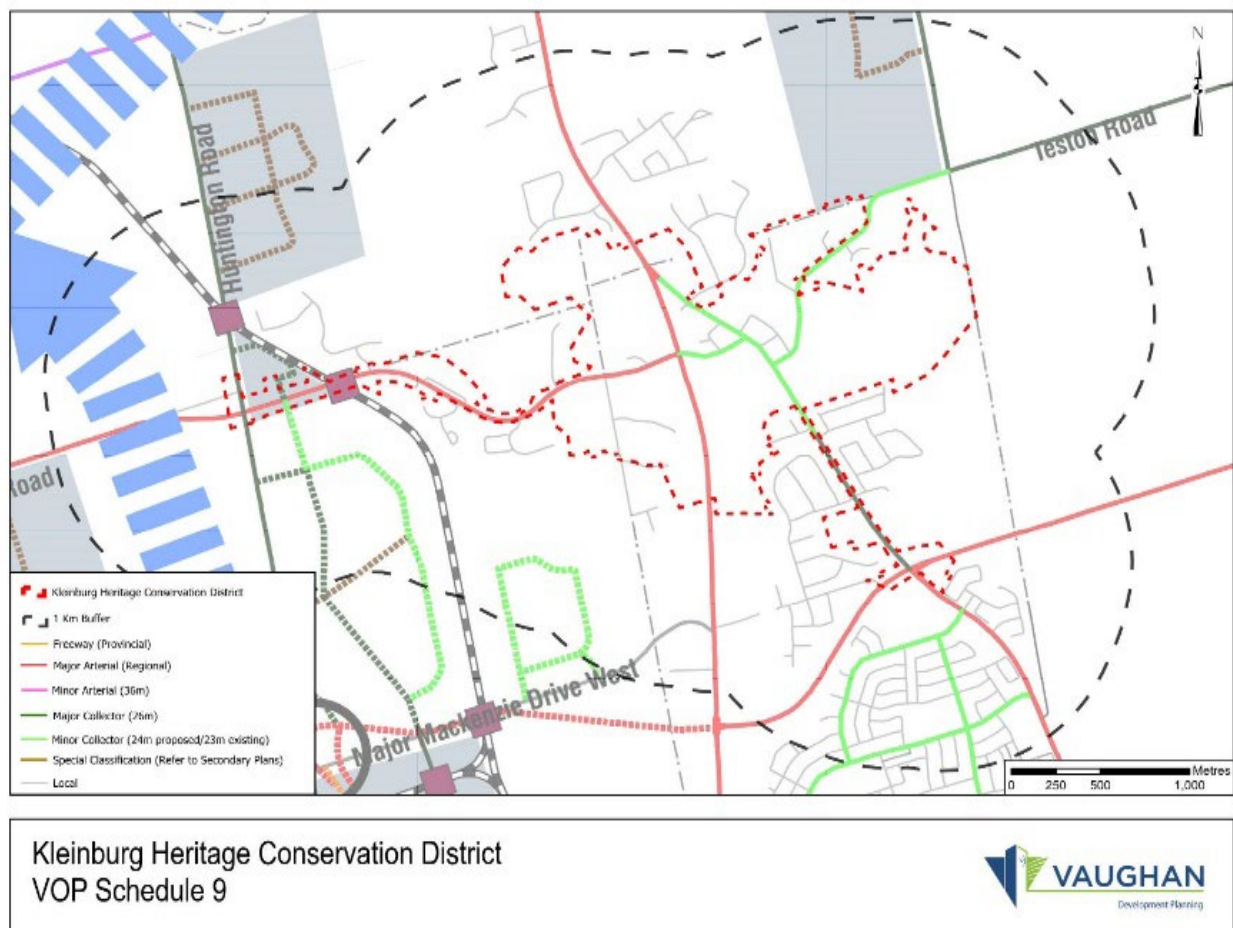


Figure 6 Kleinburg-Nashville HCD within Schedule 9 Future Transportation Network, City of Vaughan, 2020

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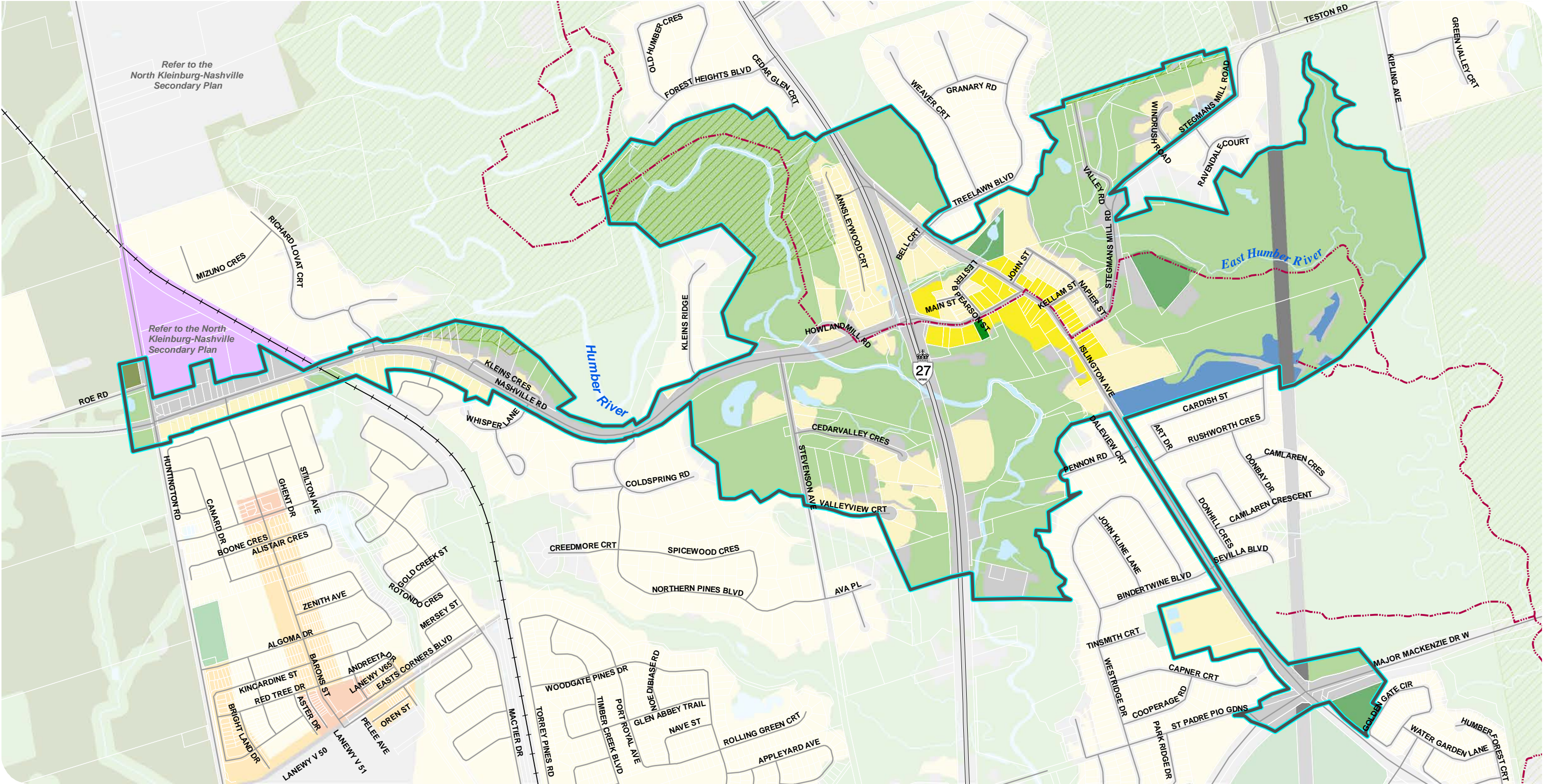
Figure 7 illustrates the land use designations from the VOP (2010) for the KNHCD. The majority of KNHCD lands have “Low-Rise Residential” and “Natural Areas” land use designations, with a pocket of a local intensification area in Kleinburg designated as “Low-Rise Mixed-Use” and McMichael Canadian Art Collection property as “Institutional”.

“Low-Rise Residential” areas are intended to consist of low-rise buildings with no greater than three (3) storeys. The intended uses include various residential units, home occupations, small-scale home daycares, small-scale convenience retail for corner lots, with a maximum gross floor area (GFA) of 185 square metres. Building types include a detached house, semi-detached house, townhouse and public and private institutional buildings. Within Kleinburg and Nashville, a large portion of the lands surrounding the core are designated as “Low-Rise Residential”.

The triangular area north of Nashville Road and west of the CP rail corridor is subject to “Focus Area 1” in North Kleinburg-Nashville Secondary Plan, which supports long-term evolution of the historic Nashville Village Area into a mixed-use main street with a “KN Low-Rise Mixed-Use II” designation with a maximum building height set at three (3) storeys. According to the VOP (2010), “Low-Rise Mixed Use” areas are intended to be a mix of residential, community and small scale retail uses to serve the local population; they are permitted to include residential uses, home occupations, small-scale hotels, specific retail uses and office uses.

Given Kleinburg is in an “Intensification Area”, the designation also encourages ground floor frontages of buildings facing arterial and collector streets to have predominantly retail uses or other active uses that animate the street. Additionally, 30 percent of the total GFA of all uses on the lot should consist of uses other than retail. The building types follow similar permissions to the “Low-Rise Residential” designation, with the addition of low-rise buildings being permitted.

Natural Areas in Kleinburg and Nashville include “Core Features” and “Built-Up Valley Lands”. Core features can include valley and stream corridors, woodlands; this includes the Humber River Valley in the local context.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 7

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

- | | | | | | | |
|----------|-----------------------|--------------------------------|----------------------|------------------------|--------------------|---|
| Highways | Railroad | Watercourse | Low-Rise Residential | Mid-Rise Mixed-Use | Natural Areas | Agricultural |
| Roads | Ontario Trail Network | Waterbody | Low-Rise Mixed-Use | Major Institutional | Parks | Greenbelt Plan Area (Protected Countryside) |
| | | Heritage Conservation District | Mid-Rise Residential | Infrastructure Utility | Private Open Space | North Kleinburg-Nashville Secondary Plan (Focus Area 1) |



CONCLUSIONS:

The existing VOP (2010) policies for the conservation of cultural heritage resources, heritage properties and heritage conservation districts provide greater protection for the City of Vaughan's cultural heritage since the completion of the 2003 KNHCD Study and Plan. However, there are some policy gaps that could be strengthened through the ongoing Official Plan Review process, guiding the City's growth and development to the year 2041, including:

- OHA updates through Bill 108, which came into effect in September 2019;
- PPS 2020 on conservation of heritage resources;
- Industry best practice, such as the recognition of the Humber River as a Canadian Heritage River System;
- Detailed HCD map which is easily read to determine which properties are included within the HCD boundary;
- Specific policies on HCD boundary expansion or alteration, and buffer considerations;
- Specific policies on updates to HCD Studies/Plans;
- Definitions for contributing (to the character of the district) and non-contributing properties (incidental to the district) and removing of the terminology of 'non-heritage properties';
- Policies defining context-sensitive growth in stable communities and HCDs; and
- Integrate policies from other municipal plans and studies outlined in Section 2.8.

The VOP (2010) protects the vast and rich valley system of the HCD, with Natural Areas land use designations. Kleinburg's historic village, designated as "Low-Rise Mixed-Use", supports the vision for the pedestrian-oriented "Local Centre". Nashville Village is envisioned as a "KN Low-Rise Mixed-Use II" through the North Kleinburg-Nashville Secondary Plan (2012); the Official Plan schedules need to be updated to include the south side of Nashville road in the secondary plan boundary. There is an opportunity to review the permitted uses to ensure compatibility with the KNHCD objectives.

2.4 AREA SPECIFIC PLAN - KLEINBURG CORE (2013)

The Kleinburg Core has an Area Specific Plan that was approved by the Ontario Municipal Board in 2013. The goals of the plan aim to ensure that in general, the heritage resources (built and natural) are protected in accordance with KNHCD.

12.4.1.1 Goals

General

- i. Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area;
- iv. Ensure, to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg Core area are protected in accordance with the Kleinburg-Nashville Conservation District Study and Plan.

Commercial growth

- iii. Ensure core area development complements existing development in overall size and scale;
- iv. Establish policies to implement the Kleinburg-Nashville Heritage Conservation District Plan as per Part V of the Ontario Heritage Act;
- v. Protect existing core area neighbourhoods and residences from incompatible commercial intrusion;
- vi. Encourage mixed-use in the core area at a modest scale;
- vii. Provide for limited to modest expansion of the commercial area;
- viii. Ensure that commercial development takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, ensure it remains at a village scale and ensure it complements the historic, rural village character and architectural heritage of the community;

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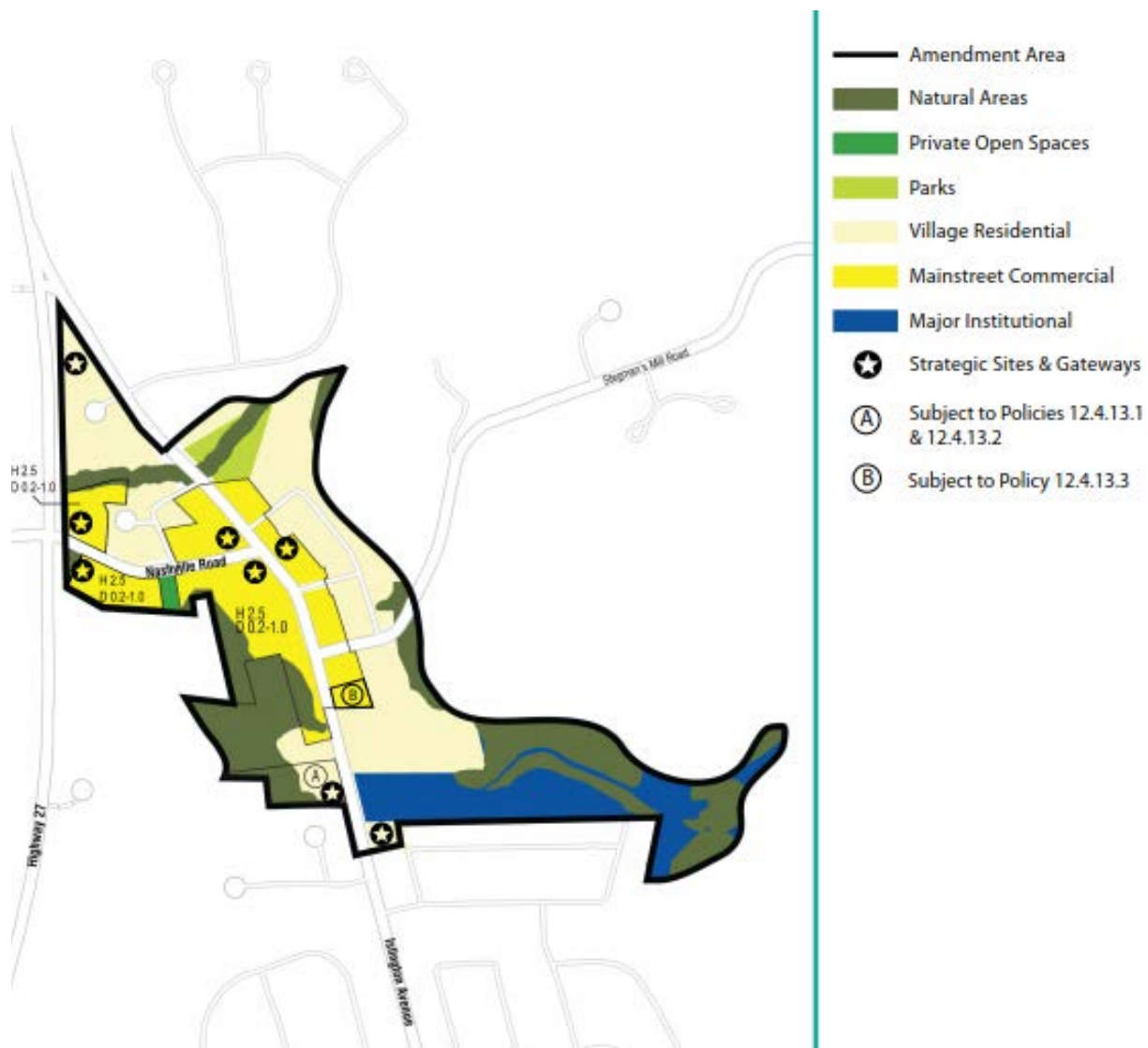


Figure 8 Kleinburg Core (Map 12.4A), City of Vaughan Official Plan (2010)

- xi. Sensitively manage the core area of Kleinburg through the reinforcement of the traditional pattern of development and preservation of existing historic buildings and the unique environmental features which give the Village its special character;
- xii. Develop guidelines for new development and redevelopment within the core and to encourage a high quality of urban and architectural design;
- xiii. Ensure that neighbouring developments are physically compatible and respect existing development conditions, scale and building placement;

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xiv. Encourage the development of vacant lands and other redevelopment sites in a way which will enhance the character of Kleinburg; and

xv. Encourage the protection of significant trees.

Heritage:

i. Protect and preserve the existing heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other relevant legislation;

ii. Encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property;

iii. Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas;

iv. Ensure that development or redevelopment occurs in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan adopted by By-law 183-2003 as amended by By-law No. 268-2003 and designated under Part V of the Ontario Heritage Act;

v. Encourage the protection of, or where appropriate, the excavation of local archaeological resources;

vi. Preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces;

vii. Promote an understanding of, and an appreciation for the community's heritage among local residents and visitors; and,

viii. Recognize the importance of and protect natural heritage features including the Humber River valley lands for their distinctive topography and scenic views.

CONCLUSIONS:

All residential, commercial and heritage elements of Kleinburg Village Core support and are aligned with KNHCD Plan policies, as well as the VOP (2010) and applicable zoning.

2.5 NORTH KLEINBURG-NASHVILLE SECONDARY PLAN (2012)

The Secondary Plan developed a framework for Focus Area 1 - Nashville Village that supports the long-term evolution of the Nashville into a mixed-use main street, a constituent of the KNHCD. The land use designation, KN Low-Rise Mixed-Use II) provides opportunities for townhouses, block townhouses and low-rise mixed-use buildings, with maximum height of three (3) storeys. The Secondary Plan acknowledges the need for a compatible and sensitive interface between Nashville north and the development of Block 61.

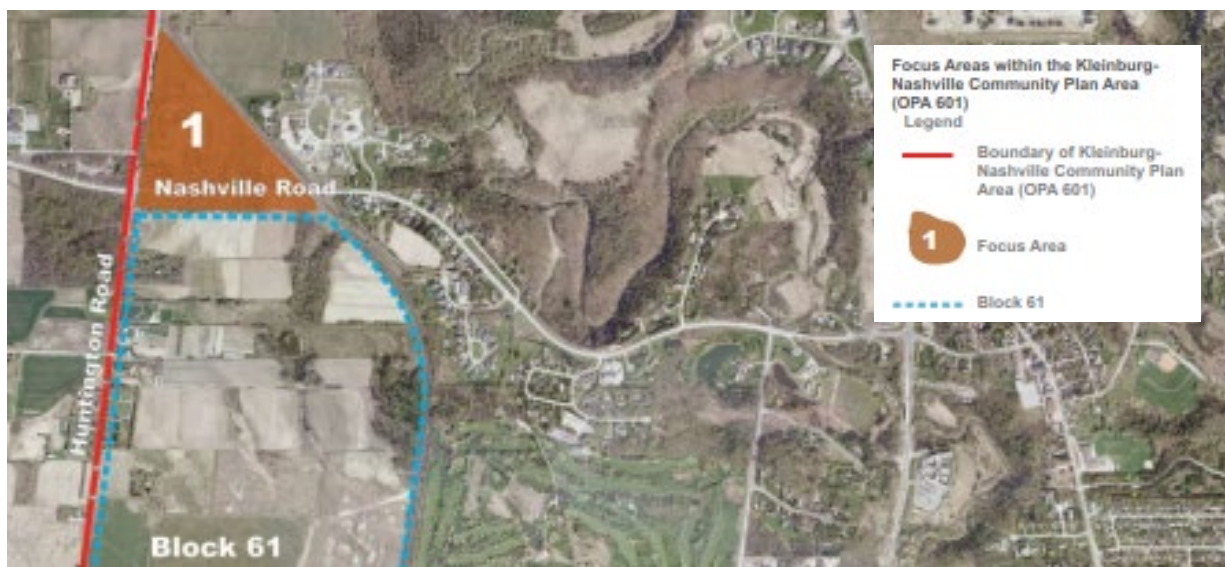


Figure 9 North Kleinburg-Nashville Secondary Plan, City of Vaughan (2010, with 2012 Modifications)

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Figure 10 Land Use, Village of Nashville, Schedule B1 in North Kleinburg-Nashville Secondary Plan (2012)

CONCLUSIONS:

The policies are not consistent with the VOP (2010) designations; the secondary plan includes properties south of Nashville Road. Further, the secondary plan provides further guidance on the low-rise mixed-use zone, which is captured as a primarily agricultural zone in the City's Zoning By-law 1-88. There is an opportunity to align the policies through the VOP (2010) and Zoning By-law 1-88 reviews currently underway.

There is an opportunity to also review the permitted uses in the KNHCD to ensure compatibility with the KNHCD Plan objectives; for example, townhouses.

2.6 CITY OF VAUGHAN ZONING BY-LAW 1-88

The City of Vaughan's Zoning By-law 1-88 is currently in force and effect, although the City is undertaking a Zoning By-law review. The following summarizes the Zoning By-law permissions as related to the KNHCD and includes recommendations specific to the KNHCD.

The zoning for the lands within the study area include: Commercial (C2, C3, C11) Residential (RR, R1, R5, RM2), Open Space (OS1, OS2) and Agriculture (A) and Transportation Industrial (M2, M3), as per **Figure 11**.

The majority of the Village of Kleinburg is zoned Residential and Open Space. Along Islington Avenue and Nashville Road are two pockets of Mainstreet Commercial (C11) zones, which are occupied by various local shops, amenities and services. The majority of the residential lands are zoned Rural Residential (RR) and Residential (R1), which permits single family detached dwellings. The lots are generally spacious with an overall low density built form. There is one higher density residential zone, Multiple Residential (RM2), along Islington Avenue which permits apartment dwellings, multiple family dwelling, block townhouse dwelling and a day nursery. The Agricultural and Open Space zones border and break apart the residential zones along Nashville Road and into the Village of Nashville. The core of the Village of Nashville is zoned Agricultural, with a few Commercial (C2 and C3) zones, with Industrial zones closer to the rail corridor.

Section 3.21 of the Zoning By-law does not allow a building to be erected before servicing (water, sanitary and storm) is in place, however, it exempts the Road to Stegman's Mill, Napier Street, John Street, Lester B. Pearson and Main Street from having utilities in Kleinburg.

The following **Table 2** details the zoning requirements for the Commercial Zones in the study area: General Commercial (C2), Local Commercial (C3) and Main-Street Commercial (C11).

In Kleinburg, the Commercial (C11) Main-Street Commercial zone permits uses including: Art Gallery, Banking or Financial Institution, Bed and Breakfast Establishment, Business or Professional Office, Eating Establishment, Convenience Eating Establishment, Take-Out, Hotel, Mixed-Use Development Main street, Museum, Personal Service Shop, Pharmacy, Photography Studio, Regulated Health Professional, Retail Store, Studio Video Store and Residential - Single Family Detached Dwelling.

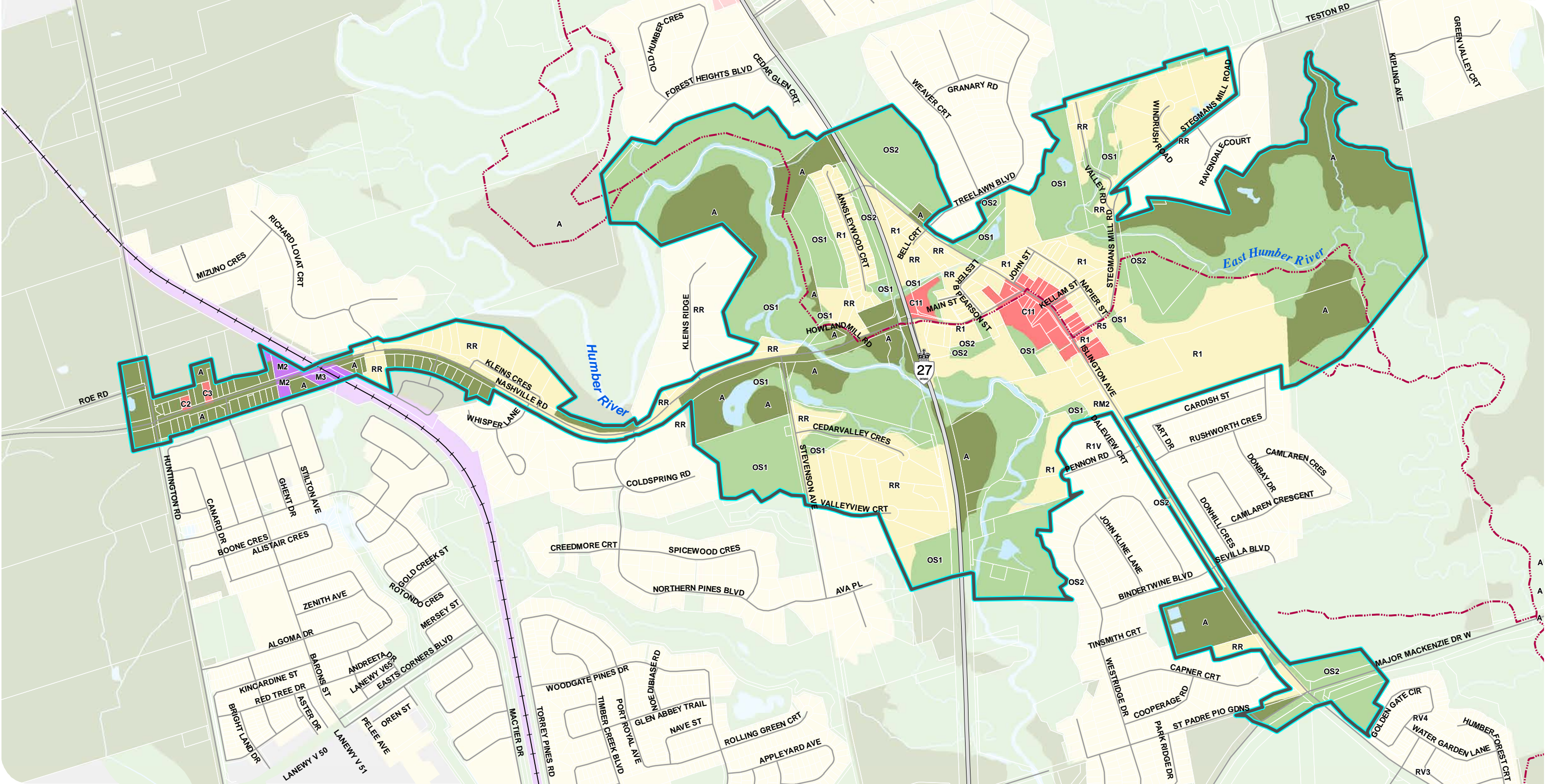
The two commercial properties in Nashville are zoned C3 and C2, with site-specific exemptions. The property located at 950 Nashville Road is zoned (C2) General

POLICY FRAMEWORK

Commercial, and is subject to site-specific Exception 9 (1384), which permits a reduction to the following: side yard, interior side yard, lot depth, parking spaces and size of the strip of land along the street line. The property located at 926 Nashville Road is zoned (C3) Local Commercial Zone and (A) Agricultural Zone, and is further subject to site-specific Exception 9 (1120), which permits the parcel zoned Agricultural to maintain a minimum lot area of 0.38ha and to not require a minimum lot frontage.

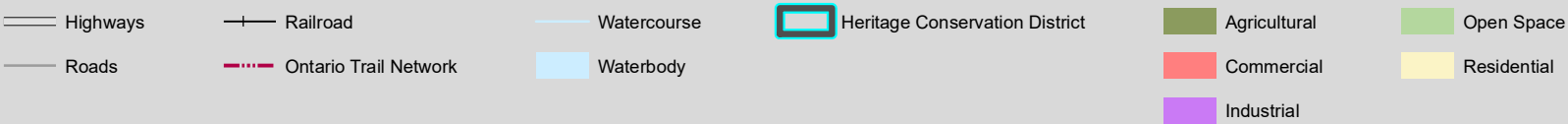
Table 2: Commercial Zones Requirements, Zoning By-law 1-88

Zone Standard	C2	C3	C11
Landscape strip abutting Open Space or Residential (m)	Min. 2.4	Min. 2.4	Min. 2.4
Landscape strip abutting street line (m)	6	6	2
Landscape strip abutting lands zoned other than Open Space or Residential (m)	N/A	N/A	1.8
Minimum Lot Frontage (m)	N/A	N/A	16.5
Lot Area (m ²)	N/A	8,100 max.	742.5
Minimum Yard Frontage (m)	15	11	2 (6 max.)
Minimum Rear Yard (m)	15	9	15
Minimum Interior Side Yard (m)	6	9	1.8
Minimum Exterior Side Yard (m)	9	11	4.5
Maximum Lot Coverage (%)	30	33	30
Minimum Lot Depth (m)	60	60	45
Maximum Building Height (m)	11	11	9.5
Maximum Gross Floor Area (m ²)	N/A	1860	0.6 times the area of the lot



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 11
**ZONING WITHIN THE
KNHCD BOUNDARY**



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters



POLICY FRAMEWORK

The KNHCD includes a few residential zoning categories: Rural Residential (RR), Multiple Residential (RM2), Residential (R5), and Residential (R1), as per **Figure 11**. The categories are distinguishable by their zone standards, specifically height and setbacks and generally permit residential uses in the form of single detached, semi-detached and some townhouses. Further, the RM2 zone permits: apartment dwellings, multiple family dwellings, block townhouse dwellings and day nursery. In an R5 zone, single and semi-detached dwellings are permitted. The following **Table 3** details the requirements for the Residential zones within the KNHCD.

Table 3: Residential Zones Requirements, Zoning By-law 1-88

Zone Standard	RR	R1	R5	RM2
Minimum Lot Frontage (m)	45	18	7.5/unit	30
Lot Area (m ²)	4,000	540	225/unit	230/unit
Minimum Yard Frontage (m)	15	7.5	4.5	4.5
Minimum Rear Yard (m)	15	7.5	7.5	4.5
Minimum Interior Side Yard (m)	4.5	1.5	1.2	1.5
Minimum Exterior Side Yard (m)	9	4.5	4.5	4.5
Maximum Lot Coverage (%)	10	35	45	50
Minimum Lot Depth (m)	N/A	N/A	N/A	N/A
Maximum Building Height (m)	9.5	9.5	9.5	11
Maximum Gross Floor Area (m ²)	N/A	N/A	N/A	N/A

The Agricultural zone permits Agricultural Uses as defined in Section 2.0, Veterinary Clinic, Residential Single Family Detached Dwelling, and Home Occupation. The zone also permits the following Institutional uses: Church, Community Centre, Day Nursery, Public Library, Public or Private Hospital, School, and a Correction or Crisis Care Group Home. The following Recreational uses permitted include: Bowling Green, Curling Rink, Private or Municipal Swimming or Wading Pool, Skating Rink, Tennis Court.

Commercial uses permitted include: Retail Nursery Use on a lot which was legally so used on September 19, 1988, and a Seasonal fruit, vegetable, flower or farm product sales outlet, provided such produce is a product of the farm on which the outlet is located. The following cottage industries are also permitted: Artist's Studio Production and Sale of Pottery and Ceramics, Woodworking Crafts and Leather Crafts, Wayside

POLICY FRAMEWORK

Pit, Wayside Quarry. The following **Table 4** details the zoning requirements for the Agricultural Zone.

Table 4: Agricultural Zone Requirements, Zoning By-law 1-88

Zone Standard	Agricultural (A) Residential	Agricultural (A) Commercial	Agricultural (A) Farming
Minimum Lot Frontage (m)	100	N/A	100
Lot Area (m ²)	10ha	N/A	10ha
Minimum Yard Frontage (m)	15	15	15
Minimum Rear Yard (m)	15	15	15
Minimum Interior Side Yard (m)	9	15	9
Minimum Exterior Side Yard (m)	15	15	15
Maximum Lot Coverage (%)	5	20	10
Minimum Lot Depth (m)	N/A	N/A	N/A
Maximum Building Height (m)	11	11	11
Maximum Gross Floor Area (m ²)	N/A	N/A	N/A
Minimum Setback from an "R" zone to any building structure or open storage use (m)	N/A	15	15

The Transportation Industrial Zone (M3) permits uses including: Airport, Landing Field, Railway Classification Yard including distribution and repair facilities, a wayside put and a wayside quarry.

2.6.1 Parking

In preparing the 2003 KNHCD Study and Plan, a detailed parking study was undertaken to ensure there is a provision for adequate parking, supporting the economic health of Kleinburg commercial core, and the overall amenity of the village. At the time, the parking supply for the Kleinburg core area was more than sufficient to meet all peak parking demands, through a share parking operation.

CONCLUSIONS:

The 2003 KNHCD Plan recommended various additions and changes to the Zoning By-law 1-88, which should be considered during the City's comprehensive zoning update, including:

- Special heritage zoning categories should be enacted for the two villages, to support the Built Form provisions in Section 4.7.6.7 of the Official Plan, and to more closely reflect the heritage character of the KNHCD; and
- The City should review the Zoning By-law's parking requirements for the Kleinburg commercial core.

Residential (RR and R1) zones along Islington Avenue and Nashville Road in Kleinburg are inconsistent with the City's Low-Rise Mixed-Use land use designation in the Official Plan. There is an opportunity to review the permitted uses to ensure compatibility with the KNHCD objectives.

2.7 DEVELOPMENT APPROVALS

2.7.1 Site Plan Control

The City of Vaughan is designated as a Site Plan Control Area. The Site Plan Control By-law 123-2013 applies to the entire City of Vaughan with certain exceptions.

CONCLUSIONS:

The 2003 KNHCD Plan noted that during the Site Plan Review process for large-scale projects within the KNHCD, there is opportunity for the City to retain external advice from a qualified heritage consultant through peer review. The review may consider the Urban Design elements of the HCD Plan and provide input on their proposed application. In other municipalities such as Collingwood and Owen Sound, retaining external qualified heritage consultants has proven to be of value for adhering to the objectives of the HCD Plan.

The 2003 KNHCD Plan recommended that Urban Design Guidelines, specific to the Heritage District, should be developed. These guidelines should recognize and refer to the Policies and Design Guidelines in the District Plan, including the landscaping guidelines.

