

KLEINBURG-NASHVILLE

Heritage Conservation District Plan Update

Part 2 - The Plan

September 2021

Final



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Section 1

DISTRICT PLAN OVERVIEW

1.1 Background of The District

1.1.1 Kleinburg-Nashville Heritage Conservation District

The City of Vaughan originated from the amalgamation of several rural villages: Woodbridge, Kleinburg-Nashville, Maple and Thornhill which, together with surrounding countryside, were incorporated in 1974 to create the Town of Vaughan. These villages were established in the 19th century following a long history of indigenous habitation and First Nations settlement along the river valleys and trails. 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)



Image 2. Nashville Village (Dillon, 2019)



Image 3. Humber River Valley (Dillon, 2020)

1.1.2 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 shall include the Kleinburg Village core, Islington Avenue north from Major Mackenzie; Nashville Road west to Huntington Road; and the valleylands 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, which set the foundation for this KNHCD Plan update.

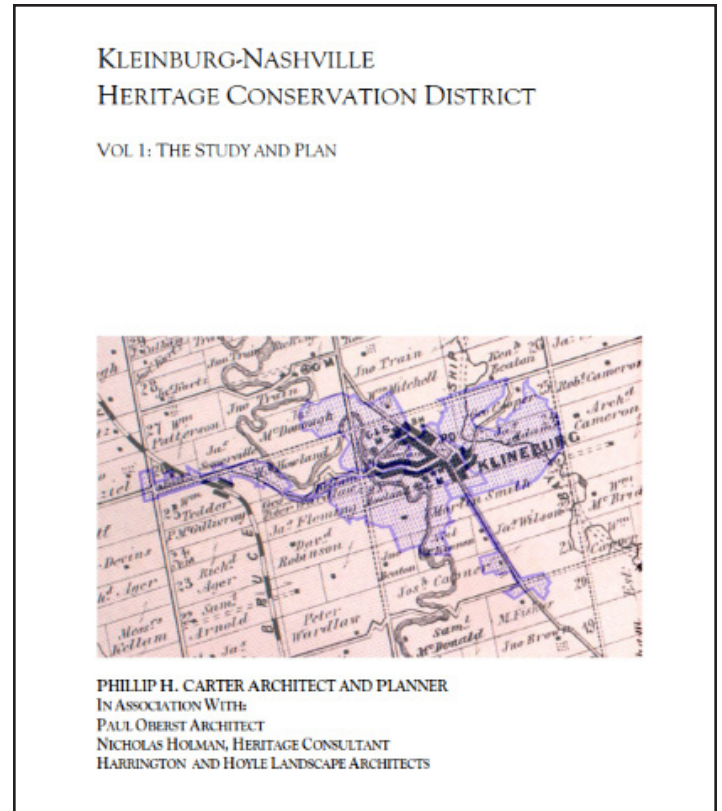


Image 4. Kleinburg-Nashville Heritage Conservation District Cover (2003)

1.2 Purpose Of The Plan

1.2.1 Overview

An HCD Study and Plan for Kleinburg-Nashville were prepared in 2003, providing high-level guidance on development for the last 17 years, protecting its heritage and character, amidst many regulatory and policy changes in the Province of Ontario. The City of Vaughan commenced a comprehensive update to the 2003 HCD Study and Plan in October 2019. The Study update was completed in October 2020 and encompassed the first phase of work. The second phase is comprised of making updates to the Plan. Once approved by Council, the 'draft' plan will become 'final' at the completion of the project.

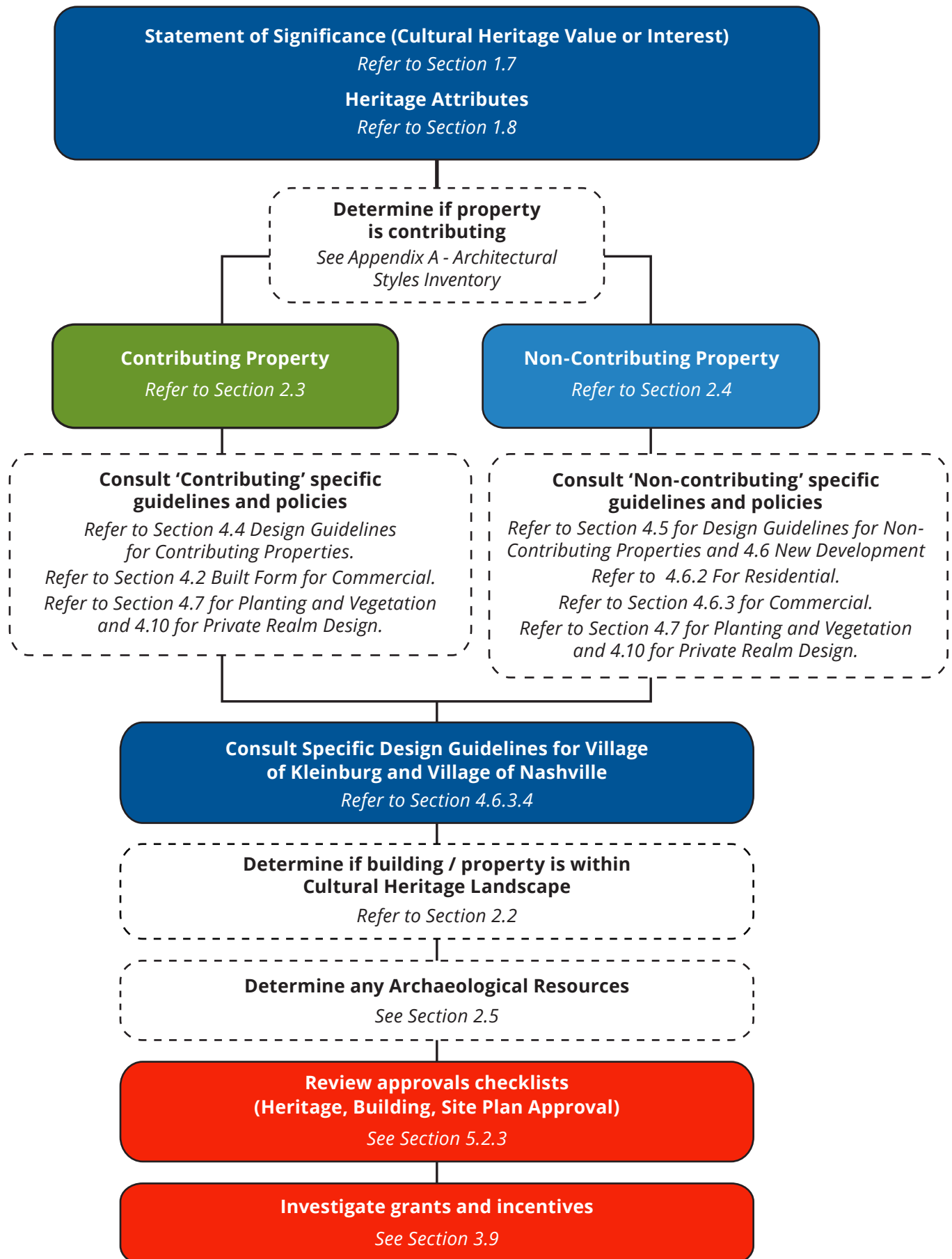
The purpose of the KNHCD Plan is to take the findings from the HCD Study and provide clear and concise objectives, and guidelines to achieve those objectives to better protect and conserve KNHCD heritage attributes. The 2020 Plan builds upon the 2003 KNHCD Plan by responding to a changing legislative environment, provincial and municipal policy frameworks, identifying planning tools that can strengthen heritage conservation of the HCD, identifying potential CHLs and contributing heritage resources in the HCD, and integrate the community's long-term vision. A team led by Phillip H. Carter Architect and Planner was selected to conduct the Kleinburg-Nashville Heritage Conservation District Study and Plan in 2003. A team led by Dillon Consulting Limited was selected to conduct the 2020 update to the 2003 Study and Plan. It should be noted that various components of the text and some of the drawing figures are incorporated from the previous 2003 HCD Study and Plan.

1.2.2 How To Use This Plan

The Kleinburg-Nashville Heritage Conservation District Plan is intended to provide information for those seeking to better understand the HCD's cultural heritage value, heritage attributes and significance, as well as to provide policies and guidelines to achieve the stated objectives. It is strongly encouraged that all property owners within the District familiarize themselves with the Plan to understand its scope and intent.

This Plan provides an opportunity to outline the features which contribute to Kleinburg and Nashville's sense of place and which elements are in conflict with that vision and inappropriate for future development. The policies within the Plan are identified to encourage development of those desirable features which contribute to Kleinburg and Nashville's special character at a high level.

The guidelines set forth in this Plan are a more tangible set of instructions on what is and is not appropriate for development in the Villages of Kleinburg and Nashville. The guidelines will touch on a variety of topics including: materials, design, setbacks, and massing among other things which detail how to achieve compliant infill, restoration and/or renovation and additions as well as guidelines for general landscape and site design.



1.3 Activities That Are Subject To Review

Major works within the HCD generally require the submission of an application for a heritage permit.

The Objectives, Policies, and Design Guidelines of the HCD will be used to review heritage permit applications for the following types of activity within the HCD boundary:

- All exterior construction activity, including new buildings or structures, additions and alterations to existing buildings and structures, and maintenance and repair activity on existing buildings and structures that affects the heritage character of the HCD;
- “Structure”, refers to elements that are of a permanent nature. This includes fencing, outbuildings, signs, light standards, kiosks, permanent street furniture installations (even when not bolted down or secured), above-ground mechanical and electrical equipment, antennas;
- Demolition or removal of any building or structure;
- All visible municipal public works in the District, such as street and sidewalk lighting, street furniture, paving, and general signage (not including mandated signage for safe direction and control of traffic); and,
- All activity in the HCD that falls under the purview of Site Plan Control, the Sign By-Law, the Building Code Act, and the Planning Act. These include activities that require planning permission, site plan review, building permits, signage permits, and demolition and relocation permits.

1.4 Activities That Are Exempt From Review

There are minor works that are exempt from requiring a heritage permit and only require consent for the completion of the work or project by City staff (under delegation by-law 193-2015 (as amended)) such as maintenance and reversible non-destructive alterations or modifications.

City staff will use the Objectives, Policies, and Design Guidelines of the HCD to review the following types of activity in the HCD, which do not require heritage permits:

- Any interior work, unless the interior is identified in a Part IV Designation;
- Repair to roof, eavestroughs, chimneys; re-roofing using appropriate materials listed in **Table 3, Section 4.2.2.2;**
- Caulking, window repair, weatherstripping, installation of existing storm doors and storm windows;
- Minor installations, including lighting and flagpoles;
- Fencing, patios, small satellite dishes, garden and tool sheds, gazebos, dog houses and other small outbuildings that do not require a Building Permit and are not visible from the public domain;
- Planting and removal of trees smaller than 200mm caliper, and any other vegetation on private property;
- Extension of residential parking pads other than in front or flankage yards;
- Ramps and railings to facilitate accessibility and gates installed for child safety provided they are not visible from the public domain;

- Temporary installations, such as basketball nets, planters, statues and seasonal decorations;
- Repair of utilities and public works; and,
- All activity in the District that falls under the purview of the Official Plan, and the Zoning By-law. These include activities that require Official Plan Amendments, Zoning Amendments, Minor Variances, and Consents to Sever or Convey.

1.5 Development Approvals

1.5.1 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.

The 2009 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.

1.5.2 Land 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 use, traffic, access, and the effects of future development. In addition, lot consolidation, particularly in the residential

areas, shall be discouraged in order to protect and maintain the original lot design of the 19th century as much as possible.

The 2009 KNHCD Plan recommended that City staff, in reviewing applications for severances, minor variances and lot consolidation in the KNHCD, shall give due consideration to the KNHCD Plan. The City shall only support applications that demonstrate compatibility with the Objectives, Policies and Design Guidelines of the KNHCD Plan.

1.5.3 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.

The 2009 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 shall be prohibited, and awnings shall be required to be retractable, in the traditional profile. Further, the 2009 KNHCD noted the Sign By-law shall 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.

1.5.4 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).

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”.

1.6 Objectives & Guiding Principles

The objectives of the Kleinburg-Nashville HCD Plan Update are to:

1. Preserve, protect, maintain and restore the unique character of the villages of Kleinburg and Nashville;
2. Conserve properties which contribute to the heritage character of the HCD;
3. Manage designs for new development to ensure appropriate contribution to the heritage character;
4. Maintain Kleinburg-Nashville as local communities as well as a destination for visitors;
5. Align with the community's long term vision.

The City is committed to preserving this heritage through the application of the *Ontario Heritage Act*.

Guiding principles for the Kleinburg-Nashville HCD Plan include:

- 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;
- To encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property;
- To encourage that new development along the historic core areas of Kleinburg and Nashville (Islington Avenue and o Nashville

Road) be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these

- historic core areas;
- To ensure that all future development within the Kleinburg-Nashville HCD boundary occurs in accordance with the requirements of the Heritage Conservation District Plan;
- To encourage the protection of, or where appropriate, the excavation of local archaeological resources;
- To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces;
- To promote an understanding of, and an appreciation for the community's heritage among local residents and visitors; and,
- To recognize the importance of and protect natural heritage features including the Humber River valleylands for their distinct topography and scenic views.

1.7 History of The District

The following graphic highlights a brief history of activities within the HCD for Kleinburg-Nashville. A detailed history is found in the HCD Study.

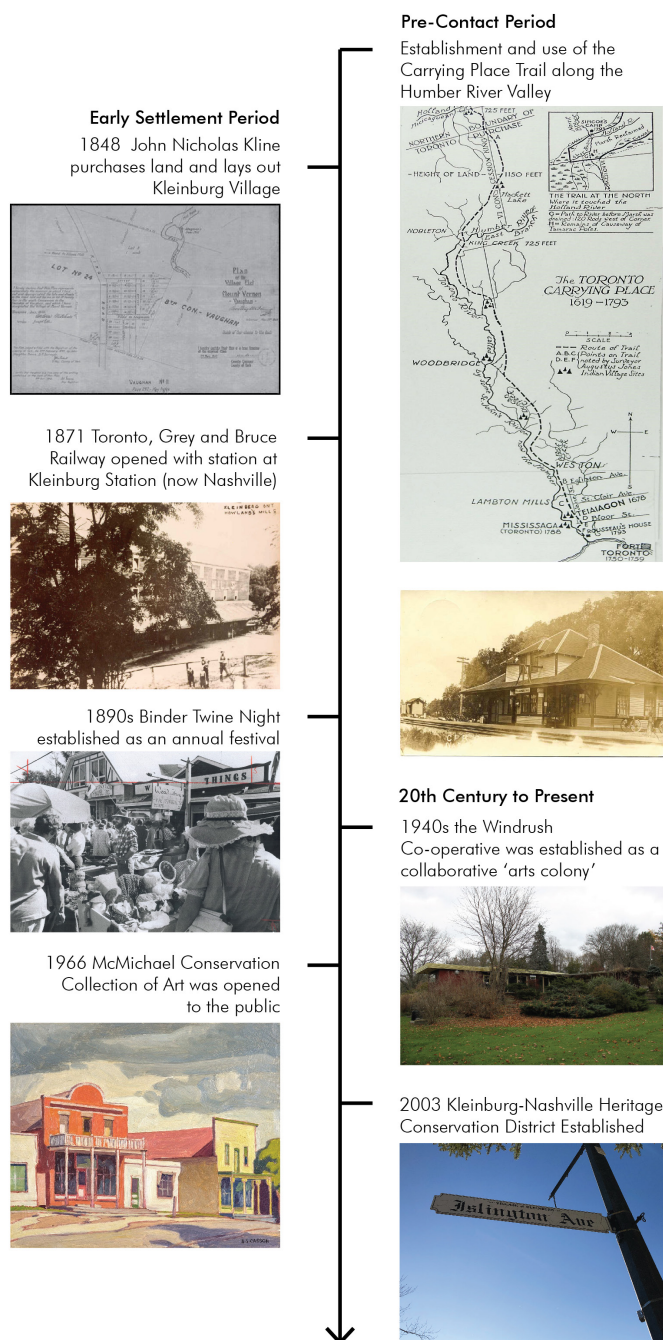


Image 5. Graphic timeline for Kleinburg-Nashville HCD

1.8 Kleinburg-Nashville HCD District Boundary

1.8.1 Criteria for Establishing Heritage Conservation District Boundary

1.8.1.1 Guidance From The Ministry

The *Ontario Heritage Act* 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*.

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. The Guide also outlines the following criteria for use in boundary delineation.

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.

Table 1. Criteria for HCD Boundary Delineation, District Designation Under the OHA

The boundary of the Kleinburg-Nashville Heritage District, as established in the KNHCD Study, was delineated using the process of evaluation and criteria outlined in the Ministry’s Guide.

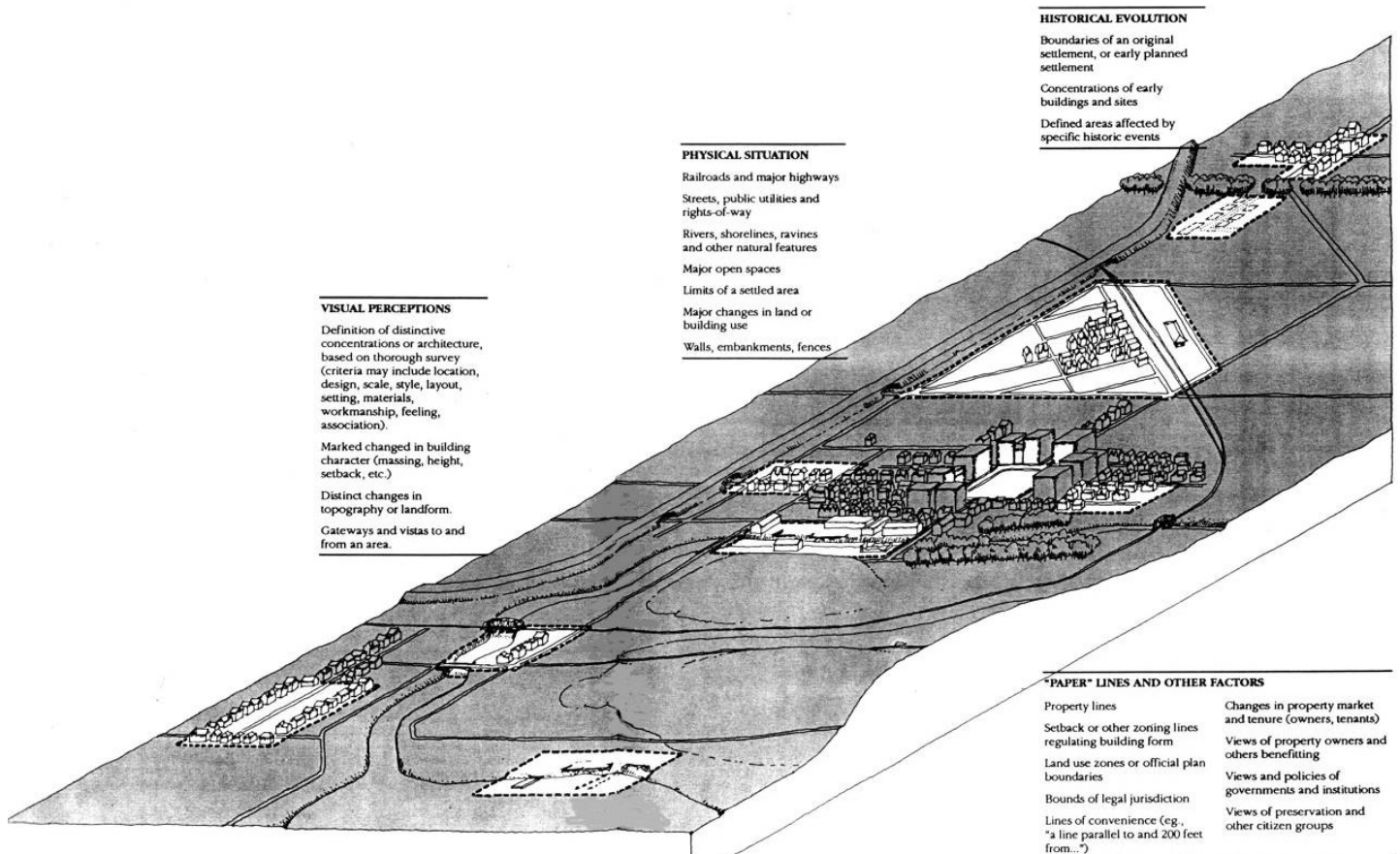


Image 6. Considerations for Determining an HCD Boundary, District Designation Under the *Ontario Heritage Act*

1.8.1.2 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 and Nashville. It commits to the development of HCD Plans and guidelines for all identified HCDs in accordance with the OHA. Policy 6.3.2.1. of the Vaughan Official Plan states:

"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.***

1.8.1.3 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 valleylands 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.
- 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.

The above rationale from the 2003 KNHCD Plan does not address all areas included in the HCD boundary. During the update to the Study, the HCD Boundary was updated to correct inconsistencies with mapping in order to reflect the correct HCD boundary. 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. There were also updates completed based on the results of the study. Other updates are discussed in the following subsections of this Plan.

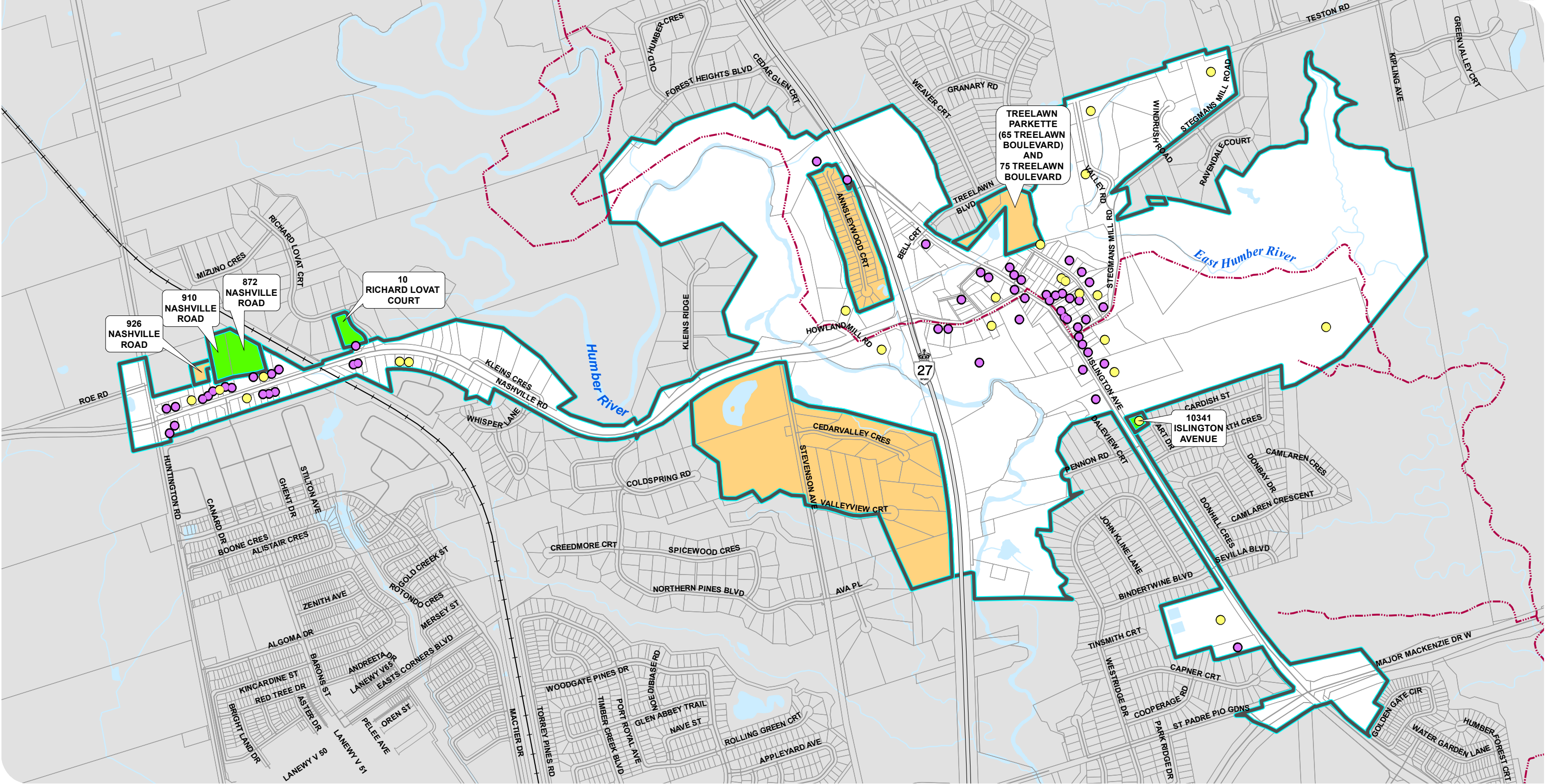
1.8.2 Proposed Updated HCD District Boundary

The Kleinburg-Nashville HCD is comprised 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 updated HCD includes many buildings that retain their original vernacular design and detailing as well as more recent infill buildings of sympathetic design. There are 257 buildings within the HCD, of which eleven (11) are designated under Part IV of the OHA and there are 381 properties within the HCD, of which eight (8) are designated under Part IV of the OHA.

The previous boundary was analyzed during Part 1, the update to the Study which included a review of new legislation, stakeholder engagement and discussions with Heritage Vaughan etc. As a result, the updated Study included a recommendation for a reduced HCD boundary size. Please refer to Part 1 - The Study which has a fulsome explanation for the proposed update to the existing HCD boundary.

The updated HCD boundary is illustrated in **Figure 1**.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 1

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

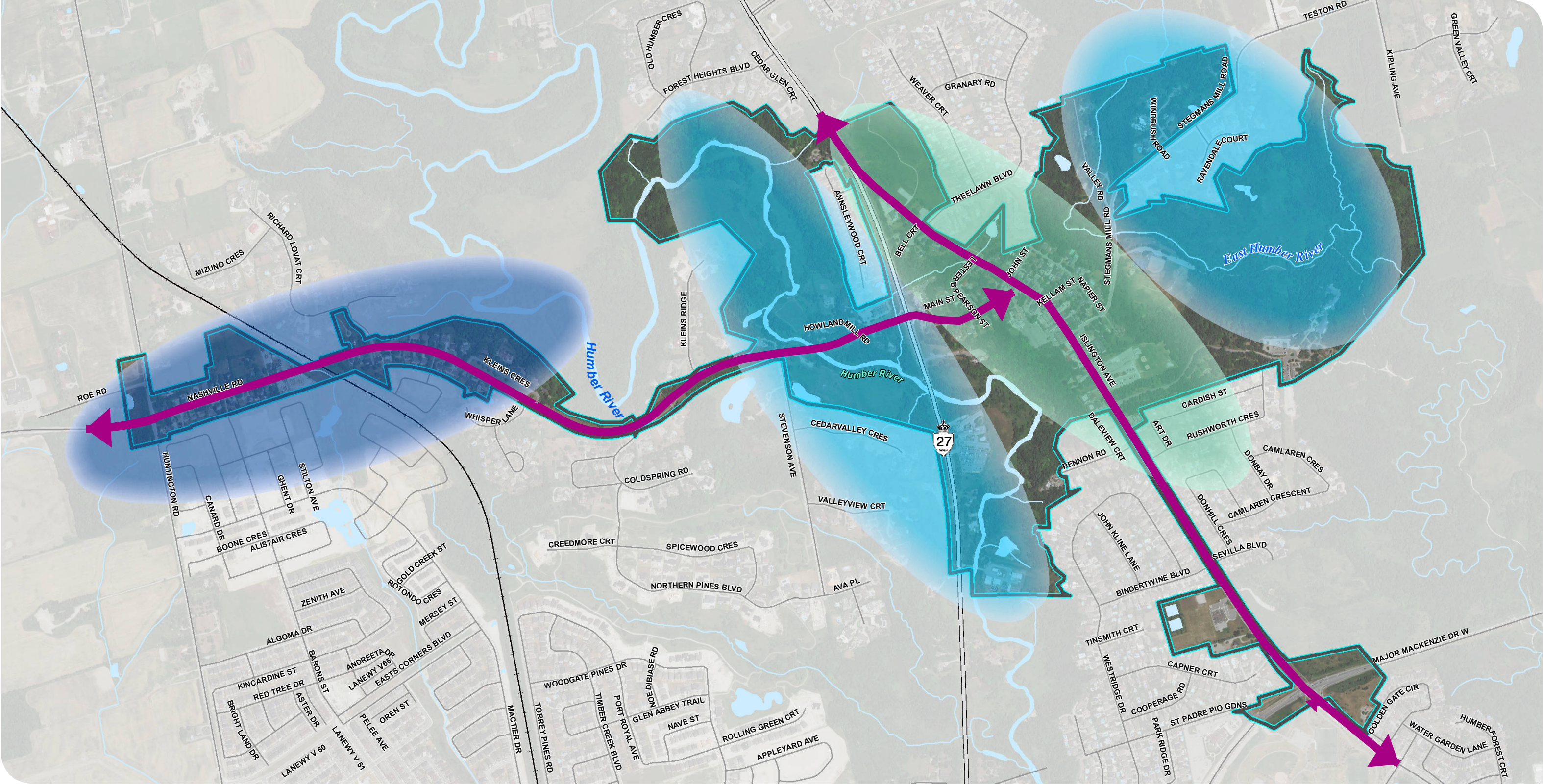


MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

0 100 200 400 Meters





**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 2

**CHARACTER AREAS
IN THE KNHCD**

- Highways
- Roads
- Railroad
- Waterbody
- Watercourse
- Heritage Conservation District
- Humber River
- Kleinburg Village
- Nashville Village
- Road Links



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



1.9 Heritage Attributes

1.9.1 Heritage Character Areas

The Kleinburg-Nashville HCD is comprised of the following character areas, as illustrated in **Figure 2**.

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.

Section 2

**OBJECTIVES
AND POLICIES**

2.1 Overview of Objectives

The following sections explore the objectives for the HCD in detail.

Preserve, protect, maintain and restore the unique character of the villages of Kleinburg and Nashville

The Kleinburg-Nashville Heritage Conservation District has a recognizable heritage character, which is described in the previous section. This character is valued, in and of itself, by the citizens. The heritage character of the District is also of significant economic value to the tourism sector of the local economy, and merits preservation and enhancement. The heritage character of the District is enhanced by streetscapes, open spaces, and vistas. Its preservation depends on the economic benefits provided by support infrastructure such as parking and pathways. The preservation and enhancement of the heritage character of Kleinburg-Nashville requires policies concerning existing contributing buildings, non-contributing buildings, new developments, and streetscape as well as infrastructure in the District.

Conserve properties and landscapes which contribute to the heritage character of the HCD

The overall heritage character of the HCD is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building.

Built structures and properties may possess heritage value or interest or have little or no heritage significance. This differentiation in status is a commonplace distinction of properties within an HCD. The terms “contributing” and “non-contributing” are used to distinguish between those properties within an HCD, which respectively either do or do not contribute to the cultural heritage value or interest of Kleinburg-Nashville. For more detailed information and guidelines pertaining to both contributing and non-contributing properties and structures refer to **Section 4.0**.

The terms “contributing” and “non-contributing” are used to distinguish between properties within an HCD.

Manage designs for new development to ensure appropriate contribution to the heritage character

Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Reiterating again that lot consolidation, particularly in the residential areas, shall be discouraged in order to protect and maintain the original lot design of the 19th century as much as possible, new developments will be restricted to the original lot fabric.

Maintain Kleinburg-Nashville as local communities as well as a destination for visitors

Kleinburg-Nashville functions both as an established community for the residents, however it's charm also attracts visitors from around the City who would like to experience the heritage character of these unique villages.

Align with the community's long term vision.

The North Kleinburg-Nashville Secondary Plan (2010) already lays out a well defined vision for the community. The previous HCD as well as this update has aligned itself with the vision and guidelines.

2.2 Policies for Cultural Heritage Landscapes

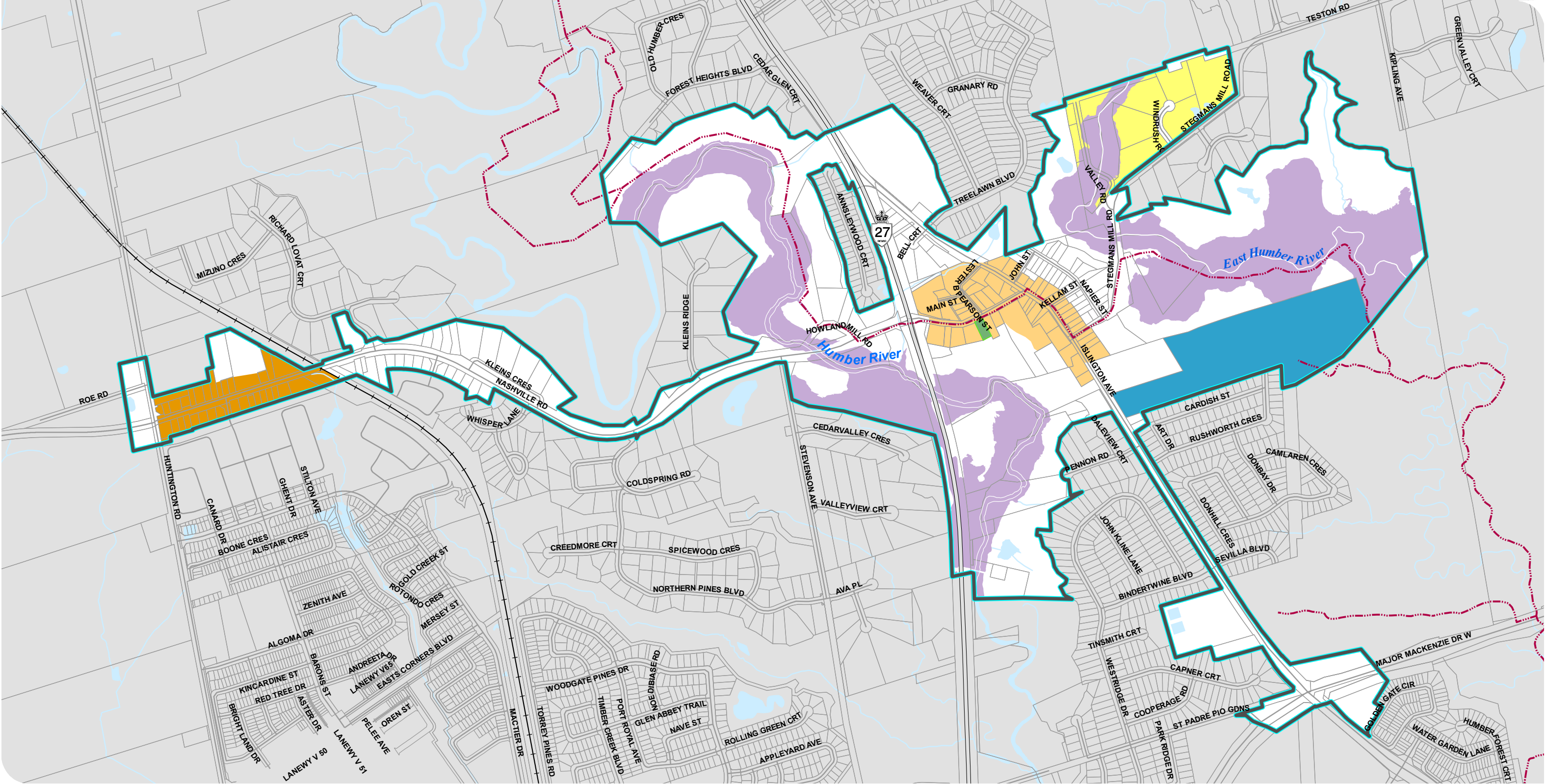
A cultural heritage landscape can be a singular property of cultural significance or may reflect a larger area such as a village with multiple built heritage and landscape attributes.