2.7.2 Severances and Minor Variances

In evaluating an application for severance or minor variances, the Committee of Adjustment addresses matters described in the *Planning Act*, and consults with appropriate City departments and agencies to determine if a proposal is suitable by considering such matters as compatibility with adjacent structures and uses, traffic, access, and the effects of future development.

CONCLUSION:

The City should consider making stronger connections between the HCD Plan and development applications. The City should only support applications that demonstrate compatibility with the Objectives and Policies of the KNHCD Plan, along with other municipal policies.

2.7.3 Signage Control

The City of Vaughan By-Law 140-2018 regulates signage in the City. Section 11 of the By-law establishes 'Special Sign Districts' in Thornhill, Kleinburg, Woodbridge, and Maple. The Kleinburg Special Sign District is consistent with the KNHCD boundary.

CONCLUSIONS:

The 2003 KNHCD Plan recommended the Sign By-law be amended to strengthen the protection of heritage character in the HCD; specifically internally illuminated signs and awning signs should be prohibited, and awnings should be required to be retractable, in the traditional profile. Further, the 2003 KNHCD noted the Sign By-law should be enforced in Kleinburg, given Section 6.1 of the By-law limits the number of signs on each lot, yet it does not appear to be well-enforced resulting in an overly cluttered streetscape.

The Town of Collingwood Sign By-law is recognized as providing a good model for heritage-conscious sign regulation. The Sign By-law has opportunities to be amended to include adherence to HCD Plan objectives, or additional policies on character-appropriate signs within the Special Sign District.

2.7.4 Demolition Control

Demolition of a building requires a permit under Section 5 of the *Building Code Act*. Section 42 of the OHA requires the following process for properties within an HCD:

"42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

2. Erect any building or structure on the property or permit the erection of such a building or structure.
3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).

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The owner must apply for a permit to alter any part of the property other than the interior of a building or structure on the property or do anything referred to in 2,3,4 of subsection (1).

Within 90 days after the notice of receipt is served to the application, or within such longer period as agreed upon by the applicant and the council, the council may give the applicant, the permit applied for, notice that the council is refusing the application for the permit or the permit applied for with terms and conditions attached.

Council must consult with the municipal heritage committee. If the Council fails to make a decision in the prescribed time, the council shall be deemed to have given the applicant the permit applied for.

If the Council refuses the permit or gives the permit with terms and conditions the owner may appeal to the Tribunal”.

CONCLUSIONS:

Changes to the OHA, from Bill 108 More Homes, More Choice Act 2019, clarified the language around erecting structures on a heritage site to clarify that the attributes that give heritage significance should not be altered or demolished.

The 2003 KNHCD Plan recommended the City to require extensive documentation, to be provided to Heritage Vaughan, of the building before and during demolition. It should also require advertisement of the availability of all of or parts of the building for relocation or salvage. The Kleinburg Museum should have first right of refusal on salvage items. These recommendations continue to be brought forward into the updated KNHCD Plan as tools to preserve heritage property features.

2.8 OTHER MUNICIPAL PLANS AND STUDIES

2.8.1 Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (2011)

This study involved a downtown renewal and streetscape development strategy for Islington Avenue through Kleinburg with objectives to create a more unified and active public streetscape, with a focus on sustainability, safety, landscape heritage, and to create a stronger overall community image. The study area is approximately 2.5 kilometres in length along Islington Avenue from Major Mackenzie Road, north of Regional Road 27 and also along Nashville Road from Regional Road 27 to Islington Avenue. Within the 2003 KNHCD Study and Plan, gateways were identified as important entrance features with cultural significance. The gateway locations are (1) south entry at Major Mackenzie Drive; (2) the west entry at Highway 27; and (3) the north entry at Highway 27 and Islington Avenue. This Plan envisions the Village Core along Islington at Nashville Road to be an attractive, accessible, people-place with appropriate scale and multi-modal traffic.

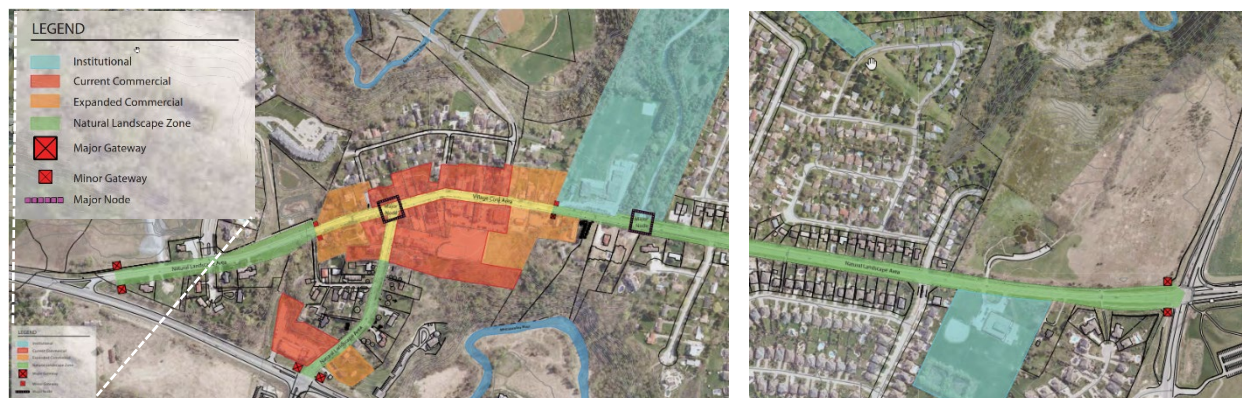


Figure 12 Character Areas, Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (LANDinc)

POLICY FRAMEWORK

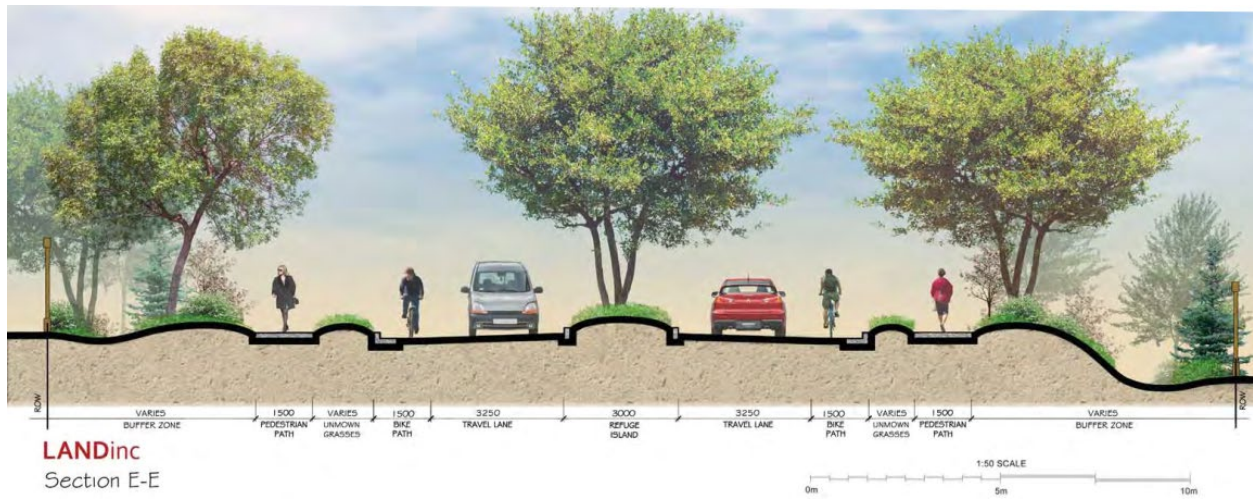


Figure 13 South Section along Islington Avenue (LANDinc)

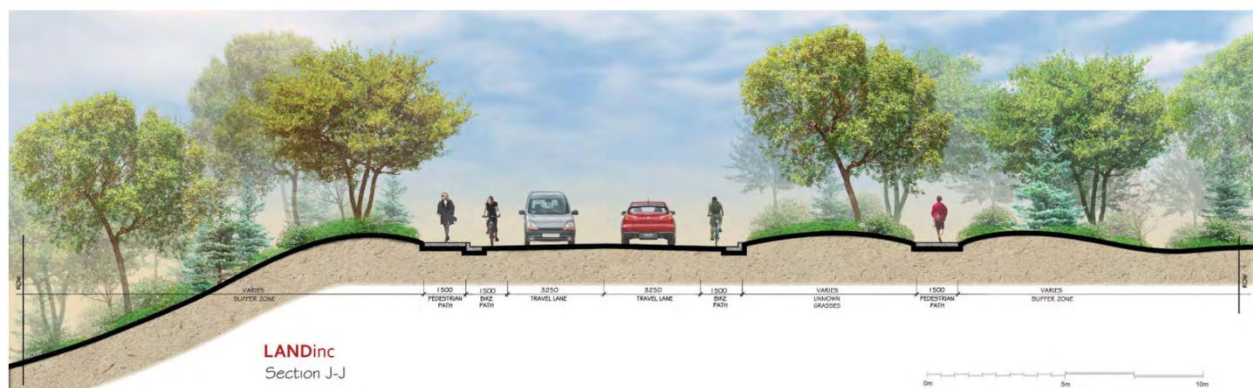


Figure 14 North Section along Islington Avenue (LANDinc)

CONCLUSION:

The Streetscape Master Plan for Islington Avenue in Kleinburg integrates the heritage features of the KNHCD through the landscape treatments along the public realm, signage, gateways and historic sites. The guidelines support the pedestrian-oriented road design and village character of Kleinburg.

2.8.2 Transportation Master Plan Study Kleinburg – Nashville Focus Area (2012)

The Transportation Master Plan (TMP) looks to the York Region Transportation Master Plan (YTMP), and provided opportunities, constraints and improvements for the study area's road network. The YTMP recommended improvements to Highway 27 to increase capacity, widening of Highway 50 from Rutherford to Kirby Road to six lanes and a realignment of Major Mackenzie Drive in Kleinburg to eliminate the jog between the two legs. OPA 601 identified extension of Major Mackenzie Drive and improvements on Islington Avenue as primary areas to be followed up with by the Region of York. Islington Avenue and Nashville Road are identified to function as pedestrian friendly village main streets. The YTMP recommends 20 metre right-of-way (ROW) widths for primary roads connecting communities with neighbourhood streets ranging from 18.5 to 20 metres in ROW widths.

Based on the available lands' current designations, the growth is predicted to be limited and not expected to generate significant additional traffic demands. Moderate improvements for additional capacity may be required.

The following constraints and improvements were identified in the TMP for the Kleinburg-Nashville area:

- “Existing layout of roadways that make it difficult to provide a grid system with jogs on Major Mackenzie Drive; Nashville Road/Stegman's Mill Road and Islington Avenue;
- Existing land use patterns consisting of dispersed heritage communities, woodlots and protected lands in river valleys make it more difficult to provide efficient transportation systems;
- The natural environmental factors including river valleys pose challenges and limitations in the implementation of road network and other infrastructure improvements; and
- The fact most of the roads with the greatest traffic operational problems are Regional arterial roads could limit the ability of the City to implement certain improvements/interventions on them”.

While new roadway links are not necessary, existing roadways required improvements to accommodate the future demands. The improvements would involve roadway widening and intersection improvements including installation of traffic signals.

POLICY FRAMEWORK

Those improvements include:

- “Widening of Highway 27 north of Islington Avenue from two to four lanes;
- Major intersection improvements including signalization at Huntington Road/Nashville Road, Nashville Road/Islington Avenue, and Stegman’s Mills Road/Islington Ave intersections; and
- Grade separation with the CP railway line at the crossings of Nashville Road and Huntington Road”.

CONCLUSIONS:

The TMP identified that although future traffic demands are expected to exceed available capacity on Nashville Road, widening the road may not be feasible because of the special historical character of Nashville Village. It is anticipated that the extra traffic will be diverted to alternate routes. Other improvements along Highway 27 and signalized intersections within the HCD should be assessed for potential impacts to the KNHCD, including the proposed Highway 427 extension noted in Section 2.3.

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2.8.3 Cultural Heritage Landscape Inventory and Policy Study (2010)

A Cultural Heritage Landscape (CHL) Inventory and Policy Study was completed in 2010 to develop a preliminary cultural heritage landscape inventory and to prepare cultural heritage landscape policies for inclusion into the City's new Official Plan. The McMichael Canadian Art Collection Gallery Cemetery (10365 Islington Avenue) was listed separately as a potential cultural heritage landscape in the CHL study.

CONCLUSIONS:

The City's Official Plan includes definitions of a cultural heritage landscape, and policies for identifying, protecting and promoting cultural heritage (i.e., built heritage, cultural heritage landscapes and archaeological heritage resources). The VOP (2010) integrates cultural heritage landscapes into the planning approval process. Potential cultural heritage landscapes identified in the 2010 CHL Inventory and Policy Study are not currently identified separately in the VOP (2010). The 2010 CHL Inventory and Policy Study provides guidance on significant land use themes and categories of cultural heritage landscapes many of which are applicable to Kleinburg-Nashville and which were used to guide the identification of other potential cultural heritage landscapes within the HCD.

The entire Kleinburg-Nashville HCD is identified and mapped in the CHL inventory as well in the VOP (2010). The City's heritage inventory lists the McMichael Canadian Art Collection and the Tom Thompson Painting Shack as potential CHLs.

2.8.4 Updated Heritage Delegation By-law 109-2016

The purpose of the Delegation By-law 109-2016 is to grant the City of Vaughan and its employees, permission and consent to make decisions related to the alteration to Part IV and Part V HCD properties designated under the *Ontario Heritage Act*.

CONCLUSIONS:

The Delegation By-law does not define major or minor alteration to the property. Further, alteration and demolition may also need to be revised based on new OHA definitions and timelines.

2.8.5 Tree Protection By-law (052-2018)

By-law 052-2018 also known as Tree Protection By-law was enacted in April 2018 and provided the definition for the Tree Protection Agreement as follows:

POLICY FRAMEWORK

“Tree Protection Agreement” means an agreement made pursuant to:

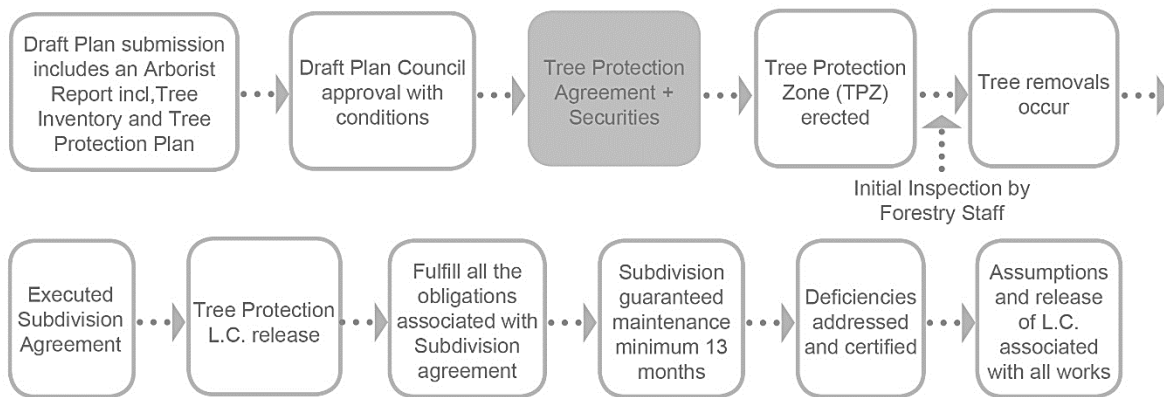
- i) a development agreement, site plan agreement or subdivision agreement between the City and a Person; or
- ii) a permission by the City, including but not limited to a building permit or a cultural heritage permit, that identifies all Trees on a Lot that are to be preserved and sets out any other measures that the City deems appropriate.”
- iii) The Tree Protection By-law provides protection of injury and destruction of trees that are present on both public and private lands. The cultural heritage permit is approved by the Urban Design and Cultural Heritage Division and Forestry and Horticulture Division at the City of Vaughan. When a Planning Application is in process, the tree protection agreement and securities follows the approval by Council or Committee of Adjustment.

In 2018, a Tree Protection Protocol was developed, outlining the approval processes for:

- a) Private Tree Removal Permit;
- b) Draft Plan of Subdivision, Zoning By-law Amendment, Official Plan Amendment, Site Development and Cultural Heritage Permit; and
- c) Committee of Adjustment, Building Permit, Fill Permit.

POLICY FRAMEWORK

Draft Plan of Subdivision



Site Plan and Cultural Heritage Permit

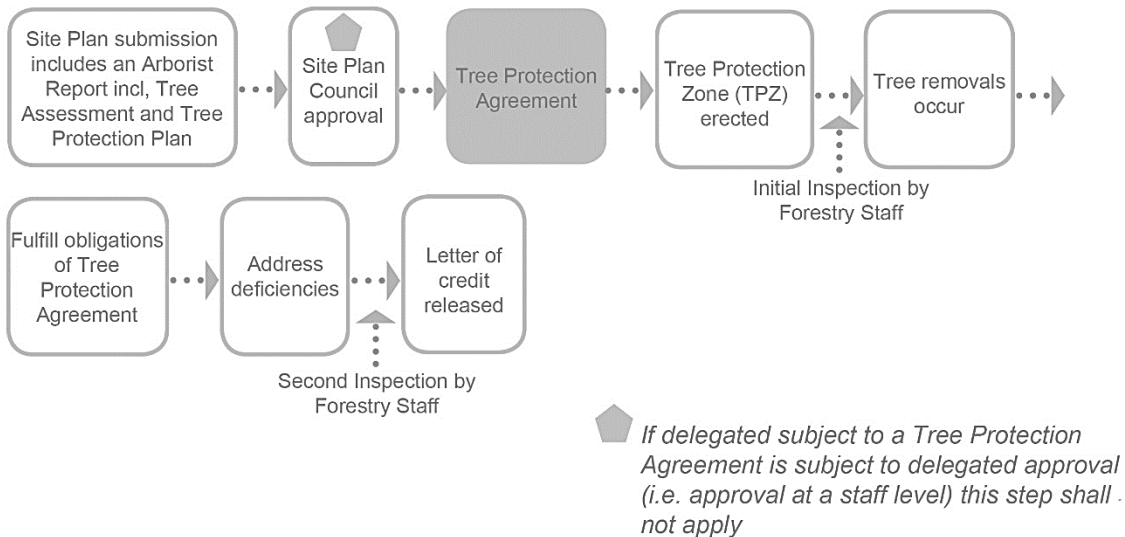


Figure 15 Planning Applications and Tree-Protection Agreement Requirements, Tree Protection Protocol (2018)

2.8.5.1 TREE-PROTECTION BY-LAWS

By-law 95-2005 was enacted to protect trees located on public property in the City of Vaughan, and By-law 185-2007 was enacted to prohibit or regulate the destruction or injuring of trees on private property.

As per Section 3(1) of the Private Tree Protection By-law, “no person shall, within the City’s boundaries, injure or destroy any one (1) or more trees having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more unless authorized by permit to do so pursuant to this by-law.” The filing for a permit is required with specific submission requirements, and the by-law outlines the criteria and conditions for permit approval or refusal. A permit may be refused by the City where: the existing trees are healthy; are located in environmentally sensitive areas, ecological systems, natural landforms or contours that will not be adequately protected or preserved; erosion or flood control may be negatively impacted or significant vista will not be adequately protected or preserved.

CONCLUSIONS:

The 2003 KNHCD Plan recommended that a Heritage Tree By-law should be enacted protecting trees larger than 250 mm caliper, but there is an opportunity now through the KNHCD Plan update to recommend amending the existing tree protection by-laws to include heritage tree protection. This will preserve the environmental contribution of the ‘village forest’, as well as the character of the villages. There is also an opportunity to include private tree protection lot-level guidelines that align with the 185-2007 By-law in the updated KNHCD Plan.

2.8.6 City-Wide Urban Design Guidelines (2018)

The City of Vaughan Urban Design Guidelines provide performance based directions for buildings and site design. The guidelines application is intended to complement and support the Heritage Conservation District Plan for Kleinburg-Nashville. The Guidelines clarify the application of the document to be as follows: “This document should be referred to when designing any type of building in Vaughan, with the exception of sites in the Vaughan Metropolitan Centre and other areas with their own set of Urban Design Guidelines or Heritage Conservation District Plans.”

Policy 2.2.2 references the location of the historic settlement of Kleinburg/Nashville as also being identified as Local Centres and/or located along Intensification Corridors,

POLICY FRAMEWORK

which stresses the balance between maintaining and protecting heritage resources, while “new development should be in keeping with the local context”.

The City Guidelines state Context Mapping should be prepared as part of the Urban Design Brief, with key destinations, heritage buildings, community facilities and other amenities to be identified.

Performance Standard No. 4.3.7 Development Adjacent to Cultural Heritage provides details for development sites within or adjacent to Heritage Conservation Districts resources or listed/Part IV heritage properties. The suggestion is for heritage buildings and landscapes to contribute to and enhance their existing heritage character. This section also provides a detailed definition of cultural heritage.

The guidelines provide direction for site signage at cultural heritage features, and signage in HCD to be consulted on for design and placement in HCD Plan. The guidelines suggest lighting usage to accent special features such as building features, and heritage properties. Volume 2 of the Urban Design Guidelines includes technical details for city-wide urban design and landscape standards, including: tree planting, hardscape, site furnishings and identity signage.

CONCLUSION:

Development sites within or adjacent to Heritage Conservation District resources or listed/Part IV heritage properties should consider and respond to the Performance Standards and Standard Details of the City-Wide Urban Design Guidelines.

2.9 FUTURE SURROUNDING DEVELOPMENT

Within the KNHCD, existing parcels are redeveloped with greater lot coverage, maximum building heights and considerations for parking, as development opportunities are limited by topography, valley system and floodplain, available services, and policies within the City’s Official Plan, as noted in Section 2.3.

The biggest development adjacent to the KNHCD is the development of Nashville Heights (Block 61 West), which is situated just south of the Village of Nashville KNHCD boundary. The development is proposing 178 freehold townhouse units, and has

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sensitively incorporated a landscape buffer and heritage features to the subdivision design.

CONCLUSION:

The KNHCD Plan should provide strategies for site redevelopment, with focus on HCD conservation.



3 HISTORICAL RESEARCH

3.1 ARCHAEOLOGICAL CONTEXT

The Kleinburg-Nashville area has a vast archaeological history. To date, 65 archaeological sites have been registered within two (2) kilometres of Kleinburg, which have been summarized in Table 1 in Appendix A. The archaeological sites within the study area include: 54 pre-contact sites relating to the Indigenous occupation of the area prior to the arrival of settlers and 11 post-contact sites relating to settler occupation of the area.

According to the York Region Archaeological Management Plan (York Region 2014, updated 2019), much of the KNHCD falls within an area of archaeological potential. Archaeological potential is used to determine the likelihood that a property contains archaeological resources by considering various factors including the proximity of water to a property, proximity to historic thoroughfares and the presence of previously identified archaeological sites. An archaeological assessment should be undertaken prior to developing/redeveloping any property within an area of archaeological potential.

The Kleinburg-Nashville Heritage Conservation District contains two (2) known cemeteries, the Kleinburg Cemetery, and the cemetery at the McMichael Gallery. Work being completed within the assumed limits of the cemetery, or adjacent to the cemeteries must follow the regulations outlined in the *Funeral, Burial and Cremations Services Act*, which state that any proposed building or major construction must be at least 4.57 metres or 15 feet away from any in-ground grave (O. Reg. 30/11, s. 155). The presence or absence of in-ground graves can only be determined by a Stage 3 cemetery investigation. The Bereavement Authority of Ontario must be contacted prior to any intrusive assessment in the vicinity of the cemetery to determine whether an Investigation Authorization is required.

A Stage 3 site-specific assessment (cemetery investigation) should be completed to determine the extent of the cemetery, particularly whether any burials extend beyond the currently identified cemetery limits. This investigation should take the form of mechanical topsoil removal monitored by a licensed archaeologist. Where a cemetery is adjacent to the project limits, mechanical topsoil removal is required to extend a minimum of 10 m beyond any identified grave features, as the MHSTCI considers these to be cultural features (MTC 2011:85). Additional cemetery research as per Section 3.1 of the 2011 *Standards and Guidelines for Consultant Archaeologists* must be carried out

HISTORICAL RESEARCH

in advance of any further assessment within 50 m of the current legal boundary to clarify the historic limits of the cemetery.

Any maintenance work (i.e., fence installation or tree removal) within the assumed cemetery limits should be monitored by a licenced archaeologist.

The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar at the Ministry of Government and Consumer Services.

CONCLUSION:

The Heritage Permit process for any ground disturbance should include review of the York Region Archaeological Master Plan and/or the MHSTIC *Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist* and completion of an archaeological assessment if required.

For cemeteries within the HCD boundary any proposed building or major construction must be at least 4.57 metres or 15 feet away from any in-ground grave and any ground disturbance occurring within the vicinity of the cemetery limits would require an archaeological assessment to determine if there are any remains present outside of the currently identified cemetery limits.

3.2 HISTORICAL CONTEXT

The Township of Vaughan and Village of Kleinburg have a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

3.3 SETTLEMENT HISTORY

3.3.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 2 in Appendix A (Wright, 1972; Ellis and Ferris, 1990; Warrick, 2000; Munson and Jamieson, 2013).

3.3.2 Palaeo Period

The first documented evidence of human occupation in southern Ontario dates to around 9000 BC, after the retreat of the Wisconsin glaciers and the formation of Lake Algonquin, Early Lake Erie and Early Lake Ontario (Karrow and Warner 1990; Jackson et al. 2000:416–419). An Early Palaeo period (c. 9000–8400 BC) and a Late Palaeo period (c. 8400–7500 BC) are discernable amongst the lithic spear and dart points. All types would have been used to hunt caribou and other large game. Many parts of the Palaeo lifeway remain unknown due to the paucity of archaeological sites and remains from this period, coupled with the short-term occupation of campsites and long-distance travelling.

3.3.3 Archaic Period

Beginning circa 900 BC, new forms of tools were developed and alternate hunting practices were used to better exploit both animal and plant-based food sources newly available as the environment warmed. Thousands of years of gradual change in stone tool styles allows for the recognition of Early (7500–6000 BC), Middle (6000–2500 BC) and Late Archaic periods (2500–900 BC) (MCL, 1997, p. 34).

From the tools unearthed at Archaic period archaeological sites, it is clear that the people had an encyclopaedic understanding of the environment that they inhabited. The number and density of the sites that have been found suggest that the environment was exploited in a successful and sustainable manner over a considerable period of time. The success of the lifeways of the Archaic period is attested by clear evidence of steady population increases over time. Eventually, these increases set the stage for the final period of Pre-Contact occupation—the Woodland Period (Ellis et al., 1990, p.120).

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3.3.4 Early and Middle Woodland Periods

The beginning of the Woodland period is primarily distinguished from the earlier Archaic by the widespread appearance of pottery. In addition to adopting ceramics, communities also grew in size during this period and participated in developed and widespread trade relations (Spence et al., 1990; MCL, 1997, p.4).

During the Middle to Late Woodland transition (AD 600–900), the first rudimentary evidence of maize (corn) horticulture appears in southern Ontario. Based on the available archaeological evidence, which comes primarily from the vicinity of the Grand and Credit Rivers, this pivotal development was not particularly widespread (Fox 1990:171).

3.3.5 Late Woodland Period

In the Late Woodland period (c. AD 900–1600), the practice of maize horticulture spread beyond the western end of Lake Ontario, allowing for population increases, which in turn led to larger settlement sizes, higher settlement density and increased social complexity. These developments are believed to be linked to the spread of Iroquoian-speaking populations in the area; ancestors of the historically-documented Huron, Neutral and Haudenosaunee Nations.

Early Iroquoians (AD 900–1300) lived in small villages (approximately 0.4 ha) of between 75 and 200 people, and each settlement consisted of four or five longhouses up to 15 m in length. Over the next century (AD 1300–1400), Middle Iroquoian culture became dominant in southern Ontario, and distinct ‘Uren’ and ‘Middleport’ stages of development have been identified. Both houses and villages dramatically increased in size during this time: longhouses grew to as much as 33 m in length, settlements expanded to upwards of 1.2 ha in size and village populations swelled to as many as 600 people. (Dodd et al., 199, p.356–359; Warrick, 2000, p. 439–446). For the Late Iroquoian period (AD 1400–1600), the phase just prior to widespread European contact, it is possible to differentiate between the archaeologically-represented groups that would become the Huron, Petun and the Neutral Nations.

The end of the Late Woodland period can be conveniently linked to the arrival and spread of European fur traders in southern Ontario, and a terminus of AD 1600 effectively serves to demarcate some substantial changes in Indigenous material culture. With the onset of the fur trade circa AD 1580, European trade goods such as kettles, iron axes and knives, and glass beads became much more plentiful.

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries

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above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. It must be recognized that this part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

3.3.6 Post-Contact

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 3 in Appendix A (Smith, 1846; Mulvany et al., 1885; Coyne, 1895; Lajeunesse, 1960; Mika, 1972; Ellis and Ferris, 1990; Surtees, 1994; AO, 2015).

3.4 HISTORY OF KLEINBURG AND NASHVILLE

The settlement at Kleinburg, can be viewed in terms of residential, commercial, industrial and agricultural developments. These developments within the hamlet helped the population to grow over time while also offering reasons for the later population decline. Over time, the built environment evolved and changed, from early log residences to planned residential subdivisions. Economic and cultural conditions at Kleinburg both prompted and slowed development throughout its history.

3.4.1 Historic Residential, Commercial, Agricultural and Industrial Development in Kleinburg

Early settlement was made difficult by a lack of reliable transportation. As a condition of the land grants, settlers were required to clear and maintain all roadways adjacent to their assigned property. This proved difficult to enforce, as the settlers were busy building their homes and clearing the forest from their lands, resulting in a poor early road network. It was hard for farmers to get crops to market, and hard for suppliers to

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get goods to the farmers. As a result, settlement on the established Yonge Street artery came almost a half-century before it reached the wilds above the forks of the Humber, with Kleinburg established in 1848.

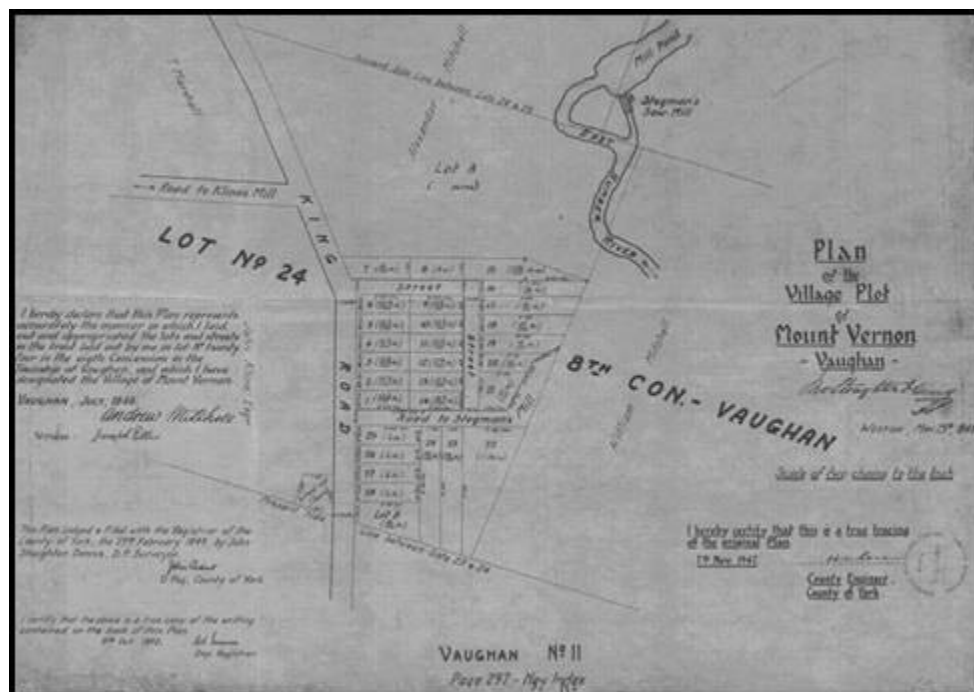


Image 5 Plan of Kleinburg, 1848 (City of Vaughan, 2020a)

Once settlement arrived, the transportation difficulties required local production of many essential goods. The establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The resulting availability of milled grain for the production of whisky was a bonus. The reliance on water power to drive the mills necessitated their location on reliable watercourses, and Ontario's rivers became the engines of settlement and growth.

Humber valleys still have many "unopened road allowances" where lines were surveyed over terrain that proved impracticable for road building. To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The companies would sell shares to fund the construction of roads, and tolls charged for passage on the roads would pay for maintenance and provide shareholders with dividends on their investments.

John Nicholas Kline had lived in the area for a while after immigrating from Alsace-Lorraine. In 1837 he acquired a contract for the construction of a sawmill on the Humber River on Lot 10, Concession 8, the area known as Vaughan Mills. He served on the Home District (predecessor of Vaughan Township) Council in the 1840s. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both

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a sawmill and a gristmill, and according to plans from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills. The map of subdivision of 25 February 1848 shows lots on both sides of the King Road (now Islington Avenue) extending from 230 feet south of Stegman's Mill Road to the intersection of Kline's Mill Road (now Nashville Road), on both sides of Kline's Mill Road, and on both sides of Napier Street (unnamed on the map) as far as Kellam Street. The plan names the part of the settlement west of King Road as Kleinburg and the part east as Mount Vernon. The plan is signed by "John Kline", though he sometimes used "Klein" as well.

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River (See **Image 4**). George's father, John Stegman, was a German mercenary soldier who was paid by the British to fight the colonists in the American Revolution. He was compensated for his services with free land in Canada. By 1790, John Stegman was deputy-surveyor of Upper Canada. The range of neighbourly political differences is shown by the fact that George Stegman, following his father's military example, was prominent in the militia, while John Kline was one of the 12 men in Vaughan Township imprisoned as a result of the 1837 Mackenzie Rebellion.

The Vaughan Road Company was formed in 1850, establishing the roadway known today as Islington Avenue and becoming Highway 27 north of Kleinburg. Four toll-gates were found along this route: the first toll was at the present-day Albion Road— Finch Avenue area; the second at Woodbridge and Clarence Street; the third near where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics beyond the Humber River valleys.

By 1860, the village around the mills had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school (see **Figure 16**). By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie (see **Image 5**). Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto along Islington Street.

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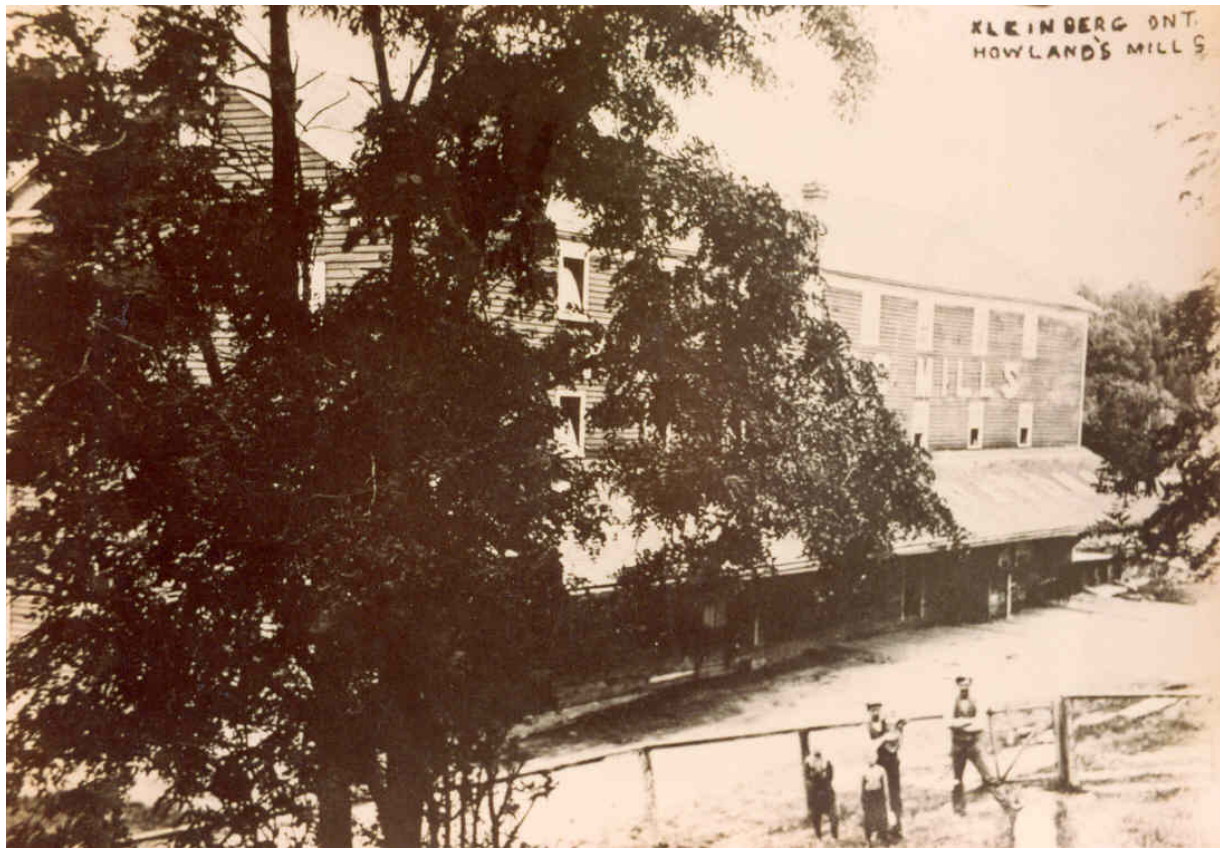


Image 6 Howlands Mills (1870) (City of Vaughan 2020b)

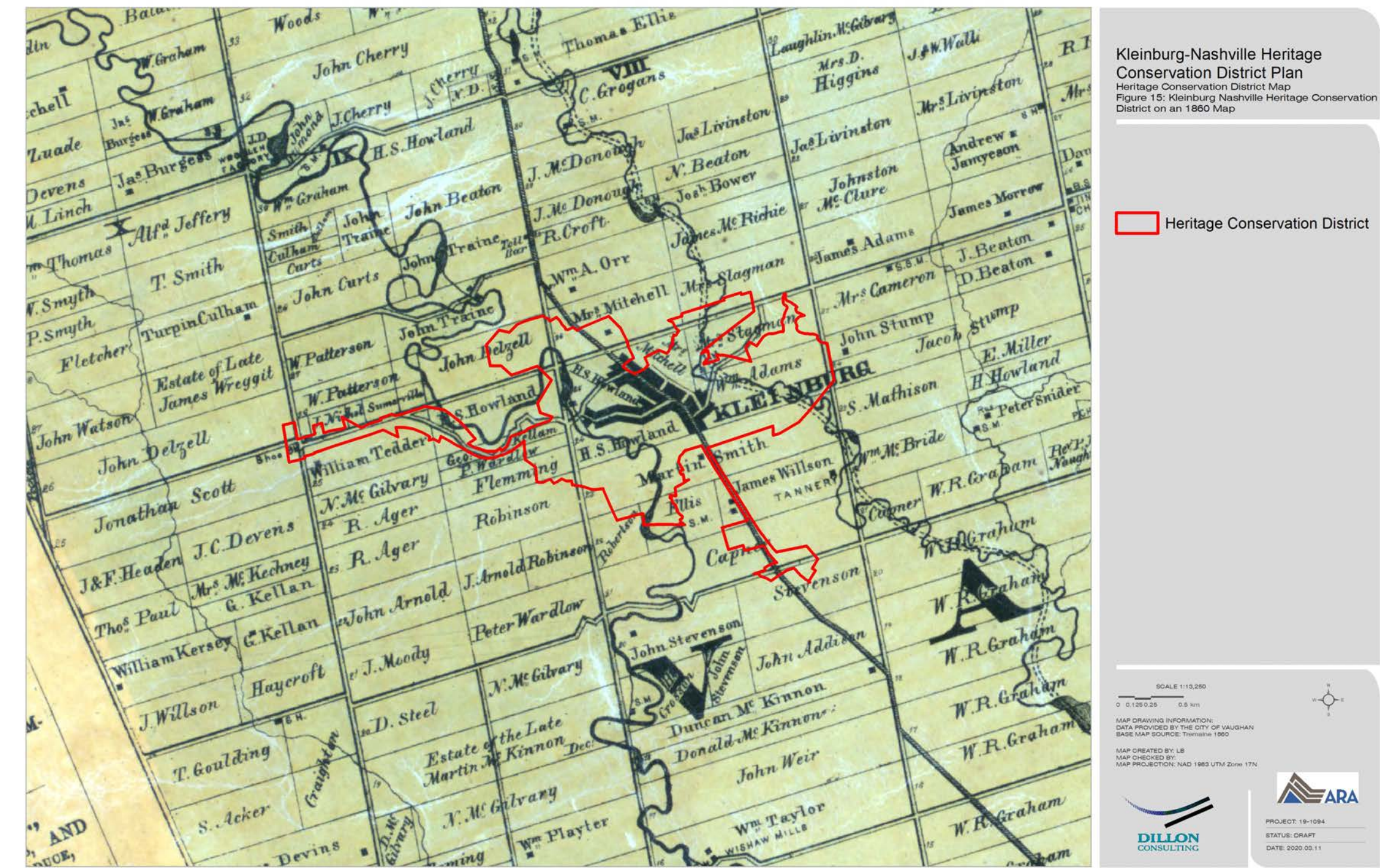


Figure 16 Kleinburg-Nashville Heritage Conservation District on an 1860 Map, Tremaine 1860

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A third toll-gate, near what is today Islington Avenue and Clarence Street, was historically referred to as “Toll-Gate Corners”. There was at one time a hotel and tavern located on this site, known affectionately as the “Half-Blanket Road”. Local folklore tells of hotel customers receiving blankets with such large holes in them that they were considered only “half-blankets”. The introduction of the railway system in the middle of the nineteenth century created an easier mode of transportation for the general population and the use of toll-roads rapidly declined. By the 1880s, the Vaughan Plank Road was in great disrepair and road maintenance was practically abandoned. In 1890, a revolt broke out against the continuation of the toll road in Vaughan. It is recorded that 63 young farmers from Woodbridge and Kleinburg gathered by night to destroy the toll-bar at Islington Avenue and Clarence Street. They removed the toll-bar at Woodbridge Avenue and Clarence Street, and at the Woodbridge toll, Sandy McIntosh, the toll-keeper, fired his shotgun at the young “rebels”, injuring several men. This revolt and several like it across the country prompted the removal of all toll roads in favour of public roadways administered by municipal governments.

The industrial revolution created the need for some means of large-scale transportation, and canals were the first system built to meet this demand. Canal companies were organized on the same basis as the road companies, charging tolls to repay the investors. In 1857, Rowland Burr, a mill owner who is considered the founder of Woodbridge, proposed the construction of a canal 4 metres deep and 37 metres wide to link Lake Ontario and Georgian Bay, by way of Lake Simcoe. The lower part of the canal was to follow the Humber Valley. Various companies were organized to advance the project, but it was never built. It appears on the Vaughan map in the 1880 *Atlas of the County of York*, as the “Projected Toronto and Georgian Bay Ship Canal”, see **Figure 17**.

The expense of constructing railways, and the limited revenue to be earned in relatively unsettled country, discouraged the formation of rail companies for some time. In 1849 the Railroads Act was passed, guaranteeing 6% interest on half the cost of construction of any railway more than 75 miles in length. The first lengthy railroad in Canada was the Ontario Simcoe and Huron Railway, which went from Toronto to Lake Simcoe in 1853, and was extended to Georgian Bay at Collingwood in 1855. The success of the route made Collingwood the busiest port in Ontario, and put paid the canal scheme of Mr. Burr. The line remains in place today as a CN line, also used in part by Go Transit. It crosses Major Mackenzie on the bridge just east of the Vaughan Civic Centre, and the original station was located not far past the north end of the bridge. At that time the crossroads of Major Mackenzie and Keele was scarcely a hamlet, and the railway called the station Richmond Hill, as seen in the 1880 atlas.

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The success of the Ontario Simcoe and Huron Railway prompted imitation, and in 1868 the Toronto, Grey and Bruce Railway was organized. The line from Toronto, through Woodbridge and Orangeville to Mount Forest was opened in 1871 and is now part of the CP main line to North Bay. It is said that the politically powerful Howlands arranged for the rail line to swing east so as to be closer to their mill. The deviation is known as the Howland Bend. The second Kleinburg Station was built in 1907 to replace the 1870 original (see **Figure 18**). It was designed by Sir William Cornelius Van Horne and built in a mirror image of the plans. As with Richmond Hill, the Kleinburg Station was located some way west of the village; known first as Kleinburg Station, the hamlet later became known as Nashville. The Kleinburg Station building was relocated in 1976 from Nashville to the Kleinburg Public School property at 10391 Islington Avenue.

The hamlet of Nashville appears to have come into being as a result of the railway station. It got its present name from a resident named Jonathan Scott who had come from Nashville, Tennessee. It was previously known as East's Corners. Matthew East was the first postmaster. The presence of the railway station once supported commercial enterprises such as Card's lumber yard, a hotel, and more than one grain elevator, the last of these being built about 1930. The importance of the railway to the prosperity of Kleinburg's mills created an important connection between the two communities.



Image 7 Main Street Kleinburg (1910) (Toronto Public Library 1910)



Kleinburg-Nashville Heritage Conservation District Plan
Heritage Conservation District Map
Figure 16: Kleinburg Nashville Heritage Conservation District on an 1878 Historic Map

Heritage Conservation District

Figure 17 Kleinburg-Nashville Heritage Conservation District on an 1878 Historic Map, Miles & Co. 1878

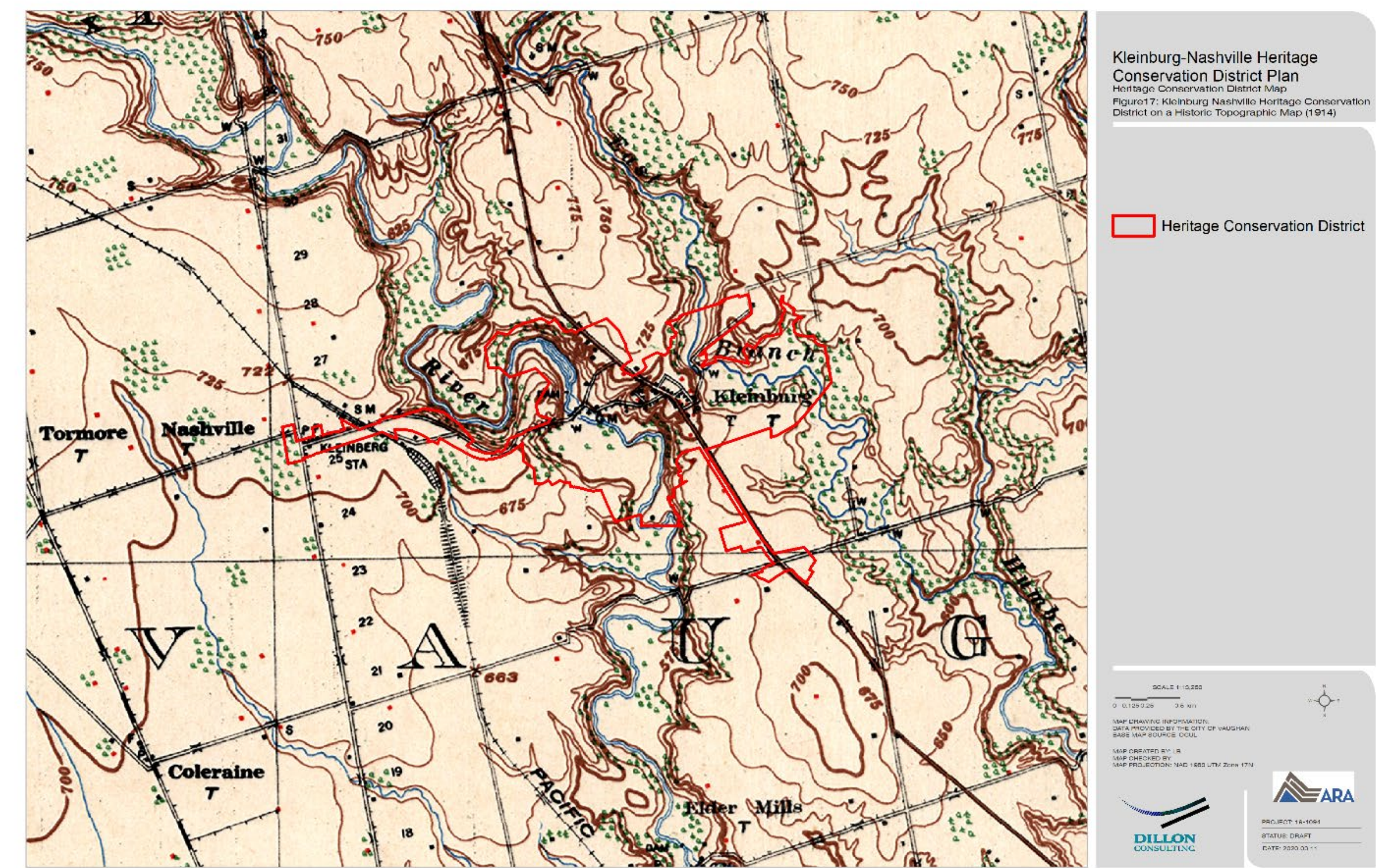


Figure 18 Kleinburg-Nashville Heritage Conservation District on a Historic Topographic Map (1914), OCUL

HISTORICAL RESEARCH

In the 1890s, Charles Shaw Jr. was the local distributor of binder twine, used by farmers to tie up their sheaves of wheat at harvest time. Mr. Shaw solved the problem of mice eating his stock by making a fuss over the arrival of the twine. The delivery date was announced in advance, and customers were offered a dinner in appreciation of a year's business. As a result, the twine was all sold in a day and the mice had to find alternate nourishment. The Binder Twine Night grew into to a sizeable community festival, including games, refreshments, and entertainment, lasting into the 1930s. The event was revived in 1967, as described below. In Canada's Centennial Year, 1967, the whole nation recalled its history and celebrated. In Kleinburg, under the leadership of Vic Ryder, the festivities took the form of a revival of Charles Shaw Jr.'s Binder Twine Festival. The event was so successful that it has been retained as an annual event ever since. The Binder Twine Festival was an integral part of community life, and the funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays, and countless other community projects.

The most significant benefit of the Binder Twine Festival may be the sense of heritage that it sparked. "The original tree-shaded community is now almost encircled by subdivisions and this encircling process has not ended," wrote Kleinburg resident Pierre Berton in 1968. The feeling of threat to the old village character was not abated by the developer who opined that Kleinburg had nothing worth keeping, and should be bulldozed to the ground. Villagers, both old and new, began to look back on their history and give value to it. The Binder Twine Festival Guide, which used to be published every year, told of the old buildings and the people who inhabited them. Efforts to preserve the village character began in earnest.

3.4.2 Evolution of the Built Environment

Earliest development was primarily focused along the main thoroughfares and nearby industrial enterprises. Examples of early structures within Kleinburg include the Marvin Smith House at 210384 Islington Street (designated under Part IV and Part V of the OHA).

With the construction of Highway 27 just west of Kleinburg by 1936, opportunities for commuting to work arose which allowed for people to move out of the larger and often, more expensive cities. "Starter" homes, on the model of the Levittown Cape Cod-style houses in the United States, were built on Napier Street, an example of which can still be seen at 84 Napier Street. A post-war renaissance was experienced in Kleinburg, with many returning soldiers choosing to build their homes and lives there into the 1950s.

As the 1960s drew on, a different generation of residents emerged in Kleinburg. Owing in part to highway access, Kleinburg came to be seen as a resort locale of sorts which

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drew visitors from surrounding cities. The Windrush Co-operative at the end of Stegman's Mill Road began the transformation of a bald cornfield into a wooded valley enclave by the 1960s. This co-operative was established primarily by artists, including Pierre Berton. Residences at Windrush were inspired by Frank Lloyd Wright's designs and are still extant in the Valley Road and Stegman's Mills Road area at 48 Valley Road and 115 Valley Road.

Today, Kleinburg has become a bedroom community for the Greater Toronto Area. Following the decline of industry and introduction of highway travel, Kleinburg offers a more rural atmosphere a short commute from large city centres.

3.4.3 Economic and Cultural Conditions Affecting Growth and Development

When Charlie Shaw held his first Binder Twine Delivery Night, Kleinburg was at its prosperous height. The population topped 350, with half a dozen manufacturing industries producing farm implements, furniture, harnesses, clothes, and carriages. Howland's was the largest mill between Toronto and Barrie. The village's location and road connections put it on the main road to Toronto, and the main street held three hotels to cater to the traffic. The prosperity was not to last.

Every silver lining hides a cloud; to some extent the very elements of the village's success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that had called them into existence. As in many smaller communities, the railway initially helped the mills get their product to market. More significantly, they allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses, and customers could easily ride into the cities to purchase basic supplies as well as goods not available locally.

New technologies also contributed to the decline. Electrification came sooner to the south of Kleinburg, and the water-powered mills were put at a competitive disadvantage. The coming of the automobile allowed for faster travel to further distances, and eliminated Kleinburg's role as a stopping place on the way to the city. The construction of Highway 27 in the 1930s laid out the facts in concrete: the village was being bypassed.

By the end of the Second World War, Kleinburg had lost more than 2/3 of its population, and might have faded entirely away, as did many of Ontario's villages and hamlets. The improved roads had not only taken shoppers off the main street, they began to make it possible for villagers to drive to work in Toronto and surrounding cities. With the postwar housing shortage, returning veterans looking for housing affordable on their de-

HISTORICAL RESEARCH



Image 8 Village of Kleinburg Painting by A.J Casson, part of the Group of Seven (mcmichael.com)

mobilization payments began to see Kleinburg as a good place to start a family. The postwar resettlement of Kleinburg was as significant as the original settlement a century before.

Among the postwar arrivals were Robert and Signe McMichael, who moved into their six-room squared-log house in the valley southeast of the old village, in 1954. They began collecting paintings by the Group of Seven and their contemporaries in 1955, and in the early 1960s, they

opened their home and gallery to the public. In 1965 they donated their home, property, and collection of 177 works of art to the Province of Ontario. Since then, the McMichael Canadian Art Collection has expanded in both its physical extent and its holdings, and is a significant world cultural resource, attracting 125,000 visitors a year.

Kleinburg's renewal was interrupted on 15 October 1954, when Hurricane Hazel wreaked havoc on Southern Ontario. A century of timber-cutting left little to restrain the rush of water into the Humber valleys. Kleinburg's bridges were among scores that were swept away as a result of the rising river levels. The bridges were soon replaced, but it was recognized that a long-term approach to conserving and managing the watershed was required.

The Metropolitan Toronto and Region Conservation Authority, now the Toronto Region Conservation Authority (TRCA), was created to take on this responsibility. Public ownership of the flood plain and public stewardship of the valleys have been instrumental in restoring the valley ecosystems, and preserving the character of the Kleinburg's setting.



4 HERITAGE DISTRICT ANALYSIS

4.1 SPATIAL ARRANGEMENT OF STUDY AREA

The land-use pattern is strongly determined by the topography in Kleinburg and Nashville, with the valleys being the main determinant in their spatial form and development. Islington Avenue followed the old Carrying Place Trail which was established along the ridge between two valleys. The ensuing mill roads into the valley followed the contours in order to connect to the surveyed road grid. The railway also skirted the Humber River valley resulting in the Kleinburg train station being two (2) kilometres away and the Village of Nashville developing around it (KNHCD, 2003). The character of the area can be divided into four character areas: the two villages, the road links and the valley lands.

The valleys formed strict growth boundaries to the east and west, preventing the “edge sprawl” that has overwhelmed the character of other rural villages, such as Maple. Kleinburg’s road layout is unique in not having a single crossroad, only T-intersections.

4.2 LAND USES

The KNHCD is characterized by the vast natural heritage features and open space, which make up over half of the existing land use (53 percent) of which nearly half (25 percent) is within the Toronto and Region Conservation Authority’s (TRCA) floodplain (see **Table 5**). Within the valley lands, defined by the floodplain boundary, there is very limited development with approximately 4 percent of the existing land use accounting for residential land uses, and 5 percent for institutional.

Although over a third of the tablelands, defined as the lands outside the floodplain, are open space, the predominant existing land uses are residential (29 percent), infrastructure and utilities (17 percent) and institutional (13 percent). The existing commercial land uses are limited to 2 percent and industrial are approximately 1 percent of the tablelands area.

The tables below refer to actual uses and details observed during site visits, rather than the VOP (2010).

HERITAGE DISTRICT ANALYSIS

Table 5 Existing Land Uses within the KNHCD, 2020

Existing Land Uses	Area (ha)	Area (%)
Valley Land		
Residential	2.5	4%
Institutional	3.8	5%
Parks	3.2	4%
Open Space	58.1	81%
Infrastructure & Utilities	4.4	6%
Total	72.0	100%
Table Land		
Residential	63.0	29%
Commercial	4.6	2%
Industrial	1.4	1%
Institutional	28.1	13%
Parks	2.9	1%
Open Space	77.1	36%
Infrastructure & Utilities	36.6	17%
Agricultural	0.9	0%
Total	214.7	100%

Table 6 Existing Land Use Comparison

Existing Land Uses	2003 Area (ha)	2020 Area (ha)
Table Land		
Residential	98.0	65.5
Commercial	5.0	4.6
Industrial	n/a	1.4
Institutional	15.0	31.9
Parks	4.0	6.1
Open Space	98.5	135.2
Infrastructure & Utilities	n/a	41
Agricultural	20.0	0.9
Total	240.5	286.6

It is interesting to note that over the last decade, the most predominant increases in the existing land use are institutional and parks and open space, decreasing the residential and agricultural stock of the KNHCD (see **Table 6**). The villages of Kleinburg and Nashville have seen significant investment in community-building. The 2020 analysis of the existing land uses included areas for infrastructure and utilities and industrial existing land uses, which makes up the total area difference between the two dates.

HERITAGE DISTRICT ANALYSIS

Table 7 Land Use SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

HERITAGE DISTRICT ANALYSIS

4.3 ZONING

The table below compares through site visit confirmations and ArcGIS data on the built form on three street segments in Kleinburg: Nashville Road, Napier Street and Islington Avenue. The median of all the properties along that segment suggests the lots are one and a half to four times larger than the minimum standard set in those zones, with Napier Street and Islington Avenue lot coverage percentages maximizing the developable envelope. Properties along Nashville Road are just beginning to see redevelopment, therefore, it is expected that the lot coverage for those properties would also increase in the future.

Table 8 Zoning Summary Statistics (Median) vs. Existing by Street in Kleinburg

Street and Zone Standard	Min. Lot Size (m ²)		Lot Coverage (%)		Max. Building Height (m)	
	By-law	Existing	By-law	Existing	By-law	Existing
Nashville Road (R1)	540	1,937	35	14	9.5	6.5
Napier Street (R1)	540	954	35	33	9.5	6.5
Islington Avenue (C11)	742.5	1,251	30	22	9.5	6.5

Table 9 Zoning SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none">Protected Open Space zones	<ul style="list-style-type: none">Agricultural zone for Nashville Village	<ul style="list-style-type: none">Special heritage zoning categories to better reflect heritage character of the HCDReview permitted uses to ensure compatibility with KNHCD objectivesReview parking lot requirements	<ul style="list-style-type: none">Loss of HCD character defining mature treesInclusion of R5 zone in the HCD may set a precedent for higher-density development

4.4 BUILT FORM AND ARCHITECTURAL ANALYSIS

4.4.1 Development Pattern and Built Form

As identified in the KNHCD Plan, the rivers had a primary influence on the origins of Kleinburg. The two hilltops became the settlement grounds for the villages of Kleinburg and Nashville as illustrated by the early dates of construction in **Figure 19**. Kleinburg continued to expand its boundaries in the late 19th century and early 20th century. Nashville Road connecting the two villages, Islington Avenue and further development around Kleinburg continued to see development in the mid-20th to early 21st century. The redevelopment of parcels within the historic village cores commenced in the 1960s and more rapidly in the 21st century.

Overall, the heights of buildings in KNHCD are predominantly two storeys, although there is some variation between one to three storeys dependent on the architecture style and land use. The Village of Kleinburg has pedestrian-oriented built form massing that is tightly knit between parcels and provides a continuous built edge along the streetscape; the buildings themselves have porches, verandas and other architectural features that make it a comfortable environment to walk.

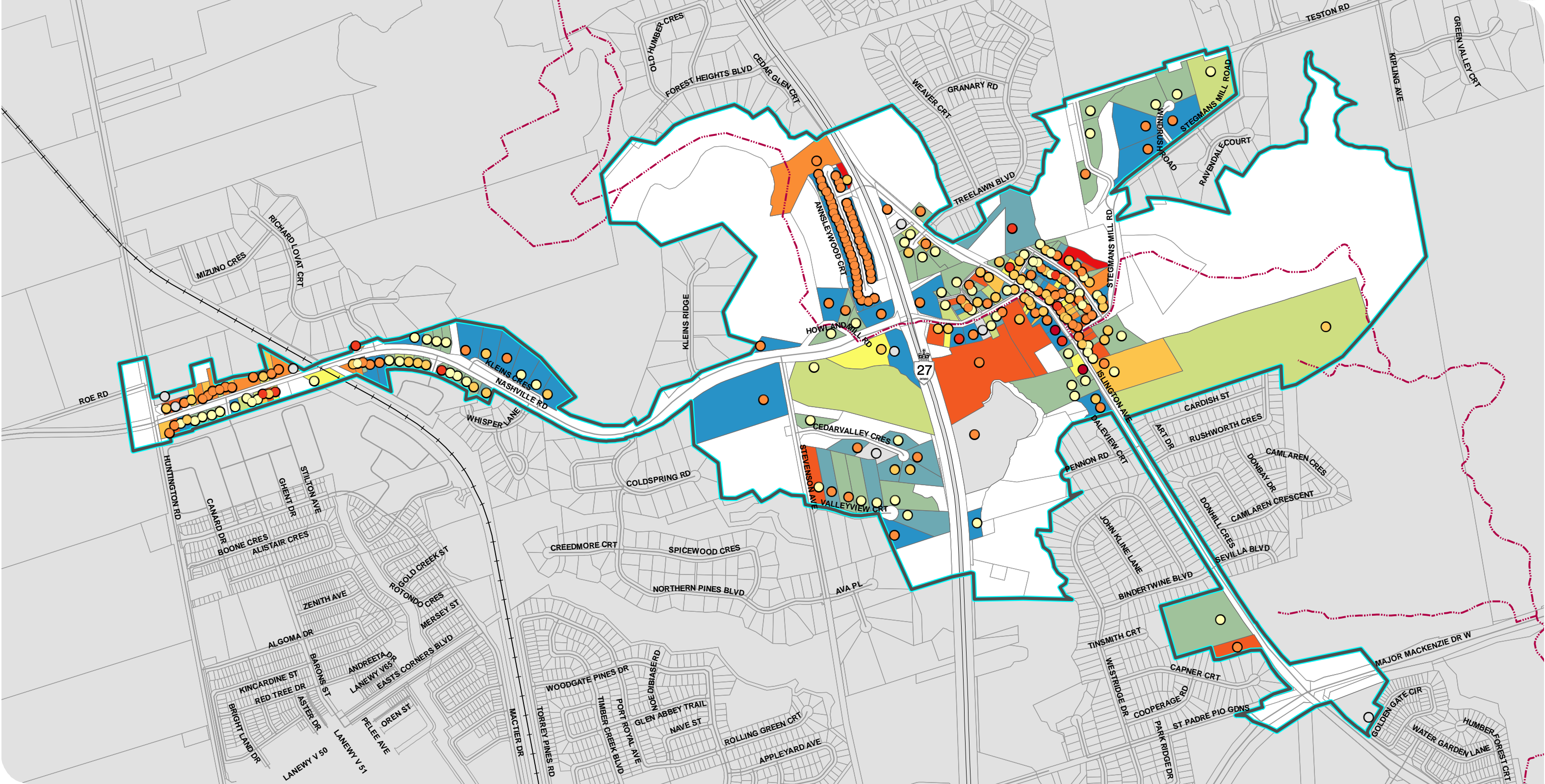
A small section of the north parcels along Nashville Road in the Village of Nashville have small frontages bringing the buildings closer to the street and framing a continuous pedestrian-oriented streetscape; the built form massing and architectural details support an active street frontage. Other parts of the village have primarily residential buildings with large setbacks from the street and side yards; they present the rural residential landscape with mature trees sometimes hiding or accentuating the built form.

Other areas of the HCD have suburban massing and patterns to the built form; the spacing between buildings and their relationship to each other depends on the architectural style and date of construction.

4.4.2 Architectural Styles

As part of the 2003 KNHCD Plan, inventory sheets were created for most of the properties within the HCD boundary. These information sheets include a photo, a line about the architectural style, suggested date of construction, description of the building's physical layout or high-level historic associations, as well as "comments" which typically relate to conservation advice (see **Appendix C**).

The 2003 KNHCD 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.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 19

**DEVELOPMENT PATTERN
AND BUILT FORM MASSING
IN THE KNHCD**

- Highways
- Railroad
- Roads
- 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



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters



HERITAGE DISTRICT ANALYSIS

The City’s existing inventory includes eight properties designated under Part IV of the *Ontario Heritage Act* and 37 additional properties that have been identified by the City as “LSHS” (Listing of Property of Architectural and Historical Significance) are being considered “heritage buildings” – 42 in total.

In other HCDs built structures are referred to as “contributing” to the character of the HCD, or “non-contributing” to the HCD character. These 42 properties would constitute the “contributing” properties having individual heritage value versus the “non-contributing” properties having little or no heritage significance individually. This difference in heritage status is a commonplace distinction of properties within an HCD. However, the proportion of 42 contributing properties out of 255 properties altogether is unusual; that represents 17 percent in total. The majority of the properties in the KNHCD are being treated as non-contributing buildings. However, there are many more historic buildings within the HCD boundaries, in addition to properties that are good neighbours to the heritage buildings in scale, massing, and design.

4.4.2.1 CONTRIBUTING & NON-CONTRIBUTING PROPERTIES

The terms “contributing” and “non-contributing” are used to distinguish between properties within an HCD, which respectively either do or do not possess the character defining elements (CDE) of Kleinburg-Nashville, as described in Section 6.3 - Statement of Significance. The *Ontario Heritage Act OHA) Ontario Regulation 09/06* establishes Criteria for Determining Cultural Heritage Value or Interest (see **Table 10**). These criteria are typically applied when determining whether an individual property and/or building should be designated under Part IV of the Act.

Table 10 Criteria for Determining Cultural Heritage Value or Interest (OHA)

S.No.	Criteria	Definition
1	Design Value or Physical Value	<p>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method</p> <p>ii. displays a high degree of craftsmanship or artistic merit, or</p> <p>iii. demonstrates a high degree of technical or scientific achievement.</p>

HERITAGE DISTRICT ANALYSIS

S.No.	Criteria	Definition
2	Historical Value or Associative Value	<p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</p> <p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p> <p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>
3	Contextual Value	<p>i. is important in defining, maintaining or supporting the character of an area,</p> <p>ii. is physically, functionally, visually or historically linked to its surroundings, or</p> <p>iii. is a landmark.</p>

The same criteria have been used, on a broader scale, as a benchmark for determining the groupings of buildings, as well as the boundary of the KNHCD. The OHA O.Reg 09/06 states that a “property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.”

In order to determine if properties were “contributing” or “non-contributing” several steps were taken, as part of the KNHCD Study update process:

- Review of the type of recognition (i.e., listed or designated properties);
- Review of any historical associations (as outlined in the 2010 inventory sheets);
- Development of a list of architectural styles (as outlined below);
- Review of the construction date of the property (as outlined in 2010 inventory sheets and aerial imagery);
- Review of the building compared to the architectural styles defined in this study;
- Visual review of changes made to the building when compared to the 2010 inventory sheets; and
- A visual review of the property to ascertain the scale and form of the building and its contribution to the HCD context.

HERITAGE DISTRICT ANALYSIS

Based on our analysis the, following definitions apply:

- **Contributing** – These buildings contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values (see Section 6.3 - Statement of Significance). 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.

A number of sources were consulted to develop and adapt this list of architectural styles found in the HCD, see **Figure 20**, including the original *Kleinburg-Nashville Heritage Conservation District Volume 1: The Study and Plan* (Carter, P. et. al 2010), *Well-Preserved* (2003) by Mark Fram, *A Guide to Canadian Architectural Styles* (1992) by Leslie Maitland, et al., the *Ontario Architectural Style Guide* prepared by the Heritage Resources Centre at the University of Waterloo (2009), and the Ontario Heritage Trust's *Places of Worship Database* (2019).