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 by the public. 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.

The research and development of the CHLs was completed in Part 1: The Study, please refer to the Study, specifically the section on Cultural Heritage Landscapes for more detailed information relating to each CHL. It also includes what determines and the process for delineation a CHL. The CHLs in the KNHCD are identified in the list below and depicted in **Figure 3 – Cultural Heritage Landscapes.**

- Humber River and Valleys
- Historic Village Core – Kleinburg
- Historic Village Core – Nashville
- Windrush Co-operative
- Kleinburg Cemetery

CHLs and associated historic vegetation shall be afforded the same consideration and protection from intensification pressures and new development as the built form.



**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 3

**CULTURAL HERITAGE
LANDSCAPES**

Heritage Conservation District

Listed Cultural Heritage Landscapes
 McMichael Canadian Collection Property

Potential Cultural Heritage Landscapes
 Humber River and Valleys
 Historic Village Core - Nashville
 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



2.3 Policies For Existing Contributing Properties

2.3.1 Overview

These buildings and properties contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values from the 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.

There are 55 existing historic and contributing properties in total. To be considered 'historic' properties must possess three essential attributes: sufficient age, a relatively high degree of physical integrity and historical significance. A map outlining the existing historic and contributing styles within the HCD are found in **Figure 4**, and **Figure 5** depicts the non-historic and contributing styles.

The following is a high level list of existing contributing styles both historic- and non-historic styles found within the HCD. They are described in the following sections. Additional details can be found in **Appendix A which contains the Architectural Styles Inventory** conducted as part of in **Part 1 – The Study**.

1. Historic and Contributing Styles

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

2. Non-Historic and Contributing Styles

- a. Modern Movement
- b. Cape Cod / Bungalow

3. Non-Historic and Non-Contributing Styles

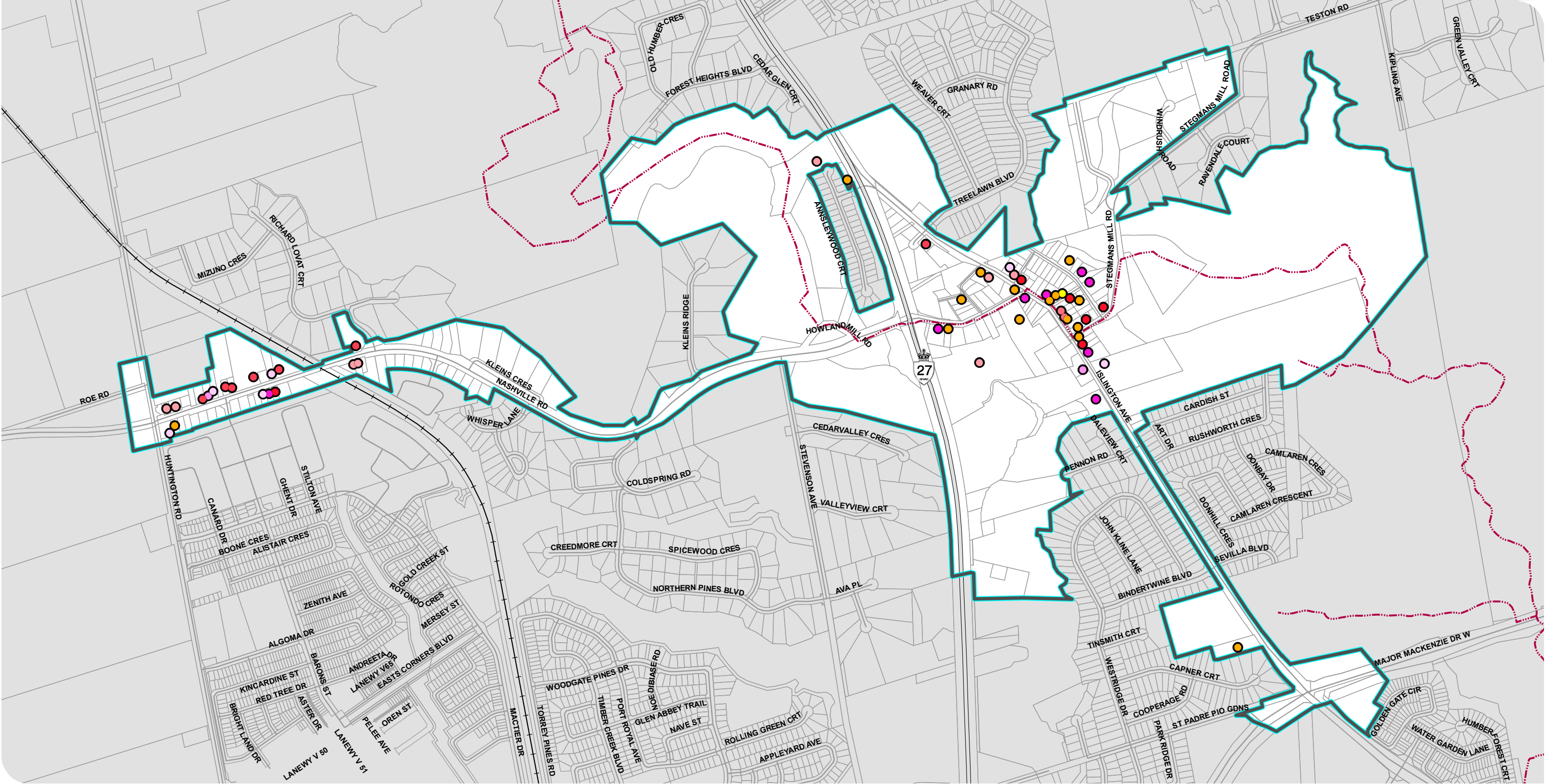
- a. Suburban
 - i. Post-War
 - ii. Victorian Inspired
- b. Ranch

4. Miscellaneous (Non-Historic or Historic, and Contributing Styles or Non-Contributing Styles)

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

It is noted that there are some miscellaneous properties (see category 4 above) which may contain contributing styles and those would have to be assessed on an individual basis.

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**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 4

**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



2.3.2 Historic and Contributing Styles

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.

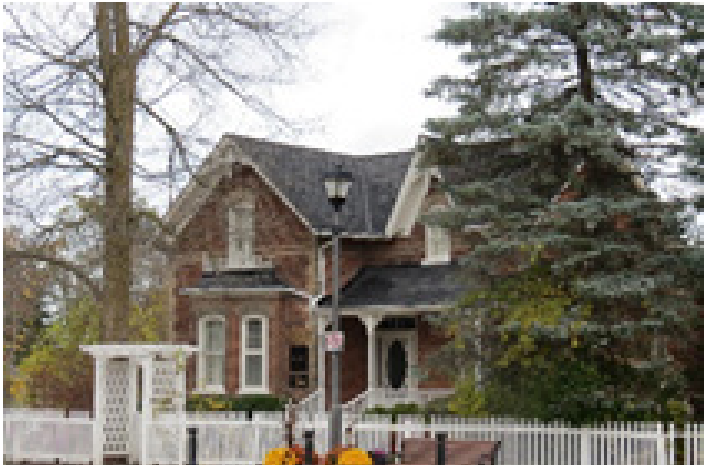
Georgian: (1780s-1860s)

Neo-classical: (1810s-1850s)



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 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.

The Neo-classical 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.

Victorian Gothic Revival: (1840s-1870s)

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.

Victorian Italianate: (1840-1885)

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.

**Victorian Commercial/
Institutional: (1840-1900)**

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.

Victorian Vernacular: (1840-1900)

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.

Ontario Gothic Cottage: (1850s-1900s)

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.

Romanesque Revival & Gothic Revival (Church): (1840s-1870s)

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.

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.

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.

2.3.3 Non-Historic and Contributing Styles**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.

2.3.4 Conservation of Contributing Properties

Conservation of contributing buildings and properties in the District requires policies to encourage and promote their economic use, their maintenance and preservation, and the restoration of heritage elements where they have been damaged or removed.

- Loss of heritage through neglect is an avoidable tragedy. Regular inspections for building maintenance and fire prevention shall be undertaken and regulations in this regard shall be enforced;
- The original construction and detail on contributing buildings shall be retained and repaired whenever possible;
- Alterations to contributing buildings shall include removal of later unsympathetic work and restoration of original features and detail;
- Adaptive reuse of contributing properties is encouraged so long as the new use is appropriate for the context;
- Work on contributing buildings must be consistent with the Design Guidelines in **Section 4.0**; and,
- Loss of heritage resources through demolition is strongly discouraged. Policy suggestions for demolition control appear in **Section 1.5.4**.

2.3.5 Alteration & Additions to Contributing Properties

New attached additions to contributing buildings to be designed to complement the design of the original building. Additions are to be subordinate so as not to overwhelm the heritage character of the original building.

Any alterations and additions to contributing buildings require a Heritage Impact Assessment as well as a Heritage Permit.

2.3.6 Demolition of Contributing Properties

Buildings and other structures located within the boundaries of a property listed as contributing to the character of the HCD shall not be demolished and will remain in their current location within the existing context. Historic building fabric will be repaired rather than replaced where possible.

If unavoidable, requests can be made for the demolition of the building. All requests for demolition will be assessed by the City's Cultural Staff and will be evaluated according to their current condition, and historical and architectural merit.

The City may refuse a demolition permit under the *Ontario Heritage Act* for individually designated buildings or buildings located within the HCD.

2.3.7 Salvage of Contributing Building Materials and Commemoration

If and when a heritage building is permitted to be demolished, which is a rare situation, the building shall be documented for its characteristics and those demolishing the building will be required to advertise through local channels the availability of the building for relocation or salvage of the materials and architectural features as a required condition for the demolition permit.

It may be required by the City for the proponents of the demolition to conduct a phased approach in order to expose the techniques used for construction for educational and documentation purposes. Documentation includes recording of the structure through photographs and measured drawings. Historical Commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may also be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings¹.

¹ Guidelines for Cultural Heritage Impact Assessments – Terms of Reference. (2017) City of Vaughan.

2.3.8 Relocation of Contributing Properties

Historic buildings shall be retained in their original locations. Relocation of a contributing building is strongly discouraged. The relocation or dismantling of contributing buildings shall only be the last resort. The structures themselves also are only a piece of the contributing property. They exist as part of a whole including the trees, landscaping, fencing and other site elements which would be lost if buildings were dismantled / relocated.

Relocation of historic buildings also shall not be located to the KNHCD.

All options for on-site retention shall be investigated prior to a decision being made. Alternatives in order of priority starting with the first option shall be examined prior to a relocation approval:

- On site retention of building with original use;
- On site retention of building with adaptive re-use;
- Relocation of the building within the same property; and,
- Relocate building to another part of the KNHCD.

2.3.9 Relocation and Integration of Heritage Building within a New Development

A heritage building that is relocated to the KNHCD from another site shall be strongly discouraged.

2.3.10 Permitted Uses of a Heritage Building

The Zoning By-Law will determine the permitted uses for heritage buildings within the HCD. Proposed uses that require minimal or no changes to the attributes of the heritage building are preferred and encouraged.

2.4 Policies For Existing Non-Contributing Properties

Some properties in this grouping (23 properties or 9 percent) contribute architectural qualities to the character of the KNHCD. 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-contributing. However, 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.

Other properties (148 properties or 58 percent) do not contribute to the design or physical, historical or associative, or contextual value of the HCD. Properties within this grouping do not add to the historical integrity or architectural qualities that contributes to the character of the KNHCD. 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.

Many buildings in the District are not considered contributing structures. As described in the history of the HCD in **Part 1 - The Study**, Kleinburg-Nashville was re-settled in the years after the Second World War, after decades of economic and population decline. In the villages, there has been a considerable amount of infill and village-edge development, and the valleys have provided sites for a variety of postwar buildings, as small developments, and stand-alone buildings.

Refer **Figure 6** to see the locations of existing non-contributing and miscellaneous styles throughout the HCD. Styles are illustrated and described in the following sections.

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2.4.1 Non-Historic and Non-Contributing Styles

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

Suburban Victorian Inspired (1990s-Present)



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.

Ranch (1950-1975)



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.

2.4.2 Alteration & Additions to Non-Contributing Properties

Many of the buildings and properties within the HCD are non-contributing and many of these non-contributing properties are 'good neighbours' to adjacent existing historic and contributing properties with appropriate scale, massing and design.

Additions and alterations to non-contributing buildings have an impact on their contributing neighbours, the streetscape and the overall character of the HCD. As non-contributing buildings are altered and added to, these shall aim not to detract from the heritage character of the HCD overall and to adjacent properties. Any irreversible alterations or modifications proposed will require a Cultural Heritage Impact Assessment within the HCD. Designs shall be sympathetic in nature and materials without recreating heritage styles.

2.4.3 Demolition of Non-Contributing Properties

The process of evaluation of a building's design (scale, massing and/or architectural design) will be completed through a formal Cultural Heritage Impact Assessment drafted by a member with professional qualifications. Their assessment will determine if the property is sympathetic and supportive to the adjacent properties and the overall character of the HCD. They will provide their conclusion based on the distinctions within the assessment and either support or not support the proposed demolition.

2.5 New Development

New development shall complement and enhance the character of the HCD and shall be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them. New development shall be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building. The City may require a Cultural Heritage Impact Assessment when new development is proposed within the HCD. New development within the HCD shall generally be consistent with the Guidelines in **Section 4.0**.

Within the District, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- A.** the local pattern of lots, streets and blocks;
- B.** the size and configuration of lots;
- C.** the building type of nearby residential properties;
- D.** the orientation of buildings;
- E.** the heights and scale of adjacent and immediately surrounding residential properties;
- F.** the setback of buildings from the street;
- G.** the pattern of rear and side-yard setbacks;
- H.** the presence of mature trees and general landscape character of the streetscape;
- I.** the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties; and,
- J.** conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

The above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

Different uses and different settings within the HCD have different characters and requirements for new development. These are outlined in the following sections.

2.5.1 Residential Development

2.5.1.1 Site Planning

The historical residential villages of Kleinburg and Nashville 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. 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;
- A variety of front-yard setbacks;
- Original yards may have been enclosed with low picket fencing. Currently, fenced front yards are rare; and,
- The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.

2.5.1.2 Architectural Style

New construction in the residential villages shall be sympathetic and complementary to the historic built form of neighbouring properties. New buildings shall be designed with local heritage styles in mind. Designs shall not look to re-create but rather incorporate and highlight appropriate features. In particular, windows, doors and trim shall be similarly attenuated and architectural detailing should be visible in spirit but not a direct duplication. Materials shall be of a similar palette those found within the HCD.

2.5.1.3 Scale And Massing

New residential construction in the residential villages shall respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots.

Underground parking shall not be permitted as it is a permanent alteration to the entire residential lot and has long term detrimental affects to existing vegetation and mature tree canopy.

2.5.2 Commercial Development

2.5.2.1 Site Planning

The historic commercial areas have the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection and corridor, interspersed with residential buildings. The site-planning characteristics of this type of historic development include:

- The existence of side-yards, even on most commercial properties;
- A variety of front-yard setbacks, with purpose-built commercial buildings tending to be located at the streetline, and residential front yards ranging considerably in depth;
- The use of low fencing or planting to delineate all but the shallowest of commercial frontages; and,
- The random presence of trees in front, side, and rear yards, providing 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.

2.5.2.2 Architectural Style

Historic buildings were a mix of purpose-built commercial structures and house-form residential. Some residential buildings had storefronts added after construction, even at a very early date. Most of the buildings, even purpose-built ones, had gable roofs. New commercial construction shall be sympathetic to and complement its historic built form.

New buildings shall be designed with local heritage styles in mind. Designs should not look to re-create but rather incorporate and highlight appropriate features. In particular, windows, doors and trim shall be similarly attenuated and architectural detailing should be visible in spirit but not a direct duplication. Materials shall be of a similar palette those found within the HCD.

2.5.2.3 Scale And Massing

New commercial construction shall respect local heritage precedents for scale and massing. This includes existing historic and contributing buildings, as well as those that have been lost, but are recorded in historical photographs. Heights within the commercial designation generally shall not exceed a maximum building height of 9.5 metres. Heights and building footprints shall be consistent with those found in adjacency within the HCD. Minor variances related to building height will not be supported.

2.5.2.4 Storefronts

Historic commercial buildings may have been purpose-built or converted from residences. This is typical of a village commercial streetscape, and differentiates it from shopping areas in larger towns and cities. There are no existing examples of the classic 19th century storefront in Kleinburg,

though the old Post Office at 10483 Islington has the typical large, high plate-glass windows of this type. It lacks the normal bracketed and corniced signband, having a full-width porch above the windows instead. Historical photographs of Kleinburg show that such porches on commercial buildings were very common, to the extent that they defined the commercial character a century ago.

Conversion of historical residential buildings to commercial often inserted a large window opening, perhaps on only one side of a central door, rather than full width storefront. More recent conversions often leave the original residential window openings in place, if the business doesn't require large display windows.

2.5.2.5 Signage

The commercial core falls within the City of Vaughan Sign By-law "Special Sign District" in Schedule B. 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: in a village of 300 souls, a shop would be known to everyone without much by way of signage. The store-wide sign fascia, with cornice and mouldings, was common in larger villages; it provides a reasonable historic precedent that meets modern commercial needs.

2.6 Archaeological Resources

If ground disturbances are proposed, the York Region Archaeological Master Plan and/or the MHSTCI *Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist* shall be reviewed to determine the potential for subsurface archaeological remains. If any such potential is identified, an archaeological assessment shall be completed. The requirement for checking archaeological potential applies to contributing and non-contributing properties as well as to all public spaces (i.e., valleylands, parks and roads).

Ground disturbing activities include (but are not limited to):

- Demolition of existing buildings or construction of new buildings;
- Installation of deck footings or pools;
- Site grading or major landscaping; and,
- Infrastructure improvements (changes to road alignments, utility lines, etc.).

For cemeteries within the HCD boundary, any proposed building or major construction must be at least 4.57 metres (ie. 15 feet) away from any in-ground grave. 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. 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 a cemetery to determine whether an Investigation Authorization is required.

All archaeological assessments shall be undertaken by a licenced professional archaeologist and be conducted in accordance with the *Standards and Guidelines for Consultant Archaeologists* (MHSTCI 2011).

2.7 Streetscapes

Streetscapes are where the public interacts the most with the HCD. Roadways, sidewalks and their associated elements in the HCD serve as physical markers reinforcing the special quality of the street. Over time, the streetscapes throughout the HCD have evolved, however the new elements pose a risk to the character of the HCD through inappropriate development.

Upgrades and replacements to street and pedestrian lighting fixtures, street furniture, and amenities need to be evaluated in terms of their impact on the heritage character of the HCD.

Opportunities exist within the streetscape network to achieve a number of overall goals including: reclamation of area within the streetscape for pedestrian connections through and to green spaces; integration of streetscape elements with the architectural heritage of the HCD; introduce trails and connect with green buffers; create public spaces to support seasonal festivals; enhance sense of entry / arrival; visually connect the Nashville entrance and the core area; and, increase / improve street furniture and areas of shade and refuge.

Guidelines for streetscapes are outlined in **Section 4.0** which highlight requirements for sidewalk paving, lighting, street furniture, and amenities in the HCD. These guidelines help pave the way for the opportunities and help to mitigate potential threats such as the effects of inappropriate new developments (scale/massing/setbacks).

Several of the roads within the HCD are significant in terms of defining the heritage character of the HCD and contribute to the function and layout.

2.7.1 General Streetscape Standards

Streetscapes throughout the HCD shall be a high quality public space and designed to maximize pedestrian comfort through various elements including public art, plantings, furnishings and other interactive elements. Streetscapes shall be pedestrian scaled and geared towards public safety. Efforts shall be made to calm traffic, especially through the Historic Village Core areas of both Kleinburg and Nashville. Pedestrian infrastructure shall be provided to create a lively and interconnected active transportation network including sidewalks, trails and associated landscaping.

2.7.2 Village of Kleinburg

Within the historic Village Core of Kleinburg, the major artery is Islington Avenue, with Nashville Road as a secondary route. The remaining streets within the Village Core include: Stegmans Mill Road, Main Street, Lester B Pearson Street, John Street, Napier Street, and Kellam Street. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. The existing condition is a great deal more urban than that of the Village of Nashville, and in some areas the new development along the west side of Islington Avenue are over-urbanized which dampen the visual quality of the village character, which has been buried under an array of standard pavers, bollards, and planting tubs. Reconfiguring these elements can help to restore the village character of Kleinburg.

Majority of the houses along the Islington Avenue do not front onto the street and thus require reinforcing of the sense of place. Other buildings within the Kleinburg Village Core include a few commercial properties which front onto the street and have a shorter setback. Building frontages and mature trees enhance the streetscape. The width of the right of way creates space for a wide range of activities and programs. Currently, the roadway is busy and should be designed to calm traffic and focus on transforming the street into a pedestrian-oriented place.

There is an existing set of streetscape guidelines, Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (2011), for the stretch of Islington Avenue from Major Mackenzie Road north to Regional Road 27 and also along Nashville Road from Regional Road 27 to Islington Avenue. The guidelines support the pedestrian-oriented road design and village character of Kleinburg and will be reinforced in this Plan.

2.7.3 Village of Nashville

The streetscapes within the Village of Nashville differs from that of the Village of Kleinburg in the sense that there is only one street within its Village Core and that is Nashville Road. Approximately 85 percent of its 2.5 kilometre length is flanked by residential development. The majority of the houses along the corridor 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 are considered contributing resources. The street has mature planting that obscures the view of more contemporary development.

The following streets branch off from the Nashville Road:

- Stevenson's Avenue;
- Valleyview Court;
- Cedervalley Crescent;
- Highway 27; and,
- Annsleywood Court.

2.8 Public Open Spaces And Parks

2.8.1 Overview

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 2**). Within the valleylands, 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).

The most predominant increases in the existing land use between the 2003 and 2020 Plans are institutional and parks and open space, decreasing the residential and agricultural stock of the KNHCD. Between 2003 and 2020, 'Park' space increased from 4.0ha to 6.1ha and Open Space increased from 98.5 ha to 135 ha. The villages of Kleinburg and Nashville have seen significant investment in community-building.

Valley Land

Existing Land Uses	Area (ha)	Area (%)
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

Existing Land Uses	Area (ha)	Area (%)
Residential	63.4	29%
Commercial	4.6	2%
Industrial	1.4	1%
Institutional	28.1	13%
Parks	2.9	1%
Open Space	79.4	36%
Infrastructure & Utilities	36.6	17%
Agricultural	0.9	0%
Total	217.4	100%

Table 2. Existing Land Uses Within the KNHCD in 2020

2.8.2 Parks & Public Plaza Space

There are three formal parks within the HCD:

- Saint-Jean de Brebeuf Park. South of Major Mackenzie on the east side, contains playground, shade structure, play court and open space;
- Bindertwine Park. Entrance off of Stegman's Mill Road, contains Kleinburg Tennis Club, ball diamond, soccer pitch, playground, parking lot and entrance to William Granger Greenway – Humber Trail; and,
- Treelawn Parkette. Located on Treelawn Boulevard. Contains walkways and playground.

Two of the three parks are a newer construction and don't appear to contain contributing elements, however they do provide opportunities for enhanced pedestrian connections, and are also potential locations for interpretive elements which would help animate the history of the HCD. The third, Bindertwine Park, which is a community park for Kleinburg-Nashville, provides linkages into the valleylands associated with the East Humber River.

Within the Core Village areas, there are limited public plaza / civic open space opportunities. There is an existing plaza associated with one of the newer commercial developments, however it is largely a stark area with continuous paving, limited amenities and an electrical transformer box located in the middle of the space, interrupting any type of flow that may happen.

Lands falling outside of the Core areas and outside the residential pockets are generally public open space associated with the Humber River Valley system.

2.8.3 Open Space

2.8.3.1 Humber River Valley

The Villages of Kleinburg and Nashville have been and continue to be influenced and defined by the Humber River Valley system, parks and contributing open spaces. A significant portion of the HCD consists of valleylands consist of “significant woodlands”, and substantial areas are recommended for forest regeneration and habitat enhancement. Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

The Humber River spreads out widely above its fork in Woodbridge, but the forks return to close proximity at Kleinburg, where the width of the village plateau is as narrow as 200 metres. The rivers then diverge again. The East Humber Valley henceforth heads generally north, but the main Humber Valley throws a series of loops to the west, extending the valleylands almost to Nashville. Kleinburg’s natural setting is a dramatic one, sitting on a narrow causeway over 30 metres above a river valley system that extends over 3 km from west to east.

The HCD is part of the Humber River ecosystem and includes lands designated by OPA 601 as wetlands, significant woodlands, hydrologically sensitive areas, Environmentally Significant Areas (ESAs), and an area of Natural and Scientific Interest (Humber ANSI). Kleinburg Village, in particular, is integrated in between both of the valley and stream corridors.

The valleylands, and the rivers within them, have major heritage significance. Their historical role in the origin and development of Kleinburg and Nashville, and their continuing role as the setting for the villages, make them worthy of conservation. Suitable development in the valleys, and maintenance of a healthy ecology in the natural environment are both necessary parts of that preservation. Most of the East Humber Valley within the District is owned or managed by the Toronto Region Conservation Authority (TRCA), and is subject to their Boyd North and Glassco Park Management Plan, 1999.

2.9 Landscapes and Vegetation

The landscapes and vegetation contribute to the character of the HCD as much as the built form. Protection of mature vegetation and trees is a key aspect of the HCD plan as well as protecting other natural features and valleylands. The most significant aspect of the landscapes are the tree canopy which are found as part of: tree stands; valleylands; continuous streetscapes; and, individual properties.

The Official Plan addresses the wide range of issues concerning the natural landscape and valleylands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are required to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valleylands.

2.9.1 Landscape Treatment

Existing historical landscapes are to be protected and conserved. Mature trees will be preserved except where removal is necessary due to disease, damage or they pose a risk to public health and safety. Existing vegetation performing a visual screening function shall not be removed.

New complementary landscaping and tree plantings shall be used to enhance the HCD character. Plantings can be used to screen modern elements such as parking lots, fenced playing fields etc. New vegetation shall not obstruct existing views and vistas and shall not create visual barriers.

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this document can help maintain and enhance the natural heritage of the HCD.

2.9.2 Invasive Plant Species

Of the roughly 2600 identified vascular plant species that grow wild in Ontario, more than 25% are aliens or exotics not native to the province. These importations have been going on since Europeans first arrived, either as deliberate introductions or as stowaways in cargoes, ballasts, and debris. However and whenever they arrived, these species have found hospitable ecological niches. Once established they make use of the plant world's full array of propagation strategies. Without the pests and competitors of their native environments, many are able to outcompete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife.

Section 3

INTEGRATION WITH OTHER MUNICIPAL POLICIES

3.1 Overview

In Ontario, the land use planning system functions in a top-down framework where the province provides policy guidance through the Provincial Policy Statement (PPS), and regional and local municipalities are to adapt and implement guidance through municipal official plans and zoning by-laws. The policy framework guiding this Plan integrates provincial and local policies.

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 reviews the integration of the Plan within and associated with the various policies and frameworks. For integration and application of this Plan, the following sections include recommendations for integration and updates to various municipal policies. Please refer to Part 1 – The Study for more in depth detail and analysis for each of these policy frameworks discussed in the following sections.

3.2 Planning And Development

3.2.1 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).

3.2.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) outlines the current policy on planning and municipal land use that relates to provincial interests, of which is 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 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’. The updates to the City of Vaughan Official Plan (2010) will allow for policies of this Plan to be implemented in conformity with the PPS 2020.

3.2.3 Ontario Heritage Act (1990)

Since 2005, under the *Ontario Heritage Act*, the process for implementing a 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 will need a permit from the municipality for any alteration that’s not considered minor, as well as any demolition or new construction. This Plan and Guidelines are intended to satisfy the stage in the process before an update to the HCD designation by-law.

3.2.3.1 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).

The application for demolition or alteration 60 day timeline is relevant to KNHCD and shall be considered in the completion of a heritage permit application process.

Demolition: The amendments provide added clarity that demolition includes the removal or demolition of a heritage attribute as well as a building or structure. This clarification is relevant to the KNHCD. An update to the term demolition will be included in this Plan, see **Section 1.5.4**, and the heritage permit application process as well as definitions in the City's Official Plan.

Appeals: Designation appeals and appeals regarding alteration of heritage properties will now be heard by the Local Planning Appeals Tribunal (OLT) rather than the Conservation Review Board. The decision of the Tribunal will be binding on the municipality. This is relevant to KNHCD as all appeals will be processed through the OLT. In **Section 5.3** of this Plan, the appeals process is reflected. This update shall also be reflected in the heritage permit application process as well as 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.

Designation By-Laws: The amendments include new guidance and direction on drafting designation bylaws, with heritage

attributes clearly identified and the cultural heritage value of the property clearly explained. This change could be relevant if additional properties are included in a revised HCD boundary. As part of the HCD Study the HCD by-law shall be amended to include a Statement of Cultural Heritage Value or Interest and heritage attributes to be complaint with this direction.

3.2.4 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). 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.

3.2.5 City of Vaughan Official Plan (2010)

The Official Plan 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. However, there are some gaps that could be strengthened in the policy 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;
- 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’; and,
- Integrate policies from other municipal plans and studies outlined in **Section 3.0**.

The Official Plan 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.

3.2.6 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 lands to the south.

3.2.7 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.

3.3 Land Use

Kleinburg-Nashville is located within the City's Urban Boundary, according to Schedule 1 - Urban Structure of the City of Vaughan Official Plan (2010), and part of Kleinburg is identified within the Intensification Area and designated a "Local Centre", as per Figure 9 in the image below. 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".

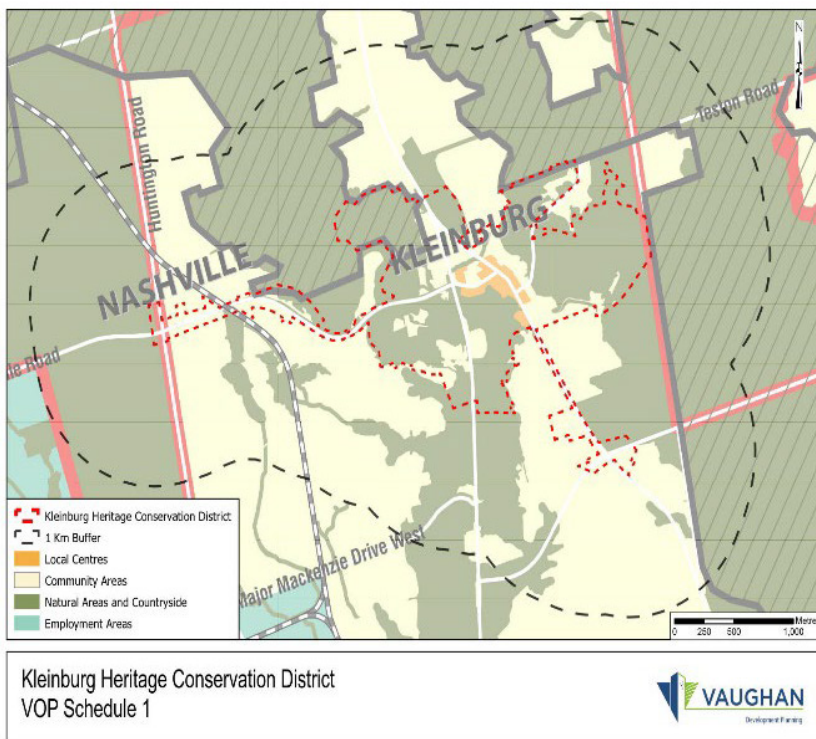
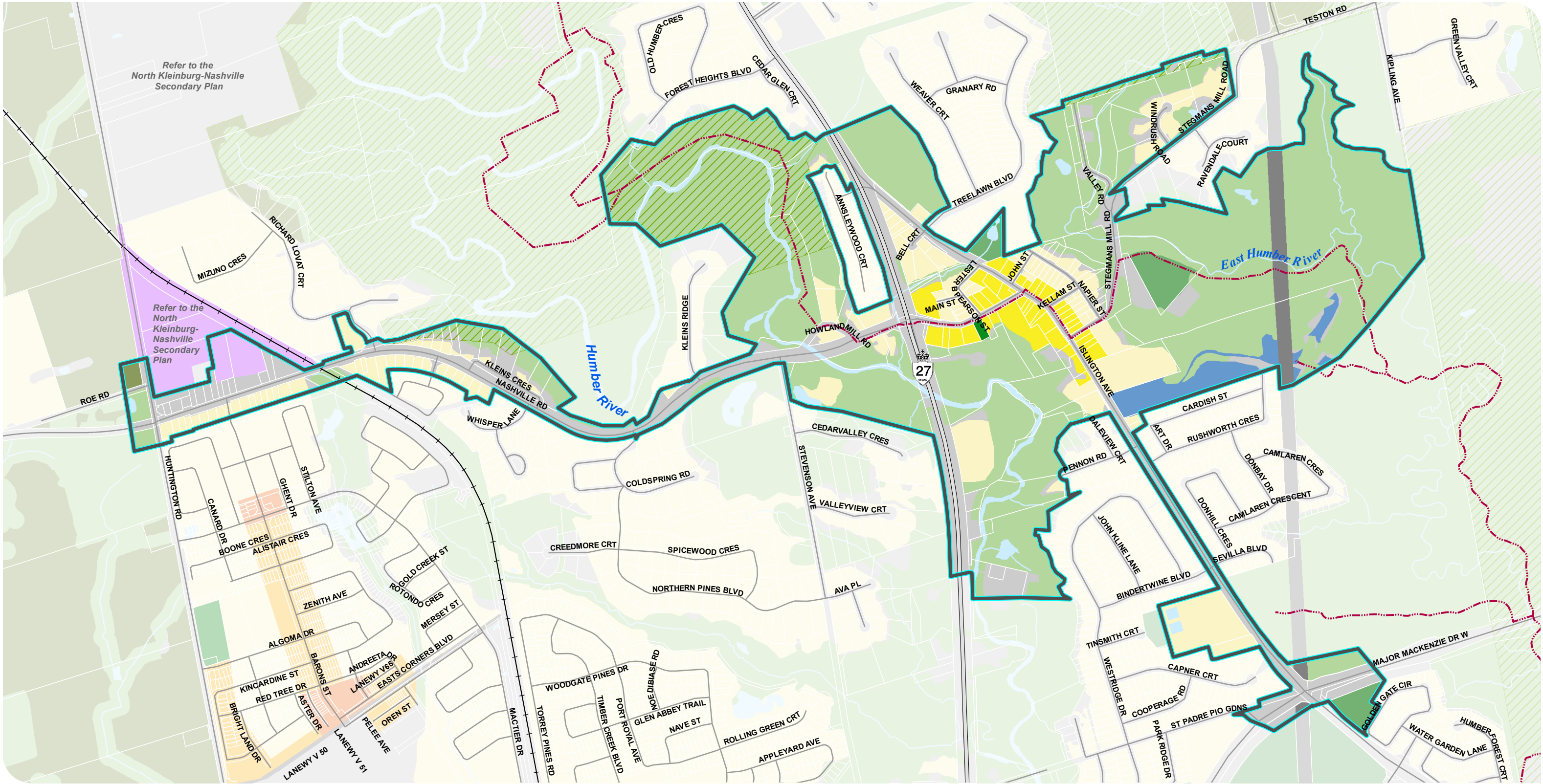


Image 7. Figure 9 from Kleinburg-Nashville HCD within Schedule 1 Urban Structure - City of Vaughan Official Plan, 2010

Figure 7 illustrates the land use designations from the City of Vaughan Official Plan 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.