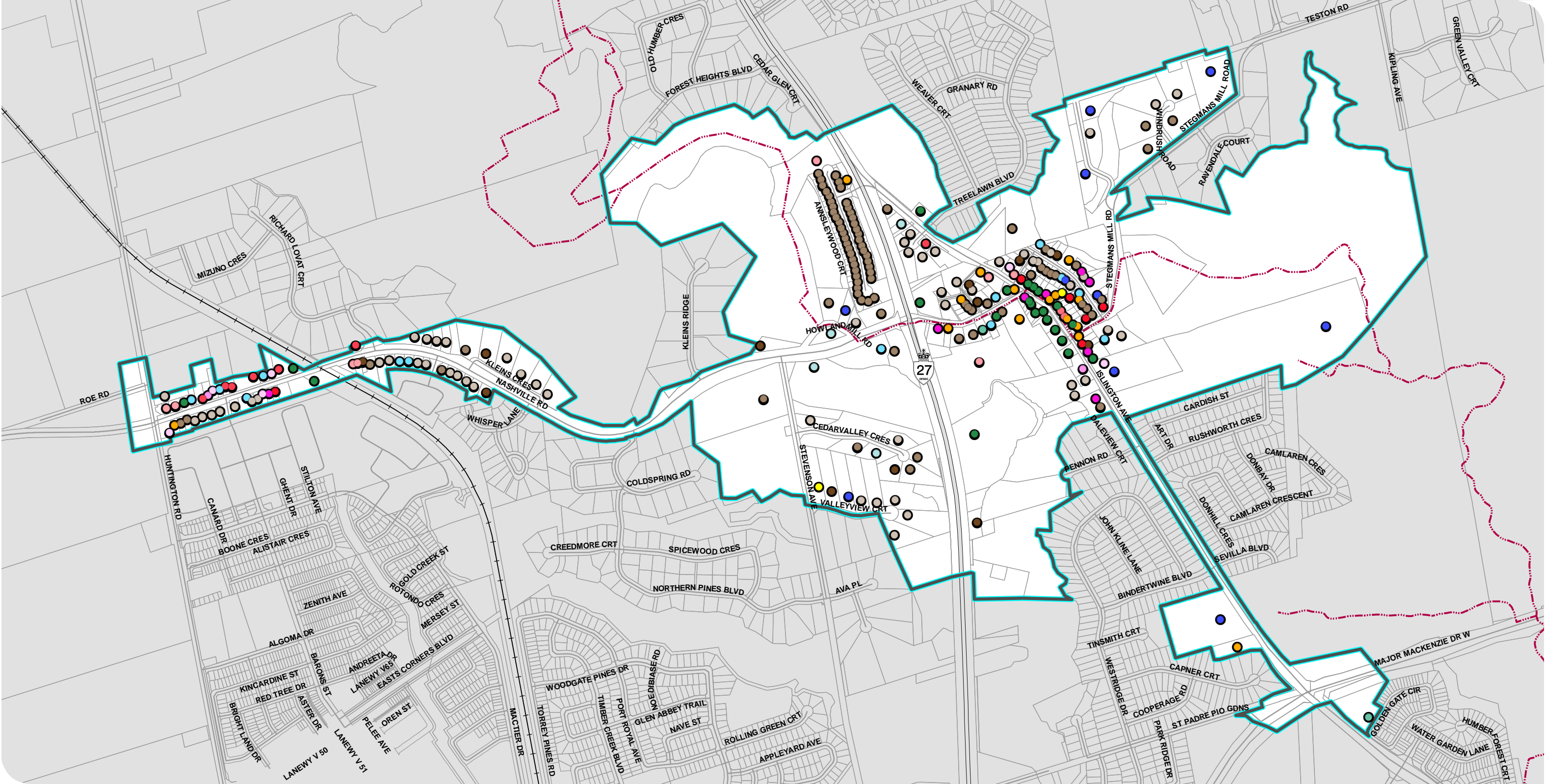
The styles were then categorized into four sub-categories:

- existing historic and contributing styles;
- existing non-historic and contributing styles,;
- existing non-historic and non-contributing styles; and
- miscellaneous (existing non-historic or historic, and contributing styles or non-contributing styles).

The revised inventory is captured in ArcGIS format for easy integration into the City's database – including address, recognition (Part IV Designation, LSHS), current understanding of “contributing” and “non-contributing” buildings, and suggested classification of “contributing” and “non-contributing” including the relevant sub-category, architectural style and construction date.

For ease of reference, an appendix has been provided that details each property by architectural style and the four sub-categories (See **Appendix B**). In **Appendix C**, the 2010 inventory sheets have been included as reference, however, they were not updated as part of KNHCD Study update. The 2010 inventory sheets in **Appendix C** and revised inventory in **Appendix B** should be referred to together to provide a current understanding of each property as well as their contribution to the HCD.

The subcategories are further defined in the next sub-sections, and illustrated in **Figures 21 to 24**.





HERITAGE DISTRICT ANALYSIS

4.4.2.2 EXISTING HISTORIC AND CONTRIBUTING STYLES

Properties within the HCD in this grouping contribute to the historical integrity, architectural qualities or archaeological qualities of the KNHCD – 56 properties in total, 22 percent. To be considered ‘historic’ properties must possess three essential attributes: sufficient age, a relatively high degree of physical integrity and historical significance. The existing historic and contributing styles in the KNHCD are:

- 1a. Log House/ Log Cabin ●
- 1b. Georgian/Neo-classical ●
- 1c. Victorian
 - 1c. (i) Victorian Gothic Revival ●
 - 1c. (ii) Victorian Italianate ●
 - 1c. (iii) Victorian Commercial/ Institutional ●
 - 1c. (iv) Victorian Vernacular ●
- 1d. Ontario Gothic Cottage ●
- 1e. Romanesque Revival & Gothic Revival (Church) ●
- 1f. Edwardian ●

Table 11 Existing Historic and Contributing Styles

Architecture	Image	Description
● Log House/Log Cabin (1750-1840s)		Log houses were the first building type constructed by European settlers in Ontario. They typically exhibit symmetrical façades with a central entrance. Wood windows are double hung, with 6 over 6 panes. The exposed wood exterior has chinking between the logs. They often feature side gable roofs with a central chimney or chimneys at the gable ends.
● Georgian (1780s-1860s) ● Neo-classical		Commonly used for residential as well as commercial buildings, the façade of Georgian structures are box-like and balanced with an equal number of windows on either side of the front door. Five bays are common and most structures are



HERITAGE DISTRICT ANALYSIS

Architecture	Image	Description
(1810s-1850s)		<p>from one to three storeys, commonly two. Paneled front doors with rectangular transoms and small-paned double-hung windows are typical. Cladding was initially clapboard and the style adapted to stone and brick.</p> <p>The Neoclassical style is generally expressed in one to two storeys with a three bay façade, hipped or end gable roof with matching chimneys, and a central entrance decorated with pilasters and sidelights, transom and/or fan lights around a single door.</p>
<p>● Victorian Gothic Revival</p> <p>(1840s-1870s)</p>		<p>The Gothic Revival style is often one-and-a-half storeys and is most commonly clad in brick, board and batten or stone. Plans can be L-shaped, square or rectangular and roofs are steeply pitched with one or more front gables that often exhibit decorative vergeboard. The windows are arched under the peaked gables, and bay windows are occasionally seen on the first storey. Entrances are typically centred and may include sidelights and transom. Verandas are common to the style and often include decorative vergeboard.</p>
<p>● Victorian Italianate</p> <p>(1840-1885)</p>		<p>Italianate structures are predominantly two to three storeys with a hipped roof and decorative elements along the roof line, often brick corbelling and heavy cornice brackets. Windows are commonly paired, arched or curved at their top, and may exhibit decorative crowns or voussoir.</p>


HERITAGE DISTRICT ANALYSIS

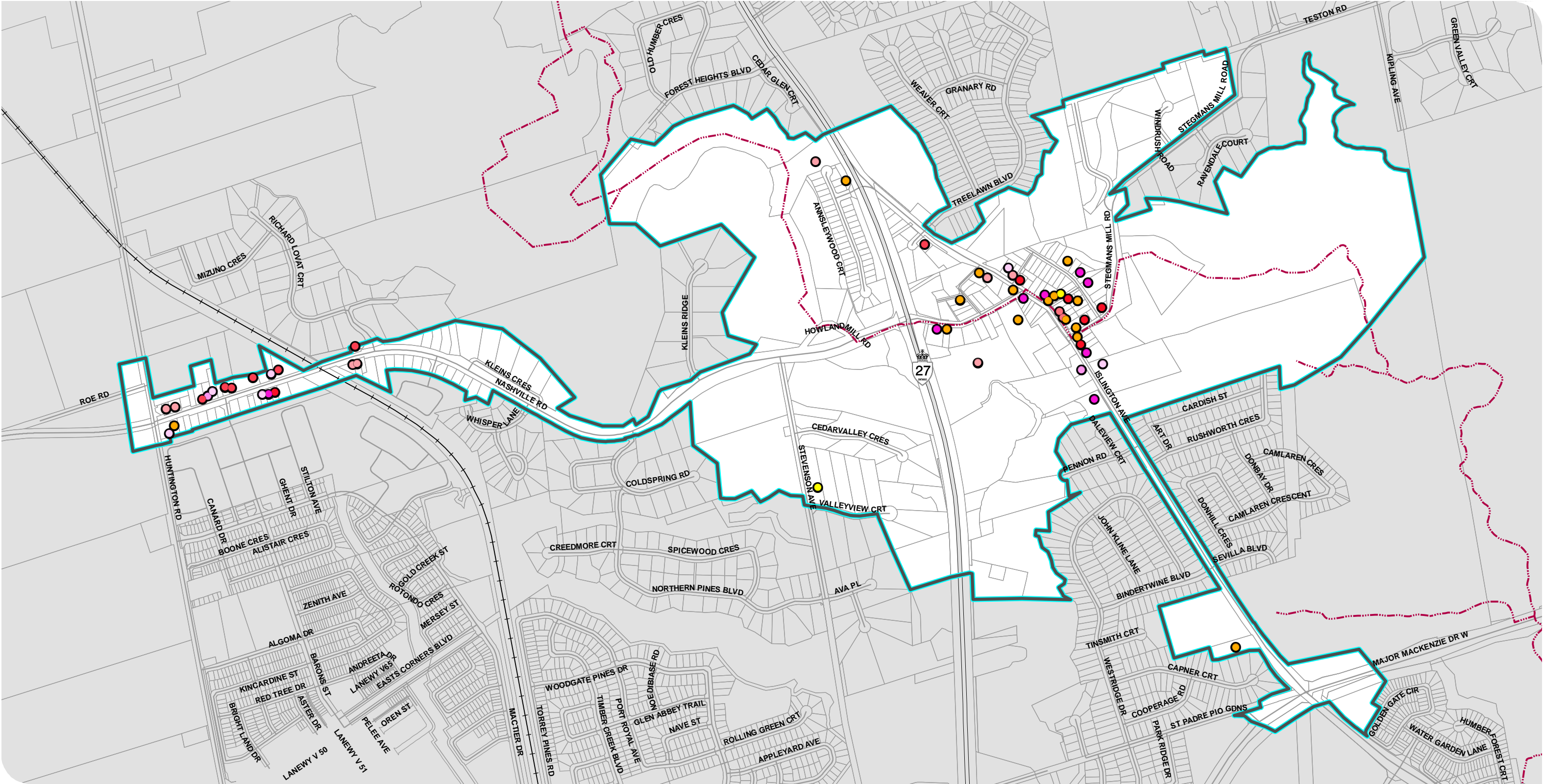
Architecture	Image	Description
<p>● Victorian Commercial/Institutional (1840-1900)</p>		<p>Commercial or institutional buildings built during the Victorian Era (1840-1900). Village shops often feature a front gable or boomtown front. These buildings historically housed commercial uses on the main floor and living quarters above. Like vernacular residential buildings, vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials. Victorian Commercial/Institutional buildings are modest in scale but have typical Victorian decorations including decorative woodwork and bricks.</p>
<p>● Victorian Vernacular (1840-1900)</p>		<p>These structures are typically not designed by a professional architect and are influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.</p>

HERITAGE DISTRICT ANALYSIS

Architecture	Image	Description
<p>● Ontario Gothic Cottage (1850s-1900s)</p>		<p>The composition of the Ontario Gothic Cottage is generally symmetrical with steep gable window and roof pitches and wall continuity that may be broken up by projecting or recessed bays. Verticality is emphasized in the gables. Round arches are often seen in window and door openings. Porches supported by posts with shallow roofs that extend the length of the façade are common. Typical of the style, a great deal of carved and turned woodwork such as finials, decorative vergeboard and verandahs are observed. Cladding includes board and batten and brick, with dichromatic brickwork adding to the decorative effect.</p>
<p>● Romanesque Revival & Gothic Revival (Church) (1840s-1870s)</p>		<p>Common features of the Gothic Revival style in religious buildings include pointed arch windows, rib vaulted ceilings, steeply pitched roofs, towers and an emphasis on height. Gothic Revival architecture was popular in Ontario and was the most common style for religious buildings in the mid- to late-19th century, just as many of Ontario's towns and cities began to boom.</p> <p>Romanesque Revival buildings are a revival of medieval architectural styles made popular by John Ruskin, a critic of the Victorian era architecture and art. This style was used widely for institutional and religious buildings and can be described as "heavy." Typical features include round arches, square towers and the use of dark materials such as wood or brick.</p>

HERITAGE DISTRICT ANALYSIS

Architecture	Image	Description
● Edwardian (1900-1920)		The Edwardian style is simple, classical and balanced. It can be two storeys or more, often clad in brick and organized in two bays with two symmetrically placed windows on each storey. Roofs are hipped or gable with heavy cornices. Windows can be sash or paned and are usually one-over-one. They typically feature a verandah along the full length of the façade.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 21

**EXISTING HISTORIC AND
CONTRIBUTING STYLES
IN THE KNHCD**

- Highways
- Railroad
- Roads
- 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



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters



HERITAGE DISTRICT ANALYSIS

4.4.2.3 EXISTING NON-HISTORIC AND CONTRIBUTING STYLES



Properties in this grouping contribute architectural qualities to the character of the KNHCD – 23 properties, 9 percent. As these properties below do not possess all three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) they are considered non-historic. However, they fall under contributing properties as they still add to the heritage character of the village overall.

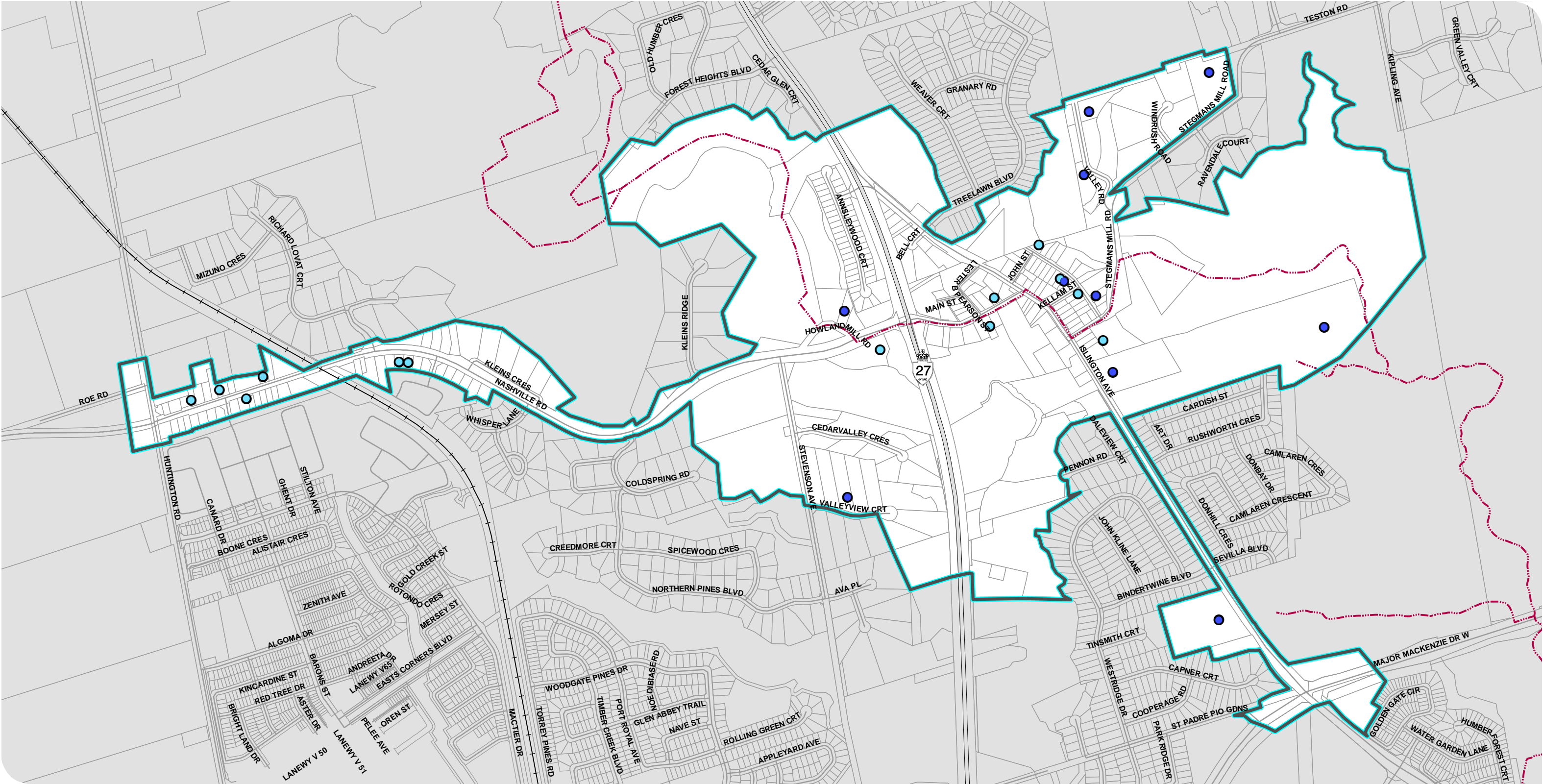
These buildings possess an architectural integrity, which make them contribute to the character of the KNHCD because of their importance in the development of Kleinburg and Nashville in the post-war period. The existing non-historic and contributing styles in the KNHCD are:

2a. Modern Movement ●

2b. Cape Cod / Bungalow ●

Table 12 Existing Non-Historic and Contributing Styles

Architecture	Image	Description
● Modern Movement (1930s-1970s and 1990s-Present)		Typical buildings from the Modern Movement are low profile one to one-and-a-half storeys with a strong horizontal emphasis. Large windows or walls and a flat roof with large overhangs are also characteristic of this style. This category is manifested in the KNHCD as constituting buildings which are custom designed individually by architects.
● Cape Cod/Bungalow (1900-1945)		Bungalows are typically one to one-and-a-half storeys. They are wood frame, often with wood siding and low pitched roofs.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 22

**EXISTING NON-HISTORIC
AND CONTRIBUTING STYLES**

- Highways
- Railroad
- Roads
- Ontario Trail Network

Heritage Conservation District

- Architectural Styles**
- Modern Movement
 - Cape Cod / Bungalow



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0 100 200 400 Meters



HERITAGE DISTRICT ANALYSIS


4.4.2.4 EXISTING NON-HISTORIC AND NON-CONTRIBUTING STYLES

Properties within this grouping do not add to the historical integrity or architectural qualities that contributes to the character of the KNHCD – 148 properties, 58 percent. As these properties below do not possess all three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) they are considered non-historic.



In addition, these buildings do not possess any significant architectural integrity that contributes to the character of the KNHCD because they are ‘faux’ styles that are improperly rendered. The existing non-historic and non-contributing styles in the KNHCD are:

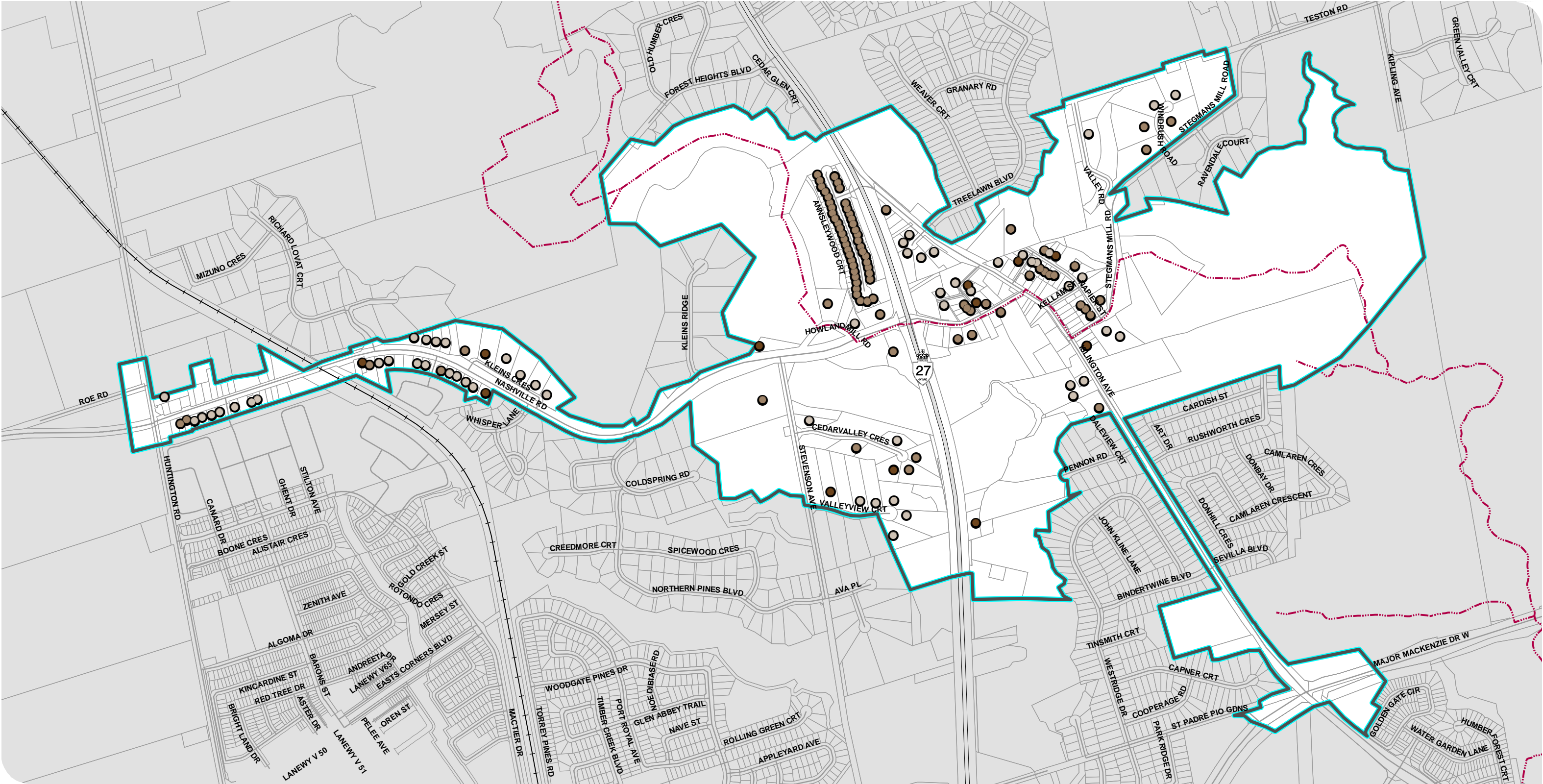
- 3a. Suburban
 - 3a. (i) Post-War Suburban ●
 - 3a. (ii) Suburban Victorian Inspired ●
- 3b. Ranch ●

Table 13 Existing Non-Historic and Non-Contributing Styles

Architecture	Image	Description
● Post-War Suburban (1950-2003)		Buildings grouped in the Suburban style have a non-descript style but share the common element of a single detached house with extensive front yard lawns and large driveways to serve the garages. This category represents production-type or builder houses based on standard single detached models.

HERITAGE DISTRICT ANALYSIS

Architecture	Image	Description
<p>● Suburban Victorian Inspired (1990s-Present)</p>		<p>Although suburban, the Suburban Victorian inspired style is distinct as it represents a reimagined contemporary building with a specific style within the Victorian era (i.e., Italianate and Gothic Revivals and Queen Anne). Elements typical of the style include the use of front gables, projecting bay windows, vergeboard and ornamentation such as dichromatic brickwork to create quoining, voussoirs and decorative patterns.</p>
<p>● Ranch (1950-1975)</p>		<p>Ranch style houses are generally one to one-and-a-half storeys and compact and low to the ground. They exhibit simple construction, primarily with rectangular or square plans and often with low slope side gable or hipped roofs. This style displays a lack of ornamentation and is commonly clad in brick, vinyl siding or a combination of both. In other circumstances these homes may have cultural heritage value or interest individually, however, they were determined not to contribute to the cultural heritage value or interest of the KNHCD as identified in the Statement of Significance.</p>



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 23

**EXISTING NON-HISTORIC
AND NON-CONTRIBUTING STYLES**

- Highways
- Railroad
- Roads
- Ontario Trail Network

Heritage Conservation District

Architectural Styles

- Suburban
- Post-War Suburban
- Suburban Victorian Inspired

Ranch



MAP DRAWING INFORMATION:
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MAP PROJECTION: NAD 1983 UTM Zone 17N

0 100 200 400 Meters




4.4.2.5 MISCELLANEOUS (EXISTING NON-HISTORIC AND HISTORIC AND CONTRIBUTING STYLES OR NON-CONTRIBUTING STYLES)



Properties within this grouping may or may not possess the historical integrity or architectural qualities that contribute to the character of the KNHCD – 28 properties, 11 percent. Of the properties that fall into the categories below, only some have the three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) and, as a result, they are deemed as contributing to the character of the KNHCD. The commercial buildings, even more recently constructed, tend to possess a typology having streetscape oriented façades with storefronts, etc., which are compatible with the KNHCD character. Many of the recent designs of these commercial buildings are sensitive to the heritage character because of their compatible massing and streetscape qualities which makes them contributing – albeit non-historic – to the KNHCD character. The miscellaneous styles in the KNHCD are:

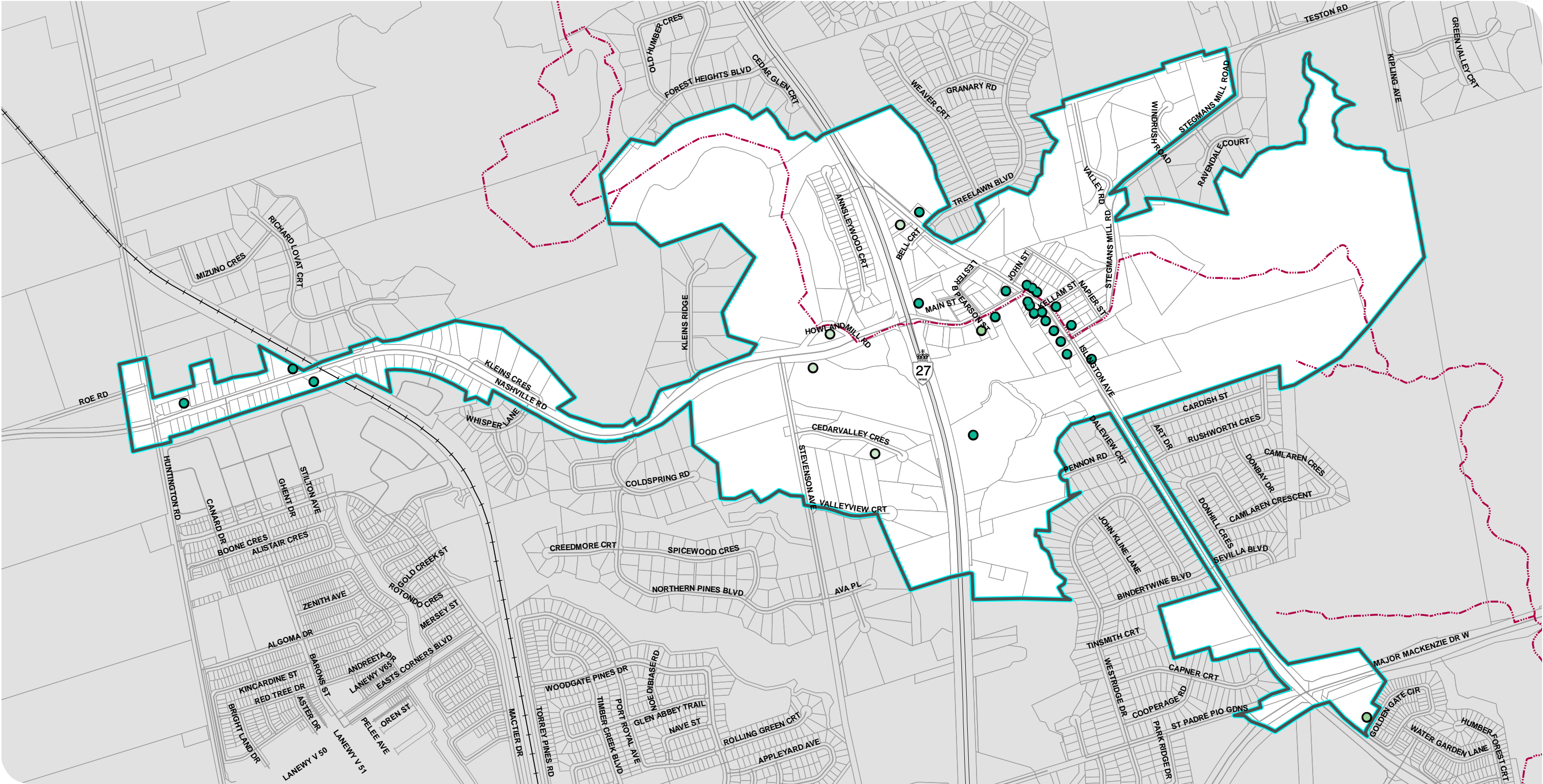
- 4a. Vernacular Commercial ●
- 4b. Vernacular Agricultural ○
- 4c. Public Open Space ●
- 4d. Vacant Land ○

Table 14 Miscellaneous (Existing Non-Historic and Historic, and Contributing and Non-Contributing Styles)

Architecture	Image	Description
● Vernacular Commercial (Multiple time periods)		Vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.

HERITAGE DISTRICT ANALYSIS

Architecture	Image	Description
<p>○ Vernacular Agricultural</p> <p>(Time period 1800s-1930s)</p>		<p>Agricultural buildings are typically vernacular in nature – they were not designed by a professional architect and is influenced but not defined by a particular style, but rather constructed for functionality.</p>
<p>● Public Open Space</p>		<p>Public Open Space includes parks, trails, woodlots, town squares and cemeteries.</p>
<p>○ Vacant Land</p>	<p>-no photo-</p>	<p>Land that does not contain any built structures. This land may be vacant due to the removal of previous structures, or may historically not have contained any structures.</p>



**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



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

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HERITAGE DISTRICT ANALYSIS

4.4.3 Building Materials & Exterior Components



The primary materials in the KNHCD reflect the historic architectural styles of the District which have been discussed above. The building's exterior materials and finishes which are ubiquitous and character-defining for the District are described below with reference to Historic and/or Contributing Styles within the HCD:

4.4.3.1 MASONRY

I. BRICK

Beginning with the early 19th century and onward, residential buildings in Kleinburg saw the use of Ontario-size brick which was historically structural/load bearing. Traditionally, the bricks were laid in a running stretcher bond pattern (long side running horizontally) and were bonded together by 'headers' (bricks placed front to back across the two wythes) every seven courses. With the advent of more readily-available milled timber, wood framing was used commonly, beginning in the late 19th century, as a structural component with brick veneer used as cladding. In such a wall assembly, the header or 'row-lock' course would not occur. In any case, the brickwork throughout the District incorporates various decorative features including quoins, voussoirs, arches, banding, corbelling, etc.

Table 15 Building Materials & Exterior Components: Masonry - Brick



Address	Image	Description
970 Nashville Road		Stone - Equal Course heights Dressed Foundation Brick - Stretcher bond and rowlock coursing
872 Nashville Road		Stone – Coursed Ashlar Masonry Brick – Features include banding, voussoirs, arches, quoins in a dichromatic pattern.

HERITAGE DISTRICT ANALYSIS

II. STONE

Fieldstone formed the foundations of most of the historic buildings. The stone masonry in foundations was observed to be of different types – random, equal coursed, composite ashlar. Stone also is used as accents and accessories within brick masonry such as for sills and heads of window openings. The early twentieth century saw the introduction of concrete blocks or poured concrete foundations.

Table 16 Materials & Exterior Components: Masonry - Stone

Address	Image	Description
930 Nashville Road		Stone - Fieldstone Foundation, Stone sills as headers Brick – Stretcher Bond with rowlock coursing
75 Valley Road		Stone – Long type random ashlar / sandstone

III. HISTORIC LIME MORTAR

Water-permeable lime mortar is found in traditional masonry construction. This lime-mortar partners with the porous Ontario size bricks to accommodate the brick's contractions and expansion. Any eroded mortar should be chiseled out and replaced with the same lime-based formulation (repainting of historic brick). The mortar derives its color from the sand in the mix, thus a matching appearance with respect to color and texture can only be established if the right sand is procured.

IV. ARCHES

The heritage buildings in the Kleinburg-Nashville District comprise of different types of arches. These include the Gothic pointed arches, segmental arches (with flush-hood mouldings and voussoirs above) of the late 1800s and round semi-circular arches in the



HERITAGE DISTRICT ANALYSIS

early 20th century. The buildings in the early 1900s incorporated round arches formed by triple rowlock-header voussoirs. Windows in the façade are framed by soldier-course bricks below and flush, and round arches above built of triple rowlock headers.

Table 17 Materials & Exterior Components: Masonry - Arches

Address	Image	Description
10072 Islington Avenue (1862)		Segmental-arch with rubbed-brick voussoirs
376 Stegman's Mill Road (1870 and later)		Segmental-arch hood mouldings that drop and step inwards at upper jambs
9 Napier Street (1870 and later)		Window sills and casings with moulded backbands and rounded heads
872 Nashville Road (1890)		Segmental-arch hood mouldings that drop and step inwards at upper jambs

HERITAGE DISTRICT ANALYSIS

Address	Image	Description
926 Nashville Road (1902)		Gothic or pointed arch that drops and step inwards at upper jambs
10418 Islington Avenue (1926)		Windows with a round head (Victorian)

4.4.3.2 WOOD SIDING

The archetypal Ontario Gothic Cottage style house exhibits the earliest use of historic wood siding in the KNHCD. The siding consists of wide vertical boards that are spaced to breathe and the joints of which are covered narrow vertical strips, or battens.

Vernacular agricultural buildings, such as sheds and barns, built during the late 19th and early 20th centuries also commonly used wood siding.

HERITAGE DISTRICT ANALYSIS

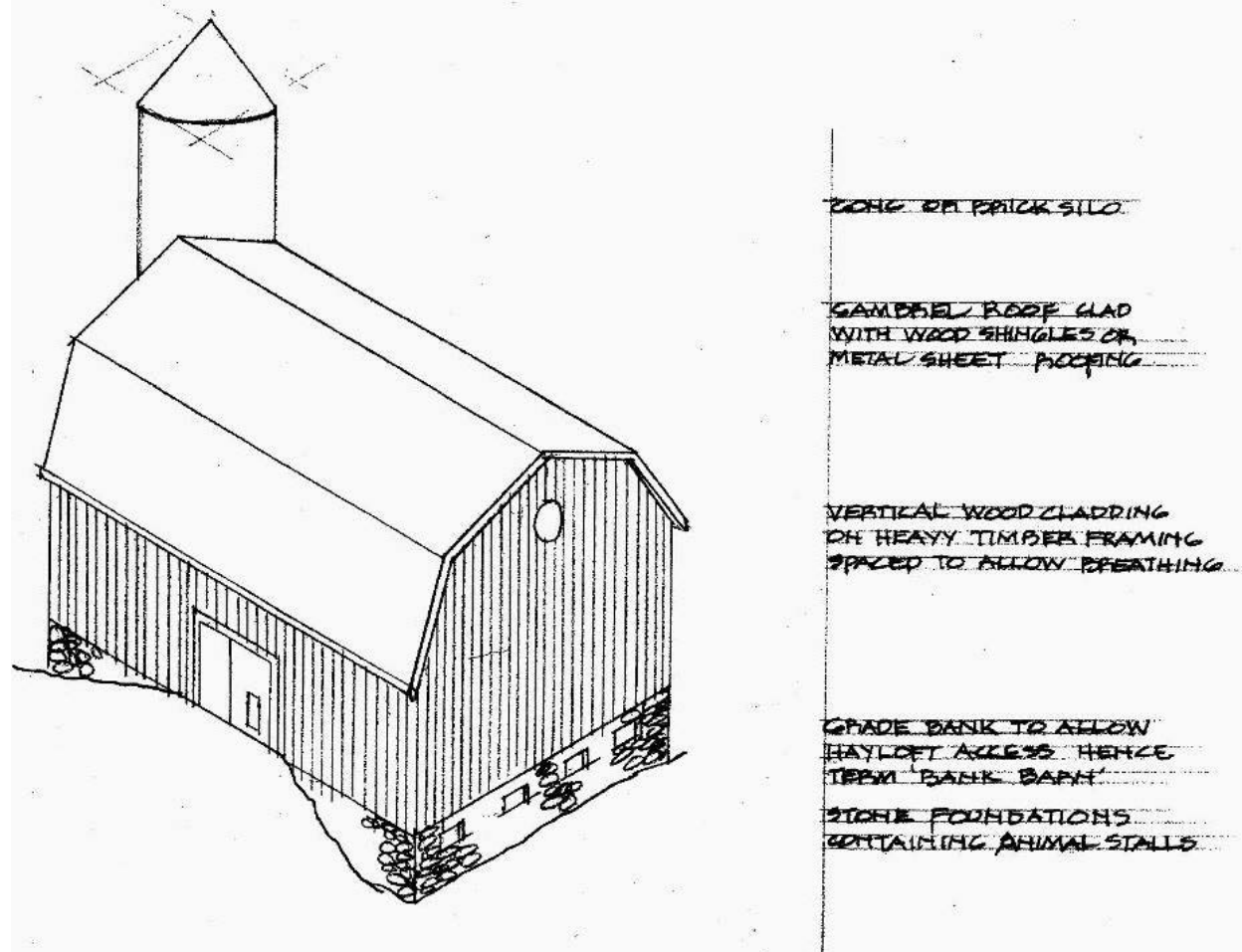


Image 9 Wood Barn (Cited from 2003 KNHCD Study and Plan)

4.4.3.3 WOOD TRIM ACCESSORIES

Wood mouldings were observed in many styles both in interior and exterior parts of the buildings. Series of deep mouldings crowned the wall-head, extending into a centre gable as seen in the traditional red-brick Ontario Gothic Cottages. Soffits and fascias were generally plain. But the front façade typically incorporates numerous carved wood trim features in various components – bargeboard and vergeboard, porch treillage in railings, gable posts or fascia.

HERITAGE DISTRICT ANALYSIS

Table 18 Wood Trim Accessories

Address	Image	Description
10384 Islington Avenue (1852)		Fretwork richly composed of gingerbread mouldings and elaborate wood scrollwork.

4.4.3.4 WINDOWS

I. OPENINGS

All heritage window types and placements are determined by the architectural style they correspond to. Location of openings are also influenced by factors like the desired amount of light in a room and the activity of the space.

II. PROPORTIONS

All heritage windows are rectangular and taller than they are wide.

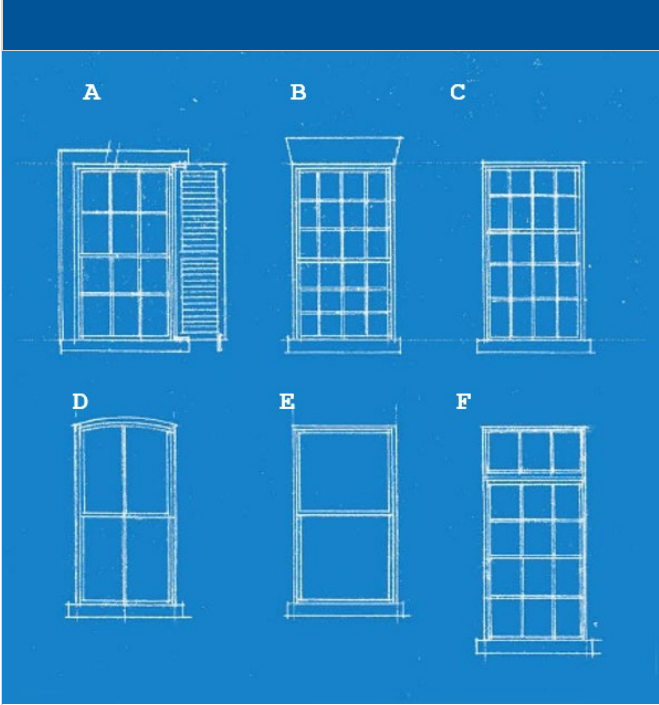


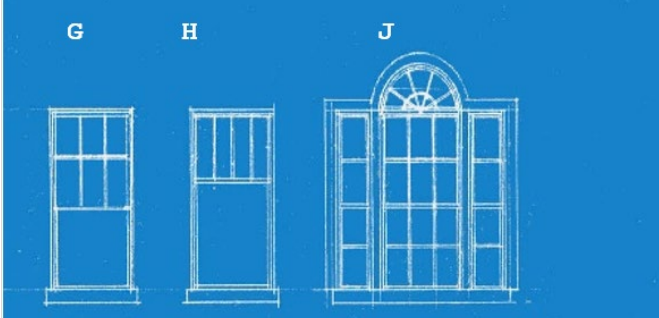


III. PANE SIZES AND CONFIGURATIONS

The pane sizes generally correspond to the window proportion i.e. rectangular and taller than they are wide.

All windows except the french door (K) are double hung. Numbers like 6 over 6 refer to the number of panes in the upper sash over the lower sash. Heritage buildings are most commonly composed of the pane configurations illustrated in **Table 19**.

HERITAGE DISTRICT ANALYSIS




Table 19 Windows: Panes Sizes and Configurations (Cited from 2003 KNHCD Study and Plan)

	A. 6 over 6 with shutter, Georgian
	B. 12 over 12, Georgian
	C. 8 over 12, Classic Revival, Regency
	D. 2 over 2, segmental arch head, post 1840 styles
	E. 1 over 1, post 1900
	F. 6 over 6, with transom
	G. 6 over 1
	H. 4 over 1, Cottage Style, Italianate, Edwardian
	J. Palladian window: 6 over 6 with sidelights & optional lunette, Regency
	K. French door with/transom Regency
	L. 'Gothic' head, Victorian
	M. 2 over 2 round head, Victorian
	N. Paired round head in round head arch, with stained glass



These window types are described in **Table 20** with reference to the types above and to example buildings in the KNHCD (where available).

HERITAGE DISTRICT ANALYSIS

Table 20 Window Types in the KNHCD

#	Window Type	Image	Description
1.	6/6 (with shutter) – Georgian Style (Type A)	 <p>8 Nashville Road (1858)</p>	Fenestrations are symmetrically placed in pairs of 6/6 windows, in this case without shutters
2.	2/2, with a segmental arched head – post 1840 styles (Type D)	 <p>10072 Islington Avenue (1862)</p>	Windows are square headed, 2/2 (4 pane storms)
3.	1/1 window, post 1900 – Late Victorian or Edwardian (Type E)	 <p>904 Nashville Road</p>	1/1 Window is set within steeply pitched brick gable.

HERITAGE DISTRICT ANALYSIS

#	Window Type	Image	Description
4.	2/2 Round head – Victorian-Gothic Style (Type M)	 <p>9 Napier Street (1870)</p>	Front façade has round-headed windows in dormer gable although the original pane configuration is not known.
5.	8/8 with segmental arched head - Victorian Gothic Style	 <p>376 Stegman's Mill Rd. (1870)</p>	Front façade has segmental-arch hood mouldings that drop and step inwards at upper jambs

Other configurations include 12/12 (Georgian – Type B), 8/12 (Classic Revival, Regency – Type C), 6/6 with Transom (Type F), 6/1 (Type G), 4/1 (Cottage Style, Italianate, Edwardian, Type H), Palladian 6/6 with sidelights and lunette (Regency, Type J), French Door with transom (Regency, Type K), Gothic head (Victorian, Type L), Paired round head in round head arch, with stained glass infill (Victorian, Type N).

IV. SASH TYPE

Traditional window designs featured the double-hung type where the upper and the lower sash move vertically. In later periods (turn of the century), single-hung and casement windows would be used.

4.4.3.5 ROOFING MATERIALS

Traditionally the roofing materials used were metal (i.e. tin, copper), cedar shakes or slate. Asphalt shingles supplanted all the types of roofing materials around the 1920s. Historically, wooden shingles or sheet metal were early common roofing materials found in the HCD, followed by slate. Slate was a common roofing material used from the 1880s onward for most buildings built before 1920. Today, asphalt shingle roofing is

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used throughout the District and has replaced virtually all of the original roof materials that would have been used in historical buildings.

Table 21 Built Form & Architecture SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Disconnect between the different neighbourhoods • Failure to maintain existing materials • Limited possibility of intervention on historic buildings that are listed. 	<ul style="list-style-type: none"> • 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 • Universal Accessibility improvement • Agricultural Heritage 	<ul style="list-style-type: none"> • Compatibility of infill development

4.5 STREETSCAPE & BUILT FORM

4.5.1 Facades & Building Forms

4.5.1.1 COMPOSITION

The façade composition is derived from geometrical principles and proportions. The location of the façade elements – windows, doors, arch keystones are governed by regulating lines of diagonals from and through critical points to create a proportional composition. The window bays are generally 3 to 5 in number. Materials like stone, brick, wood, and stucco on the façade were dominant from the 1800s to the early 20th century.

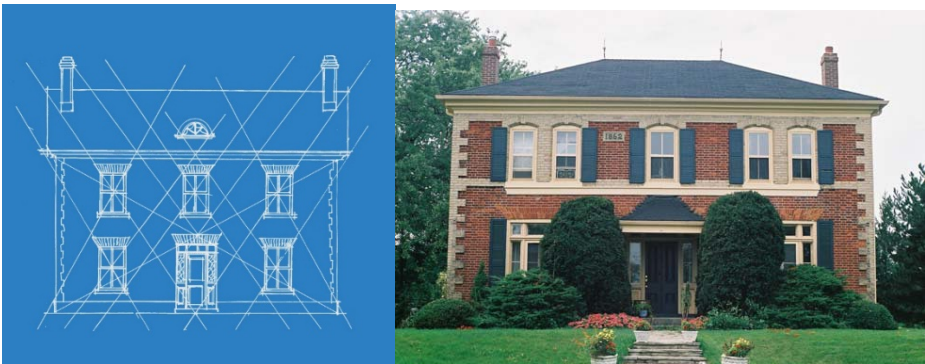



Image 10 Composition (Cited from 2003 KNHCD Study and Plan)


4.5.1.2 ROOF FORMS

The following examples show the different roof types of the local architectural styles which can be found in the KNHCD:


Table 22 Facades & Building Forms – Roof Forms

	Roof Forms	Image
a	1 ½ storey, gable roof of a Georgian Cottage, main roof peak parallel to front façade.	 10740 Highway 27 (1850)

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	Roof Forms	Image
b	1 ½ storey, steep gable roof of an Ontario Gothic Style Cottage, main roof peak parallel to front façade, with centre gable dormer transverse to façade.	 <p>10384 Islington Avenue (1852)</p>
c	2 storey, hip-roofed of a Georgian Style House with matching chimneys	 <p>10072 Islington Avenue (1862)</p>
d	2 storey, gable roof of a Neo-Classical Style House, main roof peak parallel to front façade.	 <p>10473 Islington Avenue (1890)</p>

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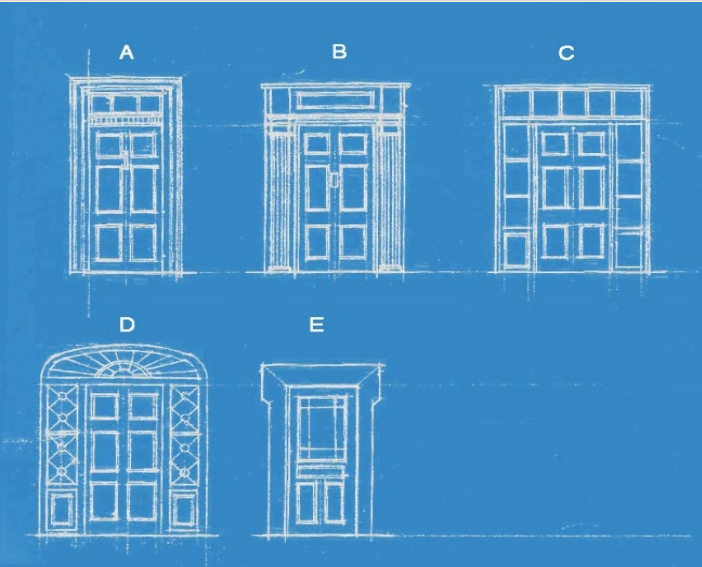
	Roof Forms	Image
e	2 storey hipped roof of an Edwardian Style House with center hip-roofed dormer.	 <p>10555 Islington Avenue (1920)</p>

4.5.1.3 ENTRANCES & DOORS

I. ENTRANCES

Entrances for heritage houses comprise a solid panel door surrounded by associated elements in various combinations, transom, fanlight wood casing, decorative sidelights frames with carved eaves, etc., as listed in **Table 23**.

Table 23 Entrances (Cited from 2003 KNHCD Study and Plan)

	A. Solid panel door with transom and wood casing.
	B. Solid panel door with classical cornice.
	C. Solid panel door with transom and sidelights.
	D. Solid panel door with decorative sidelights and fanlight transom.
	E. Wood panel door with decorative glazing and eared casing.

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II. DOORS

Door paneling configurations include several different patterns as illustrated in

Table 24.



Image 11 Cross and Bible' Solid Panel Door and Regency Style (ontarioarchitecture.com)

Table 24 Doors (Cited from 2003 KNHCD Study and Plan)

	A. 'Cross and Bible' Door
	B. Four Panel Door
	C. Four Panel Round Head Door
	D. Arched-head Four Panel Door
	E. Glazed Wood Panel Door
	F. Glazed Wood Shopfront Door
	G. Paired Glazed Wood Shopfront Doors

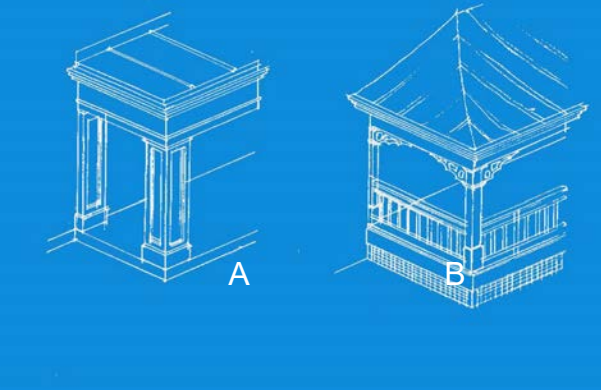
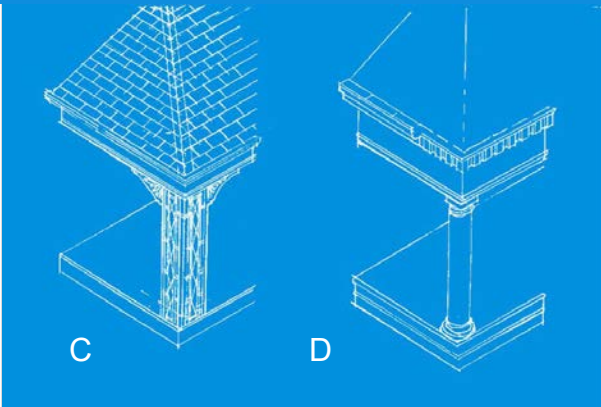
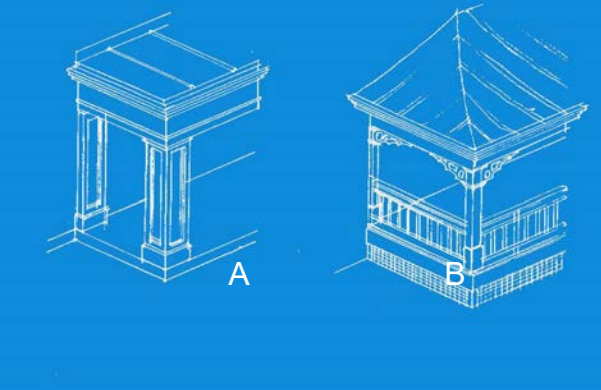
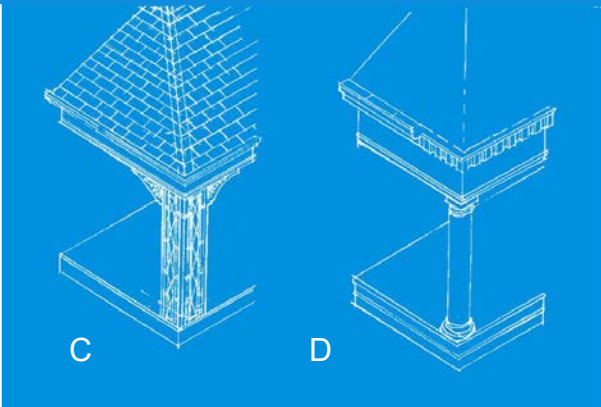
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4.5.1.4 PORCHES

Porch design is generally single storey with wood columns and a roof in various forms – flat, pitched, hip or bell-cast. The column design may be round or square and may include various decorative wood features according to the range of house styles.

I. PORCH STYLES

Table 25 Porch Styles (Cited from 2003 KNHCD Study and Plan)

Porch Style	
	A. Classical Revival – Wood Columns, flat metal roof.
	B. Victorian – Wood columns, with ornate brackets, bell-cast curved metal roof.
	C. Victorian and Regency – Treillage columns, pitched roof.
	D. Classical Revival – Classical wood columns, decorated frieze (this example has dentils), pitched roof.

II. BRACKETS

Gingerbread porch fretwork is evident in the Victorian Style homes in the porch brackets cut with the then newly invented power scroll saw.



Image 12 Brackets (Cited from 2003 KNHCD Study and Plan)

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III. RAILINGS

The building code calls for higher railings than were used historically. The design on the right minimizes the excessive verticality that compliance with the code can produce.

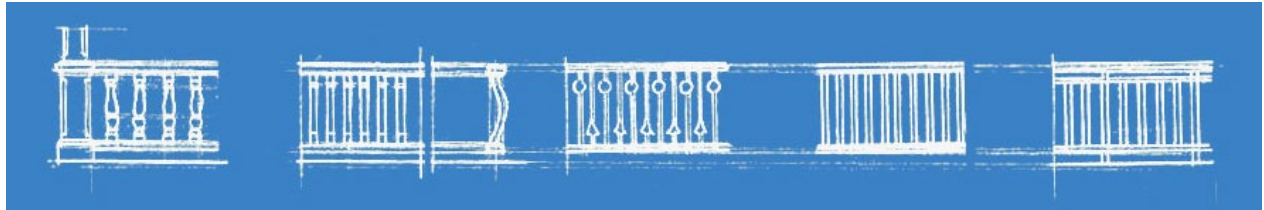


Image 13 Railings (Cited from 2003 KNHCD Study and Plan)

IV. TREILLAGE

The porch supports developed in the Victorian era into carved open-webbed woodwork treillage which is formed of multiple wooden sections and with Gothic elements, set within the piers. A band of wooden swags and tassels into the frieze and spans the full-width of the porch.

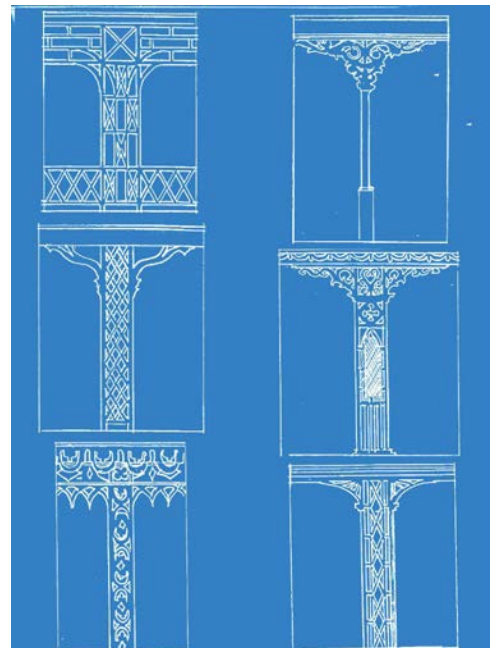


Image 14 Treillage (Cited from 2003 KNHCD Study and Plan)

HERITAGE DISTRICT ANALYSIS

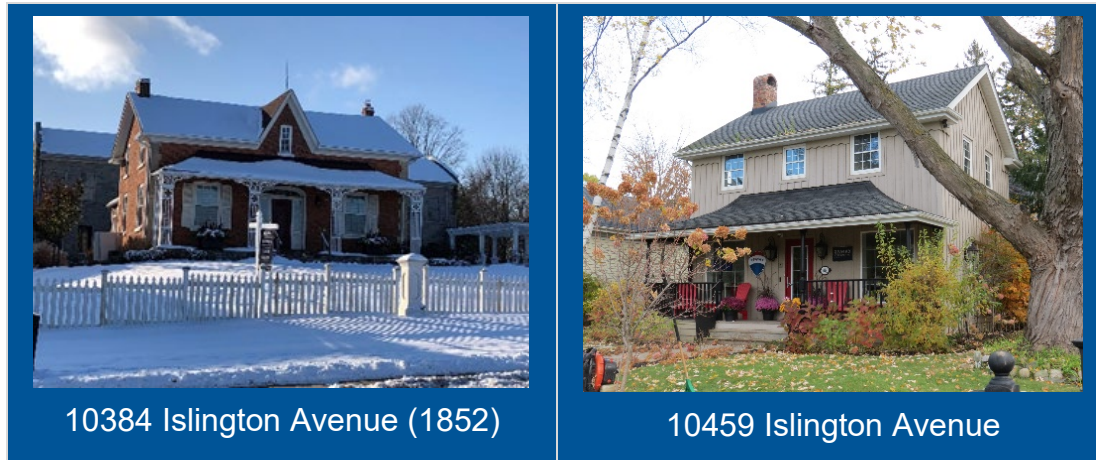


Image 15 Examples within the KNHCD

Late Georgian style homes consist of a verandah having slender posts with plain railings and pickets spanning between. In this simpler style, gingerbread-type brackets incorporate carved treillage.

V. PORCH FUNCTION

The porches in the District are often defining features and contribute to the special charm of the streetscape. These features not only have a social use, but also provide a covering over the entrances. They range from quite plain to the elaborate.

Porches and verandahs, as a separate wood design element, are the most distinguishing architectural feature viewed by the public. The porch also serves an important role historically in energy conservation. It provides shelter from inclement weather and shade to assist in cooling during the heat of the summer.

4.5.1.5 BAY WINDOWS

The late Victorian and Edwardian Style buildings presented their windows in bays which created an illusion of a larger room maximizing the amount of light entering the room. The upper sash is generally decorative and fixed with a single sliding plane of glass below.

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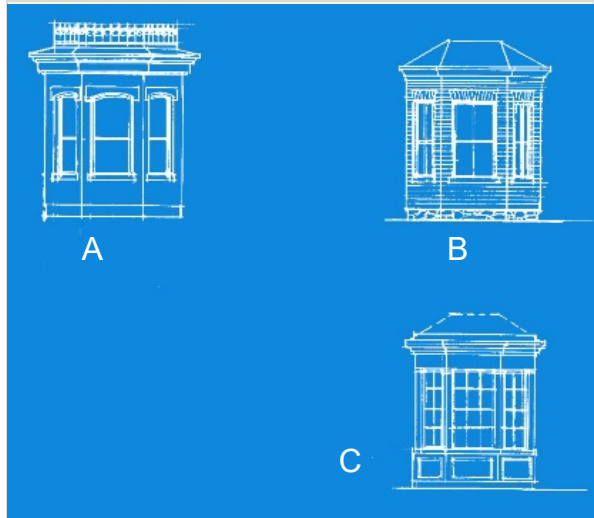
	A. Victorian or Italianate bay window
	B. Victorian bay window
	C. Classical Revival bay window

Image 16 Bay Windows (Cited from 2003 KNHCD Study and Plan)

4.5.1.6 DORMERS

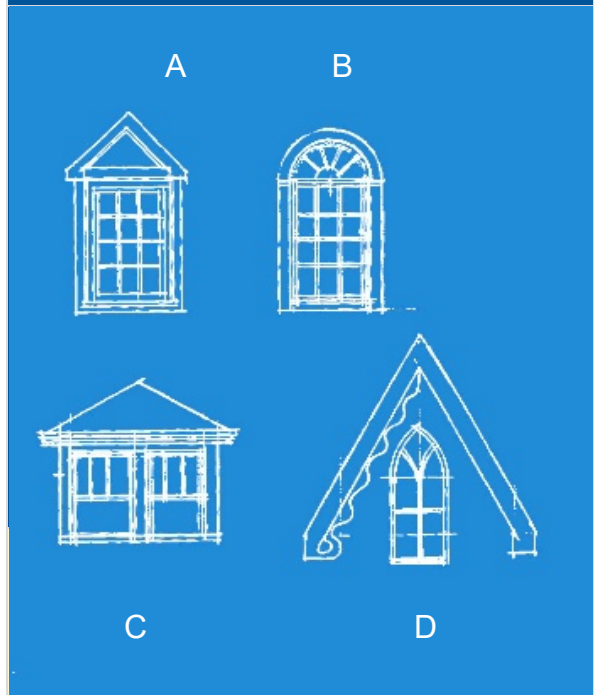
	A. Georgian dormer
	B. Classical or Italianate dormer
	C. Edwardian dormer
	D. Gothic dormer

Image 17 Dormers (Cited from 2003 KNHCD Study and Plan)

Historic dormers varied in forms depending on the time period and the architectural style. Gabled dormers were the most common type of dormer and were seen extensively in Gothic Revival houses. These comprised of a peak at the top and a roof

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that slopes steeply on either side. This particular type worked well with a wide array of architectural styles.

4.5.1.7 CHIMNEYS

Historic chimneys were mostly central to the side or rear façades as roof projections and are made of bricks. Special detail work such as corbelling or multiple flues associated with the original work or later EXTANT work are heritage attributes. Often chimneys provide a design balance for the structure and complement the symmetry of the architectural composition and are therefore character-defining features of the building.

4.5.2 Alignment and Grouping of Buildings

4.5.2.1 COMMERCIAL CORES

The commercial core is limited to about 4 hectares in the Kleinburg Core primarily on Islington Avenue, with a few additional properties on Regional Road 27 and in the Nashville Village along the Nashville Road. The Kleinburg core encompasses approximately 65 business establishments² and serves primarily as a visitor destination than as a neighbourhood-serving retail destination because of its proximity to the McMichael Art Gallery, which is located on Highway 27. This core is dominated by retail merchandise that accounts for 25% of the occupied establishments. The local residents and regional tourists are the two main target audiences for Kleinburg main street businesses.

The old part of the Commercial Core has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings.

The following components together characterize and preserve the architectural integrity of the commercial core:

I. LOT CONFIGURATION AND SETBACKS

Typically, the building entrances face the street which enhance street activity and community engagement. Each building is a detached property with side yards which creates a visual pattern of solid (building) and void (side yards). The street face of each

² Kleinburg Economic Development Strategy A Mainstreet Revitalization Project, Urban Marketing Collaborative Urban Strategies Inc., BA Group June 2011

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building is generally aligned with its neighbouring building. This creates a strong perspective and visual interest for the viewer.

However, the front setbacks incorporate some variation in their depth. The commercial streetscape incorporates a variety of frontyard setbacks, with purpose-built commercial buildings tending to be located at the streetline, and residential front yards ranging considerably in depth.



Image 18 Islington Avenue (Googlemaps, 2020)

II. SCALE & MASSING

The commercial building stock represents a mix of architectural style buildings which were historically 1 to 2 storeys high. Unfortunately, the heritage character of the village centre has not been preserved on the west side of Islington Avenue. New developments on the west side are over-urbanized, and the village character has been buried under an array of standard fittings and fixtures: ubiquitous pavers, bollards, and planting tubs.



Image 19 Isling Avenue (Google Maps, 2020)

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The damage done by these re-developments to the historic village character of Kleinburg is greatly exacerbated by the landscape and streetscape elements installed. Reconfiguration of these elements can restore the village character to a great degree, and with modest effort. The setting has been inappropriately urbanized to the extent that it more resembles Yorkville in Toronto, than the opposite side of Islington Avenue. Design Guidelines (in next phase) for landscaping and streetscaping can restore the original character.

III. BUILDING SIGNAGE

The existing signages for the historic storefronts are typically located above or below fascias.





Image 20 10483 Islington Avenue (Google Maps, 2020)

Historic photographs of Kleinburg show projecting signs, window signs, soffit signs, as well as signs installed above porch roofs, which might be termed “inverted soffit” signs. The signs are generally quite small. The more recent modern signs are either too large, or their architectural detailing is not appropriate in the District.




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IV. LANDMARK BUILDINGS




Table 26 Landmark Buildings in the KNHCD

	Address	Photo
1	Pierre Berton Heritage Centre, 10418 Islington Ave, (Former Kleinburg United Church Building), 1926	
2	Doctor's House, 21 Nashville Rd., 1867	

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	Address	Photo
3.	Railway Station, 10415 Islington Avenue (By-law 144-78), 1908	 A photograph of the Kleinburg Railway Station Scout House, a small, single-story brick building with a dark roof and a chimney. A white sign in the foreground reads "Kleinburg Railway Station Scout House, 10415 Islington Ave., Built ca. 1907".
4.	10535 Islington Avenue (By-law 30-85), 1880	 A photograph of a two-story historic brick house with white trim, a gabled roof, and a small porch. The house is surrounded by lush green trees and a white picket fence.
5.	10483 Islington Avenue (By-law 32-85), 1901	 A photograph of a two-story commercial building with a brick upper floor and a dark, modern-looking ground floor. A white SUV is parked in front of the building on a street.

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	Address	Photo
6.	Arthur McNeil House, 10499 Islington Avenue (By-law 39-88), 1832	 A two-story yellow house with a dark roof and a front porch. The porch has a sign that says 'STARBUCKS COPY'. There are trees and a street lamp in front.
7	McMichael Art Gallery, 10365 Islington Ave., 1954	 A large, modern building with a steep, dark roof and stone walls. The building is surrounded by snow and trees.
8	Kline House, 8 Nashville Rd, 1858 (By-law 73-83)	 A two-story white house with a dark roof and a front porch. The porch has a sign that says 'Kline House'. There are trees and a street lamp in front.

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4.5.2.2 RESIDENTIAL VILLAGES

The dwellings in the Nashville and Kleinburg residential areas are mostly large lots with deep rear and front yards, as per **Table 27**. For the properties on the east side of Islington Avenue in the Kleinburg Village Core, their deep rear yards create a buffer between the commercial activity on the Main Street and the residential dwellings on Napier Street behind and the side streets.

Table 27 Existing Street Setback Analysis in the KNHCD

Street Setbacks	Min (m)	Max (m)	Median (m)
Islington Avenue	1.1	45.3	
Front	1.1	22.7	6.8
Rear	13.7	45.3	28.4
Lester B. Pearson Street	1.9	39.8	
Front	4.2	14.4	6.1
Rear	1.9	39.8	30.5
Main Street	2.2	46.0	
Front	11.3	11.5	11.4
Rear	2.2	46.0	24.1
Nashville Road	0.8	54.3	
Front	0.8	28.4	12.4
Rear	1.8	54.3	20.2

I. LOT CONFIGURATION AND SETBACKS

The historical residential villages were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Front- yard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted.

II. SCALE AND MASSING

Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development.

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4.5.2.3 VALLEY LANDS

The predominant character of the lands in the Study Area is rural or natural. This is reflected in the Zoning By-law, which classifies 60% of the land as Open Space or Agricultural. Beyond the Study Area, the percentage of open space and agricultural land is very much higher, although extensive recent suburban development has rapidly filled the lands south of Major Mackenzie Drive.

A significant modern intervention is the use of formerly agricultural lands for rural residential development. These constitute 11% of the Study Area. These developments are of various architectural and landscaping styles and road layouts (some face the main roads, some are on cul-de-sacs, and one fronts a parallel access road), reflecting prevailing practices at the time of development.

I. LOT CONFIGURATIONS AND SETBACKS

Kleinburg-Nashville's local roads are shaped by topography rather than survey. Islington Avenue, following the old Carrying Place Trail, ran along the ridge between the two valleys. The limited space on the Kleinburg plateau allowed for minimal development of a town plan, and the village remained small, with surrounding lands occupied by farms.

The past half-century has seen the conversion of much of the surrounding land to suburban housing developments. Along Nashville Road, between the Humber River and the railway, most of the newer houses face directly onto the road. The other developments are laid out as "keyholes" with frontages on a new road running off the existing road system, or as "enclaves" of new road layouts connecting to the existing roads at one or two entrances. In both of these layouts, there are no frontages on the old roads, and old road frontages consist of back or side lot lines of the residential properties.

Planting and attractive fencing soften the visual impact, and the roadway has a rural profile, curbless, with drainage ditches on both sides of the roadway. As a result, the flanking development doesn't entirely overwhelm the original character of a rural road.

II. SCALE AND MASSING

Existing buildings in the valleys are mostly residential; most are fairly modern, most are well treed, and most are modest in scale. Notwithstanding the large size of valley lots, redevelopment of these sites should preserve the modest scale and planted character of the properties.

The resettling of Kleinburg as a rural retreat in the postwar years represented a second pioneer era. During the first two decades of this era, the consciously modern ideas of the 'Natural House', as espoused by architects like Frank Lloyd Wright, were quite

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influential. These ideas lost some of their edge as they filtered down to builders' houses, but many significant aspects were retained: a horizontal emphasis, an open plan that opened to nature (the patio door became ubiquitous), large lots when affordable, mature trees, if present, and a landscaping attitude that sought to place the house in a natural or naturalized setting.