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**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 7

**KLEINBURG-NASHVILLE
HCD LAND USES**

- | | | | | | | |
|----------|-----------------------|--------------------------------|----------------------|------------------------|--------------------|---|
| 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) |



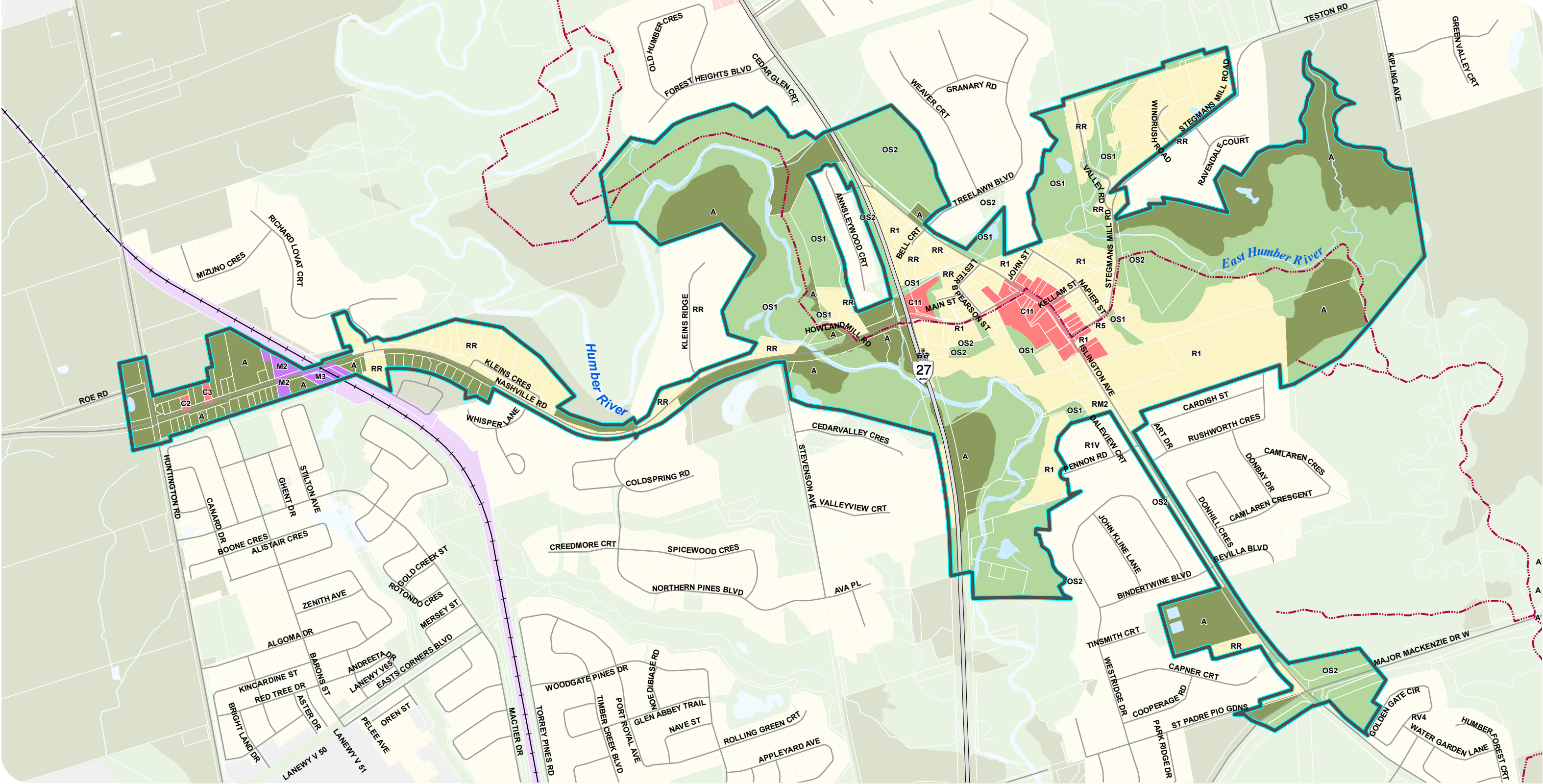
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**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 8
**ZONING WITHIN THE
KNHCD BOUNDARY**

- | | | | | | |
|----------|-----------------------|-------------|--------------------------------|--------------|-------------|
| Highways | Railroad | Watercourse | Heritage Conservation District | Agricultural | Open Space |
| Roads | Ontario Trail Network | Waterbody | | Commercial | Residential |
| | | | | Industrial | |



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNR

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

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3.4 Zoning

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 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). The Zoning By-law sets out minimum and maximum requirements for: lot area, frontages, setbacks, coverage, building height etc.

Building heights over time have increased from the original 6-6.5m heights to 9.5 maximums and lot coverages have increased to over thirty percent. These are not in keeping with the heritage character within the HCD. There is an opportunity with the completion of this updated HCD Study and Plan and through the concurrent review of the Zoning By-law to realign the limits for what is allowed within the HCD boundary such as lower building heights and coverages. Refer to **Figure 8** for Zoning within the HCD Boundary.

3.5 Built Form

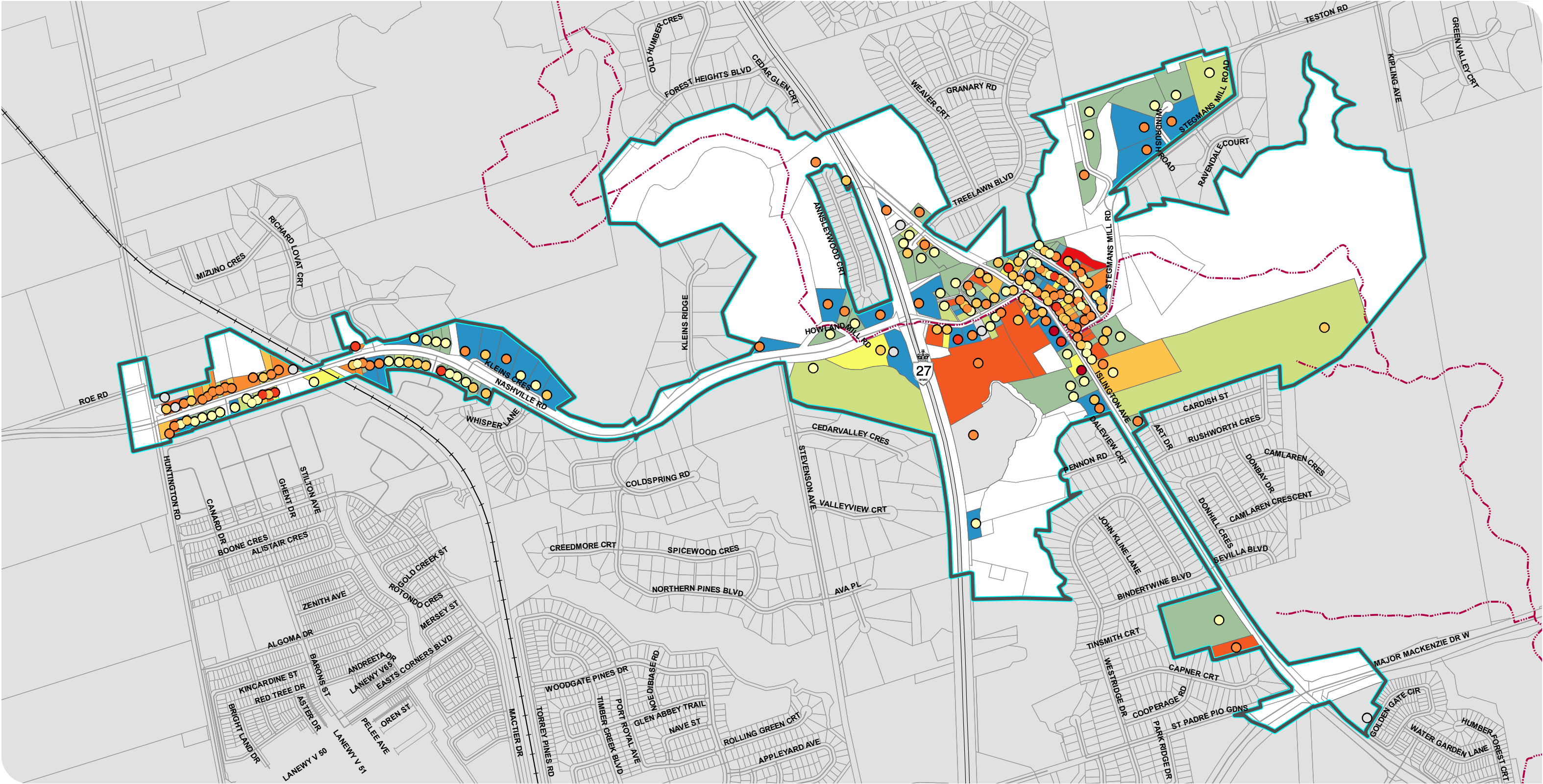
As identified in the KNHCD Plan, the rivers had a primary influence on the origins of Kleinburg. The two hilltops became the settlement grounds for the villages of Kleinburg and Nashville as illustrated by the early dates of constructions in **Figure 9**. Kleinburg continued to expand its boundaries 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.

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**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 9

**DEVELOPMENT PATTERN
AND BUILT FORM MASSING**

- 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
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3.6 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. However there has been growing congestion and decreasing availability of parking in the core in more recent years. Parking needs have been evaluated and addressed in the recently completed Kleinburg Parking Strategy Report (2020).

3.7 Environmental

The HCD is part of the larger Humber River ecosystem which includes lands designated as wetlands, significant woodlands, hydrologically sensitive areas, Environmentally Significant Areas and an area of Natural and Scientific Interest (Humber ANSI). The Transportation Master Plan Study Kleinburg – Nashville Focus Area (2012) identified the natural environmental factors including river valleys pose challenges and limitations in the implementation of road network and other infrastructure improvements. The unique environmental characteristics of the HCD are recognised throughout the local policies and plans. A recommendation from the previous KNHCD Plan was for a Heritage Tree By-law to be enacted protecting District trees larger than 250mm caliper. This will preserve the environmental contribution of the ‘village forest’, as well as the character of the Villages.

3.8 Economic Development

The historic economic and cultural conditions within Kleinburg-Nashville both prompted and slowed development throughout its history. The economic and cultural conditions affecting growth and development are detailed in Section 3.4.3 of Part 1: The Study. The impact of tourism generation and economic spin offs is recognized as one of the benefits for a community with such a designation.

3.9 Grants and Incentives

The City of Vaughan does not currently have any active heritage grants or tax relief programs.

The Municipal Act (2001) allows municipalities to enact a heritage property tax relief program for properties designated under Part IV and Part V of the *Ontario Heritage Act*. Municipalities can set the amount of tax relief they wish to offer (between 10 per cent and 40 per cent) and develop eligibility criteria in addition to those prescribed in the legislation. The MHSTIC has a guide *Getting Started: Heritage Property Tax Relief* which outlines the steps and requirements. The City should evaluate this legislation to determine if it can be usefully applied to the District.

Municipalities may also establish heritage grants programs. The money can be dedicated to the conservation/restoration or features or for heritage studies for properties designated under Part IV and Part V of the *Ontario Heritage Act*. Properties within specific areas of the HCD may be targeted for Commercial Property Improvement Grants, or Community Improvement Project Areas (CIPA) incentives.

The loss of heritage properties due to simple neglect is an avoidable tragedy and small levels of assistance have proven to be very effective in encouraging needed repairs and restoration.

Section 4

**DESIGN AND
ARCHITECTURAL
GUIDELINES**

4.1 Guiding Conservation Principles

4.1.1 Overview

A Heritage Conservation District designation is not intended to prohibit the changes required by contemporary needs. Its purpose is to guide those changes so that change contributes to the heritage character of the District. The management of this physical change in the process of continuing development will be ensured through the review and approval of heritage permit applications under Part V of the *Ontario Heritage Act*. The Design and Architectural guidelines discussed below will provide direction in reviewing these heritage permit applications and will also be applied to properties located within the District that are designated under Part IV of the *Ontario Heritage Act*.

Guidelines have been provided for alterations to contributing properties, non-contributing buildings, design of new buildings and open spaces within the district. The overarching goal of the Design and Architectural Guidelines thus is to protect, conserve and enhance Kleinburg-Nashville HCD's character.

The design and architectural guidelines are categorized on the basis of whether buildings comprise historic fabric or non fabric. These are further organized into sub-sections according to the building use (commercial or residential). The following sections address guidelines that provide direction to property owners (contributing and non-contributing properties), owners of vacant land and Municipal staff on renovations, alterations, new developments within the HCD:

- Design Guidelines for Contributing Properties
- Design Guidelines for Non-Contributing Properties
- Design Guidelines for New Development
- Urban Design Guidelines
- Landscape Design Guidelines: General Approach to Plantings and Vegetation

The above guidelines together will ensure and help to create a consistent framework for conservation and change.

4.1.2 General Heritage Standards

The property owners of buildings within the HCD as well as developers can also refer to the following resources that are easily accessible to the public to make themselves familiar of the current best building and landscaping practices:

1. The MHSTIC's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007) lists Eight Guiding Principles in the Conservation of Historic Properties¹.
2. The Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)*² are the overarching guiding heritage standards in Canada. The Standards outline that the decision making for a property should first start with understanding the historic place, then planning a project including determining the primary conservation approach, and then undertaking the project in line with the standards and guidelines. The three different approaches (called conservation treatments) are: preservation, rehabilitation, or restoration.
3. The book *'Building Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada*, Federal Provincial Territorial Historic Places Collaboration (FPTHPC) by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings.

Preservation "involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value" (Parks Canada 2010: 15).

Rehabilitation is the "action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value" (Parks Canada 2010:255).

Restoration: "Involves accurately revealing, recovering, or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration may include removing non character-defining features from other periods in its history and recreating missing features from the restoration period (Parks Canada 2010:16)."

For further conservation details property owners, builders and developers can also refer to Preservation Briefs (published by Technical Preservation Services, Heritage Preservation Services Division, US National Park Service) and to the resources mentioned in the following section³.

1 Eight guiding principles in the conservation of historical properties, Ontario Heritage Trust. Accessed from: <https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles>

2 Accessed from: <https://www.historicplaces.ca/en/pages/standards-normes.aspx>

3 Preservation Briefs, Technical Preservation Services, Heritage Preservation Services Division, US National Park Service. Accessed from: <http://www.nps.gov/tps/how-topreserve/briefs.htm>.

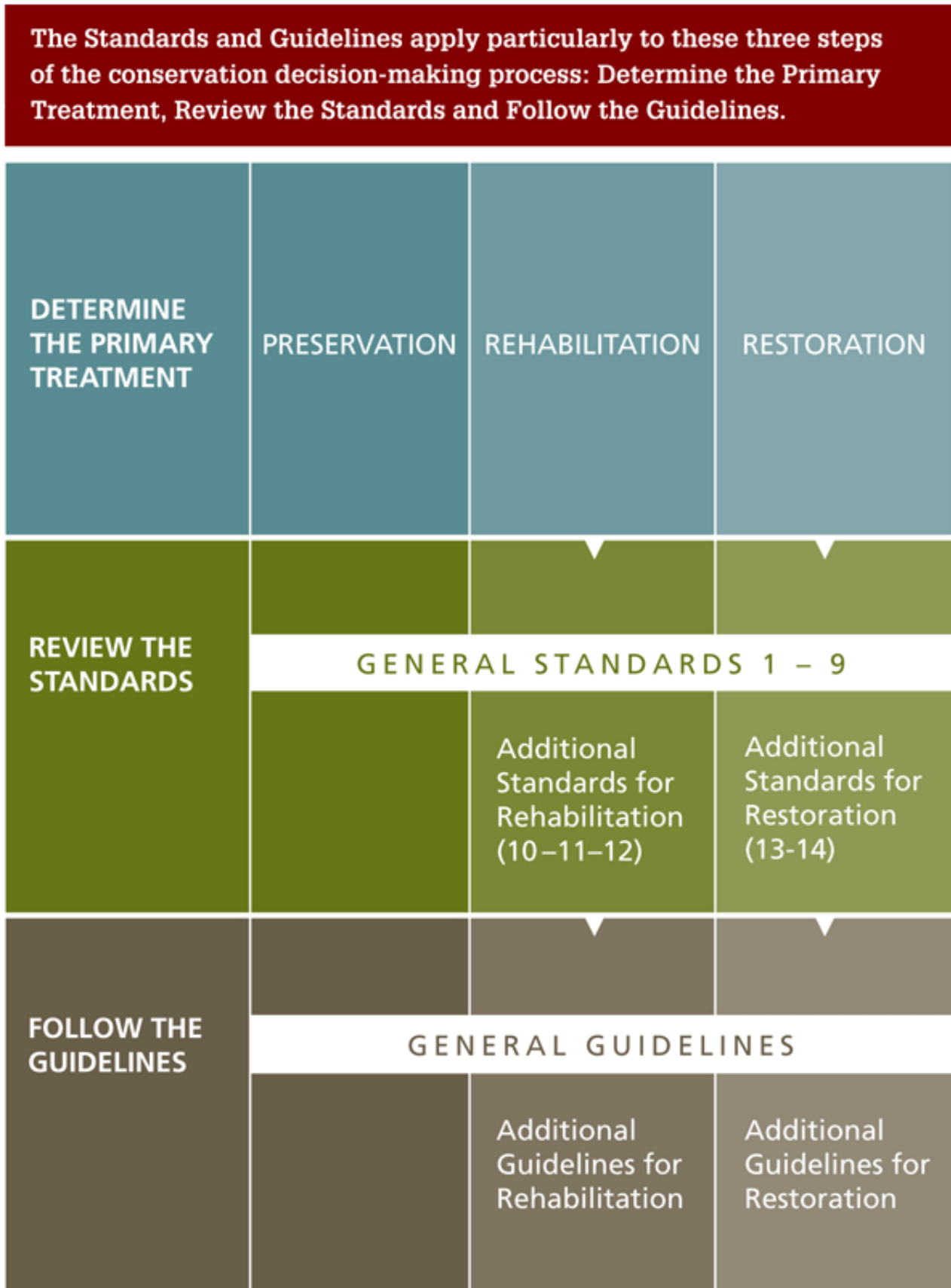


Image 8. *Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada 2010

4.1.3 Historical and Technical Resources

The original state of existing heritage buildings shall be researched before work is undertaken. On-site investigation often reveals original details concealed under later work. Research and on-site investigation can inform work being proposed to buildings within the HCD.

The Ontario Heritage Toolkit Heritage Property Evaluation⁴ list the following as methods for researching properties.

Community Context

- Learn about community history and activities that may hold cultural heritage value or interest; and,
- Visit the property.

Historical Research

- Search pre-patent land records for early properties;
- Search Land Registry Office property;
- Abstracts and registered documents;
- Review property tax assessment rolls; and,
- Review sources such as census records, directories, photographs, maps, newspapers, insurance plans, business records and family materials.

Site Analysis and Physical Evidence

- Develop knowledge of construction, materials, architectural style and other related topics; and,
- Analyse and record the physical characteristics of the property.

Evaluation and Report

- Merge the historical research information with the physical evidence;
- Make conclusions and deductions based on the supporting documentation • Identify any cultural heritage value or interest of the property; and,
- Describe the heritage attributes that support that value or interest.

Some historic drawings and photographs exist in the City of Vaughan Archives⁵, and in the Kleinburg Old Boys collection.

Maintenance, repair, replacement and restoration work shall be undertaken using proper heritage methods. Modern materials and methods of construction can have detrimental effects on old construction if proper methods are not used. This is particularly true of old brick.

4 (MHSCTI 2006 page 40) http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf

5 City of Vaughan's Archives: https://www.v Vaughan.ca/services/vaughan_archives/findingaids/Pages/default.aspx

4.2 Design Guidelines For Contributing Properties

As noted in **Sections 2.3 and 2.4**, there is an existing inventory of contributing and non-contributing architectural styles for the HCD. A complete architectural inventory with photos can be found in **Appendix A**, the Architectural Styles Inventory from Part 1 – The Study. This section outlines the design guidelines for the contributing properties. Details about buildings, styles and relevant guidelines pertaining to the maintenance, repair etc. for contributing and non-contributing buildings are outlined in the following sections.

4.2.1 Heritage Design and Details

The following sections provides guidance on the design and detailing of the heritage attributes of a historic building. Conservation of the elements not only facilitates in maintenance of historic buildings but may also act as a precedent for detailing of new buildings, thereby ensuring a good fit with their immediate context. These elements and their heritage details have been discussed in the following sub-sections.

4.2.1.1 Exterior Walls Composition

The elevations of heritage buildings, whether designed by an architect or by a builder using a “pattern book”, were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context.

Exterior walls include foundation walls, structural masonry or log walls, and wood, concrete or steel framing with an exterior cladding such as curtain wall-wall systems⁶. Historic walls were most often solid brick masonry.

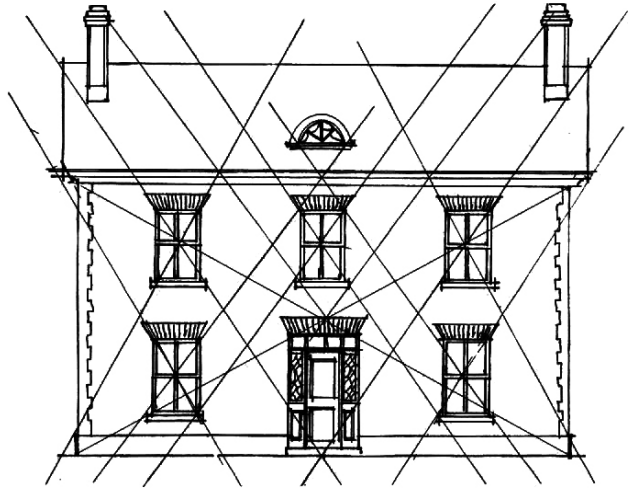


Image 9. Geometry governed most heritage design. In this example, the diagonals of the window openings relate to significant elements in the elevation and to each other. The diagonals of the main wall relate to the windows and front-door

⁶ Exterior Walls (2010). *Standards and Guidelines For The Conservation Of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

I. Brickwork

Historically, brick was used both structurally as well as a load bearing element for its long-lasting and indestructible properties. Generally, a wall consists of two wythes or rows of brick bonded together by 'headers' (bricks placed front to back across the two wythes). In larger or taller buildings there may be 3 or more wythes⁷. The pattern in which the bricks are laid is called a 'bond'. These bonds add texture to the façades of heritage buildings and help maintain their character.

Different types of bonding have been described in Image 7. Historic bonds give liveliness to a wall, and shall be used, even though they are no longer structurally necessary.

Brick quoins are seen at the corner of heritage buildings. These interlock to strengthen the corner. Image 8 shows the correct and incorrect quoining.

A traditional brick wall performed many functions including those of structure, weather-proofing, thermal protection, daylight control and ventilation. In the mid-20th century, bricks were also used as veneers. In this specific condition, no brick bonding is visible and bricks are laid only in stretcher coursing. However, some historic brick walls appear to be veneer, but in fact have hidden bonding, and are actually traditional loadbearing brick walls, with two or more wythes of thickness⁸.

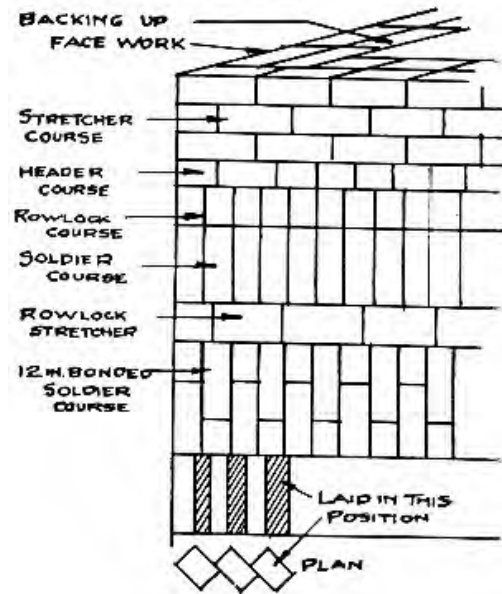


Image 10. Types of Brick Courses
(The Art of Bricklaying, J. Edgar Ray, p.83
Chas. A. Bennett Co., Publishers)

⁷ Brick Masonry, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

⁸ Brick Masonry, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

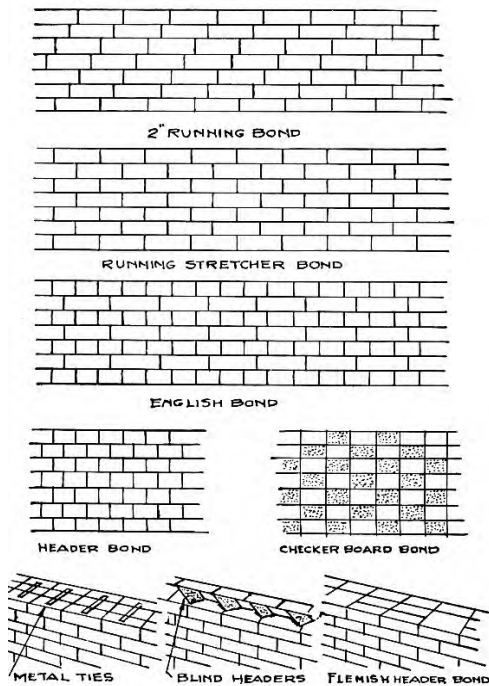


Image 11. Types of Brick Bonds.
(The Art of Bricklaying, J. Edgar Ray, p. 123
Chas. A. Bennett Co., Publishers)

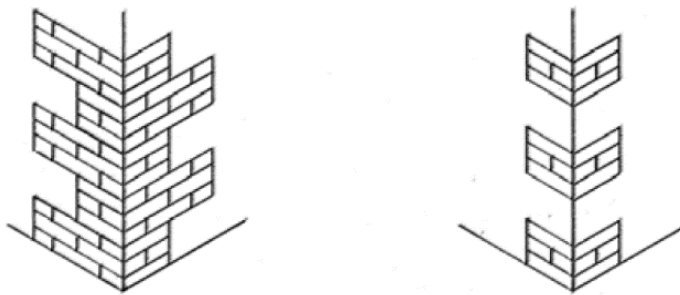


Image 12. Correct (left) and Incorrect (right) quoining.
(Source: Heritage Design and Details, Brickwork (2007)
Thornhill Vaughan Heritage Conservation District Plan)

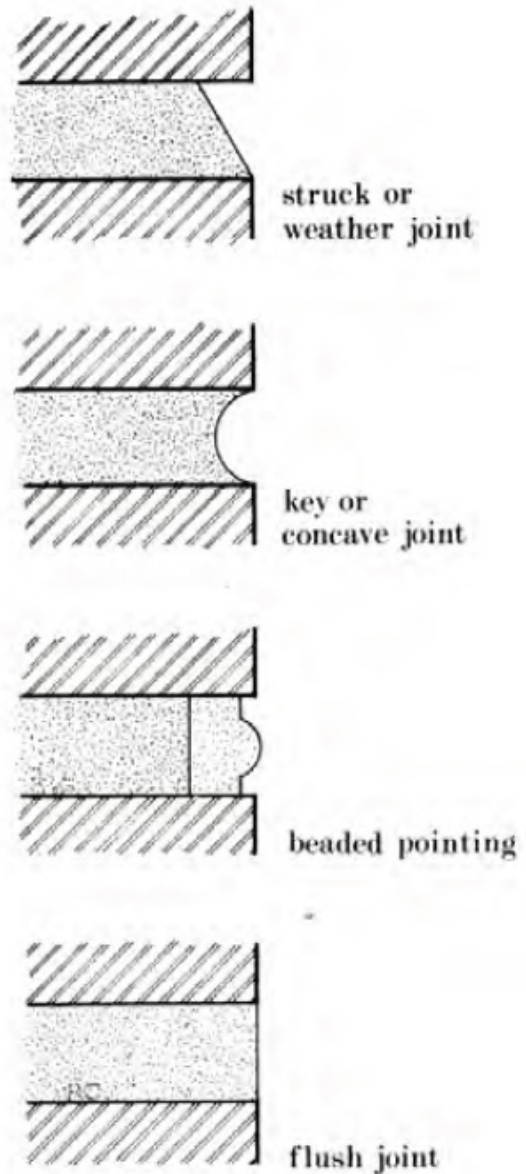


Image 13. The most common brick joints and pointing used in Turn-of-century Building
(Source: Page 8, Guidelines for Restoring Brick Masonry, British Columbia Heritage Trust, Technical Paper Series)

II. Arches

Historically, structural openings in brick or stone masonry were either brick or stone arches. Most often, the bricks were laid in a soldier course above the openings. This layout shall be maintained to preserve the original look and character of the heritage building. The Kleinburg-Nashville Heritage District comprises of a majority of Victorian Style buildings. Arches over doors and windows are elaborated, providing an important element

of detail in the façade. The addition of arches over openings emphasized their height and elegance at the building scale and contributed to the streetscape character at the urban scale. The arches were rich in colors and brick patterns. To create an authentic look and preserve character of the arches as a heritage attribute, it is important that the bricks are laid to replicate historic arches - when the heritage building undergoes restoration and/or rehabilitation.

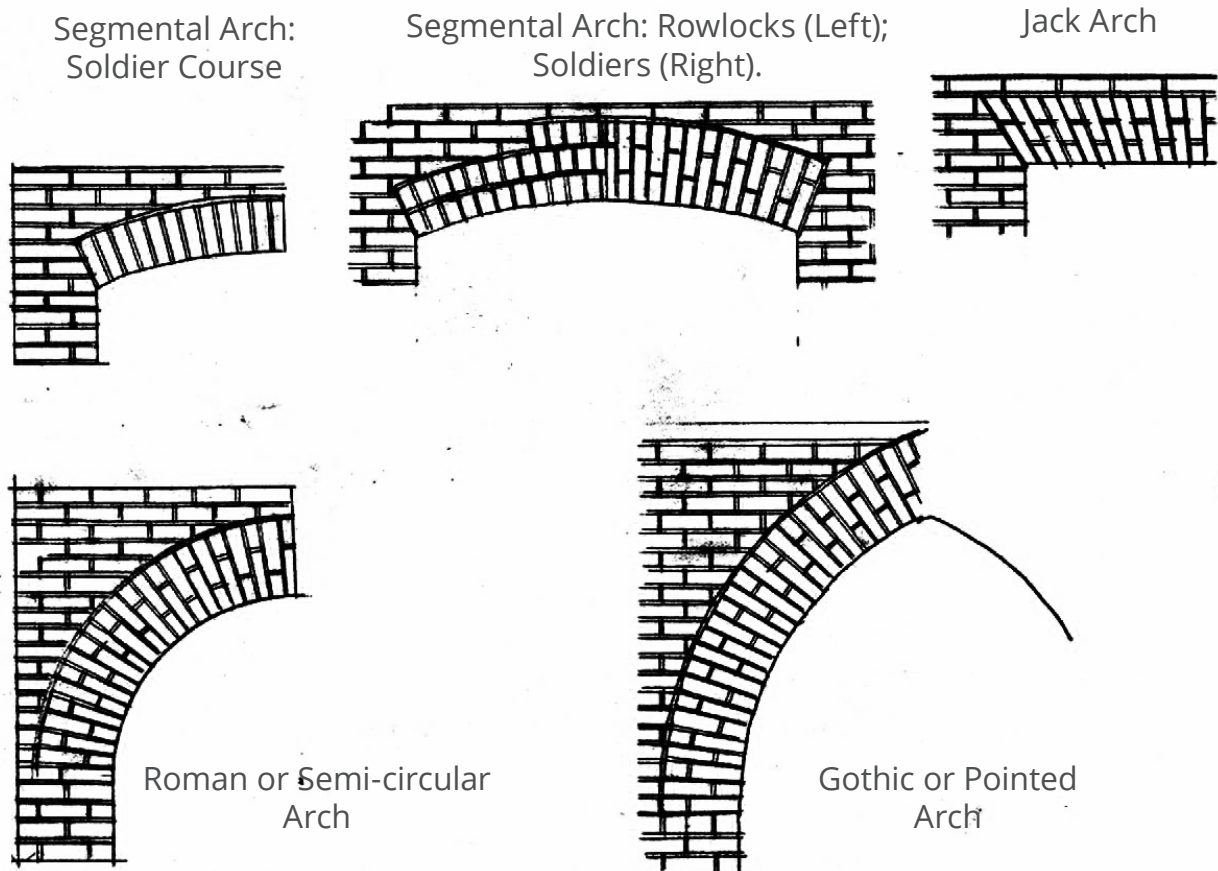


Image 14. Various types of arches. (Source: Kleinburg-Nashville Heritage Conservation District Study and Plan, 2003)

III. Wood Siding

The use of wood is an important heritage attribute in historic buildings. Almost all building styles include a version that includes wood siding an exterior cladding material. Historic wood siding is primarily of two types:

1. Horizontal clapboard, with about 4" to the weather &
2. Vertical board and batten siding.

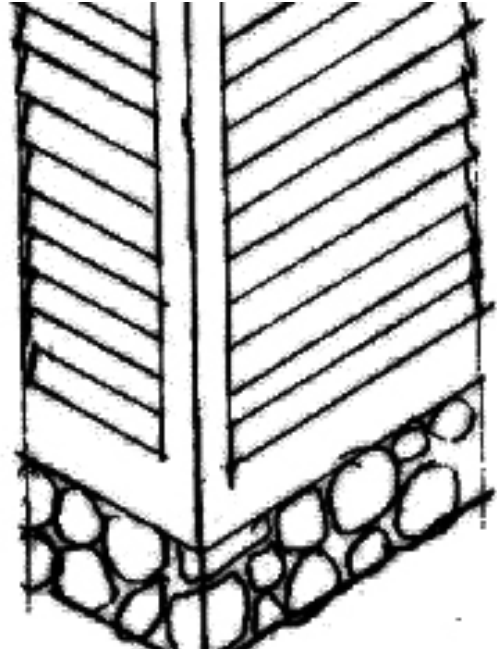


Image 15. Horizontal clapboard siding with fieldstone foundation.