4.5.2.4 ROAD LINKS

I. NASHVILLE ROAD

The Nashville Road offers considerable variations in the visual effects of its surrounding developments. Approximately 85 percent of its 2.5 kilometre length is flanked by residential development. Majority of the houses along the Nashville Road have their front elevations facing the street offering a visually interesting frontage to the street. The front yards are extensive and deep. Almost half of the properties on the western stretch of Nashville Road have heritage value.

Landmark Buildings:

- 1860 Georgian house at No.965
- 1910 Four-Square house at No.975
- Kleinburg Cemetery
- Pearson Monument
- No.9 at Lester B. Pearson Street
- Heritage house at No.10522

The following streets branch off from the Nashville Road:

- Stevenson's Avenue
- Valleyview Court
- Cedervalley Crescent
- Highway 27
- Annsleywood Court

The street has mature planting that obscures the view of more contemporary development.

II. ISLINGTON AVENUE

Majority of the houses along the Islington Avenue do not front onto the street and thus require reinforcing of the sense of place. The buildings in the Kleinburg Village Core are characterized by the prominence of residential historic buildings and a few commercial properties. These buildings front onto the street and have a shorter setback. The

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buildings fronts and the mature trees together strengthen the streetscape. The streetscape allocates space for a wide range of activities and programs. The roadway is busy and should be designed to calm traffic and focus on transforming the street into a pedestrian-oriented place.

The following streets branch off from the Islington Avenue:

- Napier Street
- Stegman's Road
- Valley Road

4.5.3 Road Allowance & Contextual Characteristics

4.5.3.1 FRONT YARDS

The historic front yards are shallower than the back yards which historically accommodated kitchen gardens in the rear in the past. Today a variety of front yards are visible with a generous presence of trees and shrubs. Mature trees site beside and behind, as well as in front of buildings – a highly characteristic village planting scheme, not seen on urban main streets. House-form buildings have front yards, many with low, white picket fences or hedges. All these elements are part of the historic village pattern.

4.5.3.2 SIDEWALK & CURB

The sidewalks and boulevards together are important elements to support the qualities of heritage pedestrian spaces. The existing street section allows for busy traffic and less public plazas at intersections.

Early 20th-century photographs of the District show streetscapes very different from today's. An accurate “historical reproduction” of Kleinburg Village would exclude automobiles, paving, curbs, etc. The design of road allowance presents special challenges if it is to preserve and enhance the heritage character of the Commercial Core.

On-street parking has been an integral part of business districts since vehicles were drawn by horses. Although parked cars present some visual clutter, they also form a barrier between passing traffic and the pedestrian zone, and contribute to the sense of pedestrian security. The current arrangement of roll-curbs with a parking zone of precast pavers adjacent to the sidewalks creates an ambiguity between automotive and pedestrian zones. The current roll-curb, with the change of pavement to precast pavers, narrows the visual width of the roadway, but there is no curb between the sidewalk and the parking area to define the pedestrian realm.

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4.5.3.3 LANDSCAPING / GREEN SPACES

In the areas where the dwelling-form buildings predominate, the residential village pattern has persisted: lots are wide, and trees are a significant aspect of the streetscape. These trees contribute to the green backdrop of the village setting.

In the Commercial Core, the random presence of trees in front, side, and rear yards, provides a frame of clumps of greenery to the built form. This is in contrast to the commercial form of towns and cities, where trees are either absent, or arranged as linear boulevard planting.

4.5.3.4 FENCES

The existing fences around historic buildings are low in height and are located at the threshold space between the yard and the sidewalk. They offer a relatable scale to the pedestrian and help demarcate the public, the semi-private and the private areas.

The classic white picket fence along with the wrought iron fence both have been used consistently for property delineation. The presence of low fencing or hedging on the street line helps to define the public realm of the street, and is in keeping with the village character.

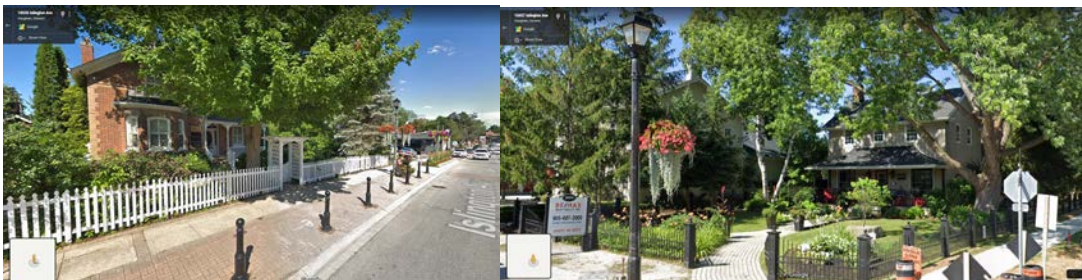


Image 21 Fences within the KNHCD (Google Maps, 2020)

4.5.3.5 STREET SIGNAGE

The existing signage is of different types- directional, informational and for identification. These are however not completely consistent in terms of design vocabulary and symbols used. While a few signages are a combination of local natural materials that ties them to the surroundings the more recent ones are modern and foreign. Traffic-related signs may be stipulated by government regulations. However, some signage can be customized to be thematic and homogeneous in style, e.g. street names.

4.5.3.6 STREET FURNITURE

The outdoor furnishings are important elements in the road allowance that create a lively pedestrian streetscape. Wrought iron benches in the plazas overlooking the streets offer pause points for visitors and enhance interaction. The collection of existing

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street furniture—comprising light standards, bollards, benches, bicycle racks, garbage cans, tree guards, planter boxes, etc. – are haphazard and inconsistent in style. Clearly, these outdoor furnishings have been added to the streetscape incrementally such that they are lacking an integrated yet understated style.

The clock in the Kleinburg Village Core, for example, is pedestrian-scaled but faux-historicist whose conspicuousness detracts from the authentic heritage elements of the street context.

Table 28 Streetscape & Built Form SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

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Strengths	Weaknesses	Opportunities	Threats
		<ul style="list-style-type: none">• Connect Nashville entrance and the core• Increase/improve street furniture and areas of shade and refuge	low scale village character

4.6 HERITAGE EVALUATION

4.6.1 Townscape Survey Evaluation

The Townscape Survey, developed in the United Kingdom, is an objective way of looking at streetscapes (Reeve, A. Goodey, B., and Shipley, R., 2007; Shipley, et al, 2004). Views of the streets are observed and 25 criteria such as ‘Pedestrian Friendliness’, ‘Safety’, ‘Quality of Conservation Work’ and ‘Historic Features Maintained’ are scored in each view. The scores are then aggregated, giving an overall impression of the urban landscape which can identify strengths and issues. This quantitative approach provides a supplement to the anecdotal data collected through the community consultation.

The site visit and scoring for the Townscape Survey was completed by Kayla Jonas Galvin on December 6, 2019. A total of 25 views were assessed across the district, as per Table 1 in **Appendix D**.

What follows is an overview of the scores organized by those criteria by highest, moderate and lowest scores.

‘Cleanliness’, ‘Dereliction, Absences of’ and ‘Detailing Maintenance’ all scored well. ‘Planting: Public’ and ‘Planting: Private’ scored well, showing the importance of the natural environment to the district’s character. ‘Street Furniture Quality’ scored well as the lamp standards, benches and other amenities such as trash cans have been chosen with respect to the historic and natural character of the district.

‘Personal Safety Traffic’ and ‘Traffic Flow Appropriateness’ both scored 3.5, indicating that on the whole traffic is moving well through the district. This is contrasted to the specific scores within the Kleinburg historic core, where scores were low.

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‘Conserved Elements Evident’, ‘Quality of Conservation Work’ and ‘Neglected Historic Features’ scored high, which shows that where effort is being made on historic buildings, it is being done well.

‘Coherence’ scored moderately well. The detailed scores show that there are areas of high coherence and areas where the vegetation was providing the coherence.

‘Edge Feature Quality’, ‘Legibility’, ‘Floorscape Quality’ all scored moderately, meaning that the public areas are readable and delineated, but there is room to improve these elements.

‘Pedestrian Friendliness’, ‘Vitality’ and ‘Appropriate Resting Places’ scored low, indicating the pedestrian environment has room for improvement across the district.

“Advertising in Keeping” scored low, indicating that signs that are not compatible with the districts’ character are being installed.

‘Signage’, ‘Historic Reference Seen’ and ‘Nomenclature/Place Reference Seen’ indicating a need for signage that tells people where they are and how to get around within the district. Street signs with the historic reference of “Village of Kleinburg” was seen in parts of the district, but not consistently throughout the entire area, and the main entrances had some signage indicating the historic area.

‘Façade Quality’ and ‘Quality of New Development’ also scored low, showing that newer development has not been sympathetic to the district’s historic character.

Table 29 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

HERITAGE DISTRICT ANALYSIS

A. Streetscape Quality				
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
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4.6.2 Built Heritage Resources

Kleinburg-Nashville is fortunate to have numerous historic buildings, most of which are structurally sound, with original architectural details largely intact. In many cases, the buildings are in need of maintenance or repair, and renovations and alterations over the years have obscured or removed historical detail

HERITAGE DISTRICT ANALYSIS

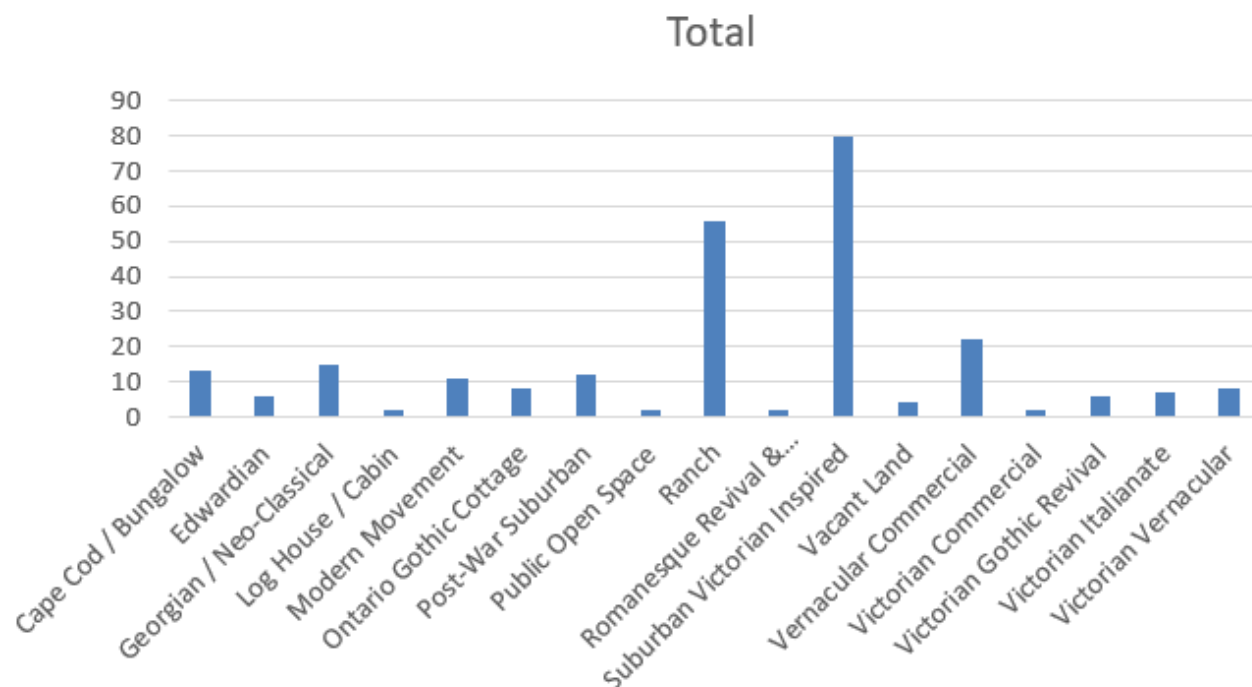


Image 4 Distribution of the Existing Styles in the KNHCD – Dominated by Non-Contributing Properties

Approximately 40 percent of the properties in the KNHCD are Contributing. The assessment of all the properties within the HCD Study Area indicates that a significant portion of the buildings were constructed between 1940 and 2001, and are generally of Ranch, Post-War Suburban and Suburban Victorian Inspired Styles. This assessment however does not give information about the overall heritage character of the KNHCD.

The following tables document the Contributing properties independently on the basis of their architectural styles and construction dates and provide an assessment that helps derive the character of the village.

Table 30 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%

HERITAGE DISTRICT ANALYSIS

Architectural Style	No. of Properties	%
Cape Cod/Bungalow	13	13%
Vernacular Commercial	22	22%
TOTAL NO. OF CONTRIBUTING PROPERTIES	101	

Table 31 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	

The assessment of properties indicates that a significant portion of the contributing properties within the KNHCD was constructed between 1860 and 1879, and are generally of Victorian Style. Based on the information collected and analysed, it can be identified that Kleinburg-Nashville incorporates several architectural styles but under the rubrics of Victorian and Vernacular Commercial from the late nineteenth and early twentieth centuries, as per **Figure 21**. The various idioms of the Victorian style found in the KNHCD are:

1. Victorian Gothic Revival
2. Victorian Italianate
3. Victorian Commercial/Institutional
4. Victorian Vernacular

4.6.3 Cultural Heritage Landscapes

A cultural heritage landscape can be a singular property of cultural significance or may reflect a larger area such as a village with multiple built heritage and landscape attributes. Since at least 2006, with the introduction of guidelines in the Ontario Heritage Tool Kit, designation under Part V of the OHA has become the principle mechanism for protecting larger CHLs that tend to transcend the boundaries of a single site or property

HERITAGE DISTRICT ANALYSIS

which may be protected through a Part IV designation. As such the culturally significant landscapes that comprise the historically significant areas of Kleinburg-Nashville can be protected within the district boundaries. The Heritage Character Statement associated with the designation by-law refers to “the presence of a substantial stock of heritage buildings, and the continuous maintenance of the rural pattern of road profile, variety of building types and ages, streetscape and landscape elements, mature urban forestry, and modest scale of construction combine to preserve a heritage character that is worthy of preservation” (City of Vaughan Bylaw 183-2003). Consultation with the public during Phase 1 indicates that the landscape attributes including the hilly terrain and the natural setting of the KNHCD derived from the valleys of the East Humber River and Humber River are equally highly valued. Notwithstanding that there is already inclusion of significant landscapes within the HCD, there is value in identifying the cultural heritage landscapes that contribute to the designation of the KNHCD in the same manner as individual built heritage features. This documentation assists in the confirmation of the district boundaries as well as informing the Statement of Significance. Views, which are often integral to both cultural heritage landscapes and HCDs, are discussed separately in Section 4.5.4.

4.6.3.1 METHODOLOGY USED FOR IDENTIFICATION OF POTENTIAL CHLS IN KLEINBURG-NASHVILLE

The mandate and policies for the conservation of cultural heritage resources including cultural heritage landscapes can be found in the following documents, summarized previously in Section 2.0 Policy Framework of this study:

- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Provincial Policy Statement (2020);
- Ontario Heritage Act (1990);
- York Region Official Plan (2010); and
- City of Vaughan Official Plan (2010).

As well, guidance on the evaluation of heritage resources being considered for designation under the OHA can be found in the 2006 Ontario Heritage Toolkit publications, *Heritage Conservation Districts and Heritage Property Evaluation*. The City of Vaughan *Cultural Heritage Landscape Inventory and Policy Study (2010)* provides a framework for identifying and analyzing cultural heritage landscapes in the City of Vaughan.

The methodology used for the identification of potential CHLs within the Kleinburg-Nashville HCD considered the aforementioned documents and included the following steps:

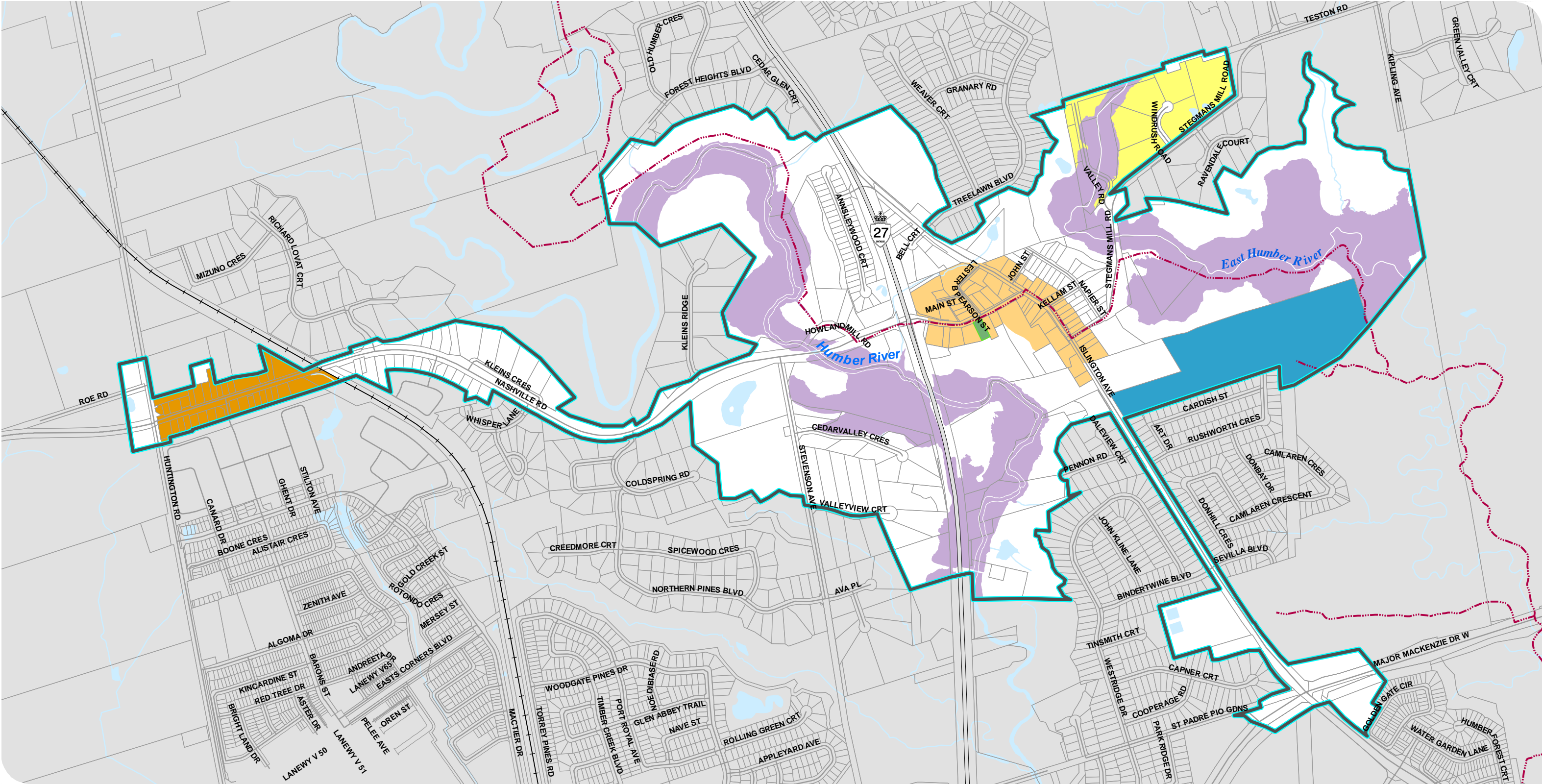
HERITAGE DISTRICT ANALYSIS

- Research on the evolution and heritage of Kleinburg-Nashville, as contained in the KNHCD Plan and Study (2003), and written in Section 3.0 of this report;
- Review of significant land use themes, as outlined in the City of Vaughan Cultural Heritage Landscape Inventory and Policy Study;
- Review of the City's current heritage inventory to identify properties with large landholdings or collections of properties within the KNHCD that may be considered potential cultural heritage landscapes;
- Consultation with City of Vaughan staff, stakeholders and the public;
- Windshield survey of the study area in conjunction with review of aerial mapping and Streetview imagery (Google 2019) to determine areas with collections of heritage attributes including: natural heritage features (river valleys, conservation lands, woodlands), buildings or building complexes, landscape elements, Heritage trees, mature vegetation) and/or physical evidence of historic settlement patterns (travelways, roads, railways, fence lines, laneways, windbreaks); and
- Site specific research of identified potential cultural heritage landscapes to confirm historic evolution of the site, past uses or cultural associations with prominent or historic events or persons.

Additional site-specific research and evaluation may be required if a separate listing or designation of a specific property (under Part IV of the OHA) is contemplated.

4.6.3.2 CHL IDENTIFICATION

The following are key landscapes or sub-areas of the KNHCD which have merit for identification as cultural heritage landscapes, as per **Figure 25**.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT STUDY**

FIGURE 25

**LISTED AND POTENTIAL
CULTURAL HERITAGE LANDSCAPES
WITHIN THE KNHCD**

Heritage Conservation District

Listed Cultural Heritage Landscapes
 McMichael Canadian Collection Property

Potential Cultural Heritage Landscapes
 Humber River and Valleys
 Historic Village Core - Nashville
 Historic Village Core - Kleinburg
 Windrush Co-operative
 Kleinburg Cemetery



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters



HERITAGE DISTRICT ANALYSIS

1. Humber River and Valleys



Image 22 Humber River Valleys (Dillon, 2019)

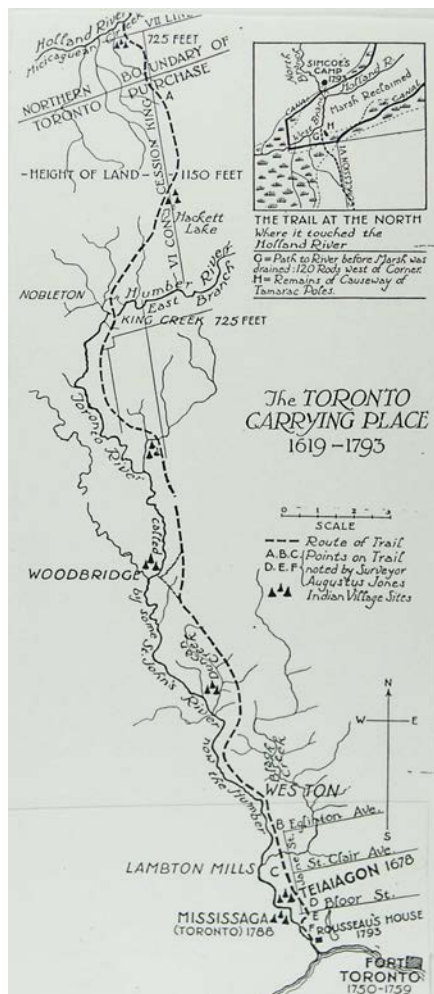


Image 23 Toronto Carrying Place Trail, City of Vaughan Archaeological History (www.vaughan.ca)

The Humber River and its associated tributaries and valleys provide the hilly topography and verdant setting for the KNHCD. Extending from its headwaters on the Niagara Escarpment and Oak Ridges Moraine to its outlet at Lake Ontario, the Humber River is a significant natural heritage feature in the province. Its many tributaries flow through a rich mosaic of forests, meadows, farmland and urban areas. The presence of this once mighty river supported early Indigenous travel and settlement and encouraged the establishment of the Toronto Carrying Place Trail. This historically significant overland portage extended from Lake Ontario to Lake Simcoe with one path crossing the East Humber in the vicinity of Kleinburg where it crossed the river again. The Humber River's meandering form later influenced and constrained the road network and settlement patterns of Kleinburg and other communities while giving rise to the mills and other related industries that shaped their economies. The Humber River continues to inspire and attract visitors with its modern day system of conservation lands, recreation areas and trails. As a result of its outstanding cultural and recreational values the Humber River was designated to the Canadian Heritage Rivers System in 1999. This CHL overlaps with the Valley Lands HCD character area.

HERITAGE DISTRICT ANALYSIS

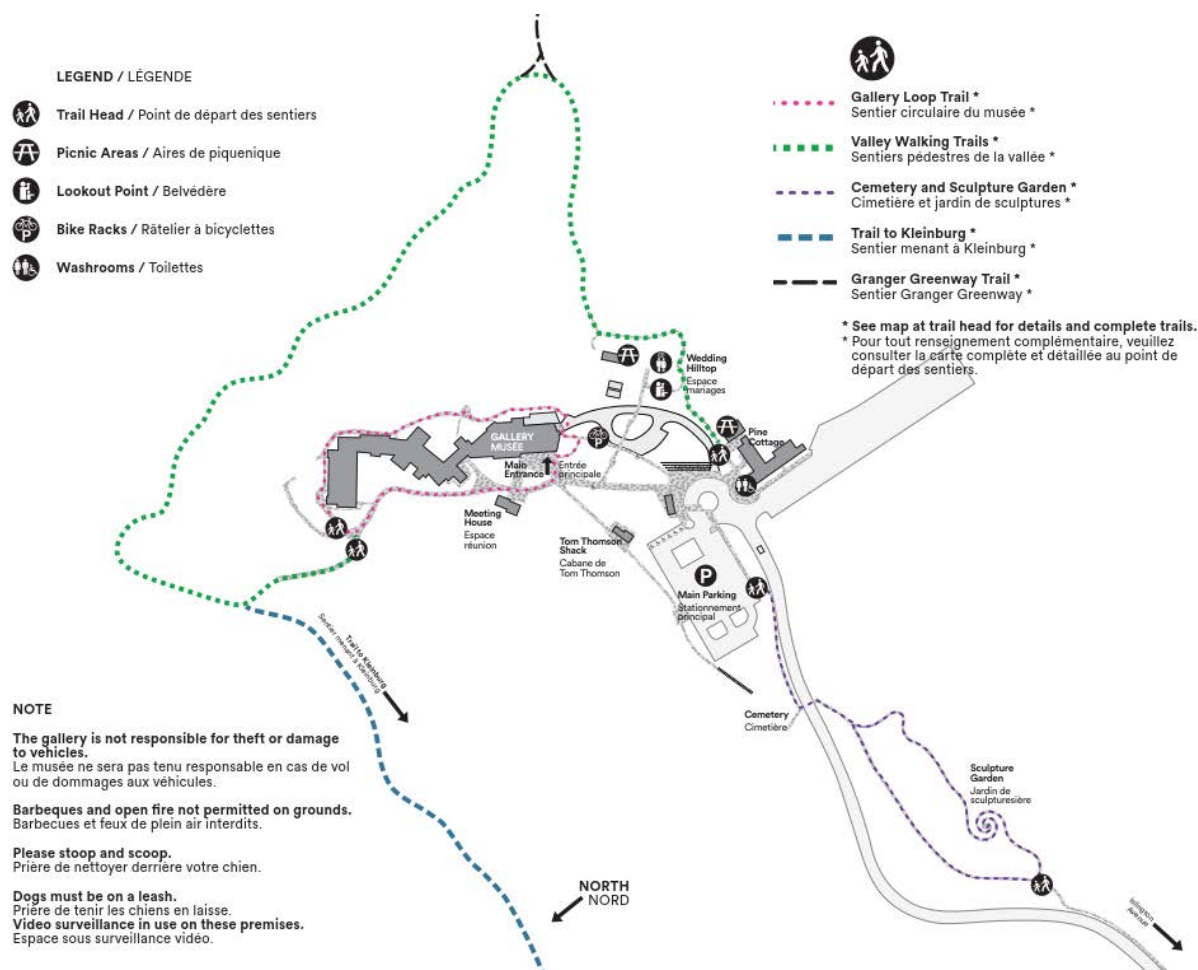


Image 24 McMichael Trail Map (mcmichael.com)

2. McMichael Canadian Collection Property

The McMichael property is rich in cultural significance. Situated adjacent to the Humber River along the Carrying Place Trail it is on the original lands of the Ojibwe Anishinaabe People. In 1952 Robert and Signe McMichael purchased ten acres of forested land in the Village of Kleinburg and retained architect Leo Venchiarutti to design their home. Inspired by the natural setting of the Humber River the McMichaels began collecting works of art by landscape painters Tom Thomson and the Group of Seven. By the mid-1960s the McMichaels had an extensive collection in their private gallery including paintings donated by artists themselves. In 1965 the McMichaels donated their

HERITAGE DISTRICT ANALYSIS

collection, together with their home and land, to the Province of Ontario. In July 1966 the “McMichael Conservation Collection of Art” was opened to the public. The permanent collection consists of over 6,400 artworks by Tom Thomson, the Group of Seven, their contemporaries, and First Nations, Métis, Inuit and contemporary artists who have contributed to the development of Canadian art.³ Although the original McMichael house is now contained within a modern



Image 25 Tom Thomson Shack (mcmichael.com)

building, the property includes the relocated Tom Thomson cabin, and a burial ground with the graves of members of the Group of Seven. The forested grounds include walking trails that connect to the adjacent Humber River valley. The McMichael website notes “The grounds surrounding and containing the McMichael site have been identified in public surveys as an asset as important as the gallery and its art collections and programs”.

The cemetery, Tom Thompson ‘Painting Shack’ and McMichael Canadian Art Collection are listed separately on the City’s heritage inventory and protected under the HCD designation. However given the site’s historic evolution, its natural setting, and the cultural significance of the features it contains, the McMichael property is worth considering a cultural heritage landscape.

3. Historic Village Core - Kleinburg

The Kleinburg Village Core is identified in the 2003 Kleinburg-Nashville Heritage Conservation District Study and Plan (Vol 1) as “properties fronting on Islington Avenue between the McMichael Gallery to the intersection with Highway 27, Nashville Road from Islington to the swale just north of Lester B. Pearson, Stegman’s Mill Road to the far bank of the East Humber, and the roads opening off of those previously listed.” Although additions and alterations have occurred since the 2003 report was written, this area still portrays the original historic village. It contains a large number of heritage buildings within a mix of commercial and residential building types with varied setbacks, some with front yards delineated by picket fences and hedges. Heritage street trees are

³ About the McMichael Canadian Art Collection accessed at <https://mcmichael.com/about/history/>

HERITAGE DISTRICT ANALYSIS

not a dominant part of the landscape on Islington Avenue due to commercialization, however new ones have been planted and many properties still retain mature trees and vegetation in side and rear yards. This CHL overlaps with the Kleinburg character area.



Image 26 Village of Nashville (Dillon, 2019)

4. Historic Village Core - Nashville

The area between the railroad and Huntington Road at the limits of the study area is considered to be the historic Village of Nashville. Nashville Road (formerly Kline's Mills Road) is the main spine of Nashville connecting to Kleinburg Village just north of the McMichael Gallery and forging a connection between the two villages. Unlike the busy commercialized centre of Kleinburg, Nashville has retained a quieter character with core elements of the village still visible in the former church (Nashville Presbyterian), post office and hotel buildings. Remnants of the milling and railway history can be seen in the still functioning rail line, Card lumber yard and an old corrugated metal mill building which sits about 150 metres south of Nashville Road on the rail line. A number of well-preserved residential properties remain on the final westerly stretch of Nashville Road before Huntington Road. East of the rail line, Nashville Road extends eastward to eventually connect to Islington Avenue and Kleinburg just north of the McMichael Gallery. Nashville Road's curvilinear form reflects the meander of the Humber River, deviating from the traditional road grid. The modern alignment of Nashville Road spans the broad valley and affords views both north and south. The road has been widened to an urban standard although still without curb and gutter. Portions of the road still retain a semi-rural character. This CHL overlaps with the Nashville character area.

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Image 27 Pierre Berton House, 30 Stegman's Mill Road (Credit: Daniel Rende)

5. Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)⁴

The Windrush Co-operative was established in Kleinburg on lands adjacent to the Humber River in the late 1940s as a collaborative 'arts colony' by a group of people seeking respite from city living. They included Pierre Berton and Lister Sinclair, both writers and broadcasters with CBC. In writing about Sinclair in 1950 the editor of Maclean's magazine described the community as 'rambling, ultra-modern structures being built by writers, artists and movie people'⁵. The early community comprised approximately 10 houses. The 2003 KNHCD Study and Plan notes that "many of the original houses are quite faithful to the example of Frank Lloyd Wright's "Usonian" houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys. It is a remarkable collection of consciously modern architecture. These houses deserve consideration for designation under Part IV of the *Ontario Heritage Act*."⁶ The Sinclair house and other houses are said to have been designed by William McCrow, architect and later production designer at CBC, and founding member of Windrush.⁷ McCrow graduated from Ontario College of Art and

⁴ Kleinburg-Nashville Heritage Conservation District Vol. 1: The Study and Plan, Carter, Philip H., 2003

⁵ In The Editor's Confidence: Lister Sinclair, Maclean's Magazine, November 15, 1950 accessed at <https://archive.macleans.ca/article/1950/11/15/in-the-editors-confidence#!&pid=28>

⁶ Kleinburg-Nashville Heritage Conservation District Vol. 1: The Study and Plan, Carter, Philip H., 2003

⁷ <https://www.theglobeandmail.com/news/national/lister-sinclair/article20415556/>

HERITAGE DISTRICT ANALYSIS

studied architecture at the University of Toronto. Throughout his career he designed homes and subdivisions throughout Ontario including in: Brantford, Kleinburg, St. George, and Simcoe, and at least one home, Crowick House, in the UK. The Pierre Berton house at 30 Stegman's Mill Road along with other properties on Valley Road and Windrush Road are listed on the Vaughan heritage register. Although the subdivision has become more urbanized in recent years, Stegman's Mill Road in particular, the area still retains the contextual natural setting of the Humber River valley that made it appealing to the early founders of Windrush.

6. Kleinburg Cemetery

This pastoral, treed cemetery located on a height of land at 58 Nashville Road in Kleinburg is referred to by the Ontario Genealogical Society as the St. Thomas Anglican Cemetery or the Plague Cemetery. The latter could be in reference to typhus, cholera or influenza epidemics which swept the province in the mid-19th and early 20th century. Many historic cemeteries have large numbers of unmarked graves resulting from these incidences. The property also includes the 'Pearson Monument' at the road frontage.



Image 28 Kleinburg Cemetery (ARA, 2019)

4.6.4 Significant Viewscapes

The following four views represent the more iconic views of the KNHCD, as illustrated in **Figure 26**. These demonstrate the historic relationship between and towards buildings and spaces within the district, as well as the close relationship between the built and natural landscape.

1. Islington Avenue

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 show the original bend in the road and the iconic architecture of the former hotel amongst a mix of historic and new buildings.

HERITAGE DISTRICT ANALYSIS

2. Nashville Road – West of Howland 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.

3. Nashville Road / Railway

Although the surrounding context is experiencing new development, the view directly north from the Nashville Road along the railway to the relic of the grain elevator still portrays the early industrial history of Nashville.

4. Highway 27

Although Highway 27 is a wide modern road, just south of Nashville Road its rural characteristics have been protected by development restrictions in the Humber River floodplain. The crossing affords views of the river and valley, particularly to the west. South of the Humber River to the edge of the KNHCD boundary the road retains a more rural cross-section and feel.