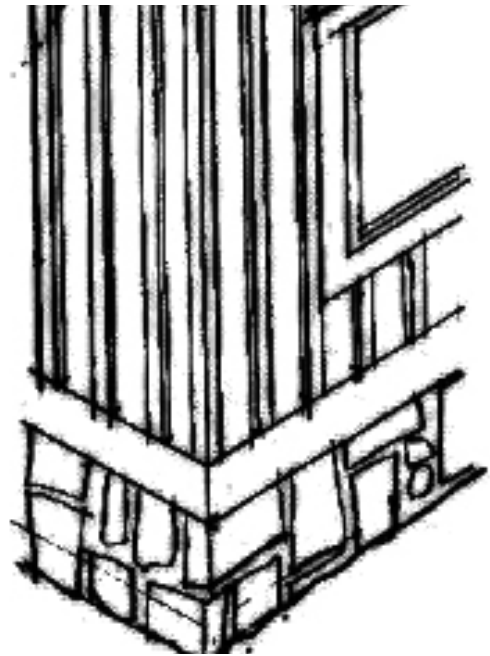


Image 16. Vertical board siding with dressed stone foundation. Note the wide skirt board at the bottom of the walls and the corner boards on the clapboard example.

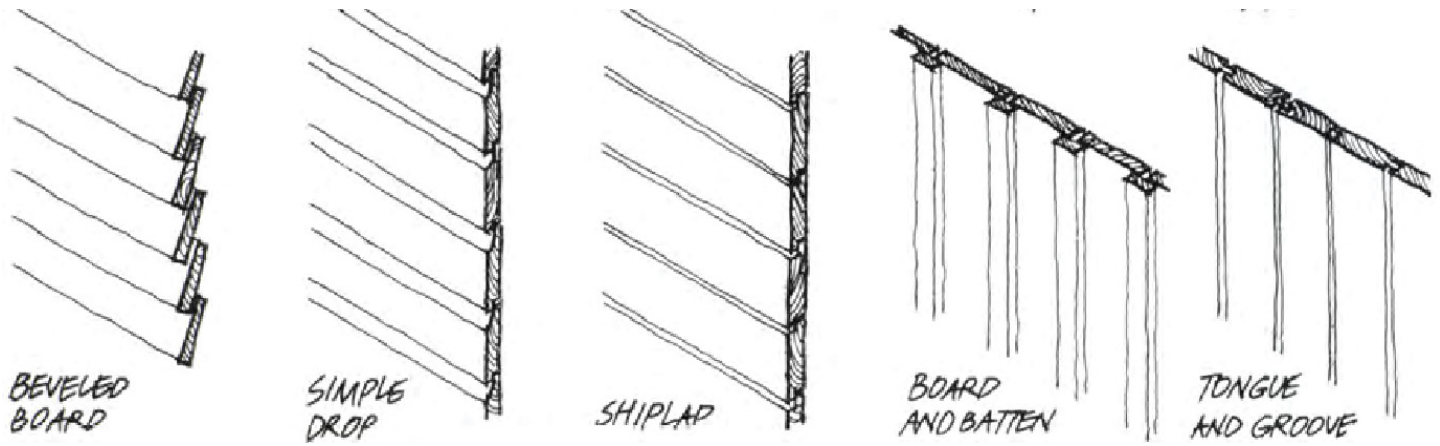


Image 17. Some Types of Wood Siding. (Image Credit: Page 137, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram)

4.2.1.2 Roof Composition

Section 4.3.3 of *Standards and Guidelines for The Conservation of Historic Places in Canada* provides guidelines for preservation, rehabilitation, restoration and replacement of roofs and its elements. Any alteration to a roof which acts as an attribute must adhere to these guidelines and meet the municipal by-laws, health, safety, and sustainability considerations.

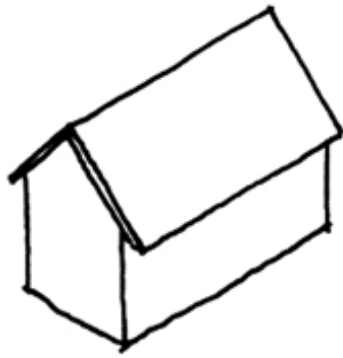
I. Roof Types

Roof assemblies include both visible elements, such as cupolas, turrets, cresting, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits and fascias, and components, such as the cladding, substructure, insulation, vapour controls, flashing and ventilation, that are critical in providing a weatherproof enclosure for the building⁹.

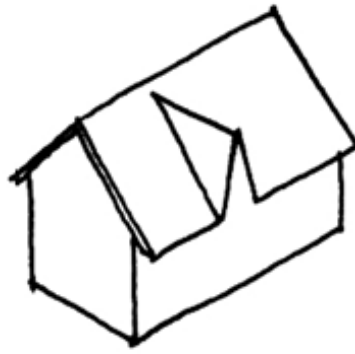
The roof may also be a *character-defining element* of a historic building that contributes to a building's architectural form and aesthetics. The profile and details of a flat roof may also be character-defining despite its more understated appearance compared to a large hip or gable roof¹⁰. There are all range of shapes of the roof that become defining for the house, one could have a double gable or a centre gable.

9 Roofs (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

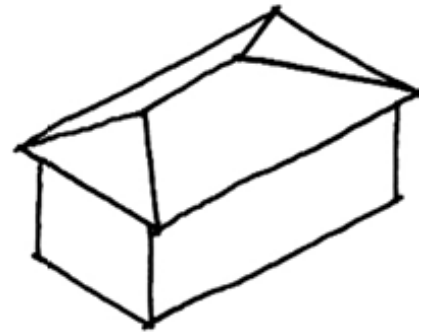
10 Ibid.



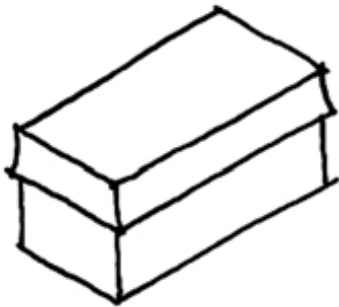
END GABLE



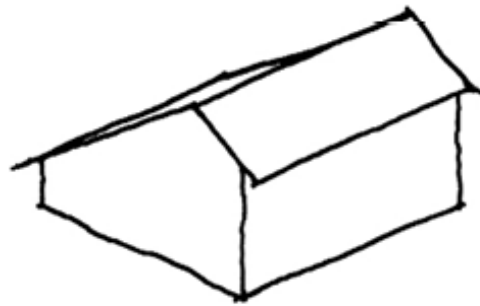
CENTRE GABLE



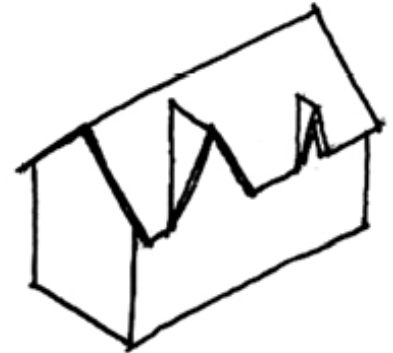
HIPPED



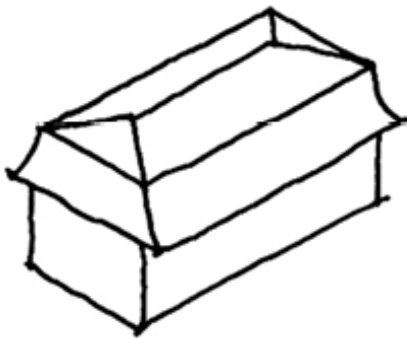
MANSARD



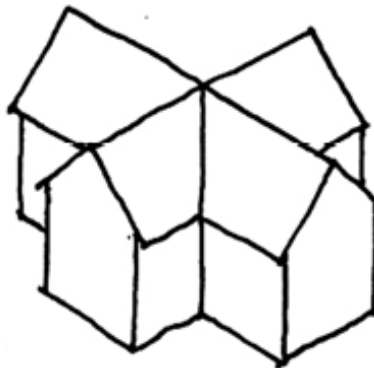
SALTBOX



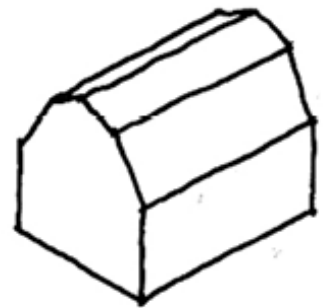
DOUBLE GABLE



DOUBLE MANSARD



CROSS GABLE



GAMBREL

Image 18. Roof Type Image Credit: Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

Traditional roof and attic ventilation were provided in cupolas or in gable end vents that mimicked traditional decorative windows in similar locations.

Careful attention must be given to the detailing, pitch, exposure, material and shape during restoration, rehabilitation or replacement of a roof. Preserving the roofing will not only prolong the building's service life but significantly help in preserving the heritage character of the historic building.

Section 4.3.3 of *Standards and Guidelines for The Conservation of Historic Places in Canada* provides guidelines for preservation, rehabilitation, restoration and replacement of roofs. Any alteration to a roof which acts as a *character-defining element* must adhere to these guidelines and meet the municipal by-laws, health, safety, and sustainability considerations.

II. Dormers and Vents

Dormers form a part of the roof structure and most often contain a window. Historic dormers project vertically from the roof plane and take a variety of forms, depending on the architectural style of the building. They are incorporated both aesthetically as well as functionally to increase the usable loft space and natural light.

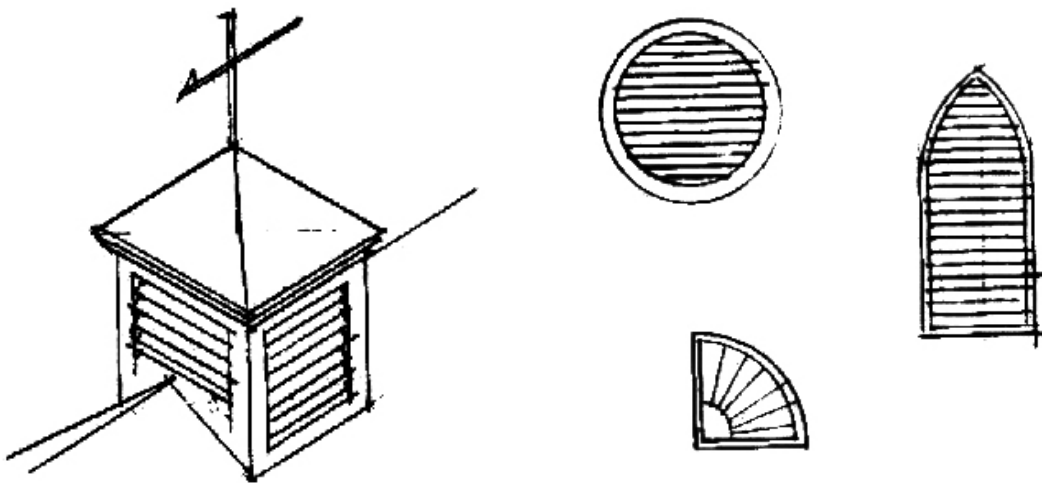


Image 19. Example of Dormer and Vents

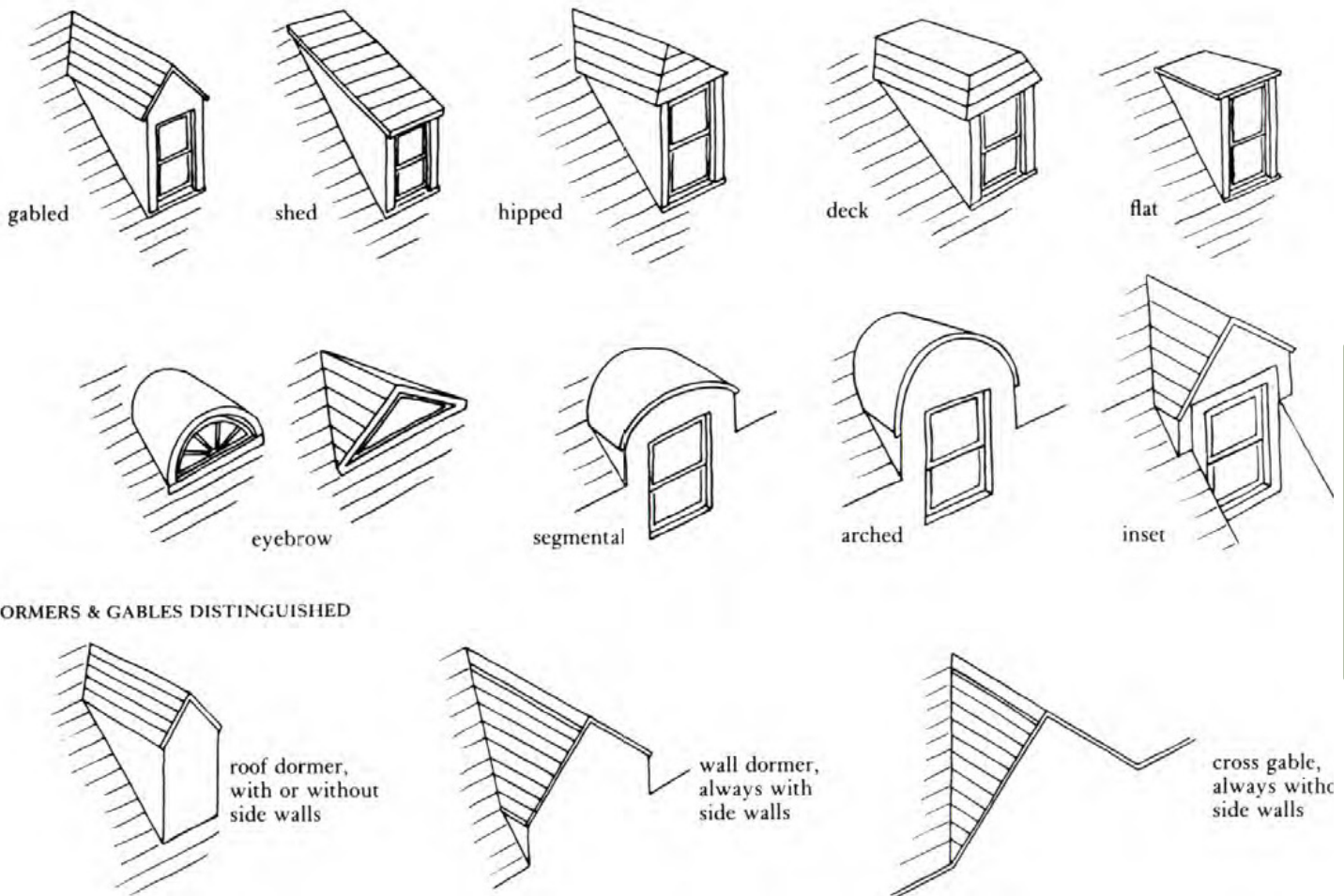
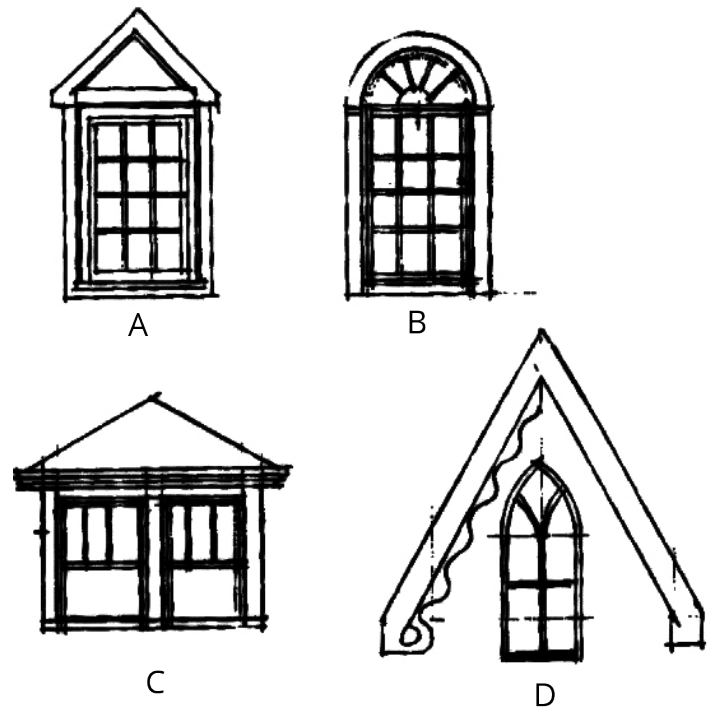


Image 20. Dormer Types. (Image Credit : Image Credit: Page 44, A Field Guide to American Houses, Virginia & Lee McAlister, 1984)

Dormer and its features are essential heritage attributes of a historic building and shall thus be conserved as an important design element of the original style. Kleinburg-Nashville building styles that originally had dormers include Edwardian, Bungalow, Cape Cod and Victorian.

Dormers located on principal façades shall never be removed and their maintenance must be of high priority. In case a new dormer has to be incorporated within the existing design it shall only be done on side of rear façades not visible from the public realm and must be appropriate to the existing architectural style in all its details.



- A. Georgian
- B. Palladian
- C. Edwardian
- D. Victorian Gothic

Image 21. Traditional Dormer Types

III. Gable Trim

Gable and dormer features are an important heritage attribute of a historic building and represent an essential part of a building style. The attributes of the trim are historically carefully considered following proportional rule books or stylistic pattern theories of the time. Whether a simple ogee curve or a complex buildup of moldings and bracketry, the design of the gable ends or dormers in a roof must be respected, or the understanding of the building and its design can be lost¹¹.

Most classically-based styles, such as Georgian and Classical Revival used fairly plain bargeboards. Victorian and Gothic Revival styles, on the other hand, made use of elaborate wood scrollwork. The real thing is richly composed, and can't be replicated by off-the-shelf trims. This detailing included a finial at the peak (Victorian). This 'gingerbread', like the bay windows from the same periods, is very popular, and tends to be used on buildings of inappropriate styles.

The purpose of bargeboard is to strengthen and protect the gable while hiding the ends of horizontal timbers that otherwise would be exposed. Historic gingerbread patterns shall be repaired, restored or replaced by referring to archival photos and/or drawings using accurate dimensions to retain its original appearance.

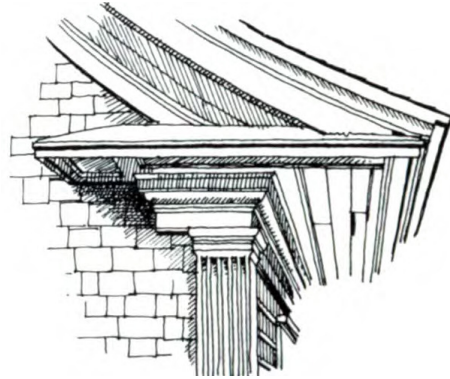


Image 22. Classic Style - Returned Eaves and Classic Moldings on Classic Houses



Image 23. Queen Anne Revival Trim

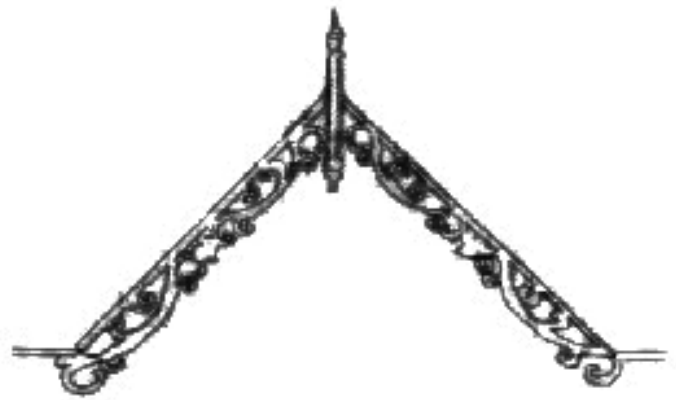


Image 24. Victorian Trim

¹¹ Gable Ends and Dormer Windows. Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

IV. Eaves Details

Eaves in historic buildings included a gutter in the shape of a wide ogee-moulding. This shape was later replicated by sheet metal eavestrough. Under this eavestrough was a fascia board often supplemented with additional mouldings. The fascia and the mouldings turned the corner at the gable end in what is called an eaves return.

Old houses, being uninsulated, didn't ventilate the roof spaces. The cross section, shows a wood soffit and fascia, with an unobtrusive, built-in soffit vent.

The use of prefabricated metal vent soffits is not appropriate on heritage buildings and new heritage-style construction.

Georgian, and other classically derived styles have an "eaves return" at the bottom of the gable, as shown in the sketches above. Typically, the entire eaves profile turns the corner, including soffit, fascia, apron, and trim elements. The pre-finished metal "box" termination, shown in the accompanying image is not authentic for the historic styles in the District.

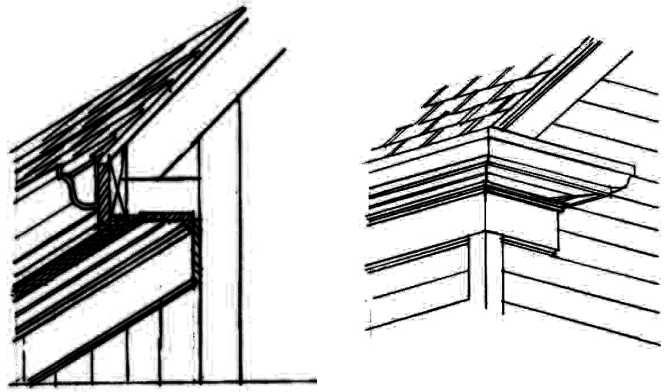


Image 25. Examples of Eaves

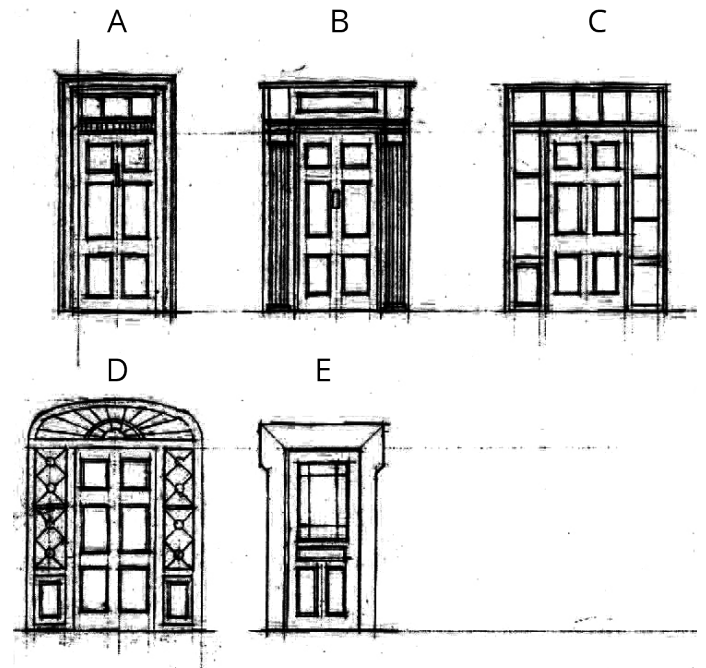


Image 26. Incorrect pre-finished metal 'box' termination

4.2.1.3 Entrances

Entrances, porches and balconies contribute to a building's aesthetic and retain heat, block sun, or provide natural ventilation¹². The proportions of the building façades guide and govern the entrance design. The position of the entrance in a historic building generally responded to orientation, topography or functional requirements.

When entrances are identified as heritage attributes in a historic place, they must be conserved through regular maintenance. Relocating primary entrances when undertaking interventions must accommodate accessibility-related features¹³. Section 4.3.6 of *Standards and Guidelines for The Conservation of Historic Places In Canada* provides guidelines for preservation, rehabilitation, and restoration of entrances, porches and balconies. Any alteration to an entrance which acts as a *character-defining element* must adhere to these guidelines and meet the municipal by-laws, health, safety, accessibility and sustainability considerations.



- 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.

Image 27. Traditional Door Styles

¹² Entrances, Porches and Balconies. (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

¹³ Accessibility Considerations (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

4.2.1.4 Doors

Door design historically was a composition of stiles (vertical elements), rails (horizontal elements), and panels (infill elements). Most buildings have a system of doors with a significant doorway at the front or principal entrance, and simpler functional doors of similar technology at lesser secondary doorways. Principal doorways in early styles, and a few later styles include sidelights and transoms. The design of these doorways was occasionally quite decorative with great care taken in the design of mullion, muntins, frame, and panel details¹⁴.

Log-Cabin pioneers built simple plank doors, like the ones found in early agricultural barn style buildings. As the number of skilled workers became available, frame-and-panel construction of doors began.

Georgian doors tend to have 6 panels (See Door Type A below), called a 'Cross and Bible Door' as the rails between the top four panels forms a cross, and the two panels below are said to be an open book¹⁵. Later building styles saw the advent of 4-panel doors with seemingly larger top panels as seen in Victorian Vernacular, Italianate and Gothic Revival styles. Later around mid-18th century, doors began to be glazed as larger pieces of glass became available. Door types F & G display larger upper glazed panels. The flexibility in available glass sizes led to myriad door and panel designs.

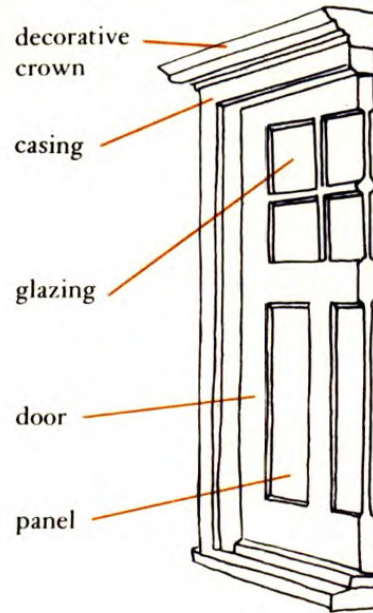
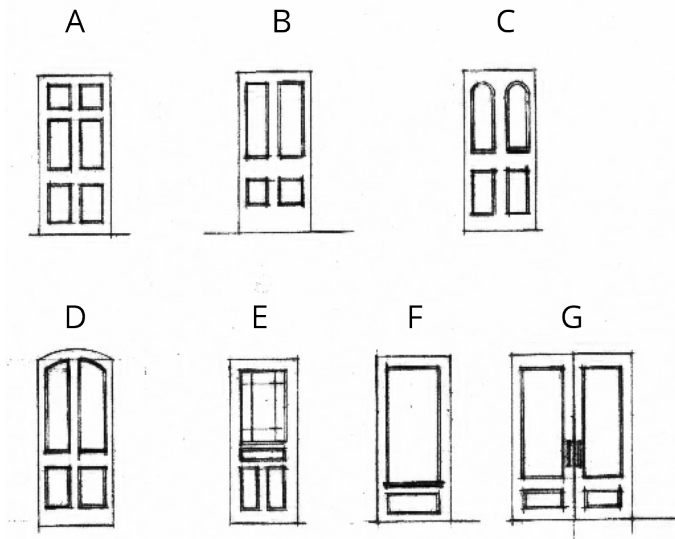


Image 28. Doorway Components
(Image Credit: Page 49, *A Field Guide to American Houses*,
Virginia & Lee McAlister, 1984)

¹⁴ Doors, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

¹⁵ Entrances and Doors, Thornhill Vaughan Heritage Conservation District Plan and Guidelines (2007). Philip H. Carter Architect and Planner in association with Paul Oberst Architect



- 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 Door

Image 29. Traditional door types

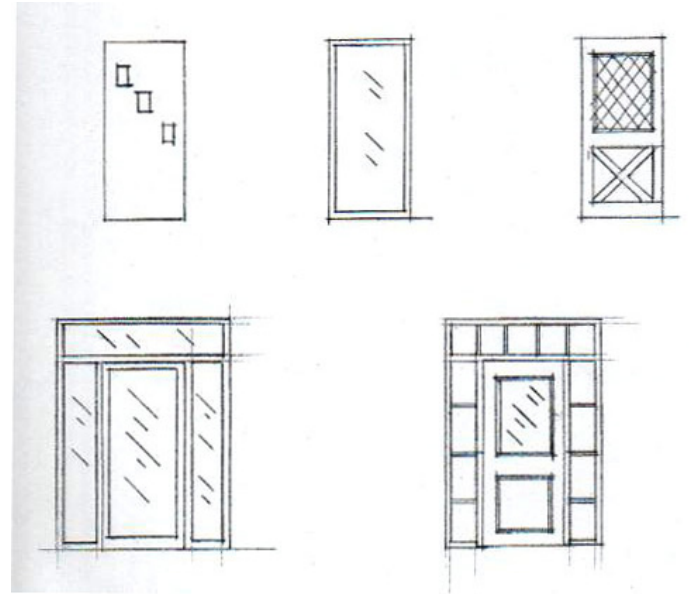


Image 30. Modern door types

Modern doors with heritage items are not appropriate, even when tricked up as 'heritage' items, the door at top right has been designed to be 'rustic' but in an inauthentic way. The door at bottom right mixes up a Victorian glazed door with a Georgian setting of transom and sidelights, and has glazing instead of raised panels in the bottom frames of the sidelights.

Doors are vulnerable to wear and tear, changing tastes and functional requirements. The ongoing need for maintenance and upgrades can, however, motivate interventions that can have a negative impact on their heritage value¹⁶. Section 4.3.5 of *Standards and Guidelines for The Conservation of Historic Places in Canada* provides guidelines for preservation, rehabilitation, restoration of doors. Any alteration to a door which acts as a *character-defining element* must adhere to these guidelines and meet the municipal by-laws, health, safety, accessibility and sustainability considerations.

¹⁶ Windows, Door and Storefronts. (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

4.2.1.5 Windows

Windows represent the ‘eyes’ of a building and most often represent a *character-defining element* of a historic building. Historically, window designs were governed by mathematical ratios, patterns and existing building traditions. Each building style includes a specific window design. Windows were manufactured out of wood typically, however presence of steel, iron and bronze was also found in different styles, time and places.

The number of glass panes, and proportion of the panes used are basic elements of the period in which they were installed. Glass was typically installed in a grid of lites (6 over 6, etc.), with the long axis vertical. As glass technology improved, the size of sheets increased, and as glass surfaces became smoother, flatter and more transparent, the size of lites also increased. Once the ability to make large panes became technically possible, sentimentality and revival styles returned to the use of small panes singly or in combination with larger panes as part of the style. There was found to be a comfort that came from the detail of small panes and the screen effect of divided lites (mullions and muntins) that we still emulate today¹⁷.

Where windows are damaged beyond reuse or repair, replica windows shall be installed. These windows shall be a careful copy of the original window in kind. City of Vaughan specifically lists generic plastic vinyl frame as an inappropriate window frame material because of its short functional lifespan, thereby making it not suitable for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.

However, other suitable alternatives like Aluminum, metal composites and wood clad frames that are either technologically more advanced, or are functionally proven to be more durable, more efficient, and more attractive over time.

Section 4.3.5 of *Standards and Guidelines for The Conservation of Historic Places in Canada* provides guidelines for preservation, rehabilitation, restoration of windows.

Any alteration to a window which acts as a *character-defining element* must adhere to these guidelines and meet the municipal by-laws, health, safety, accessibility and sustainability considerations.