HERITAGE DISTRICT ANALYSIS

Table 32 Heritage SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Cleanliness and Maintenance of buildings and landscapes within the HCD is generally very high • Where effort is being made to conserve historic buildings, it is being done well • HCD has a concentration of historic buildings, most of which are structurally sound, with original architectural details largely intact 	<ul style="list-style-type: none"> • The 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 	<ul style="list-style-type: none"> • 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 requirements 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 	<ul style="list-style-type: none"> • Newer development has not been sympathetic to the district's historic character

HERITAGE DISTRICT ANALYSIS

Strengths	Weaknesses	Opportunities	Threats
		<ul style="list-style-type: none">• Compatibility of infill development, including policy on height and massing	



5 COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

The engagement process has been designed to support the KNHCD Plan Update by informing and engaging the community throughout the process to obtain meaningful feedback, and encourage maximum participation from a diverse range of stakeholders. The KNHCD Study and Plan update is in the early stages of developing the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis, as shown in **Figure 30**.

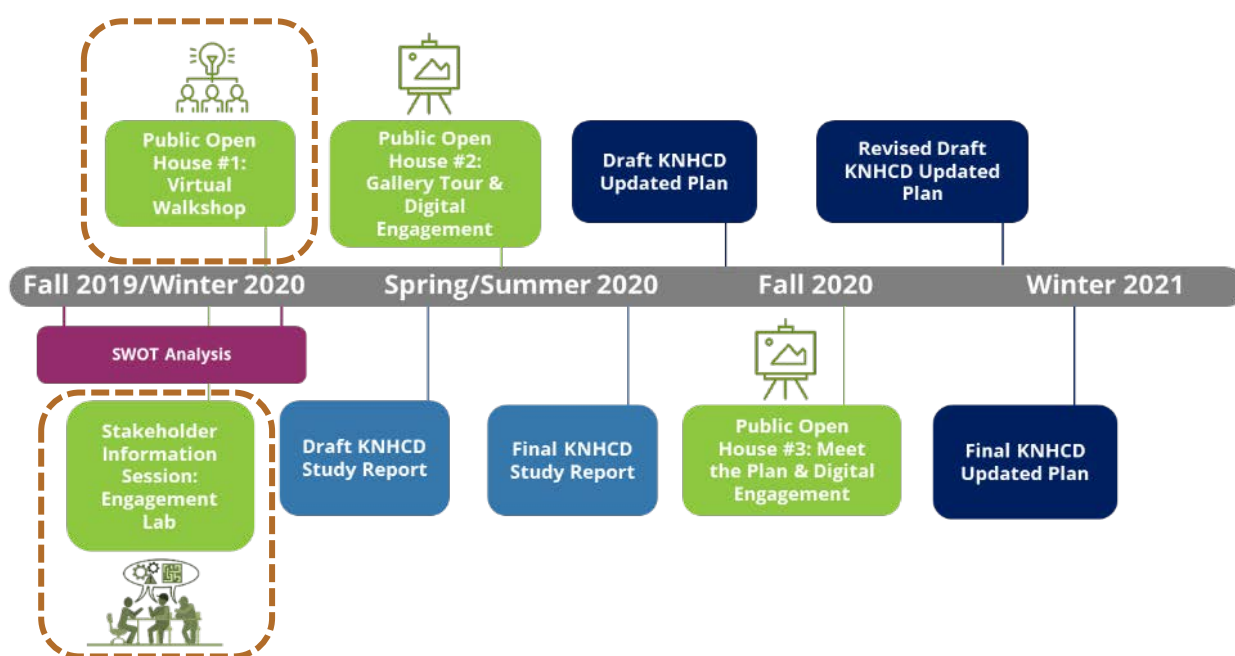


Figure 27 Phase 1 Engagement Events

5.1 ENGAGEMENT OVERVIEW

As the City undertakes a comprehensive study of the current challenges and opportunities within the KNHCD area, key stakeholders and members of the public were invited to attend meetings to share their input on the key opportunities and challenges in updating the KNHCD Plan. A Stakeholder Meeting was held on Thursday, February 6th, 2020 and a Public Open House on Wednesday, February 26th, 2020, both from 7 p.m. to 9 p.m. at the Pierre Berton Heritage Centre, located at 10418 Islington Avenue in the City of Vaughan. Public Open House # 2 was to be scheduled in summer of 2020, but due to the COVID-19 pandemic, the consultation was carried out digitally with the Draft

KNHCD Study Report posting on the City's project website and by engaging the stakeholders and community through an online survey from August 31st to *September 17th (*extended closing date).



The purpose of the Stakeholder Workshop was to present the Project approach and discuss: 1) key heritage defining values, 2) key heritage attributes of Kleinburg and Nashville, and 3) to identify opportunities and challenges with the 2003 KNHCD Plan that could be addressed through the update process. Approximately 18 stakeholders and community members attended the event.

- Activity #1: Guiding Values for the KNHCD Plan
- Activity #2: The KNHCD Boundary
- Activity #3: KNHCD Plan Status
- Activity #4: KNHCD Plan – A Closer Look
- Activity #5: KNHCD Character – ‘Contributing’ and ‘Non-Contributing’ Resources

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COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

- Activity #1: Guiding Values for the KNHCD Plan
 - What makes Kleinburg-Nashville HCD unique?
 - What are the values that need to be conserved?
- Activity #2: The KNHCD Boundary
 - Reflecting on the **values** discussed in the previous exercise, consider the existing boundary. Is the HCD boundary still relevant?
- Activity #3: Current KNHCD Status
 - What are some **challenges** with the existing HCD Plan? What is not working well?
 - What are some **opportunities** for the updated HCD Plan? What may work well?
- Activity #4: KNHCD Plan – A Closer Look
 - How do you use the existing HCD Plan?
 - How could it be improved?
 - Is there anything missing?
- Activity #5: KNHCD Character
 - How do you define ‘contributing’ and ‘non-contributing’ resources within the HCD?
 - What level of protection do they have?
 - Should there be other categories?

A summary of the feedback heard is found in Section 5.4.

5.3 PUBLIC OPEN HOUSE # 1 OVERVIEW



Image 30 Public Open House on February 26th, 2020 at the Pierre Berton Heritage Centre (Dillon, 2020)

The purpose of the first Public Open House was to introduce the Project to the broader community, and build on the feedback received through the Stakeholder Workshop. The

COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

focus of the activities for the event was: 1) on the attributes that contribute to Kleinburg-Nashville, and 2) the HCD boundary. Approximately 15 members of the public attended the event.

The event included a presentation, with the main portion of the event featuring an interactive exercises to discuss two key themes that will help inform the next stage of KNHCD Study and Plan update:

- Activity#1: The KNHCD Today – Attributes and Features
- Activity #2: The KNHCD Boundary

Key questions were identified to be discussed for each of the three theme areas:

- Activity#1: The KNHCD Today
 - What do you see that contributes to the heritage character? What doesn't?
- Activity #2: The KNHCD Boundary
 - Part 1: What area do you picture when you think of Kleinburg-Nashville? Draw this on the map.
 - Part 2: Place the overlay showing the boundary today on top of the one your group has drawn. How does it compare? Now that you see the existing boundary, does that change the one you drew first?

A summary of the feedback heard is found in Section 5.4.

5.4 WHAT WE HEARD: HIGHLIGHTS

This section provides a summary of the feedback heard through the engagement events held in winter 2020.

5.4.1 Key Themes

- Natural heritage and architectural heritage are critical items 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 all be considered in any modifications;
- Need grants, incentives or other funding programs to assist property owners with up-keep, restoration and revitalization;
- 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; and

COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

- Manage growth, parking and streetscaping while maintaining the character.

5.4.2 Main Challenges

- Inconsistencies between policy documents, KNCSD Plan and review of planning applications;
- Conformity to and in-keeping with heritage character through building styles of new development proposals and modifications to existing buildings
- Effectiveness/presence of welcome signage/gateways into Kleinburg and Nashville;
- Limited physical connectivity and in architectural styles between two villages;
- Limited recognition for the natural heritage features, such as the Humber River and protection for urban trees; and
- Increased traffic congestion and parking availability in Kleinburg.

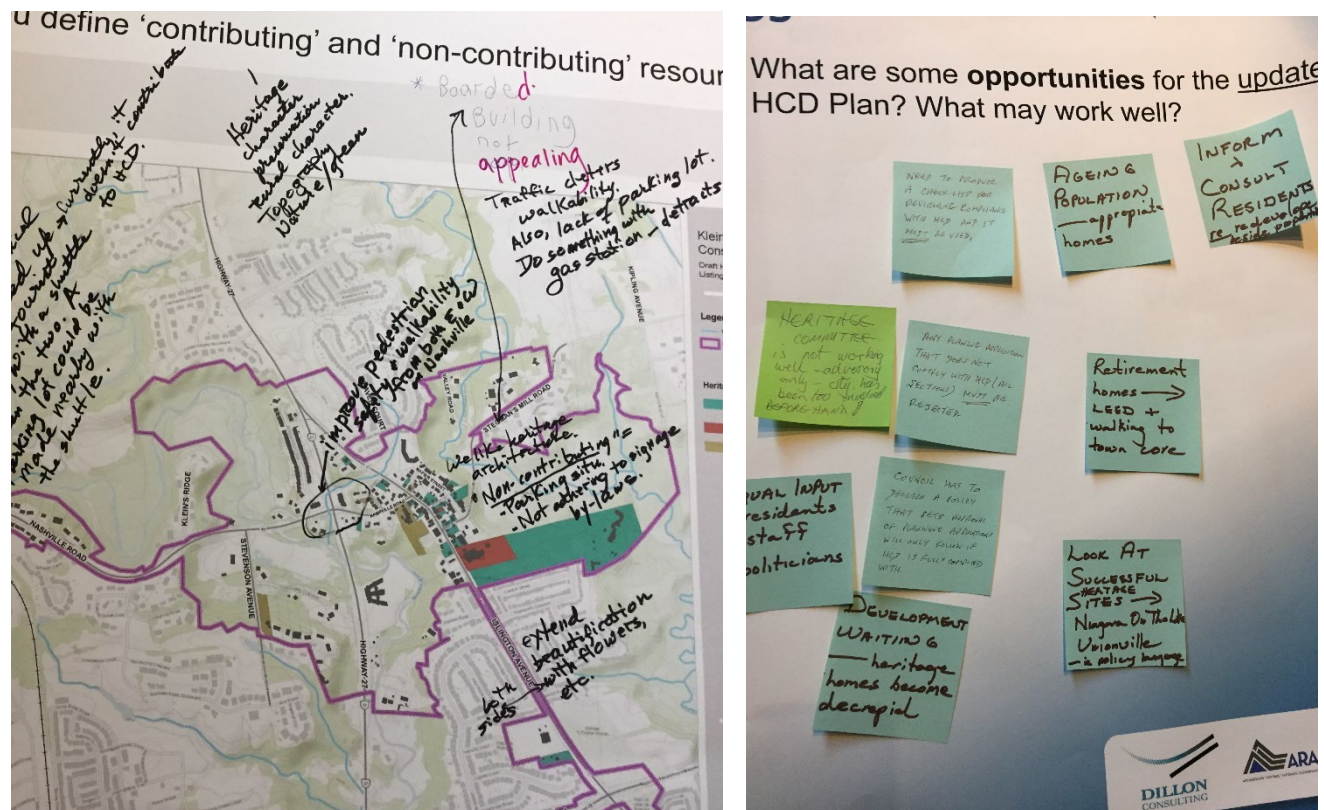


Image 31 Engagement Activity Sheets

5.4.3 Main Opportunities

- Architectural guidelines to suggest additional styles in Kleinburg for new development given variety of periods and styles of the existing character;
- Develop a “checklist” guiding City staff through all sections of the updated Plan to ensure consistency and transparency in the review process;
- Increased recognition in the Plan and through signage, for the natural heritage features of the area including the forests and Humber River;
- Improved streetscape, signage and landscaping in public spaces in the HCD;
- Built form of new developments and modifications to existing dwellings to be in alignment with the architectural heritage, heritage building styles, setbacks, lot coverage, massing and height, and landscape;
- Humber Heritage River needs to be clearly identified in the Village of Kleinburg and the Humber Valley Trail Association should be consulted on the natural boundary; and
- Community engagement and input on all planning applications in the HCD, as well as making changes to the Heritage Advisory Committee to impact final decisions.

5.4.4 Qualities and Features Contributing to Heritage Character

5.4.4.1 BUILT FORM

- Style of buildings, true to the period they were built with appropriate massing, height and setbacks;
- Nashville streetscape has a vernacular form with 1-2 storey buildings;
- Architectural style, preservation of history and use as an amenity for gathering of the community:
 - Village Core
 - Old Mill
 - Browns Factory
 - Kleinburg Rail Station
 - Pierre Berton Heritage Centre
 - CNR Christmas Train

5.4.4.2 NATURAL HERITAGE

- Carrying Place Trail;
- Green space, open space and woodlots in the area;
- Tree canopy and vegetation that currently exists;
- Humber River, associated valleys and conservation areas;
- New forest to the south and north of the Kleinburg core;
- Pond along Nashville Road; and
- Landscaping around buildings.

5.4.4.3 CULTURAL HERITAGE

- Unique topography; and
- Contributors to quality of life are the village atmosphere, country near city, good neighbours, green space, proximity to Toronto and amenities.

5.4.5 Qualities and Features that do not contribute to the KNHCD

5.4.5.1 BUILT FORM

- Surface parking lots without visually appealing elements;
- Inconsistent built-form standards including unauthentic heritage style, setbacks, style, lot coverage, height or landscaping in new development and property modifications;
- The old gas station, fencing - both private and for utilities along Islington Avenue cause visual inconsistency and a disconnect from heritage conservation; and
- Inconsistent signage and window treatments of local businesses.

5.4.5.2 OTHER

- Variety of uses in the village;
- Patios and licensed places; and
- Lack of consistency and logic around the existing boundary for areas which are included vs. not.

5.4.6 Boundary Observations

- Following elements, features and areas **should be considered** for inclusion in the KNHCD Boundary:
 - The forests to the north and south;
 - River valleys to the north and south, including Klein's Ridge;
 - Green space and open space surrounding the village core;
 - A wider area around the core and surrounding the residential uses along Islington Avenue, specifically on both sides of the road which are in high visibility areas; and
 - The subdivision along the Nashville Road to the south-west.
- The KNHCD Boundary **should not include** the following elements, features and areas:
 - The residential uses and area along Stegman's Mill Road; and
 - The subdivision at the fair north-east corner along Charles Cooper Crescent & Forest Height Blvd.

5.5 HERITAGE VAUGHAN COMMITTEE MEETING

A presentation on the highlights and recommendations of the updated Draft KNHCD Study was given via an online platform to the Heritage Vaughan Committee meeting on July 22, 2020. The document was well-received by the Committee, and questions were structured around the zoning permissions, extent of the study area, proposed HCD boundary, contributing and non-contributing architectural styles, community input, and tree protection.

5.6 ONLINE ENGAGEMENT

The purpose of the online engagement was to present the updated Draft KNHCD Study on the City's website and to follow-up with a structured survey with key questions reflecting the main changes to the 2003 KNHCD Study. Zero survey responses were received, even at the concluding of this Study in late September, 2020.

Key questions for stakeholder and community input were developed around the confirmation of the following critical updates to the KNHCD Study:

- SWOT analysis for the 2003 KNHCD Study and Plan;
- Proposed Statement of Significance and list of character defining elements/attributes of the KNHCD;
- Characterization of the architectural style HCD Contributions;
- Proposed Cultural Heritage Landscapes and significant views; and
- Proposed Changes to the KNHCD Boundary.

One e-mail was received from Kleinburg and Area Ratepayers Association (K.A.R.A) with feedback on the Draft KNHCD Study, as the following:

- Impressive amount of background information, history and maps that were tabled in the study and feel that the consultants did a good job at capturing and summarizing the input (and tone) from the public meetings.
- Next steps [section] appears to summarize well the key directions that should be included in an updated KNHCD plan and most seem to be relevant and specific enough that they could be followed. We would suggest one item that could be added... a "check list" tool for City staff when reviewing proposed projects in the HCD (note: this was a suggestion tabled at one of the public meetings).
- One area of concern is...the "Proposed Boundary Change" - the study has removed the "pond" property on Nashville at Stevenson from the KNHCD yet...the "pond" property on Nashville was noted as a "natural heritage" feature contributing to the heritage character of the district. We are recommending that

COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

the "pond" property (on Nashville at Stevenson) remain within the KNHCD boundary.

- Another comment tabled relates to the concept that a heritage building is only as good as the standard of the building ... if the structure is grossly sub-standard, poorly maintained (not salvageable) or not in keeping with the general maintenance of the area, strong consideration (with adequate controls to avoid abuse) should be given to its demolition or the use of its facade in a replacement structure.

The above comments have been considered and discussed during the finalization of the KNHCD Study report. One comment in particular asked for the 'pond property' to remain within the KNHCD, which requires further explanation. It is still the recommendation of the KNHCD Study that the property is not included in the HCD boundary. The property is not historically linked to the HCD's history, and functionally its entrance is off a side road from Nashville Road. If the property undergoes a future change or is demolished, it would still be subject to planning as it is adjacent to the HCD boundary.



6 DISTRICT BOUNDARY

6.1 CRITERIA FOR ESTABLISHING DISTRICT BOUNDARY

6.1.1 Guidance from the Ministry

The OHA does not define “heritage” or a “Heritage Conservation District” as such, neither does it describe how a boundary is to be determined. In 2006 the (then) Ontario Ministry of Culture provided additional guidance on the process for and content of Heritage Conservation District plans through *The Ontario Heritage Toolkit: Heritage Conservation Districts – A Guide to District Designation Under the Ontario Heritage Act*.

Table 33 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.

The delineation of boundaries is determined following an evaluation of cultural heritage resources and attributes which for an HCD “usually involve an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to the community” (MHSTCI, 2006). Boundaries are based on a combination of factors, including physical situation, visual perceptions, patterns of historical evolution, and various definitions of property and land use regulations. The *Guide to District Designation Under the Ontario Heritage Act* notes that the final definition of boundaries should come from the findings of the research as well as the community consultation process.

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The *Guide to District Designation Under the Ontario Heritage Act* outlines the following criteria for use in boundary delineation. The boundaries for the Kleinburg-Nashville HCD as established in the Heritage Conservation District Plan were delineated using the process of evaluation and criteria outlined in the Ministry's Guide.

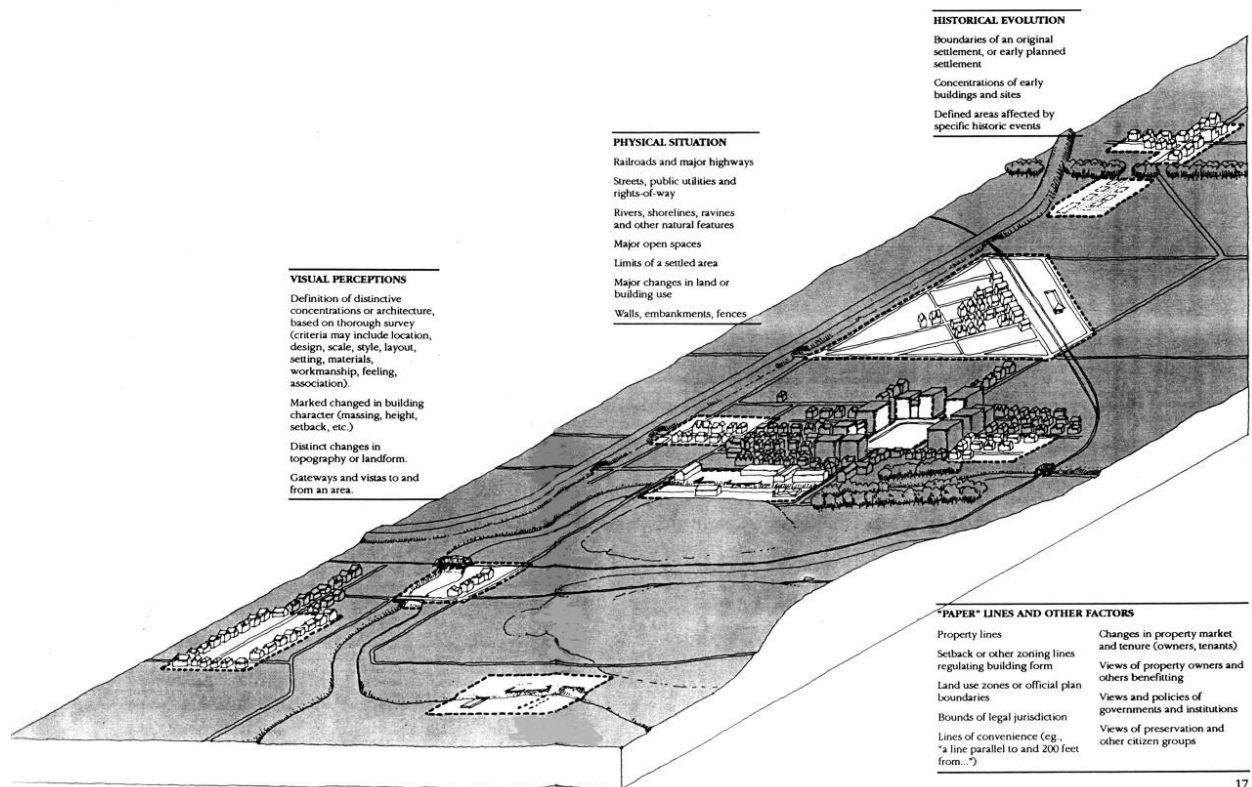


Image 32 Considerations for Determining an HCD Boundary, District Designation Under the Ontario Heritage Act

6.1.2 Guidance from the Official Plan

The Vaughan Official Plan recognizes the importance of HCDs as a tool for the conservation of the community's significant heritage resources, including the villages of Kleinburg/Nashville. It commits to the development of HCD Plans and guidelines for all identified HCDs in accordance with the OHA.

As identified earlier in this report, Policy 6.3.2.1. of the Vaughan Official Plan states:

"That Heritage Conservation Districts shall possess one or more of the following attributes:

DISTRICT BOUNDARY

- a. a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;
- b. buildings and structures that are of architectural or vernacular value or interest; and
- c. important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.”

The current boundary of the Kleinburg-Nashville HCD as identified in the 2003 KNHCD Plan is reflective of the OP policy and is illustrated on Schedule 14-B of the Official Plan. It is anticipated that any boundary changes recommended through the KNHCD Plan Update will be carried forward into the Official Plan.

6.1.3 Site-Specific Evaluation

A series of goals were identified in the 2003 KNHCD Plan as providing appropriate criteria for setting the boundaries of the District:

- 1) To establish a sense of continuity and to make the District readily identifiable, the boundaries should encompass a contiguous area;
- 2) Principal entries into the District should have the quality of “gateways”, and principal travel routes should have a sense of enclosure on both sides of the route;
- 3) The District boundary should include areas that are significant to Kleinburg-Nashville in terms of architectural heritage, historical development, rural village character, and quality of landscapes and vistas;
- 4) The District boundary should enclose sufficient areas beyond the village cores to ensure that the contributions of rural and valley lands to their character, as recognized in OPA 601, are maintained and enhanced;
- 5) Recognizing that the District Plan will be a guide for future development, the District boundary should encompass sufficient areas to ensure that new development or redevelopment will maintain and enhance the heritage character that the District Plan seeks to preserve; and
- 6) Individual properties, designated under Part IV of the OHA as having historical or architectural value or interest, can be included in the Heritage Conservation District, though they remain subject only to Part IV.

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The above rationale from the 2003 KNHCD Plan does not address all areas included in the HCD boundary. Further, at the Stakeholder Workshop and Public Open House, the lack of consistency and logic around the existing boundary for areas which are included vs. not included was noted by the community as a key challenge. Therefore, each of the boundary areas outlined below was examined based on the MHCTCI's four criteria and boundary revisions were suggested if required. The boundary segments below are described moving from west to east, and then south to north.

Table 34 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.

DISTRICT BOUNDARY

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
Valleyview Court, Cedarvalley Crescent						These roads do not include any historic buildings (with one exception at 10 Valleyview Court) which is designated under Part IV individually (By-law 123-82). The roads are not historical, visually or functionally linked to the historic villages.
Northern Boundary: Old Grain Elevator at Railway in Nashville	Y	N	Y	N	N	The boundary should be expanded to include the old grain elevator. It is historically tied to the Village of Nashville and speaks to the community's agricultural roots. It is a key view within the HCD and is visually linked to the rail line. However, this parcel is federally owned. Provincially and federally owned lands cannot be designated under Part IV or Part V of the Ontario Heritage Act. If these lands change ownership in the future, they may be included in an amended HCD Boundary.
Northern Boundary: Annsleywood Court	Y	N	N	N	Y	Annsleywood Court is predominantly Suburban Victorian Inspired, which are non-contributing resources. However, there are two historic

DISTRICT BOUNDARY

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						buildings at 150 Annsleywood Court (previously 10744 Highway 27) and 10742 Highway 27 that should be retained within the HCD Boundary. They could also be designated under Part IV individually. Other than these two, the remaining properties along Annsleywood Court do not contribute to the KNHCD landscape. The Boundary should be adjusted to exclude all but the above mentioned two properties and then hug the 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 Treelawn 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

DISTRICT BOUNDARY

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						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: Stegman's 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	Y	Y	Y	N	Y	The Kleinburg Public Library was included in the original inventory, but does not appear inside

DISTRICT BOUNDARY

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
at 10341 Islington Avenue						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)

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

DISTRICT BOUNDARY

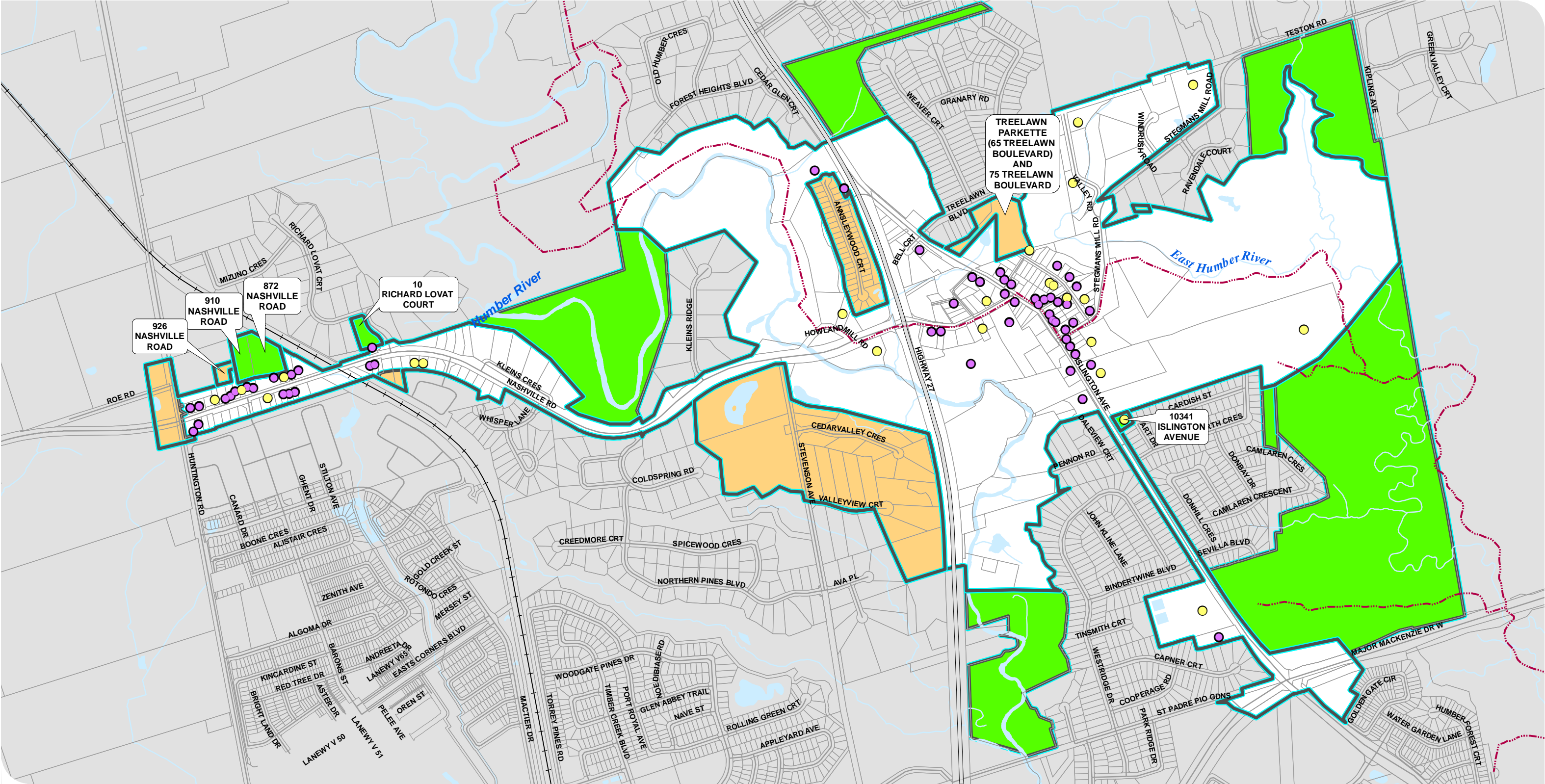
Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						to the village core. Further, Islington is historically part of the Carrying Place Trail.

6.1.3.1 SITE-SPECIFIC BOUNDARY REFINEMENTS

The City's digital inventory of the KNHCD properties and associated boundary had some inconsistencies with the mapping techniques, including the HCD boundary not aligning to the property parcel base mapping. In the process of updating the KNHCD Study, the digital mapping inventory has also been updated to correct the exact HCD boundary polygon. The four most noticeable changes were the exclusion of a partial lot 926 Nashville Road abutting the Village of Nashville north boundary, and inclusion of the full parcel for: 10 Richard Lovat Court, 910 Nashville Road and 872 Nashville Road – these property parcels were only partially included in the 2003 KNHCD boundary mapping, as illustrated in **Figure 28**.

6.2 DISTRICT BOUNDARY RECOMMENDATION

Based on the suggested revised boundary above, the consultant team is recommending reducing the boundary size as illustrated in **Figure 28**.



KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN

FIGURE 28

REVISED KNHCD BOUNDARY

- Highways
- Roads
- Railroad
- Ontario Trail Network

- Watercourse
- Waterbody
- Heritage Conservation District

- HCD Contribution
- Existing Historic and Contributing Styles
 - Existing Non-Historic and Contributing Styles

- Proposed Changes
- Properties to Remove
 - Properties to Add



IMPORTANT NOTE - THE ORIGINAL MAP HAS BEEN MODIFIED ON 1/5/2023 BY THE CITY OF VAUGHAN TO REFLECT ADDITIONAL CHANGES TO THE HCD BOUNDARY.

MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters



PROJECT: 191094

DATE: 1/5/2023 2:42:51 PM

6.3 STATEMENT OF SIGNIFICANCE

6.3.1 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.

6.3.2 Cultural Heritage Value or Interest

6.3.2.1 DESIGN/PHYSICAL VALUE

The Kleinburg-Nashville 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. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plans from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills. In 1851, Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers. By 1860, the village around the mills had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that Howland Brothers developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto along Islington Street. The Kleinburg Commercial Core has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings. It is pedestrian oriented with narrow setbacks from the street, and building entrances that face the street. In 1868 the Toronto, Grey and Bruce Railway was organized. The line from Toronto, through Woodbridge and Orangeville to Mount Forest was opened in 1871 and is now part of the CP main line to North Bay. It is said that the politically powerful Howlands arranged for the rail line to swing east so as to be closer to their mill. The Kleinburg

DISTRICT BOUNDARY

Station (original built in 1870) was located west of the village; known first as Kleinburg Station, the hamlet later became known as Nashville. The economic and cultural development of Kleinburg and Nashville are reflected in the extant and evolving nature of the land uses as well as the variety of architectural forms, which are primarily Victorian era typologies, but also include Georgian/Neoclassical, Ontario Gothic Revival, Edwardian and vernacular expressions. Individually, many of structures are representative examples of their architectural styles; collectively, they create robust and varied streetscapes of commercial and residential buildings. The evolution of the village into a complete community following the turn of the 20th century is demonstrated through the presence of institutional land uses such as churches and cultural/recreational uses such as the McMichael Gallery, and its modern importance is demonstrated through its collection of modernist buildings.

6.3.2.2 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.

John Nicholas Kline is credited with the establishment of Kleinburg. Kline had lived in the area for a while after immigrating from Alsace-Lorraine. In 1837 he acquired a contract for the construction of sawmill on the Humber River on Lot 10, Concession 8, the area known as Vaughan Mills. He served on the Home District (predecessor of Vaughan Township) Council in the 1840s. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plans from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills. By 1851 he had sold his mills.

The Howland brothers purchased Kline's mills and spurred the economic activity in the valley that results in the development of the village. The Howland brothers were successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys. The Howlands developed the mills in Kleinburg to be the largest between Toronto and Barrie.

The Kleinburg-Nashville HCD is associated with Pierre Berton. The Windrush Co-operative was established in Kleinburg on lands adjacent to the Humber River in the late 1940s as a collaborative 'arts colony' by a group of people seeking respite from city living. They included Pierre Berton and Lister Sinclair, both writers and broadcasters with CBC. In writing about Sinclair in 1950 the editor of Maclean's magazine described

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the community as ‘rambling, ultra-modern structures being built by writers, artists and movie people’. The early community comprised approximately 10 houses. Many of the original houses are quite faithful to the example of Frank Lloyd Wright’s “Usonian” houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys. The Sinclair house and other houses are said to have been designed by William McCrow, architect and later production designer at CBC, and founding member of Windrush. McCrow graduated from Ontario College of Art and studied architecture at the University of Toronto. Throughout his career he designed homes and subdivisions throughout Ontario including in: Brantford, Kleinberg, St. George, and Simcoe, and at least one home, Crowick House, in the UK. The Pierre Berton house is located at 30 Stegman’s Mill Road. Although the subdivision has become more urbanized in recent years, Stegman’s Mill Road in particular, the area still retains the contextual natural setting of the Humber River valley that made it appealing to the early founders of Windrush.

The Kleinburg-Nashville Heritage Conservation District has historical/associative value due to its direct association with the Indigenous land-use of the area. The presence of the Humber River supported early Indigenous travel and settlement and encouraged the establishment of the Toronto Carrying Place Trail. This historically significant overland portage extended from Lake Ontario to Lake Simcoe with one path crossing the East Humber in the vicinity of Kleinburg.