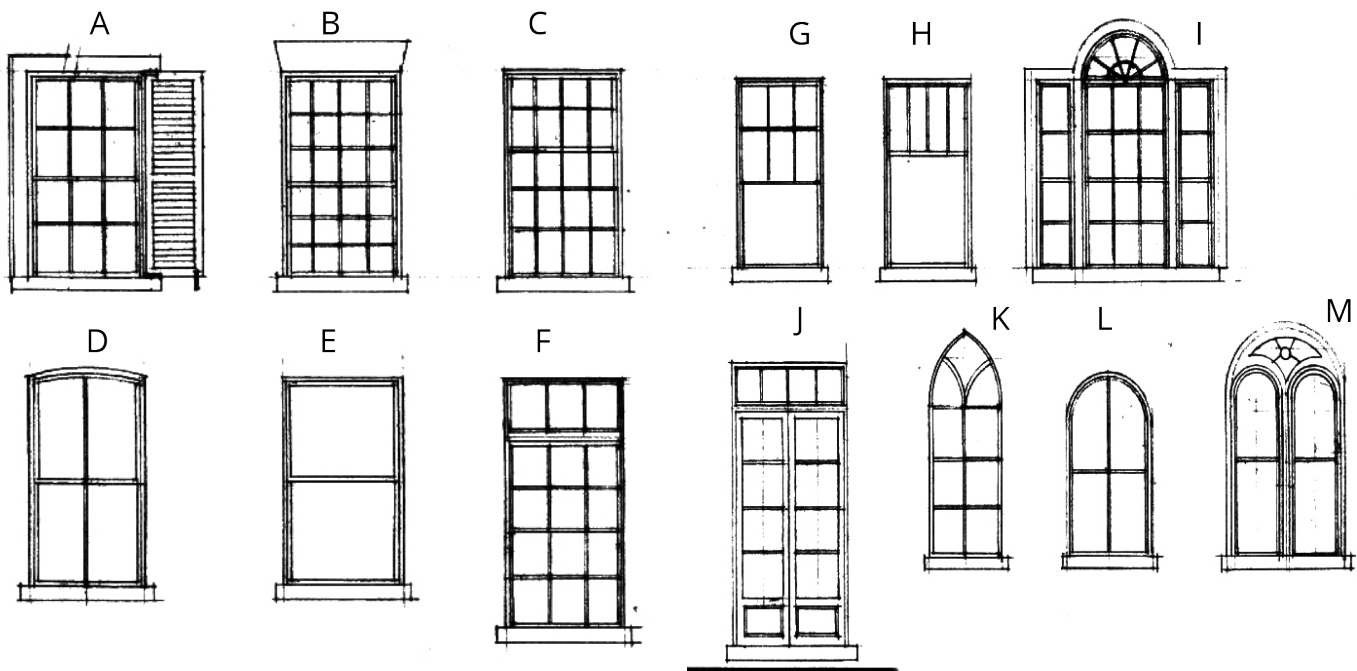
¹⁷ Windows and shutters, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

I. Window Composition

Heritage windows are almost always Double-Hung, in various patterns. Styles associated with the windows shown are given in *Italic type*.

All windows except the french door (K) are double hung. Numbers like 6 over 6 refer to number of panes in the upper sash over the lower sash. Note that heritage windows are taller than they are wide, and the same is true of their panes, except in E.

Selection of windows should correspond to the date of the original heritage building. Types illustrated in the image below represents a larger set of stylistic options but do not apply to all buildings within the district in terms of construction date.



- A. 6 over 6 with shutter, *Georgian*,
- B. 12 over 12, *Georgian*
- C. 8 over 12, *Classic Revival*, *Regency*.
- D. 2 over 2, segmental archhead. *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*.
- I. Palladian window: 6 over 6 with sidelights & optional lunette, *Regency*.
- J. French door with/transom *Regency*
- K. 'Gothic' head. *Victorian*.

- L. 2 over 2 round head, *Victorian*.
- M. Paired round head in round head arch, With stained glass

Image 31. Traditional window types

II. Bay Windows

Bay windows are appealing, and there is a tendency to overuse them. Bay windows shall match the architectural style of the building they are applied to.



A



B



C

- A. Victorian or Italianate
- B. Victorian
- C. Classical Revival

III. Shutters

Windows and their associated shutters where originally installed, are a heritage attribute of almost every style. Heritage shutters were built to close up the windows. They are hinged at the inner face of the jamb, and are each sized and shaped to cover half of the opening. Ordinarily, shutters were louvred wood.

Inauthentic shutter installations include shutters that are attached to the wall away from the window and shutters that don't match the window in size and shape.

In the earliest days, solid shutters that offered security as well as storm protection were used, but in most cases they are inauthentic.

Image 32. Bay window types

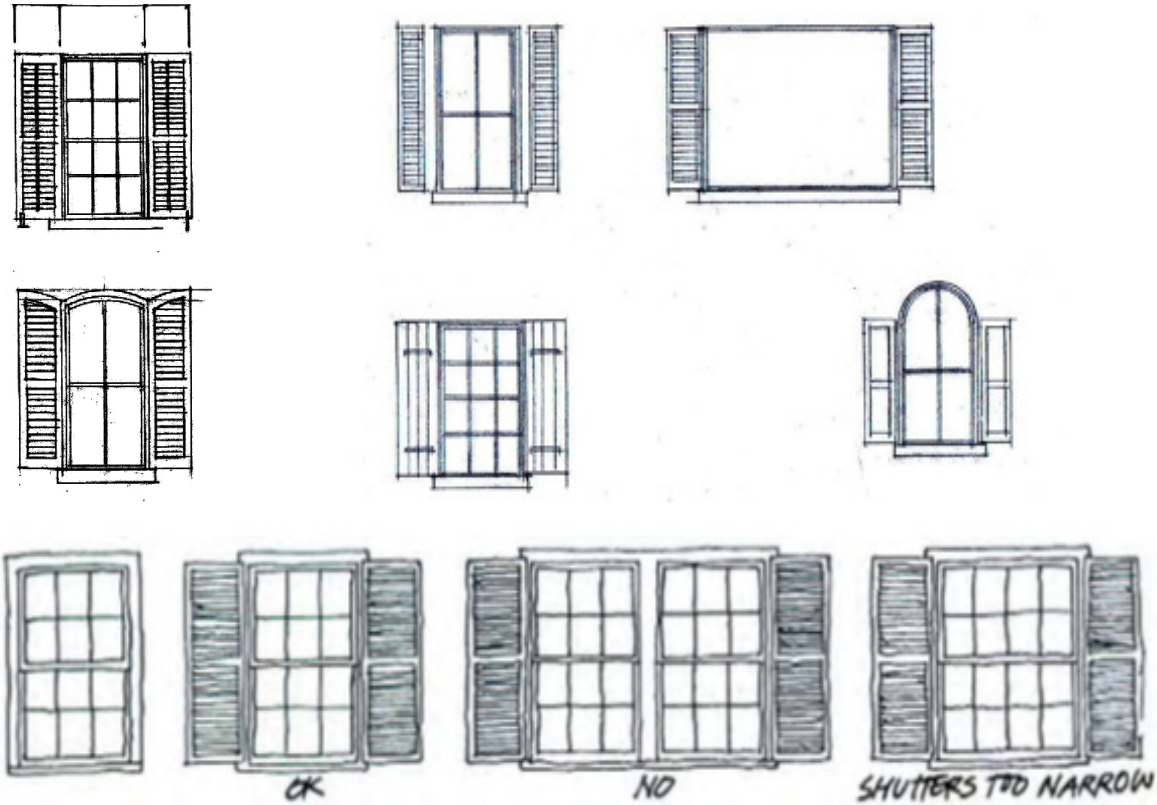


Image 33. Shutters Must Befit Windows (Image Credit: Page 150, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram)

4.2.1.6 Porches And Verandahs

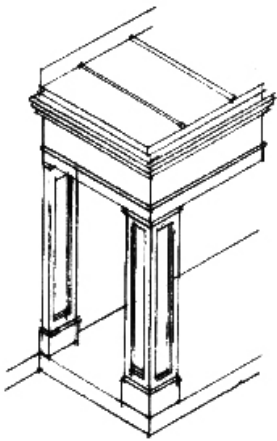
A porch can be identified as an open-air gallery space that contributes to a building's aesthetic and provides shelter from sun and ensures natural ventilation. The American front porch first appeared in 1700s. These were mostly built by immigrants from warmer areas who were inspired by colonial architecture 'verandahs' which was a popular feature that wrapped around the building's façade.

I. Porch Styles

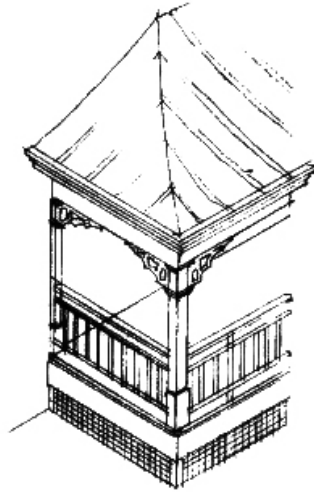
Examples of architectural styles in Kleinburg-Nashville area that feature porches include Italianate, Bungalow, Cape Cod and Victorian. In cases where the porch is heavily decorated, the brick wall and windows in the backdrop are often simple and plain.

Porches varied in size, layout and design. At the small end of the spectrum they may only cover the front door, whereas at the large end of the spectrum they may be a neoclassical construction 2 or 3 storeys high with decorative columns, complex moldings, and a full architrave. More commonly, on domestic architecture they are 1 storey in height, occasionally with a second storey roof balcony, located across a significant portion of the front of the building, or tucked into a corner of an "L" shaped plan. Usually constructed of wood they often include single or multiple columns; cornices, brackets or treillage. They are usually above grade at the level of the ground floor and served by front steps. In early houses there is rarely a railing at the ground floor level whether 1 ft or 3 ft above finished grade. In later houses and some styles a railing is included in the decorative woodwork¹⁸. Glass was not commonly used and is therefore inappropriate for porches within the HCD. Refer to **Section 4.2.2 - Appropriate Materials**.

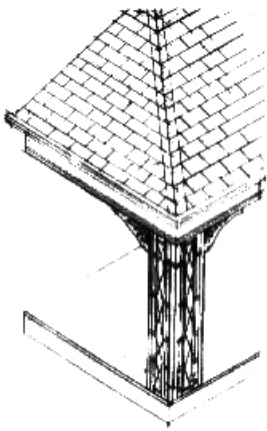
¹⁸ Porches, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)



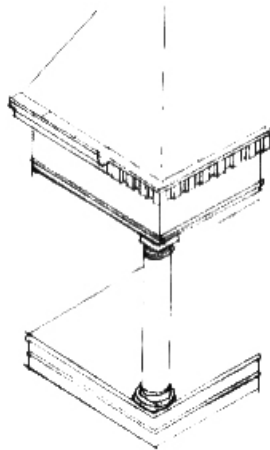
A



B



C



D

- A. Classical Revival: Wood columns, flat metal roof.
- B. Victorian: Wood columns, with ornate brackets. 'Bell-cast' curved metal roof.
- C. Victorian and Regency: Trellage columns, pitched roof.
- D. Classical Revival: Classical wood columns, decorated frieze (this example has dentils), pitched roof.

Image 34. Traditional porch types

II. Brackets, Railings and Trelliage

In the top of the graphic on the right are 'gingerbread' porch brackets which were cut with the then newly invented power scroll saw.

Historic porches may include a variety of railings. The Building Code calls for higher railings than were used historically. The railing designs to the right minimize the excessive verticality that compliance with the code can produce.

In some historic buildings, wood open-work was developed to replace porch posts.

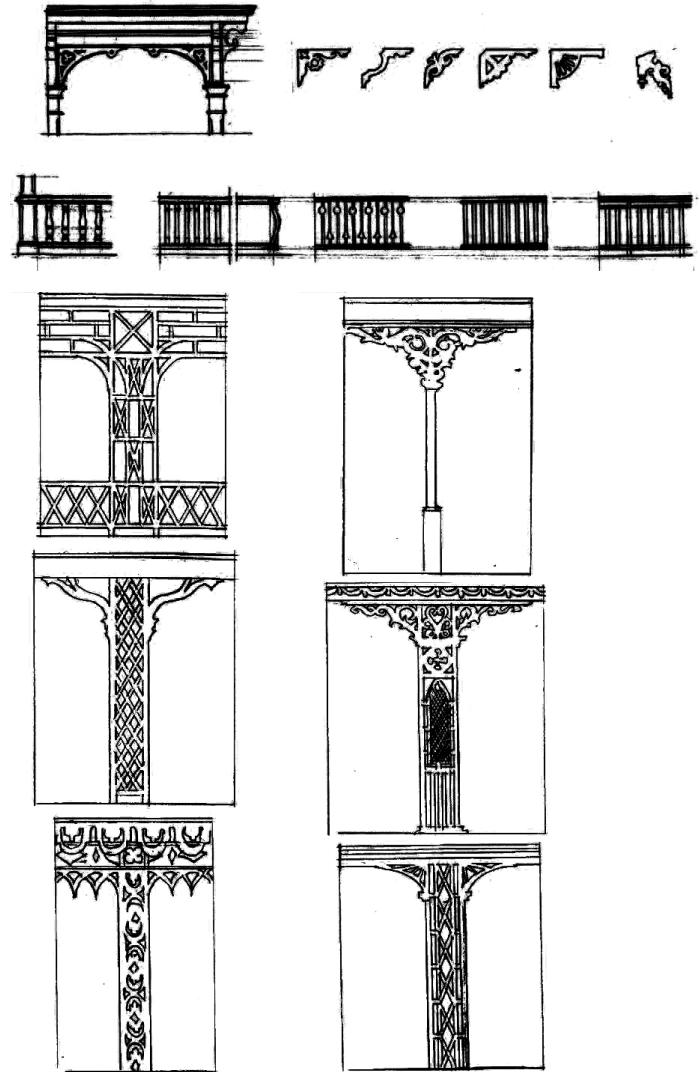


Image 35. Wood posts, decorative trelliage and railing designs

4.2.1.7 Fencing

Historic front-yard fencing is usually fairly low and forms an important part of the landscape and streetscape setting. Wood picket fences were the most common, with various shapes and patterns of pickets.

Historic fences were installed in wood, most commonly in the form of the classic “picket” fence. They were often quite substantial with decorative built up wood piers at corners and gates, with and heavy posts in between. Pickets were often 2”x2” but were also found in 1”x3” to 2”x4” sizes¹⁹.

By the Victorian era, plain and decorated metal fencing began to be used around wealthier properties.

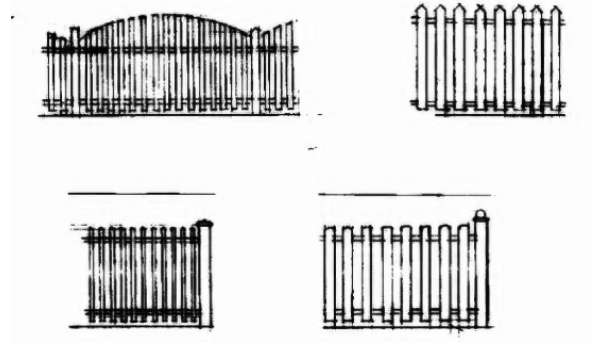


Image 36. Panel between posts

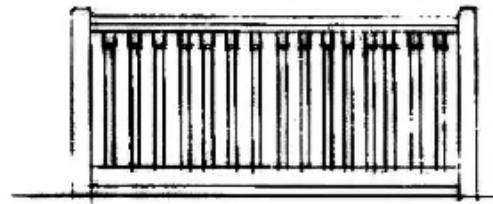


Image 37. A wood fence, built as a railing, with turned spindles. More expensive, and less common.



Image 38. Plain and decorated metal fencing.

¹⁹ Fencing, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

Early roadside and field fences were built of split cedar rails, with tripod posts or paired verticals. Later fences included horizontal board fences and, by the late 19th century, manufactured wire fencing on wood posts. Any of these fences are appropriate in a rural setting. Rural settings include where there is considerable open space adjacent to the street, and built form is also a distance from the street as well. Chain-link fencing is not appropriate.

Backyard fencing tends to be higher than front-yard and roadside fencing. Plain board fencing in patterns like these is appropriate. The modern design of alternating boards is not appropriate. Chain-link fencing is not appropriate.

Wherever possible existing historic fences shall be maintained to preserve their original detailing and appearance. In case, historic documentation and archival photos are not available, an acceptable historic approach to the fence design suitable for the style of the building can be used.

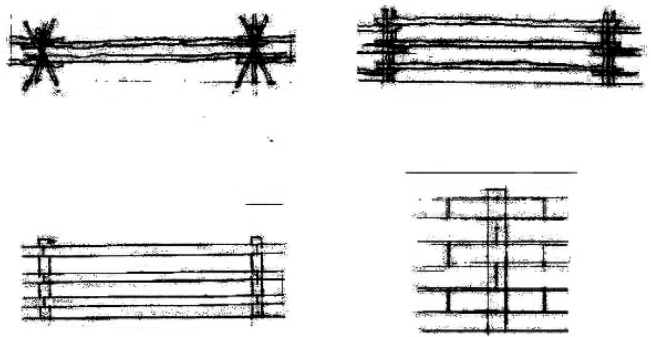


Image 39. Traditional split cedar rail fencing.

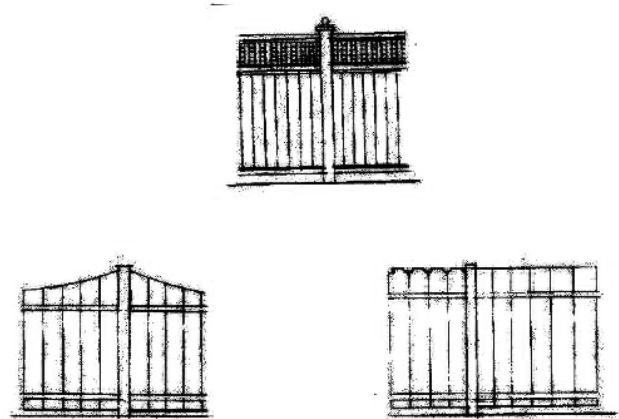


Image 40. Traditional backyard fencing.

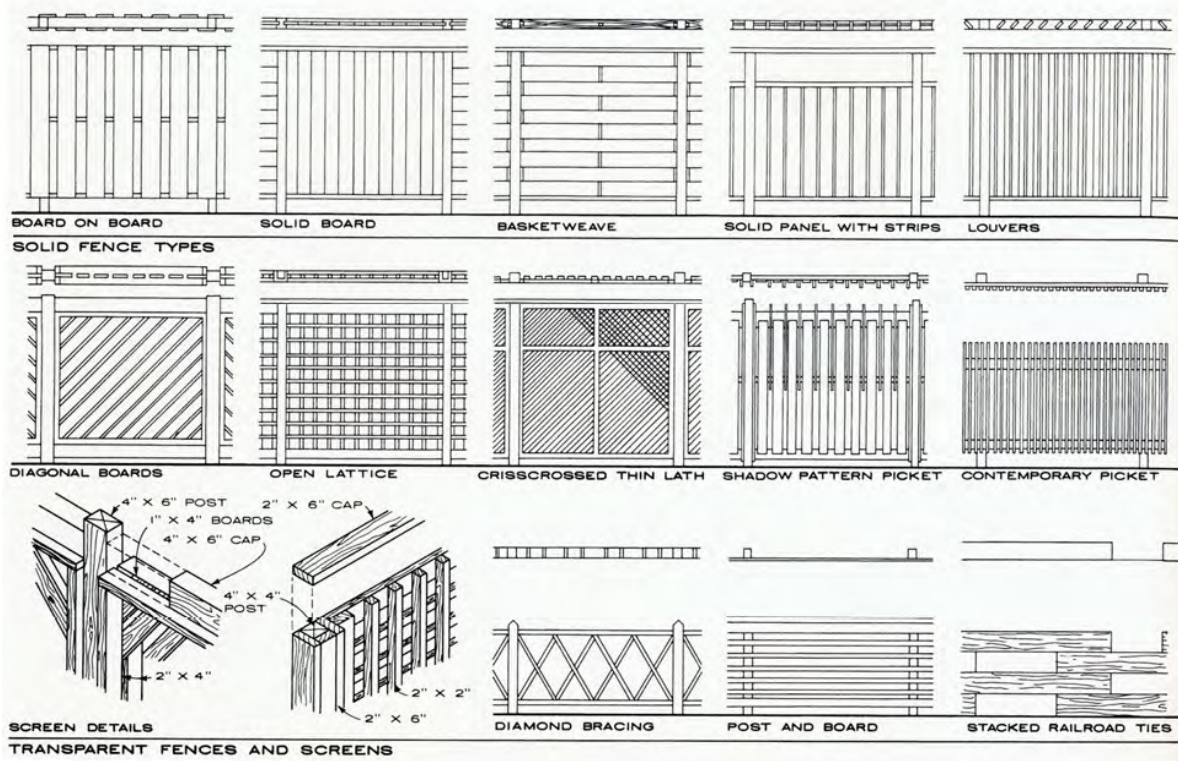


Image 41. Wood fences from which selection would be made that have precedents in the HCD if required (Credit: Page 78, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects)



Image 42. Examples of fence types in Kleinburg

4.2.2 Standards for Materials

The *Standards and Guidelines for the Conservation of Historic Places in Canada* provide guidelines for rehabilitation and restoration of historic buildings when a material is identified as a *character-defining element* of a cultural heritage resource. The following guidelines provide direction on documentation, condition assessment, testing and maintenance activities, repair and replacement in kind to all materials. In case a material has been identified specifically, or forms an integral part of a *character-defining element*, the following rehabilitation and restoration guidelines shall be followed²⁰.

4.2.2.1 General Guidelines for Rehabilitation Projects

Recommended:

Replacing character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials shall be as durable as the overall assembly to maintain its expected service life.

Not Recommended:

Using new materials and new technologies that do not have a proven track record.
Replacing deteriorated heritage attributes using new materials or technologies to improve durability, when the original material performs adequately.

4.2.2.2 General Guidelines for Restoration Projects

Recommended:

Documenting materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials shall be stored to facilitate future research.

Not Recommended:

Failing to document materials that are not from the restoration period before removing them.

All restoration and rehabilitation work visible from the exterior requires a Heritage Permit. Visible materials shall conform to the standards in the following table (**Table 3**).

20 Guidelines for Materials (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

COMPONENT	STANDARD
EXTERIOR FINISH	<ul style="list-style-type: none"> Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances to match existing conditions. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding.
EXTERIOR DETAIL	<ul style="list-style-type: none"> Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.
SHOPFRONTS	<ul style="list-style-type: none"> Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.
ROOFS	<ul style="list-style-type: none"> Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.
DOORS	<ul style="list-style-type: none"> Wood doors and frames, panel construction, may be glazed. Alternatives recommended by City of Vaughan²¹ include aluminium/metal frames, composite frames as well as wood clad frames. Transom windows and paired sidelights. Wood french doors for porch entrances. Single-bay wood panelled garage doors.
WINDOWS	<ul style="list-style-type: none"> Wood frames; double hung; lights as appropriate to the architectural style. Alternatives recommended by City of Vaughan²² include aluminium/metal frames, composite frames as well as wood clad frames. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.
FLASHINGS	<ul style="list-style-type: none"> Visible step flashings shall be painted the colour of the wall.

Table 3. Standards for Materials

²¹ Acceptable Window Frames within the Heritage Conservation Districts (2020). Development Planning Department, Urban Design and Cultural Heritage Division, City of Vaughan.

²² ibid

4.2.3 Building Maintenance and Repair

Proper maintenance of existing heritage buildings is the best way to preserve heritage character. It is both cost-effective and good heritage practice to maintain flashings instead of waiting until water damage requires reconstruction of a parapet, for example. The loss of heritage detail and even entire buildings, due to simple neglect, is an avoidable tragedy. Therefore, this section outlines building maintenance and repair guidelines in order to prevent deterioration caused by deferred maintenance.

I. Brickwork

Masonry cleaning shall be done in a non-destructive manner. Ontario bricks are soft and subject to deterioration by harsh cleaning methods. Good results can usually be obtained with detergents and water and a stiff natural-bristle brush. Some professional water-borne chemical agents are acceptable. Sand-blasting and high-pressure water blasting are prohibited.

Historical photographs show that most original masonry in Kleinburg was unpainted. Unless paint can be historically documented it shall not be applied, and existing paint shall be removed. Paint may be applied only where deterioration of the masonry leaves no other choice. Paint must be vapour-permeable (breathing-type) to prevent deterioration. See illustration.

Brickwork Maintenance Guidelines

- Clean masonry using detergents and a stiff natural bristle brush. If this doesn't produce satisfactory cleaning, use only professional water-borne chemical agents for further cleaning.
- Do not use sand-blasting or high pressure-water for masonry cleaning.
- Do not paint historic masonry unless deterioration of masonry leaves no other choice.
- If masonry must be painted, use an appropriate breathing-type paint.



Image 43. Non-breathing paint on brick.

The vapour pressure of moisture in the brick blisters the paint, when it is able. If the paint adheres strongly, the pressure causes the brick surface to spall off, along with the paint, as seen in the centre of the picture. This lets in even more moisture, and the problem grows.

The following sustainable conservation project guidelines for masonry shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns²³:

	RECOMMENDED
1	Using locally sourced masonry where appropriate to a building's heritage character.
2	Retaining interior masonry partitions.
3	Integrating exterior masonry walls into interior spaces of an addition, limiting material loss and maintaining thermal mass.
4	Reinstating exterior masonry projecting elements that shield building envelope components.
5	Maintaining masonry permeability by carefully evaluating the impact of coating where necessary.
6	Maintaining masonry to mortar relationship and appropriate mortar mix. Mortar should act sacrificially to the masonry.
7	Balancing durability and locally sourced considerations when selecting new and/or replacement stone and masonry.

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA SUSTAINABILITY CONSIDERATIONS (PAGE 227)

	RECOMMENDED
21	Selecting replacement materials from sustainable sources, where possible. For example, replacing deteriorated stone units using in-kind stone recovered from a building demolition.

²³ Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

II.Mortar

Water penetration is the chief source of deterioration in brickwork. Cracking and deteriorating mortar allows excessive water into a wall. Incorrect coatings, mortars, or cleaning and repair methods let in more moisture or prevent the moisture from escaping. The result is damage to the brick material, particularly during freeze-thaw cycles.

Brick repair shall be undertaken using proper heritage materials and methods. If available, salvaged bricks matching the original shall be used for replacement material. If new bricks are necessary, they shall match the original in size, colour, and finish. The traditional Ontario brick size is still manufactured, but in small quantities, so material may have to be ordered well in advance of the work.

Historic lime mortar is softer and more water-permeable than modern portland cement mortars, and it preserves the brick by absorbing movements and providing a path for water to leave the wall. Portland cement mortars are highly destructive to historic bricks and shall not be used. The colour of historic mortars comes primarily from the colour of the sand in the mix, so care is required to establish a matching appearance.

Lime mortars erode back from the wall face over time, particularly when they are subject to moisture, and repointing is then necessary. Repointing shall only be undertaken in areas where the mortar has deteriorated. Don't remove sound mortar unnecessarily, but do poke and prod to make sure the mortar you are keeping is sound. If the pointing mortar is correctly formulated, and the joint is tooled to match the original, the repointing will not present a "patchy" appearance. Use hand tools to remove unsound mortar. Power tools damage the weather-resistant surface of bricks, and lead to future deterioration of the wall.

Mortar Maintenance Guidelines

- Repair structural damage before repointing.
- Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour.
- Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey.
- Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.

III. Stonework

- Spalled stone can be restored using professional epoxy-based fillers matching the underlying stone. More serious deterioration will require replacement by new material, matching the existing. Use of precast concrete to replace stone is discouraged.



Image 44. Progressive deterioration: Rainwater splashing on the porch and steps eroded the mortar. The mortar erosion allows increasing amounts of water into the bricks and mortar below, and they are spalling and washing away, letting in even more moisture.

4.2.3.1 Roofing

Heritage buildings might have originally had wood shingles, slates, or sheet metal roofing. Very few of the original roofs remain, and the asphalt shingle is the dominant roofing material in Kleinburg-Nashville today. In re-roofing heritage buildings, care shall be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours shall be black or a dark grey, like slate or weathered cedar. The use of textured premium grades improves the simulation, and synthetic slates and panelized synthetic cedar shingles can present a very realistic appearance. Note that roofing tiles are not part of the local vernacular, and tile or simulated tile (of concrete or pressed steel) are not appropriate.

Historically wood shingles were the dominant roofing material which were generally cut into patterns and were occasionally stained.

This material was followed by slate, clay tile, board and batten, metal shingles or copper/tinned sheets. While wood shingles deteriorate by erosion from weathering over time and animal or fungal attack, slate roof is relatively long lasting (up to 100 years and occasionally more, if cared for). Slates deteriorate through erosion from weathering, freezing and thawing as the absorption rate increases with age, and physical damage and failing fasteners (improper nails rust away). Clay tile roofing is very similar in performance and deterioration effects to slate roofing. Copper roofing is very stable and long lasting, if properly installed with correct fasteners and flashings it can last in excess of 100 years²⁴.

The following sustainable conservation project guidelines for roofing shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns²⁵:

²⁴ Roofing, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

²⁵ Building Component Guidelines, Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016). 'Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates

	RECOMMENDED
1	Maintaining roof elements such as cupolas, domes, chimneys, and dormers where they have a functional use and/or contribute to character-definition.
2	Maintaining/reinstating roof elements, including eaves, fascias, soffits, and downspouts that shield exterior walls and openings to limit material degradation.
3	Exploring opportunities for integrating water collection measures with downspouts in order to provide grey water for reuse.
4	Replacing roofing materials to high/low albedo roofs (as appropriate) where heritage character is not impacted.
5	Evaluating opportunities to increase roof insulation and/or ventilation in order to limit heritage character impact while improving performance.

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA SUSTAINABILITY CONSIDERATIONS (PAGE 144)

	RECOMMENDED	NOT RECOMMENDED
25	Complying with energy efficiency objectives in upgrades to the roof assembly in a manner that respects the building's <i>character-defining elements</i> , and considers the energy efficiency of the building envelope and systems as a whole.	Damaging or destroying <i>character-defining elements</i> while making modifications to comply with energy efficiency requirements.
26	Working with energy efficiency and <i>sustainability</i> specialists to determine the most appropriate solution to energy efficiency and <i>sustainability</i> requirements with the least impact on the <i>character-defining elements</i> and overall <i>heritage value</i> of the historic building.	Making changes to the roof assembly, without first exploring alternative <i>sustainability</i> solutions that may be less damaging to the <i>character-defining elements</i> and overall <i>heritage value</i> of the historic building.
27	Exercising caution and foreseeing the potential effects of insulating the roof on the building envelope to avoid damaging changes, such as displacing the dew point and creating thermal bridges, or increasing the snow load.	Installing insulation without anticipating its potential impact on the building envelope. Inserting thermal insulation in roof assemblies, without providing appropriate vapour barriers or ventilation.
28	Installing thermal insulation in non-character-defining roof spaces, such as attics, without adversely affecting the building envelope.	Installing insulation in habitable attic spaces without considering its effect on character-defining interior features such as mouldings.
29	Ensuring that structural, drainage, and access requirements to improve the roof's energy efficiency can be met without damaging <i>character-defining elements</i> .	
30	Assessing the addition of vegetated roof systems (green roofs) or storm water cisterns to at-roof assemblies, and their impact on the building's <i>heritage value</i> and structural integrity, before work begins.	Adding a vegetated or reflective membrane roof system that might compromise the building's <i>heritage value</i> or its structural integrity.

4.2.3.2 Wood Frame Construction

The earliest buildings were of log construction but were quickly supplanted by wood frame construction. Over history, original siding materials would have included wood clapboard, board and batten, and more rarely, stucco. Agricultural buildings used vertical boards. The heritage quality of many old buildings has suffered by the application of aluminum or other modern sidings. Renovations to wood frame heritage construction shall include restoration of original siding materials when they have been covered by these inappropriate materials.

I. Decorative Woodwork

Deteriorated woodwork shall be repaired, if possible, rather than replaced. Repairs shall use the same wood species and design as the original. If replacement is necessary, it shall conform to the original design, and wood shall be used, rather than modern materials. Well-maintained and properly detailed woodwork is quite durable: the existing heritage decoration in Kleinburg-Nashville has lasted more than a century. In certain situations, with extreme exposure to weathering, modern materials are acceptable.



Image 45. With occasional maintenance, the wood “gingerbread” trim and windows have lasted about 130 years.

II. Painted Woodwork

Properly maintained and protected woodwork is a very durable building material. Deterioration of wood is almost always due to moisture problems: either a failure of the paint film or a problem, such as a flashing or roofing failure, that allows moisture to infiltrate from above and behind the finish surface. Blistering or peeling paint is usually a sign of moisture penetration. The source of the moisture shall be identified and corrected before repainting. Refer to the image of the table on the next page, if repairs are necessary before repainting.

Normally, it isn't necessary to remove sound, well-bonded paint before repainting. Paint removal, when required, is best done using gentle traditional methods. Chemical strippers can impregnate wood and harm the bonding ability of new paint, and excessive heat can cause scorching damage.

Painted Woodwork Guidelines

- Inspect existing paint. Blisters or peeling paint usually mean water is getting into the wood, and the source of water shall be corrected.
- Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Just remove loose paint and feather edges.
- Don't use chemical strippers or torches to remove paint. These damage the wood and cause future problems.
- Use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through overpainted layers. Otherwise, approved heritage palettes are available at Heritage Services.
- Both Preservation Briefs and Architectural Conservation Notes have information on painting.

The following sustainable conservation project guidelines for woodwork shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns²⁶:

²⁶ Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC) and Mark Thompson Brandt Architect and Associates.

	RECOMMENDED
1	Disassembling wood clad surfaces, where possible, to access cavities that can accommodate <i>sustainability</i> upgrades in a fully reversible manner and with minimum impact to the wood clad surfaces and adjacent surfaces.
2	Applying protective coatings that are compatible with a material and contain no toxins.
3	Treating localized degradation rather than replacing entire assembly.
4	Using wood products that contain no toxins in their composition.

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA
SUSTAINABILITY CONSIDERATIONS (PAGE 221)

	RECOMMENDED
22	Selecting replacement materials for character-defining old-growth, exotic, or otherwise unavailable wood, based on their physical and visual characteristics.

4.2.3.3 Windows and Doors

Original window frames and sashes shall be repaired if possible, rather than replaced. This is not only good heritage practice: it is usually less costly. Repair material shall be of the same species and profile as the originals. If replacement is necessary, wood shall be used, and window design shall match the original in type, glazing pattern, and detail. In many buildings, the existing windows are not original, so it will require some research to determine the original design.



Image 46. Life-cycle costing makes wood look good. Kleinburg has many wood windows that are still in service after more than a century. This neat traditional storm window installation needs fair weather storage and occasional painting. “No maintenance” materials can’t be maintained, and need replacement when they fade, chip and dent.

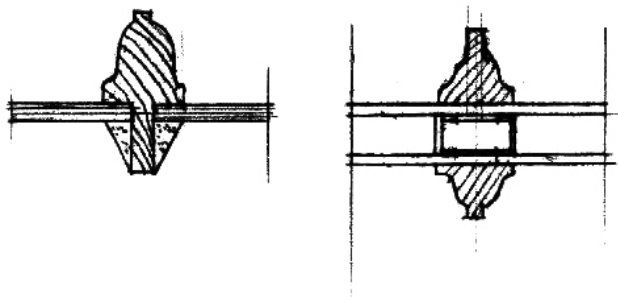


Image 47. The proportions of original glazing bars can be matched for double-glazed windows with bonded muntins with internal spacer bars.