6.3.2.3 CONTEXTUAL VALUE

The Kleinburg-Nashville Heritage Conservation District is historically and functionally linked to its surroundings. The hilly terrain and the natural setting of the HCD derived from the valleys of the Humber River and East Humber River are the backbone of the history and layout of the communities. The presence of this once mighty river supported early Indigenous travel and settlement and encouraged the establishment of the Toronto Carrying Place Trail. The Humber River’s meandering form later influenced and constrained the road network and settlement patterns of Kleinburg while giving rise to the mills and other related industries that shaped their economies. Nashville Road which runs through the valley (formerly Kline’s Mills Road) is the main spine of Nashville connecting to Kleinburg Village just north of the McMichael Gallery and forging a connection between the two villages. The Humber River continues to inspire and attract visitors with its modern day system of conservation lands, recreation areas and trails. As a result of its outstanding cultural and recreational values the Humber River was designated to the Canadian Heritage Rivers System in 1999.

The visual link is also established by the natural setting. In addition to the Humber River and its forested valleys, there are mature trees beside and behind, as well as in front of buildings – a highly characteristic village planting scheme, not seen on urban main

DISTRICT BOUNDARY

streets. The trees are a significant aspect of the streetscape and contribute to the green backdrop of the village setting.

The Kleinburg-Nashville Heritage Conservation District has cultural heritage value or interest because it is recognized as a landmark. Aside from individual landmark buildings within the HCD, the Village of Kleinburg itself is a landmark. The commercial core that maintains its village charm has become a shopping destination and the McMichael Gallery attracts a large number of visitors. The natural setting provides recreational activities for the local community and visitors.

6.3.3 Heritage Attributes

- Landmark properties:
 - Pierre Berton Heritage Centre, 10418 Islington Avenue, (Former Kleinburg United Church Building)
 - McMichael Art Gallery, 10365 Islington Avenue
 - Railway Station, 10415 Islington Avenue (By-law 144-78)
 - 10535 Islington Avenue (By-law 30-85)
 - 10483 Islington Avenue (By-law 32-85)
 - Arthur McNeil House, 10499 Islington Avenue (By-law 39-88)
 - Doctor's House, 21 Nashville Road (By-law 48-79)
 - Kline House, 8 Nashville Road (By-law 73-83)
- Cultural Heritage Landscapes including:
 - Humber River and Valleys
 - McMichael Canadian Collection Property (10365 Islington Avenue)
 - Historic Village Core of Kleinburg
 - Historic Village Core of Nashville
 - Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)
 - Kleinburg Cemetery (59 Nashville Road)
- 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;
- 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;

DISTRICT BOUNDARY

- Low-density scale and massing of structures ranging from one to two-and-a-half storeys in building heights; and
- Views to/from heritage attributes including:
 - 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.

6.4 NEXT STEPS

The comprehensive review of the 2003 KNHCD Study and Plan, current policy frameworks, historical resources, community engagement feedback, digital mapping, heritage district analysis and evaluation of the HCD boundary has presented the critical updates for discussion with City of Vaughan staff, Heritage Vaughan and the community, before proceeding with the KNHCD Plan update in the next phase of work.

The following key directions will be carried forward in updating the KNHCD plan:

- 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;
- 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;

DISTRICT BOUNDARY

- Updating guidelines for streetscapes and built form in the KNHCD;
- Recommending the recognition of four potential CHL's within the KNHCD;
- Developing guidelines to protect significant views in the KNHCD;
- A check list tool for reviewing proposed projects 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; and
- Recommending an update to the KNHCD By-law to include the Statement of Significance and list of heritage attributes.

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APPENDIX A

Historical Research



Appendix A supplements Section 3.0 Historical Research in the updated KNHCD Study. The sections should be read in tandem.

ARCHAEOLOGICAL CONTEXT

The Kleinburg-Nashville area has a vast archaeological history. To date, 65 archaeological sites have been registered within two (2) kilometres of Kleinburg, which have been summarized in Table 1 below. The archaeological sites within the study area include: 54 pre-contact site relating to the Indigenous occupation of the area prior to the arrival of settlers and 11 post-contact sites relating to settler occupation of the area.

Table 1 Registered Archaeological Sites within 2 km of Kleinburg-Nashville (MHSTCI 2020 OASD)

Borden Number	Site Name	Time Period	Site Type
AlGv-14	Cameron 2	Not specified	Not specified
AlGv-15	Cameron 3	Not specified	Not specified
AlGv-19	Train 1	Not specified	Findspot
AlGv-20	Train 2	Not specified	Findspot
AlGv-21	Train 3	Not specified	Findspot
AlGv-22	Train 4	Not specified	Camp/campsite
AlGv-23	Train 5	Not specified	Findspot
AlGv-24	Train 6	Early Archaic, Late Archaic	Camp/campsite
AlGv-25	Train 7	Not specified	Camp/campsite
AlGv-26	Levaine Hamilton	Post-Contact	Cabin
AlGv-27	Train 8	Not specified	Findspot
AlGv-28	North Humber 1	Not specified	Findspot
AlGv-29	North Humber 2	Not specified	Camp/campsite
AlGv-30	North Humber 3	Not specified	Findspot
AlGv-31	North Humber 4	Not specified	Not specified
AlGv-32	North Humber 5	Not specified	Findspot
AlGv-33	North Humber 6	Not specified	Findspot
AlGv-65	Adams 2	Archaic	Campsite
AlGv-73	Notamanda	Not specified	Not specified
AlGv-74	Lane	Not specified	Not specified

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AlGv-75	Earl	Middle Woodland	Unknown
AlGv-78	Spike	Early Woodland	Camp/campsite/pr ocessing site
AlGv-90	Kerrowood I	Pre-Contact	Findspot
AlGv-91	Kerrowood II	Pre-Contact	Findspot
AlGv-92	Kerrowood III	Pre-Contact	Findspot
AlGv-93	Kerrowood IV	Pre-Contact	Findspot
AlGv-94	Kerrowood V	Post-Contact	Homestead
AlGv-176	Not specified	Pre-Contact	Findspot
AlGv-177	Not specified	Late Archaic	Unknown
AlGv-178	Nada	Pre-Contact	Scatter
AlGv-179	Not specified	Pre-Contact	Findspot
AlGv-180	Not specified	Late Archaic	Findspot
AlGv-188	Not specified	Early Archaic	Findspot
AlGv-299	TACC	Not specified	Findspot
AlGv-255	Not specified	Post-Contact	Findspot
AlGv-288	Martin Smith	Post-Contact	Homestead
AlGv-294	Glassco 1	Pre-Contact	Unknown
AlGv-297	Glassco 4	Pre-Contact	Findspot
AlGv-299	Glassco 6	Late Woodland	Findspot
AlGv-318	Glassco 11	Pre-Contact	Unknown
AlGv-319	Glassco 12	Pre-Contact	Unknown
AlGv-320	Glassco 13	Pre-Contact	Unknown
AlGv-322	Glassco 15	Pre-Contact	Unknown
AlGv-323	Glassco 16	Pre-Contact	Unknown
AlGv-367	Not specified	Not specified	Not specified
AlGv-368	Sarenhes Bastien	Late Woodland	Not specified
AlGv-379	Block 55 P24	Late Woodland	Findspot
AlGv-380	Block 55 P26	Not specified	Not specified
AlGv-385	Block 55 H6	Post-Contact	Homestead

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AlGv-386	Block 55 H7	Not specified	Not specified
AlGv-387	Block 55 H8	Not specified	Not specified
AlGv-388	Block 55 H7*	Not specified	Not specified
AlGv-389	Robinson	Not specified	Not specified
AlGv-414	Howland	Post-Contact	Unknown/homestead
AlGv-427	Tree Hill	Post-Contact	Homestead
AkGw-29	Capner 1	Not specified	Not specified
AkGw-30	Capner 2	Not specified	Not specified
AkGw-31	John Smith Jr.	Post-Contact	Cabin
AkGw-265	Samuel Arnold	Post-Contact	Homestead
AkGw-266	Not specified	Late Archaic, Early Woodland	Camp/campsite
AkGw-267	Not specified	Early Woodland	Findspot
AkGw-268	Wardlaw	Post-Contact	Homestead
AkGw-294	James Moody	Post-Contact	Homestead
AkGw-321	Not specified	Pre-Contact	Not specified

PRE-CONTACT

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in **Table 2**.

Table 2: Pre-Contact Settlement History

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted projectiles
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted projectiles
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side-and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Point Peninsula tradition; Vinette 2 ceramics appear; Small camp sites and seasonal village sites; Influences from northern Ontario and Hopewell area to the south; Hopewellian influence can be seen in continued use of burial mounds

APPENDIX A – HISTORICAL RESEARCH

Middle/Late Woodland Transition	AD 600–900	Gradual transition between Point Peninsula and Iroquoian lifeways; Princess Point tradition emerges elsewhere (i.e., in the vicinity of the Grand and Credit Rivers)
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Huron-Petun tradition; Globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects; Large villages (often with palisades), temporary hunting and fishing camps, cabin sites and small hamlets; Territorial contraction in early 16 th century; Fur trade begins ca. 1580; European trade goods appear

POST-CONTACT

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in **Table 3**.

Table 3: Post-Contact Settlement History

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonkian-speakers); European goods begin to replace traditional tools
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; ‘The Great Peace of Montreal’ treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years’ War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Eastern portion of the future York County nominally acquired as part of the

APPENDIX A – HISTORICAL RESEARCH

		Johnson-Butler Purchase in 1787/1788 ('Toronto Purchase and 'Gunshot Treaty'); <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 th to early 19 th century	Became part of York County's 'East Riding' in 1792; Augustus Jones began to survey Yonge Street in 1794; Johnson-Butler document declared invalid in 1794; Extent of 'Toronto Purchase' confirmed and western portion of York County acquired as part of the 'First Purchase of the Mississauga Tract' in 1805; Additional townships added to York County in 1821 and 1838; York County independent after the abolition of the district system in 1849
Township Formation	Late 18 th to early 19 th century	Vaughan was initially surveyed by Iredell in 1795, though this only included the 1 st Concession; Subsequent surveys by Prosser in 1851 and Denvers in 1861; Lands were first granted in 1799 along Yonge Street; First settlers to the area were Loyalists from the States, as well as German Mennonites from Pennsylvania
Township Development	Mid-19 th to early 20 th century	The population of Vaughan was noted as 4,300 in 1842; By 1846, a total of 24,482 ha were taken up, with 7,999 ha under cultivation; 6 grist mills and 25 sawmills in operation at that time; Traversed by the Northern Railway (1853) and the Toronto, Grey & Bruce Railway (1871); By 1878, there were 16 churches and 19 schoolhouses within the township, and 1,345 individuals were recorded as voters including owners (756), tenants (517), farmer's sons (68), occupants (1), and income tax payors (3); Settlements at Woodbridge, Eldermills, Pine Grove, Teston, Thornhill, Richmond Hill, Purpleville, Edgeley, Concord, Maple and Kleinburg

APPENDIX B

Architectural Styles Inventory

List of Contributing and Non-Contributing Properties



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CONTRIBUTING & NON CONTRIBUTING PROPERTIES

The OHA O.Reg 09/06 states that a “property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.” In order to determine if properties were “contributing” or “non-contributing” several steps were taken, as part of the Kleinburg Nashville Heritage Conservation District Study (KNHCD) update process:

- Review of the type of recognition (i.e., listed or designated properties);
- Review of any historical associations (as outlined in the 2010 inventory sheets);
- Development of a list of architectural styles (as outlined below);
- Review of the construction date of the property (as outlined in 2010 inventory sheets and aerial imagery);
- Review of the building compared to the architectural styles defined in this study;
- Visual review of changes made to the building when compared to the 2010 inventory sheets;
- A visual review of the property to ascertain the scale and form of the building and its contribution to the HCD context.

Based on our analysis the following definitions apply:

Contributing

These buildings contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values (see Section 6.3 - Statement of Significance). 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.

The following appendix uses the contributing and non-contributing classification to categorize all the properties in the Heritage Conservation District under four groups (Tables 1,2,3 and 4) and within those groups categories.

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

The groups and categories are as follows:

1. Existing Historic And Contributing Styles

1a. Log House/ Log Cabin

1b. Georgian/Neo-classical

1c. Victorian

1c. (i) Victorian Gothic Revival

1c. (ii) Victorian Italianate

1c. (iii) Victorian Commercial/ Institutional

1c. (iv) Victorian Vernacular

1d. Ontario Gothic Cottage

1e. Romanesque Revival & Gothic Revival (Church)

1f. Edwardian

2. Existing Non-Historic And Contributing Styles

2a. Modern Movement

2b. Cape Cod / Bungalow

3. Existing Non-Historic And Non-Contributing Styles

3a. Suburban

3a. (i) Post-War Suburban

3a. (ii) Suburban Victorian Inspired

3b. Ranch

4. Miscellaneous (Existing Non-Historic Or Historic, And Contributing Styles Or Non-Contributing Styles)

4a. Vernacular Commercial

4b. Vernacular Agricultural

4c. Public Open Space







4d. Vacant Land

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES







TABLE 1: EXISTING HISTORIC AND CONTRIBUTING STYLES

1A. LOG HOUSE / LOG CABIN				
1	4 Kellam Street (Log Cabin)	1840		
2	10 Valleyview Court (Log House)	1860		
1B. GEORGIAN / NEO-CLASSICAL				
1	10499 Islington Avenue	1832		
2	10740 Highway 27	1850		


APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

3	67 Napier Street	1856	
4	8 Nashville Road	1858	
5	965 Nashville Road	1860	
6	10459 Islington Avenue	1860	
7	10576 Islington Avenue	1860	
8	10072 Islington Avenue	1862	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES




9	21 Nashville Road	1867	
10	24 Lester B. Pearson Street	1870	
11	28 Napier Street	1870	
12	10449 Islington Avenue	1870	
13	10473 Islington Avenue	1890	
14	89 Nashville Road	1920	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

15	2 Kellam Street	1921	
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1C VICTORIAN




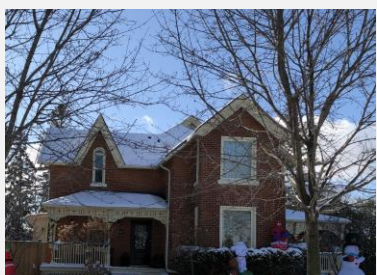

1c.(i) Victorian Gothic Revival

1	376 Stegman's Mill Road	1870	
2	9 Napier Street (Angus Cameron House)	1870	
3	10443 Islington Avenue	1875	


APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

4	10535 Islington Avenue	1880	
5	21 Kellam Street	1900	
6	855 Nashville Road	1920	
1c.(ii) Victorian Italianate			
1	830 Nashville Road	1880	




APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

2	930 Nashville Road	1890	
3	872 Nashville Road	1890	
4	904 Nashville Road	1890	
5	10 Richard Lovat Court	1880-1899	
6	10640 Islington Avenue	1900	


APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

7	888 Nashville Road	1900		
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1c.(iii) Victorian Commercial / Institutional

1	10477 Islington Avenue	1900		
2	10483 Islington Avenue (Designated Under OHA)	1901		
3	33 Nashville Road	1990		


1c.(iv) Victorian Vernacular

1	960 Nashville Road	1860		
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APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

2	970 Nashville Road	1870	
3	10515 Highway 27	1870	
4	769 Nashville Road	1880	
5	763 Nashville Road	1880	
6	10545 Islington Avenue	1900	
7	10568 Islington Avenue	1900	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

8	150 Annsleywood Court (Previous address 10744 Highway 27)	19 th Century	
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1D. ONTARIO GOTHIC COTTAGE



1	10384 Islington Avenue	1852	
2	863 Nashville Road	1865	
3	10522 Islington Avenue (has 2 buildings)	1870	 

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES





4	10429 Islington Avenue	1870	
5	51 Napier Street	1870	
6	99 Nashville Road	1870	
7	10503 Islington Avenue	1880	
8	31 Napier Street (Kleinburg United Church Parsonage; LSHS)	1880	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

1E. ROMANESQUE REVIVAL & GOTHIC REVIVAL (CHURCH)				
1	926 Nashville Road	1902		
2	10418 Islington Avenue	1926		






1F. EDWARDIAN				
1	916 Nashville Road	1890		
2	852 Nashville Road	1900		

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES






3	10415 Islington Avenue	1908	
4	975 Nashville Road	1910	
5	869 Nashville Road	1910	
6	10555 Islington Avenue	1920	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES


TABLE 2: EXISTING NON-HISTORIC AND CONTRIBUTING STYLES

2A. MODERN MOVEMENT				
1	30 Stegman's Mill Road	1950		
2	10365 Islington Avenue	1954		
3	10391 Islington Avenue	1955		
4	115 Valley Road	1960		
5	48 Valley Road	1960		






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

6	10 Howland Mill Road	1960			
7	10110 Islington Avenue	1970			
8	38 Valleyview Court	1970			
9	54 Napier Street	2001			
10	23 Napier Street	2001			

2B. CAPE COD / BUNGALOW

1	171 Nashville Road	1920			
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APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

2	942 Nashville Road	1930			
3	60 Napier Street	1930			
4	864 Nashville Road	1930			
5	910 Nashville Road	1950			
6	34 Napier Street	1950			

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES





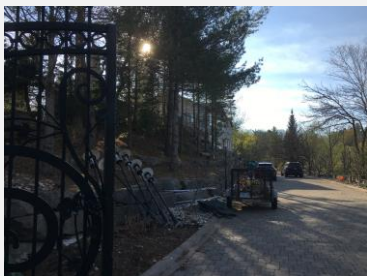
7	30 Nashville Road	1950	
8	705 Nashville Road	1950	
9	887 Nashville Road	1950	
10	717 Nashville Road	1950	
11	99 Napier Street	1960	
12	41 Nashville Road	1990	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

TABLE 3: EXISTING NON-HISTORIC AND NON-CONTRIBUTING STYLES

3A. SUBURBAN				
3a.(i) Post-War Suburban				
1	33 Lester B. Pearson Street	1960		
2	9 Lester B. Pearson Street	1960		
3	757 Nashville Road	1970		
4	10435 Islington Avenue	1975		
5	77 Napier Street	1980		

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

6	22 Valleyview Court	1990			
7	22 John Street	1990			
8	121 Cedarvalley Crescent	1990			
9	615 Nashville Road	1990			
10	290 Nashville Road	2000			






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

11	80 Klein's Crescent	2001			
12	10311 Highway 27	2001			
3a.(ii) Suburban Victorian Inspired					
1	8 Lester B. Pearson Street	1950			
2	91 Napier Street	1960			
3	120 Cedarvalley Crescent	1990			





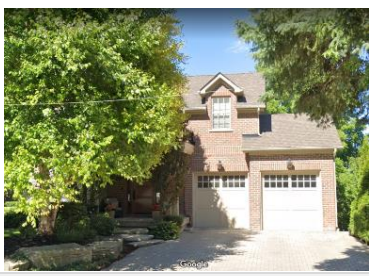

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

4	129 Cedarvalley Crescent	1990			
5	61 Cedarvalley Crescent	1990			
6	75 Treelawn Boulevard	1990			
7	16 Lester B. Pearson	1990			
8	40 Nashville Road	1992			







APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

9	1 Windrush Road	2000	
10	69 Nashville Road	2000	
11	739 Nashville Road	2000	
12	12 Lester B. Pearson Street	2000	
13	30 Stevenson Avenue	2000	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

14	953 Nashville Road	2000	
15	6 Napier Street	2001	
16	78 Napier Street	2001	
17	73 Nashville Road	2000	
18	17 Napier Street	2001	
19	57 Napier Street	1980	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

20	26 Windrush Road	2001			
21	10 Windrush Road	2001			
22	141 Annsleywood Court	2001			
23	91 Annsleywood Court	2001			
24	10 Annsleywood Court	2001			
25	67 Annsleywood Court	2001			

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

26	16 Annsleywood Court	2001	
27	20 Annsleywood Court	2001	
28	29 Annsleywood Court	2001	
29	75 Annsleywood Court	2001	
30	19 Annsleywood Court	2001	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

31	55 Annsleywood Court	2001			
32	2 Annsleywood Court	2001			
33	106 Annsleywood Court	2001			
34	140 Annsleywood Court	2001			
35	118 Annsleywood Court	2001			

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

36	99 Annsleywood Court	2001	
37	42 Annsleywood Court	2001	
38	61 Annsleywood Court	2001	
39	86 Annsleywood Court	2001	
40	26 Annsleywood Court	2001	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

41	62 Annsleywood Court	2001			
42	136 Annsleywood Court	2001			
43	130 Annsleywood Court	2001			
44	100 Annsleywood Court	2001			
45	68 Annsleywood Court	2001			

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

46	56 Annsleywood Court	2001	
47	92 Annsleywood Court	2001	
48	85 Annsleywood Court	2001	
49	76 Annsleywood Court	2001	
50	12 Annsleywood Court	2001	






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

51	25 Annsleywood Court	2001			
52	30 Annsleywood Court	2001			
53	35 Annsleywood Court	2001			
54	36 Annsleywood Court	2001			
55	50 Annsleywood Court	2001			

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

56	41 Annsleywood Court	2001	
57	6 Annsleywood Court	2001	
58	105 Annsleywood Court	2001	
59	80 Annsleywood Court	2001	
60	79 Annsleywood Court	2001	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

61	90 Klein's Crescent	2001			
62	10360 Islington Avenue	2001			
63	84 Napier Street	2001			
64	49 Annsleywood Court	2001			
65	129 Annsleywood Court	2001			






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

66	112 Annsleywood Court	2001	
67	121 Annsleywood Court	2001	
68	Nashville Road	2002	
69	20 Howland Mill Road	2002	
70	180 Nashville Road (Cornerstone Community Church)	2005	


APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

71	667 Nashville Road	2000-2019	
72	72 Napier Street	2001	
73	15 John Street	2001	
74	66 Napier Street	2001	
75	49 Nashville Road	2000-2019	
76	10680 Islington Avenue	2000-2019	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

77	10690 Islington Avenue	2000-2019	
78	91 Cedarvalley Crescents	2000-2019	
79	124 Annsleywood Court	2000-2019	
80	20 Napier Street	2000-2019	
81	151 Nashville Road	2000-2019	


APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

82	14 Napier Street	2019			
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3B. RANCH

1	10 Bell Court	1940			
2	871 Nashville Road	1950			
3	25 Main Street	1950			
4	917 Nashville Road	1950			






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

5	30 Kellam Street	1960			
6	8 Main Street	1960			
7	25 Bell Court	1960			
8	10565 Islington Avenue	1960			
9	90 Valleyview Court	1960			







APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

10	637 Nashville Road	1960	
11	357 Stegman's Mill Road	1960	
12	21 Bell Court	1960	
13	668 Nashville Road	1960	
14	32 John Street	1960	





APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

15	678 Nashville Road	1960	
16	56 Windrush Road	1960	
17	694 Nashville Road	1960	
18	27 Main Street	1960	
19	10406 Islington Avenue	1960	
20	75 Valley Road	1960	






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

21	429 Stevenson Avenue	1960	
22	20 Bell Court	1960	
23	10626 Islington Avenue	1960	
24	10402 Islington Avenue	1960	
25	727 Nashville Road	1960	
26	695 Nashville Road	1960	






APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

27	625 Nashville Road	1960	
28	10398 Islington Avenue	1960	
29	685 Nashville Road	1960	
30	945 Nashville Road	1960	
31	45 Napier Street	1960	
32	96 Napier Street	1960	







APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

33	85 Napier Street	1960	
34	925 Nashville Road	1960	
35	937 Nashville Road	1960	
36	27 Lester B Pearson	1960	
37	40 Windrush Road	1970	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

38	54 Valleyview Court	1970	
39	657 Nashville Road	1970	
40	190 Nashville Road	1970	
41	881 Nashville Road	1970	
42	645 Nashville Road	1970	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

43	70 Valleyview Court	1990	
44	85 Valleyview Court	1990	
45	100 Cedarvalley Crescent	1990	
46	700 Nashville Road	2000	
47	737 Nashville Road	2001	
48	79 Valleyview Court	2001	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

49	6 Klein's Crescent	2001			
50	901 Nashville Road	2001			
51	20 Klein's Crescent	2001			
52	40 Klein's Crescent	2001			
53	60 Klein's Crescent	2001			

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES








54	10773 Huntington Road	-	
55	90 Napier Street	1960	





TABLE 4: MISCELLANEOUS (EXISTING NON-HISTORIC OR HISTORIC AND CONTRIBUTING STYLES OR NON-CONTRIBUTING STYLES)

4A. VERNACULAR COMMERCIAL			
1	10496 Islington Avenue	1900	
2	10512 Islington Avenue	1920	
3	10423 Islington Avenue	1920	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

4	10489 Islington Avenue	1920	
5	10516 Islington Avenue	1920	
6	835 Nashville Road (Fire station)	2019	
7	10504 Islington Avenue	2001	
8	10665 Islington Avenue	1970	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

9	10432 Islington Avenue	1970	
10	10443 Highway 27 Villa Colombo Vaughan Di Poce Centre	Not Available	
11	10519 Islington Avenue	1990	
12	10462 Islington Avenue	1990	
13	12 Nashville Road	1990	

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

14	10513 Islington Avenue	2000	
15	10480 Islington Avenue	2001	
16	110 Nashville Road	2001	
17	10472 Islington Avenue	2001	
18	10465 Islington Avenue	2001	


APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

19	950 Nashville Road	2001	
20	10525 Islington Avenue	1950	
21	816 Nashville Road	n/a	


4B. VERNACULAR AGRICULTURAL

1	-	-	(For the future adjusted boundaries that may include the mill elevator or silo)
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4C. PUBLIC OPEN SPACE

1	59 Nashville Road	-	
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APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

2	131 Golden Gate Circle (Saint-Jean De Brebeuf Park)	-			
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4D. VACANT LAND

1	220 Nashville Road	1960			
2	245 Nashville Road	-			
3	10674 Islington Avenue	-	(Vacant Land; Photo not available)		
4	365 Stegman's Mill Road	-	 Subject Lands at 357, 365 & 375 Stegman's Mill Rd Applications: An Official Plan Amendment Application (File OP.15.006) A Zoning By-Law Amendment Application (File Z.15.025)		

APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING
AND NON-CONTRIBUTING PROPERTIES

5	375 Stegman's Mill Road	-	 <p>Subject Lands at 357, 365 & 375 Stegman's Mill Rd</p> <p>Applications: An Official Plan Amendment Application (File OP.15.006) A Zoning By-Law Amendment Application (File Z.15.025)</p>
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APPENDIX C

2010 Kleinburg-Nashville HCD Inventory Sheets



KNHCD INVENTORY PROPERTIES (2020)

BELL COURT

10 Bell Court
20 Bell Court
21 Bell Court
25 Bell Court

CEDARVALLEY CRESCENT

61 Cedarvalley Crescent
100 Cedarvalley Crescent
120 Cedarvalley Crescent
121 Cedarvalley Crescent
129 Cedarvalley Crescent

HOWLAND MILL ROAD

10 Howland Mill Road
20 Howland Mill Road

HIGHWAY 27

10343 Highway 27
10443 Highway 27
10515 Highway 27
10740 Highway 27

ISLINGTON AVENUE

10072 Islington Avenue
10110 Islington Avenue
10341 Islington Avenue
10365 Islington Avenue
10384 Islington Avenue
10391 Islington Avenue
10391 Islington Avenue (station)
10398 Islington Avenue
10402 Islington Avenue
10406 Islington Avenue
10418 Islington Avenue
10423 Islington Avenue
10429 Islington Avenue
10432 Islington Avenue (north)
10432 Islington Avenue (south)
10435 Islington Avenue
10443 Islington Avenue

10449 Islington Avenue
10459 Islington Avenue
10462 Islington Avenue
10470 Islington Avenue
10473 Islington Avenue
10477 Islington Avenue
10483 Islington Avenue
10489 Islington Avenue (north)
10489 Islington Avenue (south)
10490 Islington Avenue (north)
10490 Islington Avenue (middle)
10490 Islington Avenue (south)
10496 Islington Avenue
10499 Islington Avenue (north)
10499 Islington Avenue (middle)
10499 Islington Avenue (south)
10503 Islington Avenue
10504 Islington Avenue
10512 Islington Avenue
10513 Islington Avenue
10516 Islington Avenue
10519 Islington Avenue
10522 Islington Avenue
10525 Islington Avenue
10535 Islington Avenue
10545 Islington Avenue
10555 Islington Avenue
10565 Islington Avenue
10568 Islington Avenue
10576 Islington Avenue
10626 Islington Avenue
10640 Islington Avenue
10665 Islington Avenue
10690 Islington Avenue

JOHN STREET

15 John Street
22 John Street
32 John Street

KELLAM STREET

21 Kellam Street
30 Kellam Street

MAIN STREET

8 Main Street
25 Main Street
27 Main Street

NAPIER STREET

9 Napier Street
14 Napier Street
20 Napier Street
23 Napier Street
28 Napier Street
31 Napier Street
34 Napier Street
45 Napier Street
51 Napier Street
54 Napier Street
57 Napier Street
60 Napier Street
66 Napier Street
67 Napier Street
72 Napier Street
77 Napier Street
78 Napier Street
84 Napier Street
85 Napier Street
90 Napier Street
91 Napier Street
96 Napier Street
99 Napier Street

NASHVILLE CRESCENT

6 Nashville Crescent
20 Nashville Crescent
40 Nashville Crescent
60 Nashville Crescent
80 Nashville Crescent
90 Nashville Crescent

NASHVILLE ROAD

8 Nashville Road
12 Nashville Road
21 Nashville Road
30 Nashville Road
33 Nashville Road
40 Nashville Road
41 Nashville Road
49 Nashville Road
59 Nashville Road
69 Nashville Road
73 Nashville Road
89 Nashville Road
99 Nashville Road
171 Nashville Road
190 Nashville Road
220 Nashville Road
245 Nashville Road
290 Nashville Road
591 Nashville Road
615 Nashville Road
625 Nashville Road
637 Nashville Road
645 Nashville Road
657 Nashville Road
667 Nashville Road
668 Nashville Road
678 Nashville Road
685 Nashville Road
694 Nashville Road
695 Nashville Road
700 Nashville Road
705 Nashville Road
717 Nashville Road
727 Nashville Road
735 Nashville Road
739 Nashville Road
750 Nashville Road
757 Nashville Road
763 Nashville Road

769 Nashville Road
816 Nashville Road
830 Nashville Road
835 Nashville Road
852 Nashville Road
855 Nashville Road
863 Nashville Road
864 Nashville Road
869 Nashville Road
871 Nashville Road
872 Nashville Road
881 Nashville Road
887 Nashville Road
889 Nashville Road
904 Nashville Road
910 Nashville Road
916 Nashville Road
917 Nashville Road
925 Nashville Road
926 Nashville Road
930 Nashville Road
937 Nashville Road
942 Nashville Road
945 Nashville Road
950 Nashville Road
953 Nashville Road
959 Nashville Road
960 Nashville Road
965 Nashville Road
970 Nashville Road
975 Nashville Road

LESTER B. PEARSON STREET

8 Lester B. Pearson Street
9 Lester B. Pearson Street
12 Lester B. Pearson Street
16 Lester B. Pearson Street
27 Lester B. Pearson Street
27 Lester B. Pearson Street
33 Lester B. Pearson Street

STEGMAN'S MILL ROAD

30 Stegman's Mill Road
357 Stegman's Mill Road
365 Stegman's Mill Road
375 Stegman's Mill Road
376 Stegman's Mill Road

STEVENSON AVENUE

30 Stevenson Avenue
429 Stevenson Avenue
445 Stevenson Avenue

VALLEY ROAD

48 Valley Road
75 Valley Road
115 Valley Road

VALLEYVIEW COURT

10 Valleyview Court
22 Valleyview Court
38 Valleyview Court
54 Valleyview Court
70 Valleyview Court
85 Valleyview Court
90 Valleyview Court

WINDRUSH ROAD

1 Windrush Road
7 Windrush Road
10 Windrush Road
40 Windrush Road

APPENDIX D

Townscape Survey Viewsheds





TOWNSCAPE SURVEY VIEWSHEDS





The Townscape Survey, developed in the United Kingdom, is an objective way of looking at streetscapes (Reeve, A. Goodey, B., and Shipley, R., 2007; Shipley, et al, 2004). Views of the streets are observed and 25 criteria such as 'Pedestrian Friendliness', 'Safety', 'Quality of Conservation Work' and 'Historic Features Maintained' are scored in each view. The scores are then aggregated, giving an overall impression of the urban landscape which can identify strengths and issues. This quantitative approach provides a supplement to the anecdotal data collected through the community consultation.

The site visit and scoring for the Townscape Survey was completed by Kayla Jonas Galvin on December 6, 2019. A total of 25 views were assessed across the district, as per Table 1 below.





Table 1 Townscape Survey Evaluation - Views

View Number	View Description	View Photo
1	Nashville Road looking East from Huntington Road	
2	Nashville Road looking East after Railway	





KNHCD Study Update
APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

3	Nashville Road looking West from Coldspring Road	
4	Nashville Road looking Southeast from Klein's Ridge	
5	Cedarvalley Crescent looking West	
6	Valleyview Crescent looking West	





KNHCD Study Update
APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

7	Howlands Mill Road looking South	
8	Annsleywood Court looking South	
9	Bell Court looking Northeast	
10	Windrush Road looking Southeast	


KNHCD Study Update
APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

11	Islington Avenue looking South from McMichael Gallery entrance	 A photograph of Islington Avenue looking south from the McMichael Gallery entrance. The road is covered in snow, and there are trees and a clear blue sky in the background.
12	Islington Avenue looking North from McMichael Gallery entrance	 A photograph of Islington Avenue looking north from the McMichael Gallery entrance. The road is covered in snow, and there are trees and a clear blue sky in the background.
13	Islington Avenue looking North from Stegman's Mill Road	 A photograph of Islington Avenue looking north from Stegman's Mill Road. The road is covered in snow, and there are trees and a clear blue sky in the background.
14	Islington Avenue looking South from Stegman's Mill Road	 A photograph of Islington Avenue looking south from Stegman's Mill Road. The road is covered in snow, and there are trees and a clear blue sky in the background.




KNHCD Study Update
APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

15	Stegman's Mill Road looking Northwest	
16	Kellman Street looking Northeast	
17	Islington Avenue looking South from Nashville Road	
18	Islington Avenue looking North from John Street	

KNHCD Study Update
APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

19	Nashville Road looking West from Islington Avenue	
20	Nashville Road looking West towards Highway 27 intersection	
21	John Street looking Southeast from Islington Avenue	
22	Napier Street looking South from John Street	

KNHCD Study Update
APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

23	Main Street looking West	 A photograph of a residential street in winter. The road is covered in snow and ice, with bare trees lining the sides. A house is visible on the right side of the street.
24	Nashville Road looking West from Lester B Person Street	 A photograph of a paved road curving to the right. The road is flanked by trees and a utility pole on the left. The sky is overcast.
25	Lester B Person Street looking south	 A photograph of a residential street. A white house with a red roof is visible in the background, surrounded by trees. The foreground shows a paved road and a grassy area.