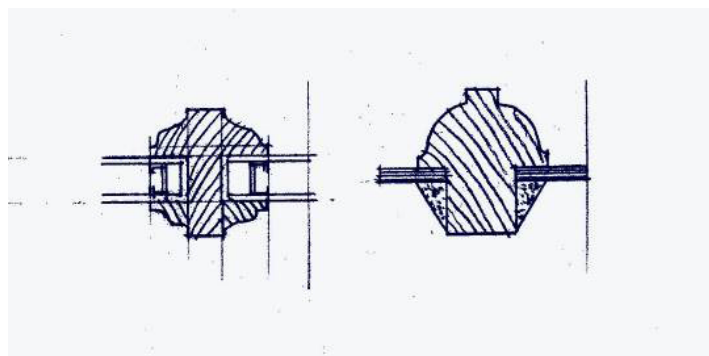


Image 48. Most double glazed “true” lights require glazing bars that are much wider than the originals.

Detailing of double-glazed windows requires some care: true muntins are usually too heavy to preserve the proportions of original windows. Bonded muntins inside and out, with spacer bars in the air space, provide better proportions. “Snap-in” interior muntins or tape simulations are not acceptable.

Most energy losses in older windows occur at the cracks around the sash rather than through the glass, even when single-glazed. Stripping years of built-up paint from double-hung windows, so that a tight fit is restored between the sashes and the stops, is a simple way to enhance their energy efficiency. Further energy savings are provided by installation of metal astragals and storm windows, either interior or traditional exterior storms. Storms also control condensation, which is damaging to woodwork. Both Preservation Briefs and Architectural Conservation Notes have information on heritage windows. Links to this information and can be found in **Section 8** of this Plan.

The following sustainable conservation project guidelines for windows and shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building’s heritage value, project goals and their concerns ²⁷:

²⁷ Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC) and Mark Thompson Brandt Architect and Associates.

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA SUSTAINABILITY CONSIDERATIONS (PAGE 158)

	RECOMMENDED	NOT RECOMMENDED
28	Complying with energy efficiency objectives in upgrades to character-defining doors, windows, and storefronts by installing weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings. The energy efficiency of the building envelope and systems as a whole should be considered.	Replacing character-defining, multi-paned sashes with new thermal sashes with false muntins.
29	Working with specialists to determine the most appropriate solution to energy efficiency requirements with the least impact on the <i>character-defining elements</i> and overall <i>heritage value</i> of the historic building.	Making changes to windows, doors, or storefronts without first exploring alternative energy efficiency solutions that may be less damaging to the <i>character-defining elements</i> and overall <i>heritage value</i> of the historic building.
30	Maintaining the building's inherent energy-conserving features in good operating condition, such as operable windows or louvered blinds for natural ventilation.	Replacing repairable windows with new ones, without evaluating the performance and remaining service life of the existing windows.
31	Installing interior storm windows where original windows are character-defining and exterior storms are inappropriate.	

	RECOMMENDED
1	Considering multiple smaller performance improvement interventions for windows rather than full replacement. This includes refinishing, localized repairs and replacements, fine-tuning operation, installing new weather-stripping, upgrading hardware, etc.
2	Assessing windows, doors, and storefronts as assemblies with multiple component parts that can be modified depending on climatic exposure.
3	Installing an interior wall with windows that align directly to existing exterior windows. Carefully review the changes to building systems, envelope performance, and presence of interior features when pursuing this type of upgrade.
4	Integrating opportunities to use enclosed storefront display space as a thermal insulating barrier.
5	Sealing gaps in building envelope at the intersection of frames and walls based on building system performance where possible.
6	Reinstating fenestration that may have been reduced in size to improve access to natural light.

4.2.4 Renovations, New additions and Outbuildings

Kleinburg-Nashville District includes a variety of contributing historic buildings. Over the years, the building may require maintenance or repair work or replacement of existing elements to keep its architectural details intact. This section provides guidelines for the proper maintenance of heritage structures to prevent deterioration and preserve heritage character.

4.2.4.1 Renovation of a Heritage Building

When a renovation on a heritage building is undertaken, it shall be part of the renovation to remove later work that conceals the original design, or is unsympathetic to it. Research shall be undertaken, and the design of new work shall restore the principal architectural features of the original building.

General Guidelines for Renovation of a Heritage Building

- Incorporate restoration of original work in exterior renovation projects.
- Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.
- Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.
- Remove items, such as metal fascia and soffits that conceal original architectural detail. In a Rehabilitation project, some alterations to an historic place may be needed to assure its continued use. There is a need to find creative solutions that balance health, safety, security, accessibility, sustainability and other regulations, and the preservation of the heritage attributes of an historic place²⁸.

The following sections provide more detailed and specific guidelines for the maintenance and appropriate alteration of contributing properties in Kleinburg-Nashville HCD:

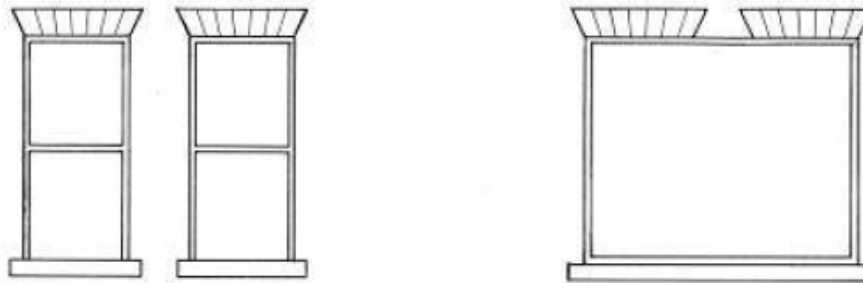
²⁸ Additions or Alterations to an Historic Place (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

Windows And Doors Guidelines

- The original wood doors and windows in a renovation of an existing building shall be conserved and maintained.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as aluminum, composites, wood clad are also acceptable. Use of Vinyl is not acceptable. Because of the short functional lifespan of plastic products exposed to elements, they are not a suitable material for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the building.
- If a window or door (or component thereof) has deteriorated beyond repair as determined by heritage staff, the unit shall be replicated in the same material, style, and proportion. In many cases, only a small component (i.e., a window sash) requires replacement rather than the entire unit.
- If the newer windows and doors are unsympathetic to the heritage building, they shall be replaced with ones that are compatible.
- Alteration of existing original window or door openings is highly discouraged, unless however accessibility standards must be met. Any new openings for new doors and windows shall be introduced on the rear or other inconspicuous elevations. These must respect the proportions and placement of the existing openings.
- **SHUTTERS:** Original shutters shall be conserved and retained. Repair of the shutter is always preferred over replacement. If replacement is necessary, the shutters shall match the original in form, style, material, dimensions, profile, texture, and method of installation. Archival photos could be referred to in order to know if the shutters should or should not be introduced in the heritage building.
- **STORM WINDOWS:** Introducing storm windows helps in improving the energy efficiency of the heritage building and protect the original window. These can be introduced either internally or externally. The design of an exterior storm window (pane division) must match with the existing original window.



Not Appropriate: Original historical window boarded up rather than restored or replaced.



Not Appropriate: Two original historical windows replaced by a window of unrelated design, compromising original character



Not Appropriate: Original historical window replaced by new window of uncomplimentary proportion, disregarding historical lintel.



Not Appropriate: Original historical window replaced by a window of unrelated design, compromising original character

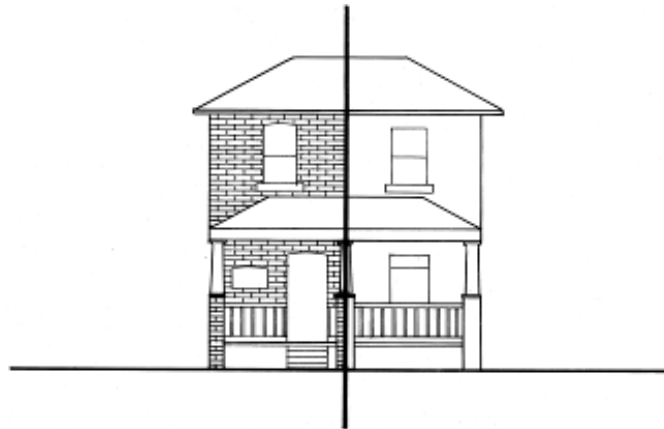
Image 49. Window replacement in an existing Heritage House (Source: Buttonville HCD Plan)

Roof Materials and Features

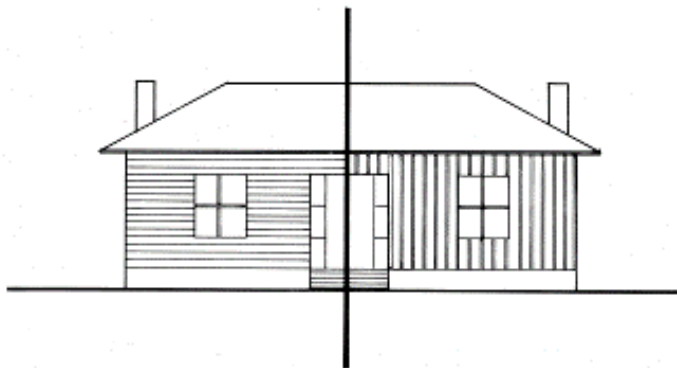
- The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs (cedar) may be acceptable depending on the architectural style of the dwelling.
- Standing seam metal roofing, if appropriate to the style.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: metal roofs, clay tile or metal tile roofs, and plastics and other synthetics.
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.
- Original chimney shall be retained. Non-functioning chimneys shall be capped and repointed rather than removed. The introduction of new chimneys shall be complementary in design to original chimneys and to the architectural style of the building.
- Eavestroughs shall co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged.
- Downspouts shall not obscure architectural features.
- Pot lights in the eaves are not supported.
- Roof-top patios or decks are not supported.

Wall Materials

- The retention or use of traditional materials and products such as brick, stucco and wood siding are encouraged. Preference shall be given to retaining the material than replacing it. However, if replacement is necessary, the new material shall match the original material.
- The use of non-traditional or modern materials such as cement fibre-board, and aluminum, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone (currently being used), vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile. These materials, if applied can significantly change the appearance of the heritage building. In addition, the application of this inappropriate material can be detrimental to the original cladding material underneath, potentially jeopardizing the restoration of the building in the future.



Not Recommended: Original brick building covered with new stucco as siding, greatly alters the character of the building



Not Recommended: Original horizontal siding replaced with vertical board-and-batten, alters building character

Image 50. Cladding replacement in an existing Heritage House (Source: Buttonville HCD Plan)

Decorative Features

- The original architectural details of a heritage building shall be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement is necessary, the material shall match the original in form, style, dimensions, profile, texture, materials, and method of installation.
- If replacement of material is necessary, only the specific deteriorated material shall be replaced rather than the entire feature.



Image 51. A heritage building with original, simple architectural details compared to the introduction of new elaborate architectural details that are not compatible with the original construction. (Image: Buttonville HCD)

Porches And Verandahs

- The original porches and verandahs of a heritage building shall be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement of a component is necessary, the feature shall match the original in form, style, dimensions, profile, texture, materials, and method of installation.
- If replacement of the entire porch is necessary, the design of the restoration of the porch shall be based on archival evidence and shall be appropriate to the style of the building and/or district.
- Porch encroachment or removal of porches is not supported.
- Incorporating porches on heritage buildings where their style or historic evidence does not support them is not supported.
- Lighting fixtures shall complement the historic character of the building. Pot lights in the eaves are not supported.
- The introduction of front yard decks is not supported.
- The introduction of modern glass porches shall not be supported.



Original open porch on Edwardian Classicism style house



Porch filled in, inconsistent with character of the building.

Image 52. Porch Renovation (Source: Buttonville HCD Plan)

Colours

- If the original exterior paint scheme of a heritage building is still intact, it shall be retained.
- Repainting shall be carried out with colours based on the original.
- The use of colours complementary to the character of the contemporary style of architecture, appropriate to the period and style of the building, and compatible with surrounding heritage buildings or from a heritage palette available from most paint companies is considered appropriate.
- All surfaces that were historically painted shall remain painted. Stripping of wood to a natural finish is not historically authentic.
- Painting existing natural brick surfaces on historic buildings is not supported.

Foundations

- Maintain original foundation material, if feasible.
- Repair of the original material is encouraged and preferred over replacement.
- Avoid introducing the application of new surfaces or coatings that alter the appearance and character of the building (e.g. Artificial stone, glazed tiles).
- Repointing of historic mortar and fieldstone shall only be undertaken when it is badly deteriorated. Mortar in a good condition shall not be disturbed.
- Mortar to be replaced shall be cut out with handtools to minimize the risk of damage.
- New mortar shall match the original in terms of colour, composition, and pointing method.

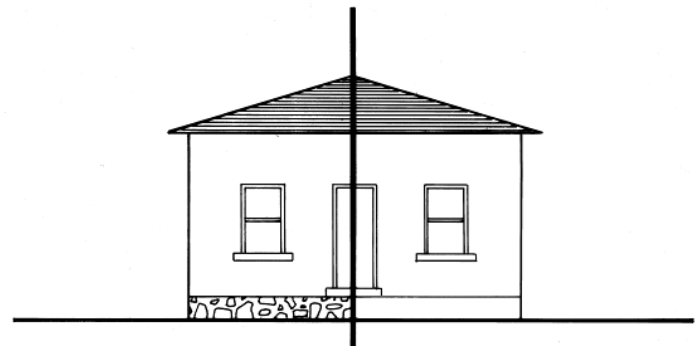


Image 53. An original stone foundation before alteration compared to parging of the foundation, which alters the original character of the building (Source: Buttonville HCD Plan)

Energy Efficiency

- Any alteration related to energy conservation shall be sensitive to the original heritage features of the building.
- Insulation of buildings in the basement and attic areas is encouraged; however, to prevent condensation and possible water damage to the building, a vapour barrier shall be applied.
- Proper maintenance practices such as caulking and sealing shall be implemented rather than introducing double-glazed windows or blown-in wall insulation.
- Either an interior or exterior storm window shall be considered to improve thermal efficiency rather than replacement of a historical wood window. Wood windows can be repaired and weather-stripped to improve energy efficiency.

Accessibility

- Barrier-free access requirements shall be introduced in such a manner that character-defining spaces, details, features, and finishes are preserved. (See **Section 4.2.5** for further details).

Landscape

Because the district is an evolved cultural landscape, it is important that any *character-defining element* related to the successive occupations of the districts be protected.

- Original landscape features around a heritage building and the overall streetscape like trees, fencing, walkways, driveways, sheds can contribute to the special character of the District and shall be conserved and maintained.
- New parking areas shall be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation and the views of the building.
- Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.

4.2.4.2 New Additions To Heritage Buildings

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

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

General Guidelines for New Additions To Heritage Buildings

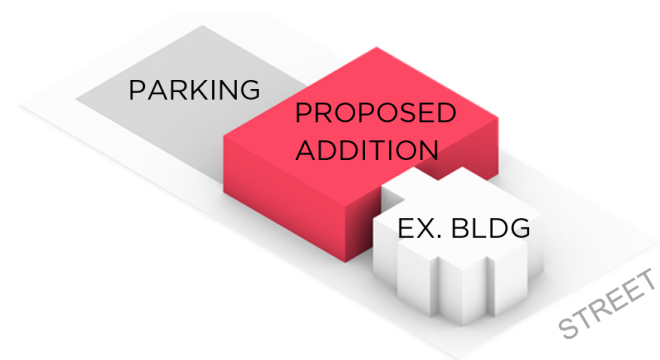
- If possible, avoid new additions if the needs can be met by altering a secondary non character-defining space;
- An addition shall be designed so that the heritage value of the historic place is not impaired and its attributes are not obscured, damaged or destroyed.
- The addition shall be physically and visually compatible with, subordinate to, and distinguishable from the historic place ²⁹;
- Apply principles of minimal intervention, compatibility and reversibility regardless of size.
- Follow the relevant guidelines for new construction for features such as roofs, dormers, foundations, windows, and doors, porches etc. see **Section 4.4** Design Guidelines for New Development.

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

Site Planning

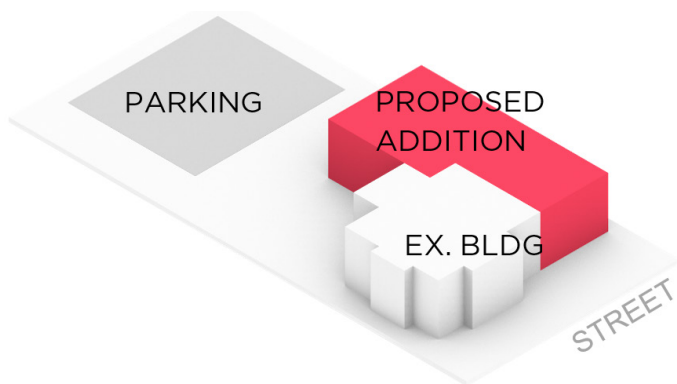
- Location of the proposed addition is a key consideration for the complementary additions to heritage buildings. Usually, additions shall be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.
- Additions to heritage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

²⁹ Standard 11 (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa



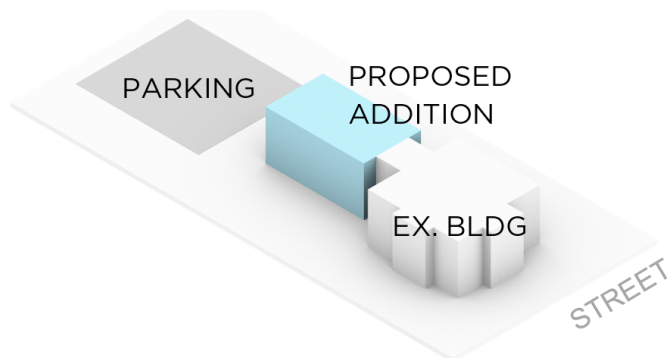
Not Appropriate

Addition is too large and overwhelms the contributing building.



Not Appropriate

Addition covers significant views of the contributing building.



Appropriate

Addition is appropriate in scale and positioned to maintain views of the contributing building.

Image 54. New Additions to Heritage Buildings - Appropriate Additions

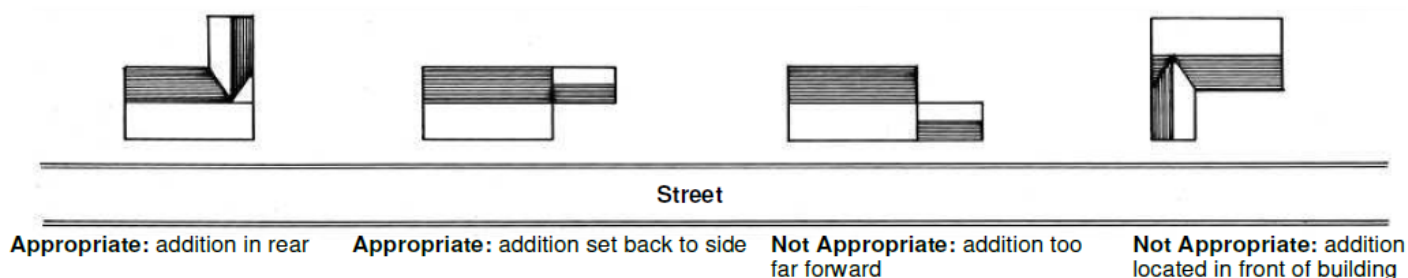


Image 55. Configurations for appropriate additions. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)

Scale and Massing

- Design additions shall not predominate over the original building.
- Additions shall not be designed to a greater height or scale than the original building.
- An addition shall not be greater in scale than the existing building. If a larger addition is necessary, the use of a lower link connection to the original building is recommended.

Following heritage precedent, the additions in the following image are of lesser scale than the original house and are set back from the main front wall.



Image 56. Appropriate smaller scaled addition

The side addition and porch addition in the images below, respect the Georgian architectural style of the original house.

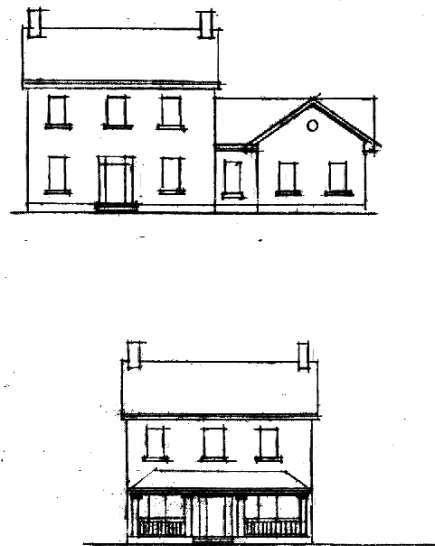


Image 57. Appropriate side and porch addition

These examples do not respect the Georgian style of the original house. In the case of the porch additions, they cover and conceal the original architectural detail.

- A. Gothic style addition
- B. Modern style addition.
- C. Modern porch with flat roof, board siding and masonry base.
- D. Glazed porch with flat roof and deck

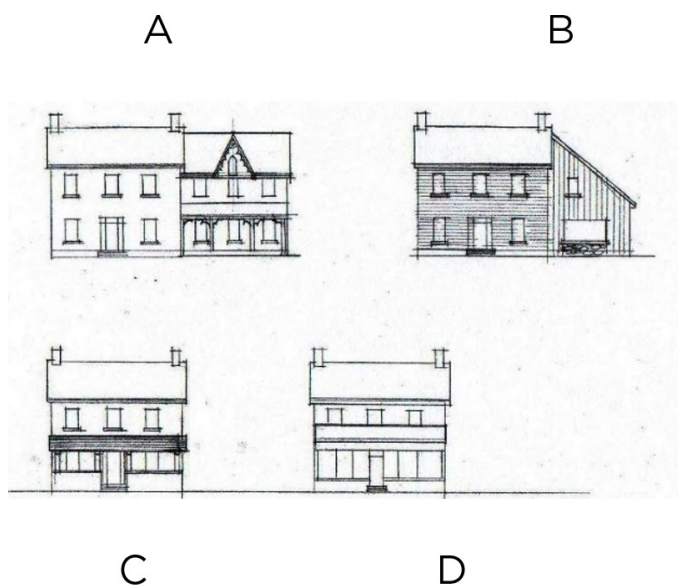


Image 58. Inappropriate addition with respect to style

The first of the following images is a modest addition to the rear of a heritage building - it is appropriate. The second image is a large-scaled addition on a corner lot that reads as a separate building, with a lower link to the original building - it is also appropriate



Image 59. Example sketches of appropriate additions. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)

Wall Materials

- The use of traditional materials and products such as brick, stucco and wood siding are encouraged. Preference shall be given to retaining the material than replacing it.
- The use of non-traditional or modern materials such as cement fibre-board, and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Consultation with staff will be required to review the appropriateness of proposed non-traditional materials. Staff will review the material based on criteria such as traditional profile, colour, sheen, colour fastness, durability, and texture.



- A.** Existing heritage building before addition
- B.** Addition is different than the original structure, however it is compatible as the original structure retains its presence-Appropriate.
- C.** The new addition is too similar and compromises the composition by confusing the original design - Inappropriate.
- D.** The new addition is too contrasting, draws attention and compromises the integrity of original design - Inappropriate.

Image 60. Depictions of additions to heritage buildings. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)

4.2.4.3 Outbuildings

Traditionally garages, stables, barns and other ancillary buildings were built as separate structure or 'outbuildings' to the rear or in some cases side of the existing heritage property.

Outbuildings Guidelines

- Work on existing heritage outbuildings shall retain or restore original design features. (See **Section 4.2.4**)
- New garages shall respect traditional siting as separate rear outbuildings.
- Connected garages shall minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the Design main frontage, with the connection to the main building disguised or hidden.
- Design garages to traditional outbuilding forms, with gable roofs, and frame or brick construction.
- Use single-bay garage doors, compatible with traditional designs. Suitably designed overhead doors are now widely available. The doors shown above are manufactured in the City of Vaughan.
- For new garages and other outbuildings refer to New Development guidelines in **Section 4.4**.
- Garage doors shall follow the example of historic garage and carriage house doors. Good reproduction designs, constructed as overhead doors are available.
- Double-width and flat slab-type garage doors are not in keeping with heritage precedent.

- Other outbuildings, such as garden and storage sheds, shall be of traditional wood construction when visible from the street. Prefabricated metal sheds, if used, shall be located to be out of view from the street.

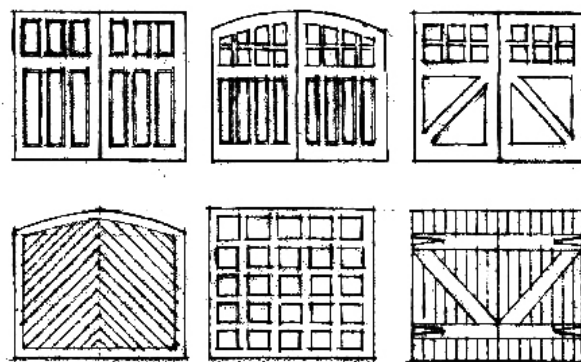


Image 61. Examples of appropriate reproduction designs for garage doors.

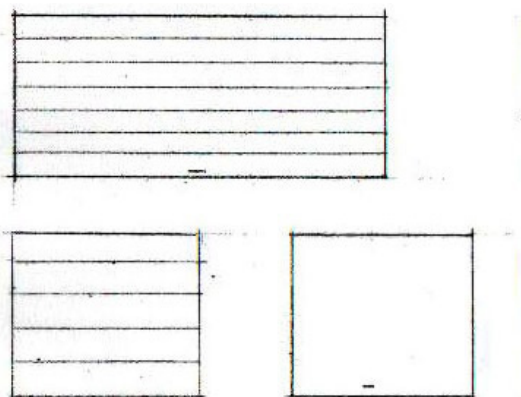


Image 62. Examples in inappropriate garage door designs for contributing properties.

4.2.5 Integration of Accessibility Requirements

The Accessibility for Ontarians with Disabilities Act intends to make Ontario accessible by 2025 through the development, implementation and enforcement of accessibility standards and rules for goods, services, facilities, accommodation and the built environment. The Kleinburg-Nashville Heritage Conservation District Plan encourages accessibility to heritage properties but attempts to ensure that there is minimal or no intrusion into the heritage building fabric.

The general goal is to provide the highest level of access for individuals of all ages, interests and abilities with the lowest level of impact on the heritage structure and its attributes.

Guidelines for Accessibility of Properties within the HCD

- Barrier-free access requirements shall be introduced in such a manner that character-defining spaces, details, features, and finishes are preserved.
- Proposed solutions shall balance accessibility needs with heritage value and enhance the use and appreciation of the historic place.
- Conservation specialists and users both shall be consulted early in the planning process to determine the most appropriate solutions³⁰.

³⁰The Guidelines for the Conservation of Historic Places in Canada. (2010). *Standards and Guidelines for The Conservation of Historic Places In Canada*. Second Addition. Canada's Historic Places, Ottawa

4.2.6 Energy Efficiency

“Improving energy efficiency in existing buildings encompasses the most diverse, largest and most cost-effective mitigation opportunities in buildings to combat climate change.” – Intergovernmental Panel on Climate Change (IPCC)

Sustainable conservation and retrofit of existing buildings involve conserving embodied energy and benefitting from existing construction. The book *Building Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada*, Federal Provincial Territorial Historic Places Collaboration (FPTHPC) by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings. The guidelines aim to assist owners, designers and builders to enhance levels of sustainability while protecting their heritage attributes and thus, their heritage value.

Understanding the building as a holistic system shall include evaluating the contribution of the inherent sustainability of the building and its site. Inherently sustainable characteristics, listed below, shall be maintained and incorporated where possible into the retrofit or rehabilitation design:

- Building orientation;
- Building layout;
- Passive heating and cooling systems;
- Embodied energy;
- Embodied carbon;
- Materials: indigenous, durable, recyclable, natural; and,
- Long life and loose fit.
- Assemblies: breathable, repairable, compatible³¹.

The following sustainable conservation project guidelines shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns³²:

³¹ Understanding Inherent Sustainability, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC) and Mark Thompson Brandt Architect and Associates.

³² Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC) and Mark Thompson Brandt Architect and Associates.

	RECOMMENDED
1	Executing all <i>retrofits</i> and <i>rehabilitations</i> using a <i>minimum intervention</i> approach.
2	Assembling an integrated multidisciplinary design team, as appropriate, to holistically and effectively design and execute the project.
3	Including <i>heritage conservation</i> and <i>sustainability</i> specialists from pre-design through construction as part of an integrated multidisciplinary design team.
4	Understanding the <i>sustainability</i> goals specific to each project and their place in the overall project objectives.
5	Understanding the overall building and site character, <i>character-defining elements</i> , and interrelationship between each.
6	Understanding how a building's operating systems were designed to function and the modifications made over time, including potential deficiencies.
7	Evaluating previous interventions, their successes, failures, impact on building performance, and opportunities for sustainable upgrades.
8	Evaluating inherently sustainable design features to best integrate new interventions.
9	Determining the level of integrity present for interior and exterior elements.
10	Conducting an energy audit at the start of a <i>sustainable</i> conservation project to establish a "baseline" and determine energy consumption levels and associated sources. This will help ensure that energy interventions are targeted to minimally impact building fabric and maximize payback.
11	Undertaking energy modelling to better understand energy demands and to target areas where the greatest benefit can be achieved with minimum intervention.
12	Considering initial construction costs, operations and maintenance costs, and replacement costs when evaluating potential <i>sustainability</i> upgrades.
13	Evaluating the interrelationship between proposed interventions to determine their interaction and co-relation between each.
14	Augmenting existing operating systems to enhance system performance wherever possible.
15	Aligning and integrating new interventions with other new interventions to minimize disruption to the building fabric.
16	Accommodating future interventions by incorporating redundancy into the overall building design and design of individual components.
17	Using <i>sustainable</i> materials (renewable, recycled, local, durable low-VOC, etc.) that are compatible with the building fabric and <i>character-defining elements</i> when undertaking interventions.
18	Re-using materials while avoiding the creation of a "false sense of history".

Sustainable retrofit and rehabilitation project guidelines for the following elements have been discussed and provided in detail in Section 3 Building Component Guidelines of *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada*; these have been presented in conjunction with the sustainability guidelines from *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Bolded items in the list below have been discussed further in various subsections of **Section 4.2 Design Guidelines for Contributing Properties**.

- **Building site & surrounding context;**
- **Exterior form;**
- **Structural systems;**
- **Roofs;**
- **Exterior walls;**
- **Windows, doors & storefronts;**
- **Entrances, porches and balconies;**
- Interior arrangement;
- Mechanical and electrical system;
- Interior features;
- **Wood and wood products;**
- **Masonry;**
- Concrete;
- Architectural and structural metals;
- **Glass and glass products;**
- **Stucco;**
- Misc. products; and,
- **Operations & Maintenance.**

4.2.7 Integration with Green, Sustainable Design

“Because it necessarily involves the conservation of energy and natural resources, historic preservation has always been the greenest of the building arts.”

-Richard Moe, United States National Trust, 2008

Building conservation is a crucial contributor to sustainability because it fulfills the interrelated economic, cultural, social and environmental principals of sustainable development³³. The book *'Building Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada*, Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings.

As an effective way of combatting climate change, authorities and communities shall sustainably retrofit and rehabilitate their existing buildings, which includes not only buildings of heritage value but other older buildings up to and including those of the Modern era. Potential gains achieved through a conservation approach are listed below³⁴:

³³ The 2005 UN Convention on the Protection and Promotion of the Diversity of Cultural Expressions states that “The economic, cultural, social and environmental aspects of sustainable development are complementary”. Further, it offers this principle of sustainable development: “Cultural diversity is a rich asset for individuals and societies. The protection, promotion and maintenance of cultural diversity are an essential requirement for sustainable development for the benefit of present and future generations.” Further, it states that “The economic, cultural, social and environmental aspects of sustainable development are complementary.” See: <http://www.unesco.org/new/en/culture/themes/cultural-diversity/culturalexpressions/the-convention/convention-text/>

³⁴ The relationship between building conservation, sustainability, and climate change. *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC) and Mark Thompson Brandt Architect and Associates.

I. Environmental

- Conserving embodied energy and benefitting from existing construction;
- Reusing and recycling existing sites,
- Buildings and materials with high service lives and repairability;
- Using appropriate technologies or time-tested regionally/climate adapted materials and models;
- Reducing urban sprawl while protecting forests, wildlife, farms, and other natural environments; and,
- Reducing the waste and landfill use associated with demolition.

II. Socio-cultural

- Conserving diverse cultural memories;
- Conserving and building community and identity;
- Conserving community spaces and amenities;
- Providing more affordable housing; Providing smaller-scale commercial space for local starting initiatives; and,
- Providing educational opportunities.

III. Economic

- Reducing development costs by using already developed sites;
- Increasing property value through redevelopment;
- Promoting the use of a lifecycle costing model that embodies a long-term view;
- Developing skilled jobs that lead to durable and equitable employment;
- Supporting regional economies, including local materials suppliers; and,
- New infill / addition designed for passive solar gain and reduced heating needs.

4.2.7.1 Adaptive Reuse

The rehabilitation of historic buildings presents a rare opportunity to integrate the concepts of adaptive reuse and heritage rehabilitation with sustainability initiatives. When substantial intervention is required to accommodate a new use, it must carefully balance material input and loss to ensure the sustainability benefits do not outweigh or diminish heritage character³⁵. In almost all adaptive reuse projects, there needs to be some modification of a typical new building program to accommodate the realities of an existing building. These accommodations will vary depending on the proposed use/programming and the building under consideration, ideally to the benefit of both³⁶.

The following key strategies must be adopted and implemented for sustainable rehabilitation:

- Retaining heritage attributes;
- Repairing/replacing with traditional materials and details;
- Sourcing appropriate materials vs. those readily available.
- Involving experienced artisans/tradespersons who understood affected materials;
- Retaining existing wood windows, which were upgraded by installing thermo-panes and interior energy panels; and,
- Reusing salvaged period bricks.

4.2.7.2 Alternative Energy Sources

Alternative renewable sources of energy can be integrated during the building restoration process.

I. Integration of Energy Efficient Technologies at the Building Level

- Equipping a building with energy efficient technologies like insulation of façades, roofs, double glazing;
- Meeting 100% of the building heat and cooling demand by renewable sources e.g. Geothermal heating, solar thermal heating etc.; and,
- Including a rainwater recovery plant.

II. Integration of Solar Energy

Integration of solar panels in historic buildings is usually difficult due to lack of space and to protect the heritage attributes of the building. In case solar panels are installed in close proximity of the historic site, it must be done in a manner that it is not visible from the public realm.

³⁵ The Greenest Building: Quantifying the Environmental Value of Building Reuse, Preservation Green Lab, 2011.

³⁶ Evaluating project objectives in context. Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

III. Integration of Geothermal Energy

Efforts have been made in order to establish installation standards and to develop design methods for high-efficient geothermal systems such as ground source heat pumps, which have the potential to reduce cooling energy by 30–50% and heating energy by 20–40%, and are able to reduce the amount of greenhouse gases emissions to the atmosphere³⁷.

It should be taken into consideration that the addition of green technologies like solar panels and wind turbines to a cultural landscape, may affect its heritage value. Thus, it is important to consider the visual impact these alternative sources of energy may have on the heritage building and its cultural landscape.

Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.

³⁷ Cabeza, L. F., Gracia, A. D., & Pisello, A. L. (2018). Integration of renewable technologies in historical and heritage buildings: A review. *Energy and Buildings*, 177, 96-111. doi:10.1016/j.enbuild.2018.07.058



Image 63. Comparison between acceptable and not-acceptable integration of PV systems over traditional clay-based roof systems³⁸

³⁸ 3encult, Efficient Energy for EU Cultural Heritage www.3encult.eu/en/project/workpackages/builtheritageanalysis/Documents/3ENCULT_2.1.pdf [accessed February 2018].

4.3 Design Guidelines For Non-Contributing Properties

This section outlines the design guidelines for the non-contributing properties. Details about buildings, styles and relevant guidelines pertaining to the maintenance, repair etc. for non-contributing properties are outlined in the following sections.

4.3.1 Design Approaches

Additions and alterations to non-heritage buildings have an impact on their heritage neighbours and the overall streetscape. There are two design approaches that are appropriate to additions and alterations to such work in the District.

4.3.1.1 Historical Conversion

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion shall have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.

General Guidelines for Historical Conversion Approach

- Additions and alterations using the Historical Conversion approach shall rely on a local historic style described and depicted in **Section 4.2.1**. Use of a style shall be consistent in materials, scale, detail, and ornament. Refer to new construction guidelines in **Section 4.4** for further guidance.
- Although most additions shall be modest in comparison to the original building, the Historical Conversion approach may call for substantial additions in front of and on top of the existing building.
- Additions shall avoid destruction of existing mature trees.
- Although most additions shall be modest in comparison to the original building, the Historical Conversion approach may call for substantial re-working of the existing structure.



Image 64. The Historical Conversion approach used in putting a second storey addition on the house shown above.



Image 65. 40 Nashville Road - 2003

This house at 40 Nashville Road is a very skilled rendition of a Georgian house with a porch addition. It is very convincing in design and detailing. The porch railing uses a raised top rail to meet the height requirements of



Image 66. 40 Nashville Road - 2020 Restoration

the current Building Code, leaving the pickets at the shorter height found in historical railings. The image on the right shows a recent alteration to the property.

4.3.1.2 Contemporary Addition

In some cases, a modern building may be altered in a way that respects and complements its original design. As in every era, modern buildings vary in architectural quality, and some modern homes in the district are quite outstanding. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century.

General Guidelines for the Contemporary Addition Approach

- Additions and alterations using the Contemporary Alteration approach shall respect, and be consistent with, the original design of the building.
- The Guidelines in **Section 4.2.4** for additions to heritage buildings apply, in terms of siting, scale and location of additions.
- Many modern buildings are old enough to have already undergone renovations, which may not be in character with either the original design, or historic precedent. In such cases, the design of further new work shall restore the architectural consistency of the whole.
- In some cases, modern buildings predominantly feature materials that are out of keeping with the local vernacular heritage, such as tile or artificial stone veneer, and tile or simulated tile roofing. Replacement of these materials with more sympathetic ones, when renovations are being undertaken, is encouraged.

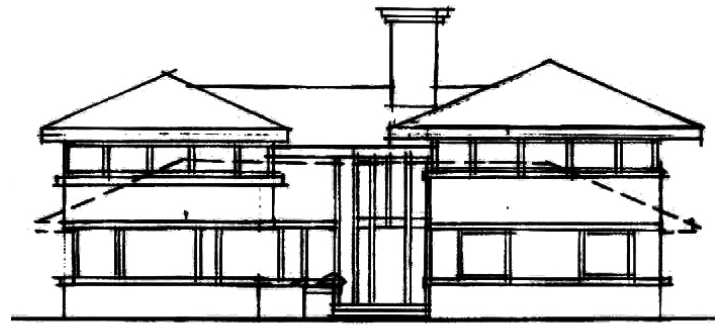


Image 67. The Contemporary Alteration approach used in putting a second storey addition on the same house.

The following sections outline guidelines for specific additions and alterations to building components of non-heritage buildings employing the historical conversion and contemporary addition design approach.

Windows

- The use of wood windows in a renovation of an existing building or new wood windows for an addition is encouraged.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as aluminium, composites, wood clad are also acceptable. Use of Vinyl is not acceptable. Because of the short functional lifespan of plastic products exposed to elements, they are not a suitable material for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the building.

Roof Materials and Features

- The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs (cedar) may be acceptable depending on the architectural style of the dwelling. Standing seam metal roofing is acceptable, if appropriate to the style.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: metal roofs, clay tile or metal tile roofs, and plastics and other synthetics.
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.
- The introduction of new chimneys shall be complementary in design to the architectural style of the nearby compatible building which form the heritage context. Roof-top patios or decks are acceptable but shall be compatible in design to the architectural style of the nearby contributing building which form the heritage context.

Wall Materials

- The retention or use of traditional materials and products such as brick and wood siding are encouraged.
- The use of non-traditional or modern materials such as cement fibre-board, vinyl and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.

Exterior Details

Decorative Features:

- The introduction of new architectural or decorative features shall be in keeping with the architectural style and period of the building.
- Verandas and porches are supported; front yards decks are not.
- Modern glass porches are not supported.
- Cut stone or reconstituted stone for trim in brick buildings.
- Wood shingles, stucco, or terra-cotta wall tiles in gable ends.

Soffits and Fascia:

- Painted wood porches, railings, decorative trim, shutters, fascias and soffits.

- Painted wood gingerbread bargeboards and trim, where appropriate to the design.
- Appropriate materials include wood, cement fibre-board, aluminium.

Colours:

- The use of colours complementary to the character of the contemporary style of architecture or from a heritage palette available from most paint companies is considered appropriate.

Foundations

- Maintain original foundation material, if feasible.
- Avoid introducing the application of new surfaces or coatings that alter the appearance and character of the building (e.g. Artificial stone, glazed tiles)

Energy Efficiency and Accessibility

- Any alterations must adhere to guidelines and standards related to energy conservation (see **Sections 4.2.6 and 4.2.7**) or improving accessibility (**4.2.5**) in the non-heritage building.

4.4 Design Guidelines for New Development

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District shall conform to qualities established by neighbouring contributing buildings which form the heritage context, and the overall character of the setting. Designs shall reflect a suitable local heritage precedent style. Research shall be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail. The following guidelines, describing the dominant elements that contribute to the heritage character of the District, are divided according to the principal settings found in the District.

4.4.1 Contemporary Design

Change is inevitable. Built environment – buildings, streetscapes and urban areas must evolve, adapt and change according to the new needs of their users or inhabitants.

Adding a new layer to an existing historic urban environment that recognizes, interprets and sustain heritage values is a critical issue facing architects, policy makers and conservation professionals. As studied and documented in **Section 2.3**, 22% of buildings in the HCD are contributing buildings with recognizable styles, contemporary architectural insertion, however shall be appropriate and “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy.

The quality of new insertions is important as it will not only impact the existing historic buildings but will also represent ‘tomorrow’s heritage’. The first act in this process is the Database step-this critical part is simply the recording and translation of the existing buildings into architectural and urban maps and drawings so that they can be analyzed. The recording of acts, processes and their resultant architectures and the urban fabric that they constitute are considered to be invisible as they are not ‘legitimated’ by formal civic processes but rather are embodied in the lives, activities and culture of a community and embodied in the urban fabric that surrounds them³⁹. The second step is to extract architectural and urban codes that can eventually be

³⁹ Kanika Kaushal (2016). De-Coding Urbanity : Learning from and for Old Delhi || Preserving Cultural Urban Codes. UWSpace. <http://hdl.handle.net/10012/10130>

implemented as development guidelines for both alteration of existing buildings and also any new contemporary addition within the HCD boundary. The Ministry of Heritage, Sport, Tourism and Culture Industries lists the Eight guiding principles in the conservation of historical properties. The following guideline focuses on distinguishability “New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new⁴⁰.”

These buildings will be subject to prevailing laws, regulations and policies to secure conservation and to manage change in a way that its significance is conserved. The following guidelines provide sets of rules and values that anticipate design solutions that can act as a paradigmatic model for the HCD thereby facilitating the preservation of its cultural and architectural urbanity.

4.4.2 Residential Area

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. 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.

Guidelines to help define the heritage character of the residential village are included in the following sections.

⁴⁰ Eight guiding principles in the conservation of historical properties, Ministry of Heritage, Sport, Tourism and Culture Industries

Site Planning Guidelines

- New development shall respect the overall setback pattern of the streetscape on which it is proposed. In case the minimum requirement for front yards does not permit this, appropriate variances to the zoning by-laws shall be sought.
- Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill shall be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.
- New buildings shall generally be located with the front façade parallel to the roadway.
- Ancillary buildings shall be located towards the rear of the lot. Garages, in particular, shall not form part of the front façade.
- New construction on corner lots shall be designed to present a heritage-friendly face to the flanking street.
- In the village setting, setbacks are generally consistent, but not identical.
- Extreme difference in setback from neighbouring houses is not appropriate.
- Underground parking shall not be permitted.
- Lot consolidation shall be strongly discouraged.



Image 68. Sketch to show consistent yet non-identical setbacks in the village setting.

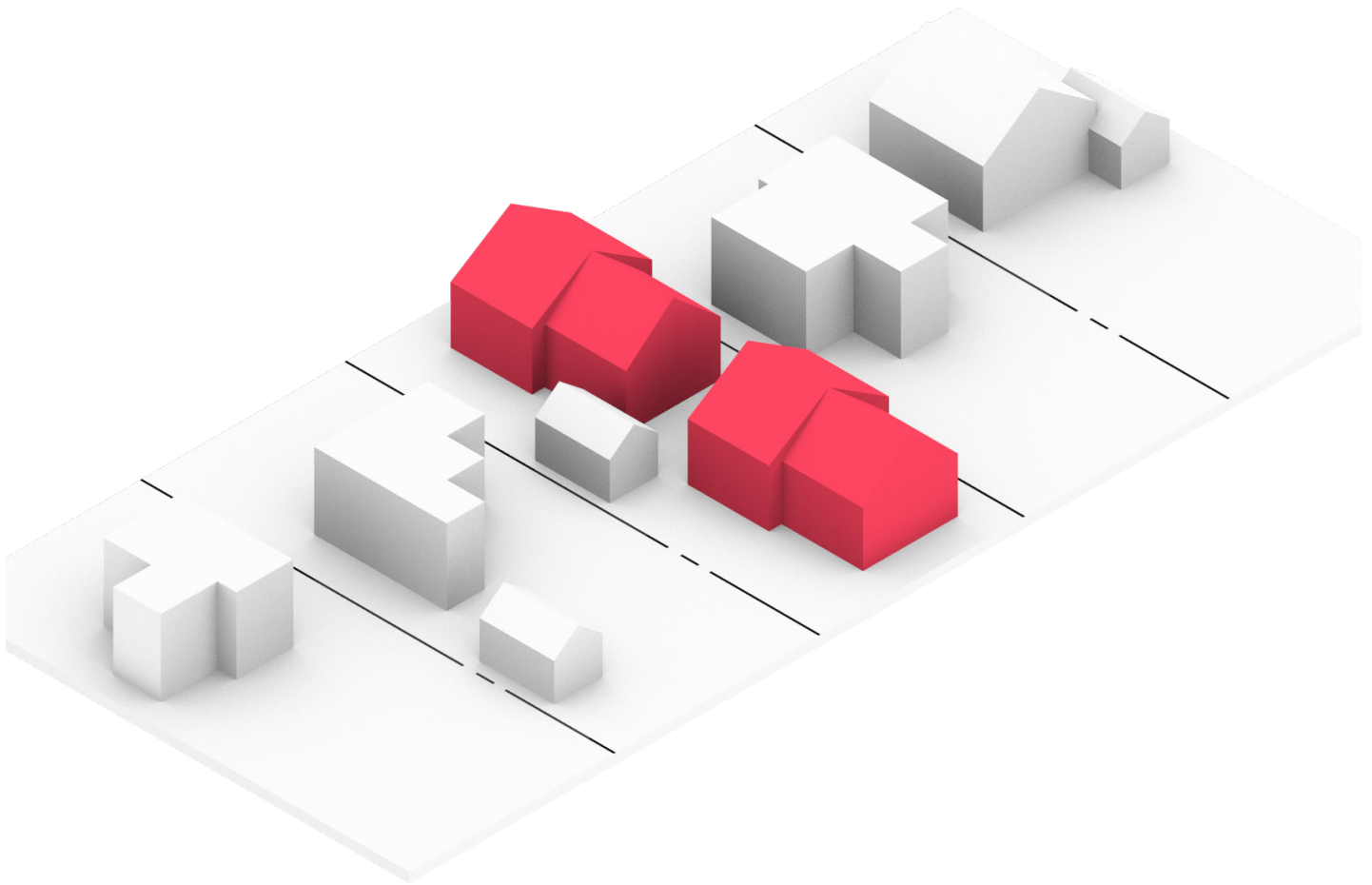
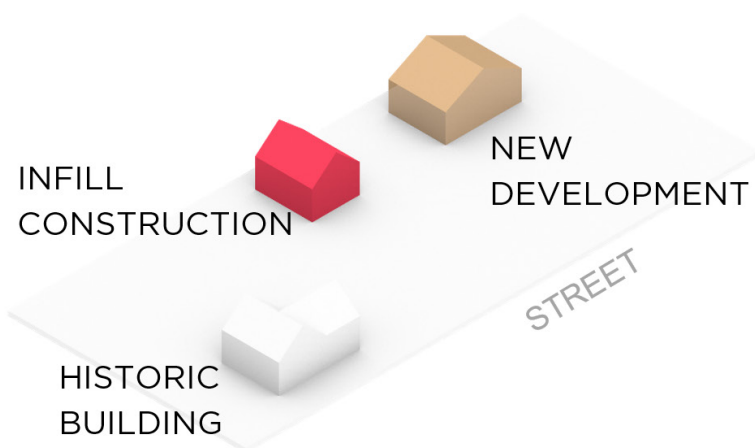
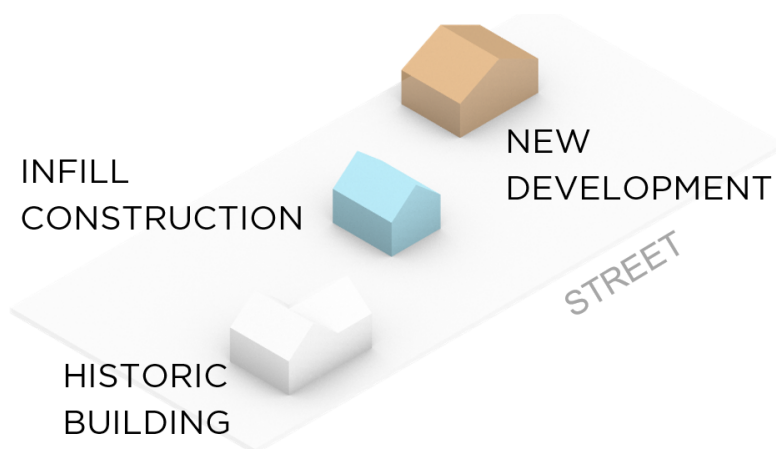


Image 69. New Development Site Planning - Inappropriate option which does not maintain the consistent setback



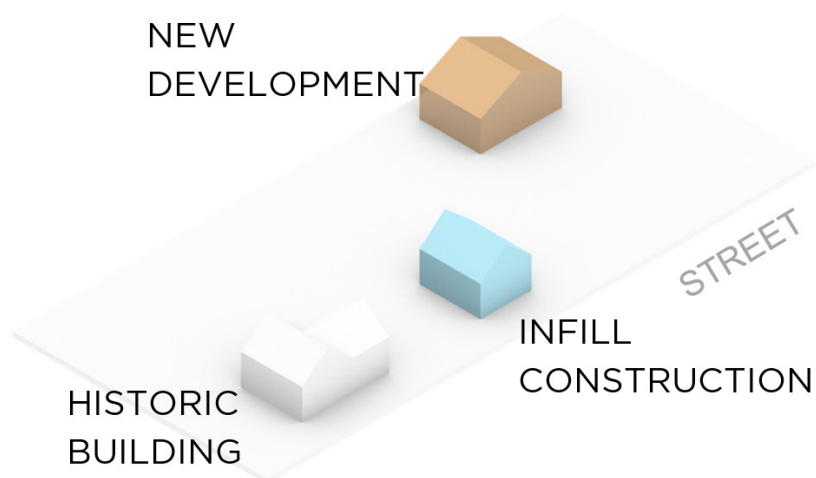
Not Appropriate

Setback consistent with new buildings.



Appropriate

Setback enhances streetscape by mediating between new and contributing building.



Appropriate

Setback consistent with contributing buildings.

Image 70. New Development Site Planning - Appropriate and Inappropriate Options for Infill

Scale And Massing

- New residential construction in the residential villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.
- New development shall not exceed a building height of 9.5 metres.
- New development shall not be designed to a greater height or scale than the surrounding buildings, it should fit in with the existing streetscape in terms of rhythm, alignment and spacing. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- New buildings shall be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses shall be accommodated without great increases in building frontage.
- In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in **Section 7.0** that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.
- Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and overall building mass into elements that proportionally reflect the adjacent building forms.
- New residential construction shall reflect the typical directional emphasis and building form of the surrounding streetscape. It shall not overwhelm the heritage character of the district.
- In order to ensure that height and massing of new development are compatible, all proposals for new buildings in the District shall include a detailed streetscape elevation of the adjoining structures and features. Corner lots require two streetscapes. If necessary, photographs may also be used.

A new house that is out of scale with its neighbours is not appropriate to the village character.

A new house shall fit in with the scale of its neighbourhood.



Image 71. New Development Built Form Massing - Appropriate and Inappropriate Options

Architectural Styles

- The new construction can be contemporary in their construction and composition but shall be compatible by employing the materials, scale, massing or proportions typically found in the heritage buildings within the Heritage Conservation District.
- Design houses to reflect one of the local heritage Architectural Styles in spirit (i.e. massing, scale, and proportions) example Victorian, Georgian but not a direct replica. See **Section 2.5**.
- A consistent approach to design detail for the chosen style shall be used for all building elements. Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not historically found in the area, such as Tudor or French Manor, are not appropriate.
- In order to reflect a village pattern, adjacent detached buildings shall not be identical.
- Inappropriate “vintage” materials and assemblies that do not belong to the period or chosen style shall not be used.
- Architectural details that reinterpret traditional ones responding to the chosen style are encouraged. Contemporary interpretations of traditional details e.g. new designs for windows and door surrounds can provide visual interest and also convey the fact that the building is new. These contemporary reinterpretations shall be similar in scale and proportions to those used historically.
- Research the chosen Architectural Style. See **Section 8** for useful resources.
- Use appropriate materials. See **Section 4.4.4**.

Roof Form, Materials And Features

- Roof design (both form and overhang) in the District shall be compatible with the historic roof types in the village and the selected building style.
- The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs (cedar) is acceptable depending on the architectural style of the dwelling; standing seam metal roofing, if appropriate to the style.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: clay tile or metal tile roofs, and plastics and other synthetics.
- Roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.
- Eavestroughs shall co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged.
- Flashing and caulking shall co-ordinate with the wall color.
- Downspouts shall not obscure architectural features.

- The design of historic chimneys shall be used as a reference in new chimney design. Chimneys on large roofs can be used as a means of breaking up the massing to a more appropriate scale.
- Pot lights in the eaves are not supported.
- Flat roofs, shallow roofs, overly massive roof and roof-top patios or decks are not supported.

Dormer

- Dormers in new construction shall be consistent with the style of the house and shall be consistent with traditional dormer scale and proportions.
- Dormers shall reflect the traditional hierarchy of windows on a structure, in that the windows in the dormer shall be of a lesser scale than the windows on the lower part of the building.
- The predominant type of dormer in the district is the roof dormer.

Windows

- Windows on new construction shall appear similar in scale, proportion and character to those used traditionally and be consistent with the style of the house.
- New windows for a new development shall use materials such as wood, aluminum, composites, wood clad. Use of Vinyl is not acceptable.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the new building.
- A consistent approach to window proportion and type shall be followed in the design of a new building. As a general principle, windows shall be taller than their width (usually 2:1 ratio of length to width).
- Divided windows shall include real, externally perceivable muntin bars (external, permanently adhered muntin bars are also acceptable). The type, size and profile of muntin bar division shall be compatible with the architectural style of the house.
- Skylights or roof windows are not appropriate on elevations of the building visible from the street.
- Bay windows on new construction shall be applied in an orderly manner, extend to the ground and reflect historic bay window forms. Modern bay windows such as those with minimal mullions, multi-paned casement windows, or which do not extend to the ground are not appropriate.
- The new shutters if proposed shall be compatible with the architectural style of the house. Shutters shall be half the width of a window and attached at the frame, not the wall, in order to appear functional. The use of wood shutters is preferred. Shutters made from more modern materials may be used. Consultations with staff on the appropriateness will be required.
- All windows shall have sills. Window sills shall be made of wood, stone, or concrete; brick sills shall not be used. Sills are not only part of traditional architecture, they represent good construction practice for contemporary buildings.
- New construction shall respect the traditional ratio of 15–20% of window-to-wall coverage. Greater window-to-wall ratios shall be avoided.
- On façades that are visible from the street, new windows shall maintain historic proportions and placement patterns typically found in the District.
- See illustrations below to view appropriate and inappropriate door designs and styles.

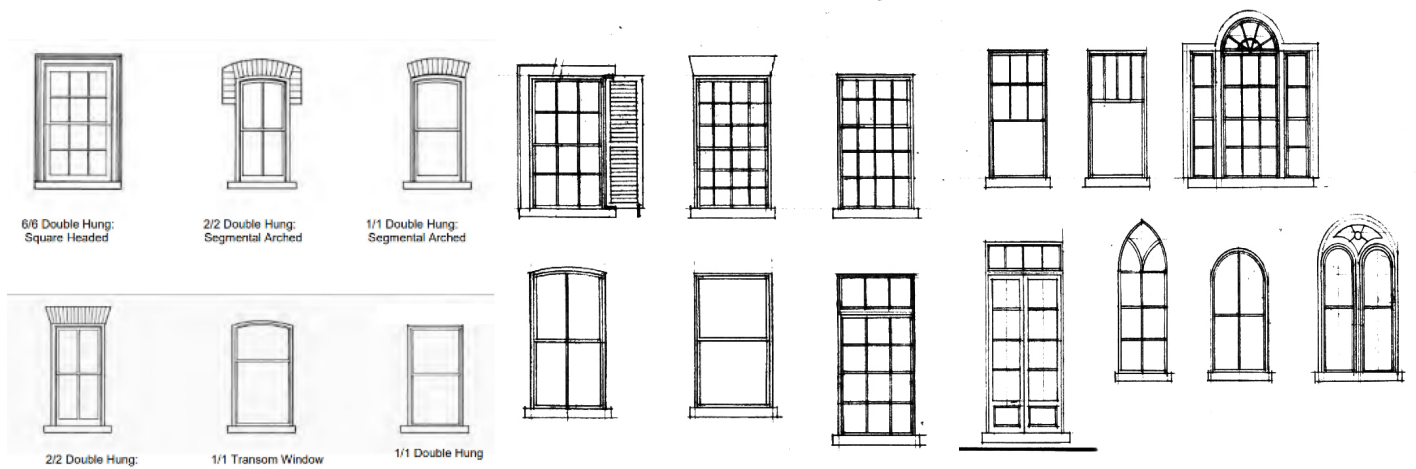


Image 72. Appropriate window proportions and styles.

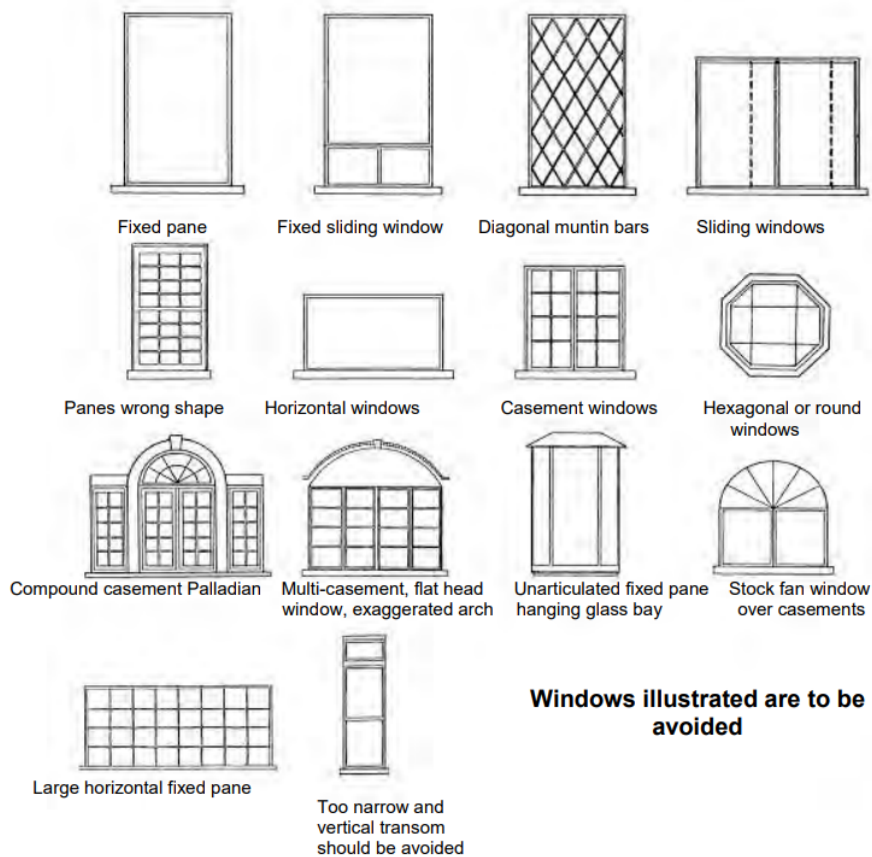


Image 73. Inappropriate window proportions and styles.

Doors

- Doors on new construction shall visually reflect the historic doors in the District and be consistent with the style of the house.
- New doors for a new development shall use materials such as wood, aluminium, composites, wood clad materials. Use of Vinyl is not acceptable.
- Door surrounds shall be consistent with the traditional design of these elements seen in the District.
- Modern doors of compositions and materials that are not consistent with the character of the District shall be avoided.
- On façades that are visible from the street, new doors shall maintain historic proportions and placement patterns typically found in the District.

Wall Materials

- The use of traditional materials and products for any new structure shall be visually compatible with the adjacent historical buildings. Traditional cladding materials in KNHCD include red clay brick, stucco and wood siding.

Brick:

- Brick shall be of the standard size, Ontario Size variety (no greater than 2½" by 8½"), and of a traditional local colour and texture. CSR size brick is also acceptable. The use of traditional mortar colour, profile, and texture is encouraged.
- Brick coursing shall reflect traditional local examples with respect to pattern, alignment, and colour.

Wood Siding:

- Wood siding: 4" horizontal wood clapboard. 5-6" wide may also be used.
- The use of non-traditional or modern materials such as cement fibre-board, and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone (currently being used), vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.

Porches and Verandahs

- The traditional porches and verandahs are encouraged as features of new construction in the District.
- The new porch design shall be appropriate to the style of the building and/or district.
- Flooring used on porches and verandas is to be laid perpendicular to the adjacent wall.
- Incorporating porches on buildings where their style or historic evidence does not support them is not supported.
- Lighting fixtures shall complement the historic character of the building. Pot lights in the eaves are not supported.
- The introduction of front yard decks is not supported.
- Modern glass porches are not supported.



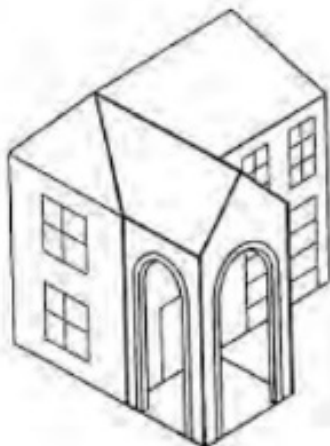
Overly heavy porch, cut into windows over narrow metal columns



Greek Revival columned porch



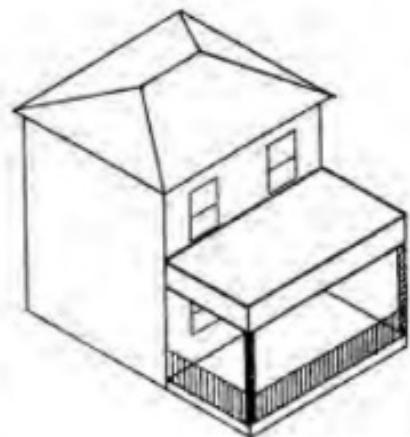
Car-port type porch



Enclave and Spanish porches



Metal awnings



Overly heavy flat porch and wrought iron supports

Image 74. Inappropriate Porch Design

Colours

- The use of colours complementary to the character of the contemporary style of architecture, appropriate to the period and style of the building, and compatible with surrounding heritage buildings is considered appropriate.

Foundations

- Foundations on new construction shall be of a height that is appropriate to the historic architectural forms of the District.
- Exposed foundation walls above grade shall appear structural, as in a traditional

fieldstone foundation, or cultured stone with a similar appearance. The stone shall be of mixed colours and types representative of locally found fieldstone. The stone shall not be laid in a flagstone pattern resembling modern stone veneering.

Energy Efficiency

- Insulation of buildings in the basement and attic areas is encouraged; however, to prevent condensation and possible water damage to the building, a vapour barrier shall be applied.

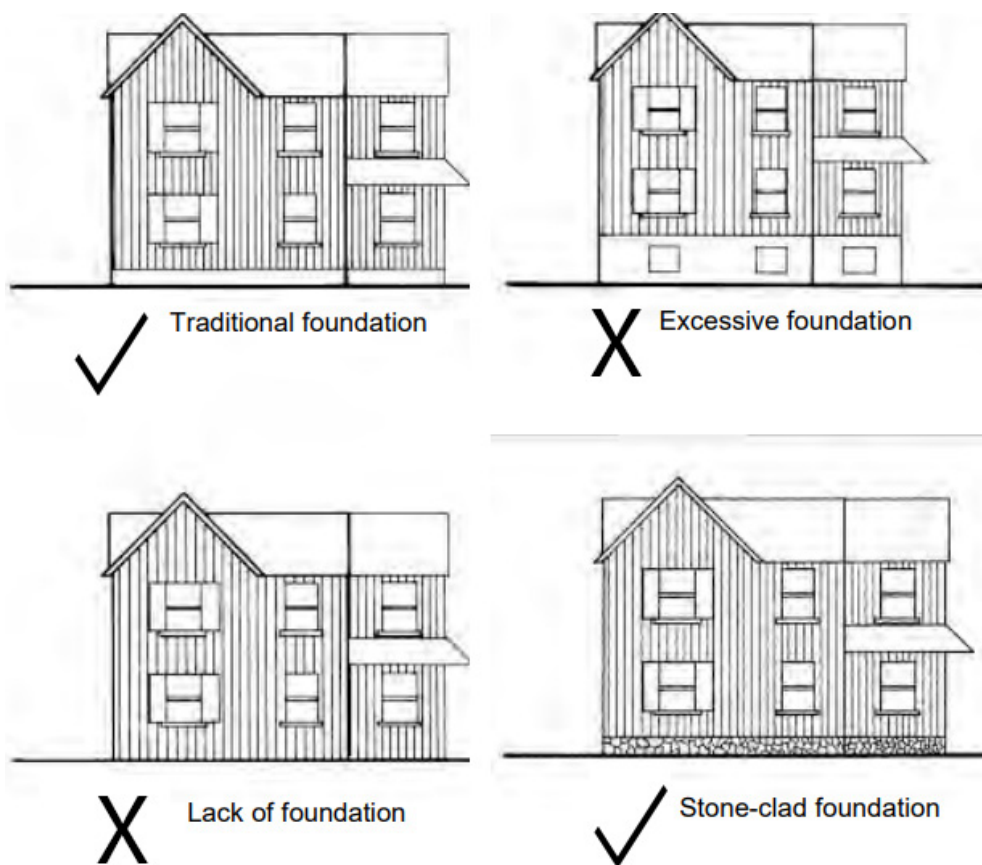


Image 75. Examples of foundations for new construction.

Landscape

- Landscape features around a building and the overall streetscape like trees, fencing, walkways, driveways, sheds can contribute to the special character of the District and shall be incorporated within the new design.
- Maintain greenspace by having generous setbacks between buildings and presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards. The ratio of greenspace to building mass and the side yard setbacks shall be generally consistent with the character of adjacent properties.
- New parking areas shall be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation and the views of the building.
- Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.
- Front yard fences are to be low (3 feet or so) of a variety of wooden picket fencing in a simple design. Appropriate materials include wood. Inappropriate materials include: metal, wrought iron, brick, chain link, stock trellis.
- Back yard fences must meet existing by-laws regarding height and other safety measures. Simple design and can be higher than front yard fencing. Appropriate materials include wood. Inappropriate materials include: metal, brick, stone. Black or dark green chain link shall only be used to enclose a pool.

Utility Equipment

- Utility and service equipment shall not be readily visible, especially on the front or side façades.
- The following equipments shall be screened if placed in front of the building - telephone connection boxes, utility meters, cable.
- Wall mounted air-conditioning units, ground-mounted heat pumps, transformers shall not be installed on the front elevations or shall be screened in a proper manner.

Garages and Outbuildings

- Garages shall be lower in profile than the principle building and complementary in design and colour.
- A garage shall be located in such a way that the house not the garage is the focal point of the new construction. Below grade garages for single family dwellings is not supported.
- Windows and doors shall be compatible with the District character.
- The use of traditional materials and products such as wood windows and sidings, is always preferred.
- Non-traditional materials and products (aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used.
- New garage doors shall reflect simple historic doors in a form that is consistent with the historic vernacular architecture of Kleinburg-Nashville HCD.

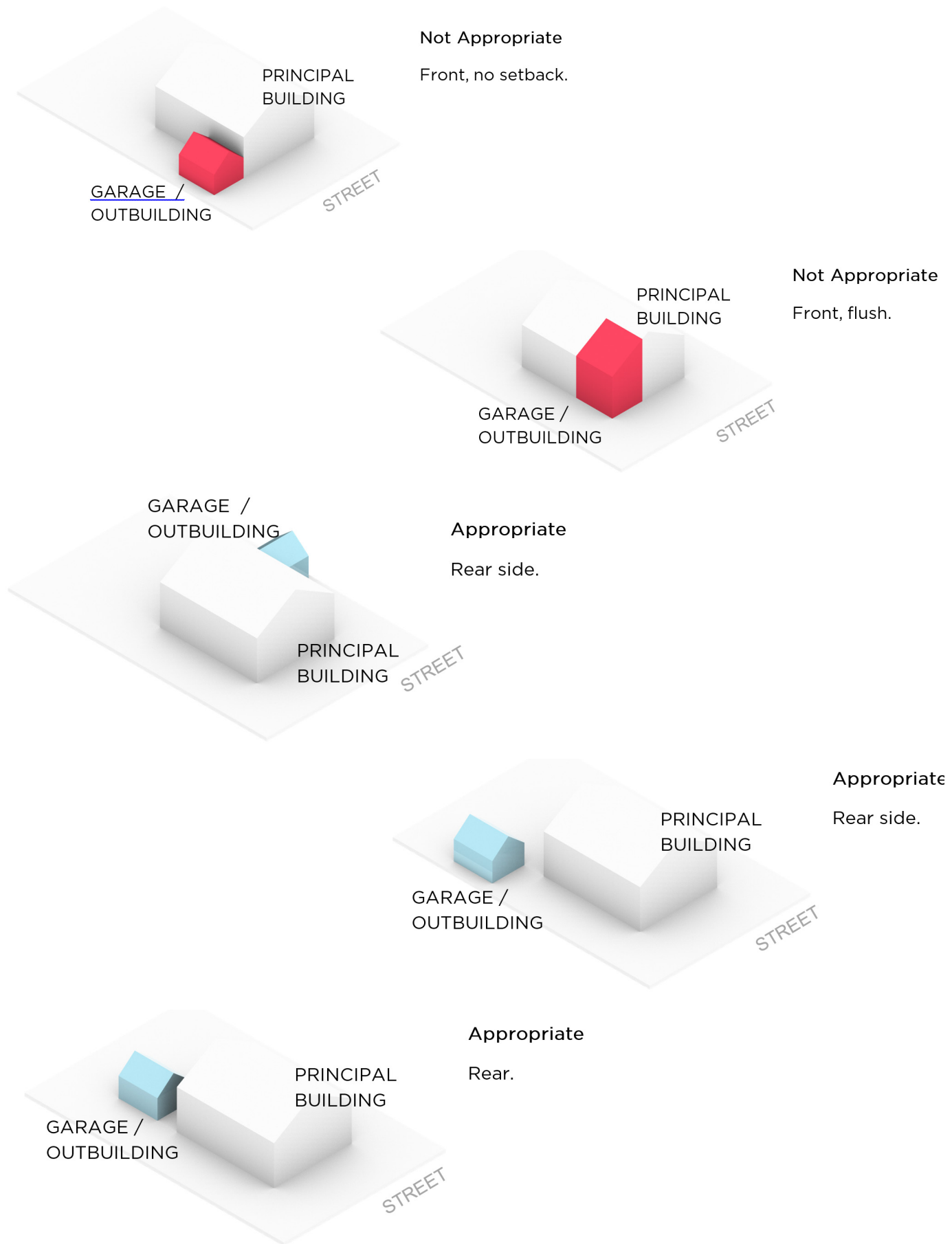


Image 76. Appropriate and inappropriate location of garages or outbuildings for a new development.

4.4.2.1 Multiple Family Residential

The zoning provisions in KNHCD allow for multi-family dwellings in the form of townhouses, semi-detached and row housing. These developments are not typical of the historic character of the KNHCD, however with the increasing population demand, these are now part of the medium density developments in the district. While most of the design guidelines discussed in the previous section are applicable for these developments, the following special design guidelines that are specific to multi-family dwellings must be taken into consideration to ensure compatibility with the character of the district.

Multiple Family Residential Design Guidelines

- Historic and contributing buildings are to be conserved and integrated into medium density residential development.
- New buildings shall be oriented so their front doors face the street.
- Garage doors shall be hidden from street view wherever possible, with access from a rear lane or driveway rather than the front.
- New buildings can be integrated into the existing community in a respectful manner that will preserve the traditional, village-like character through appropriate scale, design and materials.
- New building may be designed to look like an individual building but contain multiple dwelling units.
- Underground parking shall not be permitted.
- Lot consolidation shall be strongly discouraged.

4.4.3 Commercial Area

The Commercial area means the commercially zoned properties within the Kleinburg-Village Core, which front on Islington Avenue and Nashville Road. This area contains almost all of the commercial uses in the District, and they comprise a mixture of locally-oriented and tourism-oriented businesses. Tourism generates cyclical parking loads, varying by season and day of the week, and the road allowance has been called on to provide overflow parking spaces above those provided on-site by the commercial uses. In addition, modern requirements call for amenities and equipment that were not present in the historical village. The design of road allowance presents special challenges if it is to preserve and enhance the heritage character of the Commercial Area. The intent of this Plan is to enhance the quality of the Commercial Area as a pedestrian-friendly village shopping environment.

4.4.3.1 Village of Kleinburg

The old part of the Commercial Core of Kleinburg 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 existing commercial buildings include the historic General Store, shops, restaurants, clinics, offices. The commercial properties on Islington Avenue reflect a historic downtown character with a busy and active streetscape. The traditional commercial buildings depict a residential form and massing while the more recent renovations e.g. Avenue Restaurant at 10519 Islington Avenue displays a modern façade with bigger picture windows and low height planters. New commercial development within the District shall conform to qualities

established by neighboring heritage buildings and the overall character of the setting. Designs for the proposed new developments shall reflect the local heritage styles and must be executed with suitable proportions and detailing. A listing of commercial properties can be found in **Appendix B**.

4.4.3.2 Village of Nashville

The Nashville village core is properties fronting on Nashville Road, from the railway crossing, west to the limit of the Study Area. The properties on Nashville Road reflect a rural village-like character. On Nashville Road there are commercial uses in the southern and northwestern quadrants of the railroad intersection. In the northwestern quadrant, an old corrugated metal mill building sits about 150 metres up the railroad, the last remnant of the economic tie between the community and the railway.

The top north-east of the road on the north side includes the 1858 Kline House which is a designated property and is associated with both John Nicholas Kline and Henry Stark Howland. The following property is the modern Royal Bank. The building gives a nod to heritage in some details and materials, but the landscaping is out of keeping with the village character, the open lawn interrupting the enclosure of mature trees. Beginning on the north-west side of the road at the intersection of Huntington Road and Nashville Road, the first commercial property is at 975 Nashville Road. The property is a renovated 20th century mixed-use building with modern additions and renovations. The rear addition is setback from the front original brick building and represents a later contemporary alteration. A listing of commercial buildings in the Village of Nashville can be found in **Appendix B**.

I. New Commercial Properties

Almost all the existing commercial buildings in both the village of Nashville and Kleinburg are one or two storey structures that use brick or wood siding as their wall cladding material. Their appearance and massing respects the existing surrounding context and the heritage character of the streetscape. New proposed commercial buildings can take design cues from either the historic small-scale buildings existing within the HCD or adopt the form of a residential building which was over the course of time adapted for a commercial building. Traditional storefronts are recommended for retail businesses, while residential typology is recommended for professional and office use.

The following general design guidelines apply to commercial properties in the KNHCD. Specific guidelines that are more distinctive about each of the two villages have been discussed in **Section 4.4.3**.

Site Planning

- New development shall respect the overall setback pattern of the streetscape on which it is proposed. In case the minimum requirement for front yards does not permit this, appropriate variances to the zoning by-laws shall be sought.
- Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill shall be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.
- Front-yard areas created by building setbacks shall be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front-yard areas is not in keeping with the village character. 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.
- New buildings shall generally be located with the front façade parallel to the roadway.
- Lot consolidation shall be strongly discouraged.

- New construction on corner lots shall be designed to present a heritage-friendly face to the flanking street.
- Where front-yard patios are installed, they shall take the character of a fenced front yard, not a suburban deck with a railing; in-ground planting shall be used to soften the landscape in such patios.
- Existing mature trees shall be preserved, and new tree planting shall be designed to reflect the traditional village pattern described above. Trees shall be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character. Trees shall be native species.
- Infill developments shall preserve existing heritage structures and existing mature trees. Set-backs shall be varied, in keeping with the historic village character.

The example shown on the right, suitable for the east side of Islington Avenue, maintains a planted buffer strip at the rear, where it abuts residential properties and uses some of the rear yard for a patio. The total development is fairly sizeable, but preserves the overall scale and character of the village street, and provides a variety of exterior spaces around the buildings.

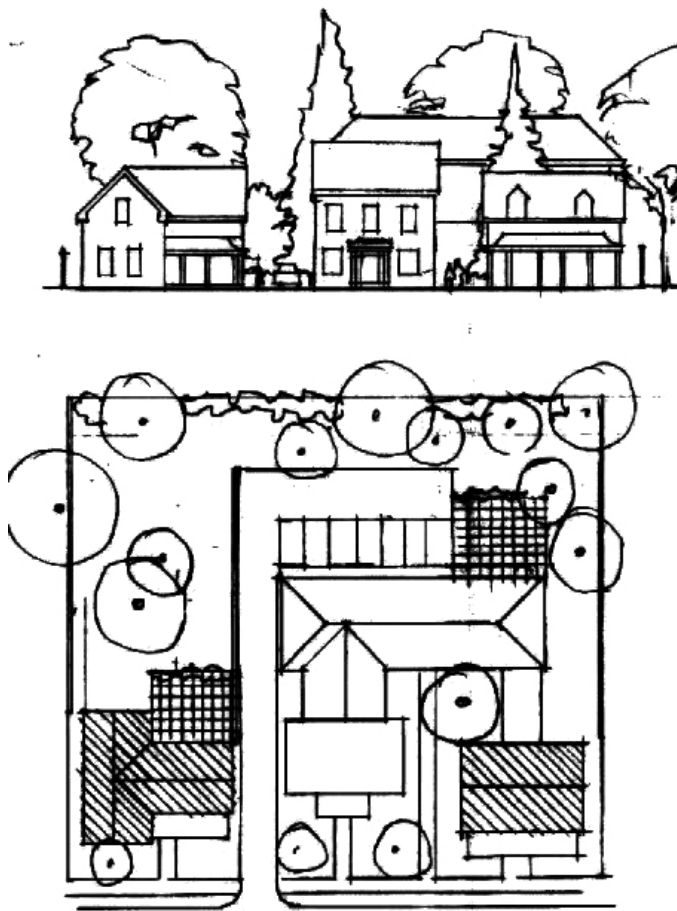


Image 77. Examples of appropriate site planning for infill development

Scale and Massing

- New commercial construction in the villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.
- All new commercial buildings shall be designed to reflect the existing built form precedents of a house or a shop.
- In case an existing residential building is converted to a commercial use, the building must retain its original residential character.
- New development shall not exceed a building height of 9.5 metres.
- New development shall not be designed to a greater height or scale than the surrounding buildings, it shall fit in with the existing streetscape in terms of rhythm, alignment and spacing. For example, an existing 1½-storey building could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- Designs based on larger heritage precedents, such as hotels and mills, shall be limited to 18 metres of frontage in the Commercial Core.
- Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and overall building mass into elements that proportionally reflect the adjacent building forms.
- In order to ensure that height and massing of new development are compatible, all proposals for new buildings in the District shall include a detailed streetscape elevation of the adjoining structures and features. Corner lots require two streetscapes. If necessary, photographs may also be used.

Historic hotels provide a good model for larger in-town commercial development. Historic Mills provide a good model for larger developments in the valleys.

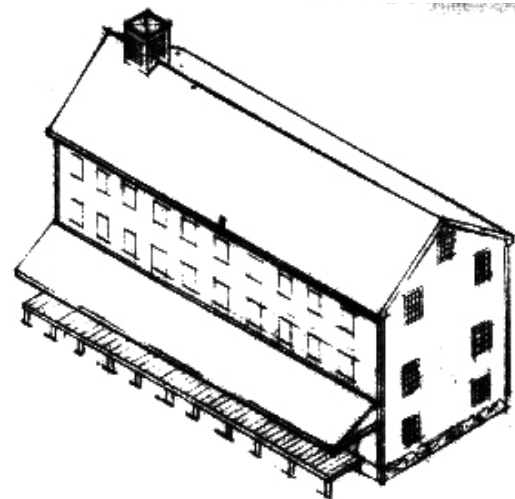
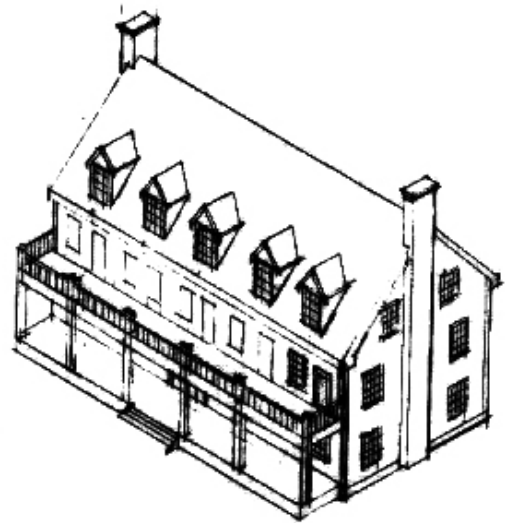


Image 78. Appropriate traditional building types as model for larger developments

Architectural Styles

- The new construction can be contemporary in their construction and composition but shall be compatible by employing the materials, scale, massing or proportions typically found in the heritage buildings within the Heritage Conservation District.
- Design houses to reflect one of the local heritage Architectural Styles in spirit (i.e. massing, scale, and proportions) example Victorian, Georgian but not a direct replica. See **Section 2.5**
- A consistent approach to design detail for the chosen style shall be used for all building elements. Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.
- In order to reflect a village pattern, adjacent detached buildings shall not be identical.
- Inappropriate “vintage” materials and assemblies that do not belong to the period or chosen style shall not be used.
- Architectural details that reinterpret traditional ones responding to the chosen style are encouraged. Contemporary interpretations of traditional details e.g. new designs for windows and door surrounds can provide visual interest and also convey the fact that the building is new. These contemporary reinterpretations shall be similar in scale and proportions to those used historically.
- Research the chosen Architectural Style. See **Section 4.1.3** and **Section 8** for useful research sources.
- Use appropriate materials. See **Section 4.2.2.**

The most typical village shop is a simple gabled two- storey building. In Kleinburg, porches were ubiquitous. The traditional shop in the HCD would incorporate the following features.

- High pitched roof
- Wood shingles or sheet metal
- Wood finial
- Brick construction
- 1 ½ Storey
- Wood Porch
- Side door, with single window or shopfront

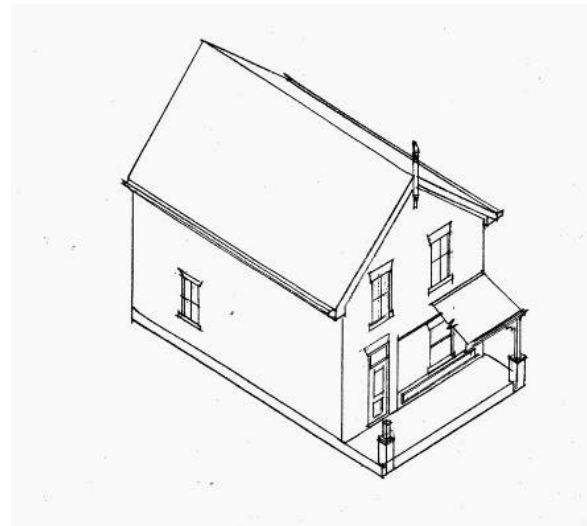


Image 79. Typical village shop in Kleinburg

Landscape

- Landscape features shall retain a village-like character along Nashville Road and a historic downtown character along Islington Avenue.
- The random presence of trees in front, side, and rear yards, providing 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.
- The ratio of greenspace to building mass and the side yard setbacks shall be generally consistent with the character of adjacent properties.
- Maintain greenspace by having generous setbacks between buildings and presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.
- Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.

Utility Equipments

- Utility and service equipment shall not be readily visible, especially on the front or side façades.
- The following equipment shall be screened if placed in front of the building - telephone connection boxes, utility meters, cable.
- Wall mounted air-conditioning units, ground-mounted heat pumps, transformers shall not be installed on the front elevations or shall be screened in a proper manner.

Parking

Parking for commercial properties is required for the convenience of owners, employees and the customers. As most of the buildings are placed closed to the street particularly on Islington Avenue, parking is typically located in the rear yard while driveway parking is present on the properties fronting Nashville Road as these buildings have a deeper setback relatively. This reflects the heritage character of the HCD in both the villages.

- Visual screening from residential properties and the street shall be provided, using fencing, vegetation or a combination of these.
- The shared parking operation must be endorsed and agreed to by all core area businesses. The operation can be overseen by a committee of business people with direct control and co-ordination by the City.
- All businesses must recognize the mutual benefits that are achieved by shared parking. The City must be able to monitor and evaluate any land use changes such that any further parking demands that are accumulated by new development do not exceed the current available parking supply.

Storefronts

- Storefront design shall reflect local historic precedents. Design elements within any chosen precedent shall be consistently applied.
- Full-width porches are appropriate elements in storefront design.
- Retractable awnings are appropriate. Rigid awnings are inappropriate.
- Use of traditional wood and glass construction for storefronts is encouraged.
- If modern materials are used, they shall be detailed to replicate traditional designs in scale, proportion and architectural effect. For example, the use of wood trim at jambs, posts, and panels can enhance the heritage effect of standard storefront and glazing systems.



Image 80. There is a wide variety of appropriate historical precedents for storefront design. Historical photographs show that porches were a Kleinburg signature.

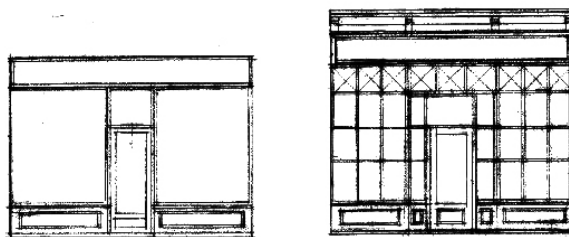


Image 81. The classic late-19th Century shopfront featured tall glazing, a panelled wood base, and a narrow moulded sign fascia above.

4.4.3.3 Signage

As noted in previous sections, the commercial core is regulated by the City of Vaughan Sign By-law "Special Sign District." There are numerous existing precedents to show the acceptable signage within the commercial area. Guidelines for commercial signage are discussed below.



Image 82. Signage types used in Kleinburg Village today. (Source: Google Street Views 2020)

Commercial Signage Guidelines

- The provisions of By-law 203-92 for the Kleinburg Special Sign District form part of these Guidelines, and will apply to the entire District. These provisions will be stringently applied.
- Integrate signage with the design of the storefront, based on historical precedent.
- Signs shall not block architectural features such as windows and ornamentation and shall be attached such as to do the least amount of damage to the façade. This shall also include translucent and opaque window covering applications (vinyl window signs).
- Buildings and business external identification signs shall be limited to the traditional location above the storefront.
- The use of traditional materials such as wood, brass, or bronze is preferred.
- Back-lit or internally illuminated signs, including awning signs, are not appropriate.
- Neon and readograph signs are not appropriate.
- Third-party signs are not appropriate.
- Awning signs, other than lettering, no more than 6" high, on awning skirts, are not appropriate.
- Ground signs are without heritage precedent and are generally not appropriate. If other sign types would obscure architectural detail on a heritage building, a low ground sign, no higher than 1.0 metres, is acceptable.
- Directory ground signs, listing tenants of a commercial development, are not appropriate.
- Temporary signage such as banners or A-frame boards are also subject to the provisions of the Kleinburg Special Sign District By-law.

- Traditional retractable canvas awnings with signage at end of awnings are acceptable.
- Replacement of existing non-conforming signage shall be included as part of any work undertaken on properties in the District.
- The Kleinburg core area and the roads leading into and out of Kleinburg require a comprehensive signage and information system. Such an information system could direct people to the off-street parking spaces thereby reducing the demand for parking on Islington Avenue and Nashville Road. Further, such a system could reduce vehicles traversing the downtown and using the local streets to circle around and find a vacant on-street parking space.



Image 83. Moulded signbands integrated with historic storefronts, small soffit signs above or below porch fascias, and flat externally illuminated wall signs are appropriate in the District.



Image 84. Signs that are modern in form, too large, or that obscure architectural detail are not appropriate in the District.

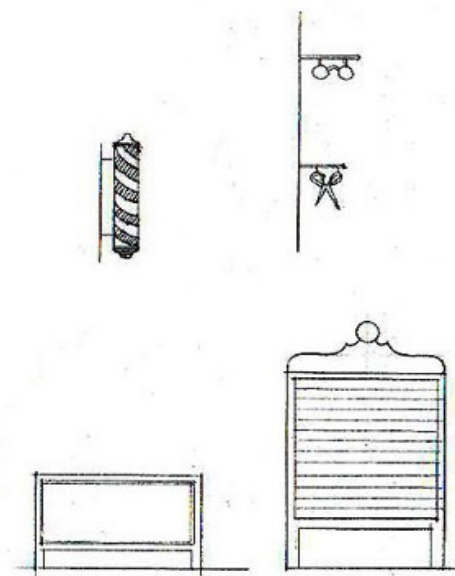


Image 85. Imitation 'traditional;' signage styles - Inappropriate for the HCD.

4.4.3.4 Specific Design Guidelines for Village of Kleinburg and Village of Nashville

The following table (**Table 4**) contains design guidelines which apply specifically to commercial properties in the Village of Kleinburg and Village of Nashville distinctively

and are intended to build upon the general guidelines regarding the treatment of buildings and properties stated in the earlier section of the District Plan.

Table 4. Specific Design Guidelines for Village of Kleinburg and Village of Nashville

COMPONENT	VILLAGE OF KLEINBURG	VILLAGE OF NASHVILLE
CHARACTER	Historic downtown	Rural village-like
SITE PLANNING	Buildings located closer to the street with a variety of front-yard setbacks.	Buildings located away from the street with a deeper setback to provide parking and noise buffer.
BUILDING TYPE	Mixed-use typology, purpose-built commercial structures and house-form residential generally one to two storeys.	Residential typology, generally two to three storeys.
SCALE AND MASSING	Commercial Scale Masonry Buildings. Most of the existing buildings are of historic scale with majority of the frontages varying from 8-10 metres. New development shall not exceed a building height of 9.5 metres.	Residential-scale frame buildings. The buildings have a wider frontage. New development shall not exceed a building height of 9.5 metres.
ARCHITECTURAL STYLE	The most typical village shop is a simple gabled two- storey building. Ontario Gothic Cottage Georgian/ Neo-Classical and Victorian Vernacular.	Georgian/Neo-Classical Victorian Vernacular, Edwardian
STOREFRONTS	Traditional storefronts are recommended for retail businesses.	Residential typology is recommended for professional and office use.
WINDOWS AND DOORS	Openings within the front and side façades shall be designed in such a manner that enhance pedestrian interaction. Façade composition, proportions and heights of individual elements must align with similar parts of the neighboring building or shall reflect the chosen architectural style and detailing.	Pedestrian interaction is very limited as the buildings have deeper setbacks. Façade composition, proportions and heights of individual elements shall reflect the chosen architectural style and detailing.

COMPONENT	VILLAGE OF KLEINBURG	VILLAGE OF NASHVILLE
SIGNAGE	<p>Signage type that is easily visible to a pedestrian shall be used - traditionally located above the storefront for retail businesses and clinics.</p> <p>Ground signs are without heritage precedent and are generally not appropriate. If other sign types would obscure architectural detail on a heritage building, a low ground sign, no higher than 1.0 metres, is acceptable.</p>	<p>Signage type that is easily visible to a driver shall be used - traditionally located on the ground at the lot entrance near the street and also on the building front.</p> <p>Back-lit or internally illuminated signs, including awning signs, are not appropriate as they may distract the drivers on the street.</p>
STREETSCAPE	More walkable and pedestrian friendly.	Less walkable and automobile oriented.
STREETWALL	Maintaining the height and rhythm of the existing streetscape will unify the District. Blank façades that face the street or are easily visible from the street are not permitted.	As the distance between buildings is relatively more, height variations (one to three storey) are acceptable, blank façades that face the streets are not permitted.
STREET LIGHTING	<p>Street lighting shall be placed near to the curb, where they form a transition band between the heritage experience of the buildings and the modern experience of the roadway.</p> <p>The fixtures shall reflect the historic light pole design and scale, simple and functional with ornate qualities of a small-town promenade.</p>	<p>Lighting on Nashville road is modern in design and scale and exclusively focused on the street.</p> <p>Light fixtures are also seen on the site entrances on peripheral walls and columns as wall washers to highlight entrances.</p>
PARKING	Parking lots shall be located in the rear of commercial properties along Islington Avenue. Parking shall be located away from roads and screening shall be done incase parking is visible from the street by generous planting. Underground parking is not permitted.	Parking lots shall be located in the rear or side of commercial properties along Nashville Road. Underground parking is not permitted.

4.4.4 Appropriate Materials

The *Standards and Guidelines for the Conservation of Historic Places in Canada* provide guidelines when creating any new additions to an historic place or any related new construction. The following guidelines in Standard 11 SGCHPC provide direction on the application of materials in a new construction⁴¹:

“(a) Conserve the heritage value and heritage attributes when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Part (b) requires physical compatibility with the historic place. This includes using materials, assemblies and construction methods that are well suited to the existing materials. New materials and assemblies should also have compatible service lives or durability, so that maintenance and repair work can be undertaken concurrently. Not doing so can lead to prematurely replacing adjacent historic materials for the sake of efficiency.

Part (b) also requires that additions or new construction be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.”

All new construction work visible from the exterior requires a Heritage Permit. Visible materials shall conform to the following standards.

Recommended:

Selecting new materials that are compatible with those used in the setting, and with the site’s heritage value.

Construction of new elements shall match the forms, materials and detailing of sound versions of the same elements.

Not Recommended:

Using new materials and new technologies that do not have a proven track record.

Using inappropriate or untested materials or consolidants, or using untrained personnel for construction work.

⁴¹ The Standards. Standard 11 (2010). *Standards and Guidelines for The Conservation of Historic Places in Canada*. Second Addition. Canada’s Historic Places, Ottawa

4.4.4.1 List of Appropriate Materials

Exterior Finish: Use materials compatible with the nearby contributing buildings which form the heritage context.

Roofs: Slopes and layouts compatible with the nearby contributing buildings which form the heritage context.

Doors: Use materials and designs compatible with the nearby contributing buildings which form the heritage context.

Windows: Use windows compatible with the nearby contributing buildings which form the heritage context.

Refer to **Section 4.2.2** for a list of appropriate materials used in the HCD.

4.4.4.2 Inappropriate Materials

Exterior Finish:

- Concrete block; calcite or concrete brick;
- Textured, clinker, or wire cut brick;
- Precast concrete panels or cast-in-place concrete;
- Prefabricated metal or plastic siding;
- Stone or ceramic tile facing; and,
- “Rustic” clapboard or “rustic” board and batten siding; wood shake siding.

Exterior Detail:

- Prefinished metal fascias and soffits;
- “Stock” suburban pre-manufactured shutters, railings, and trims;
- Unfinished pressure-treated wood decks, porches, railings, and trim;

Shopfronts:

- Standard metal shopfronts and pre-finished metal spandrel material; and,
- Frameless tempered glass shopfronts.

Roofs:

- Slopes or layouts not suitable to the architectural style;
- Non-traditional metal roofing such as pre-finished or corrugated metal; and,
- Modern skylights, when facing the street.

Doors:

- “Stock” suburban door assemblies;
- Flush doors. Sidelights on one side only;
- Aluminum storm and screen doors;
- Sliding patio doors; and,
- Double-bay, slab, or metal garage doors.

Windows:

- Large “picture” windows;
- Curtain wall systems;
- Metal and plastic frames;
- Metal or plastic cladding;
- Awning, hopper, or sliding openers; and,
- “Snap-in” or tape simulated glazing bars.

Flashings:

- Pre-finished metal in inappropriate colours.

4.4.5 Lighting

4.4.5.1 Exterior Lighting

The movement to preserve the night sky has gathered considerable momentum in recent years, and it is likely that “dark sky” regulations will become prevalent in North America. Particularly in the valleys, the night sky is an important part of the experience of the natural world.

The lighting fixtures currently installed in the Commercial Core are suitable for the village, in terms of the principles outlined above. When replacement becomes necessary, due to aging or upgraded standards for light levels and “dark skies”, fixtures of a similar simplicity shall be chosen.

Exterior Lighting Guidelines

- Minimize new exterior lighting in the valleys and on the ridgelines: Use small, low fixtures; use minimum required lighting levels. Use “dark sky” certified fixtures.
- Do not light trails.
- Minimize existing exterior lighting in the valleys and on the ridgelines, on the basis of the normal replacement schedule. The use of timed, seasonal lighting on the playing fields in Bindertwine Park only, is considered to be minimized lighting.
- Prevent the spread of light beyond where it is required, by screening with suitable planting. See **Section 4.6** for planting guidelines.



Image 86. Lights of eastern North America. Part of a NASA mosaic image of the entire earth at night.

4.5 Urban Design Guidelines

4.5.1 Overview

A recommendation from the 2003 KNHCD Plan was to develop Urban Design Guidelines (UDG) specific to the HCD. The Performance Standards and Standard Details of the City-Wide UDGs will still apply to development sites within or adjacent to the HCD, however the HCD specific UDGs will provide an additional level of detail with a cultural heritage lens. Many of the recommendations in the following sections were derived from the Kleinburg Streetscape Master Plan which echoes the values including the desire to protect and enhance the heritage character of the HCD through urban design measures. The City of Vaughan should continue to utilize the Kleinburg Streetscape Master Plan to help with the evolution of the streetscape overtime.

4.5.2 Streetscapes

The rural qualities of the roads is an important feature of the heritage character of the District. Streetscape elements in the Kleinburg core serve as physical markers reinforcing the special quality of the street. It is important to preserve both the Village Core and rural profiles where they occur and enhance where possible.

4.5.2.1 Traffic Calming

Efforts shall be made to enhance the experience for pedestrian users as well as to increase safety. The most common complaint of small urban areas, Kleinburg included, is that vehicles drive too quickly through the core. There are a variety of ways to help cue motorists to slow their speed through traffic calming measures such as lane narrowing and other visual cues.

Traffic Calming Design Guidelines

- Within the Core area, lanes to be designated at 4.0m wide to facilitate emergency and service vehicle movement and shared movement between cars and cyclists.
- Outside the Core area, lanes to be narrowed to 3.25m with bicycle lanes immediately adjacent to facilitate emergency and service vehicle movement.
- Utilizing medians and bump-outs for extra lane narrowing and adding high quality pedestrian elements.
- Develop an amenity street between the roadway and the pedestrian walkway for locating street furnishings, lighting and other obstacles to further visually and physically separate pedestrians from the road.
- Develop plantings alongside the roadway to make the pedestrian environment more visually pleasing and to visually narrow the street.
- Implementing pedestrian scaled features such as signage, furniture and gateways will bring attention to the fact that pedestrians and cyclists are present, mentally cueing slower speeds.

4.5.2.2 Paving – Roads, Curbs, Sidewalks

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. Reconfiguration of pavements and boulevards, along the following lines, shall be considered, over time.

In keeping with the traffic-calming ideas outlined above, and to reduce the visual width of the roadway, the demarcation line between traffic lanes and parking areas shall be moved as far toward the centreline of the roadway as possible. 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. Replacement of the roll-curb with a flat concrete strip, and introduction of a curb at the outer edge of the parking zone, would delineate the boundary between pedestrian and vehicular zones. If the traffic lanes are narrowed, there might be room for a narrow planting strip between this curb and the sidewalk.

Paving Design Guidelines

- Reinstate concrete curb and gutters to eliminate confusion between roadway, parking and pedestrian areas.
- Develop 0.6m coloured concrete amenity strip.
- Develop minimum 1.5m sidewalk of integral coloured stamped concrete.
- Develop 4.0m wide 'sharrow' (shared auto/cycling) lanes composed of stamped integral coloured concrete to create a unique village character.
- Intersections shall be treated with special paving patterns to denote the activity area.
- Gaps in the sidewalks network shall be connected.
- The sidewalk network shall be barrier free and accessible.

4.5.2.3 Gateways

Gateways are important urban design features which visually and physically signal entrance into an area of significance. Locations for potential gateways were also identified in the Village of Kleinburg Islington Avenue Streetscape Master Plan Study. The locations were identified as important entrance features with cultural significance. There are two hierarchies of gateways as well, minor gateways and main entrance gateways. Major entrance gateway locations include: (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. There are also a number of minor nodes which also denote entry further into the Village Core.

Developing gateways at principal entrances to the HCD would serve to reinforce its identity and to promote the District as place of unique historical character in the community and region.

Gateway Design Guidelines

- Gateways shall be located to reinforce an existing sense of entrance, rather than at the exact point that a roadway crosses the HCD boundary.
- Develop gateways at locations outlined in the Streetscape Master Plan Study.
- Evaluate the thematic design proposed for each gateway to determine it's current relevance. (Agriculture, Water Powered Energy, Natural Landscape, Art and Nature) Update as required.
- Gateway elements including plantings shall not be located within sightline triangles for intersections and will not impede the vision of turning vehicles for safety purposes.

4.5.2.4 Street Furniture and Pedestrian Amenities

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 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. There needs to be a coordinated approach to the selection of street furnishings and other pedestrian amenities in order to create a consistent style throughout the Village Core.

Selection of street furniture in general shall include items that might have appeared in a village environment shall be selected for authenticity. Items that are modern interjections shall be selected for unobtrusiveness.

Street Furniture and Pedestrian Amenities Guidelines

- Generally, upgrades and replacements to street furniture and pedestrian amenities shall be evaluated in terms of their impact on the heritage character of the HCD.
- Streetscape elements shall be durable, low maintenance and ideally produced in a sustainable manner.
- Benches and waste receptacles shall be located throughout the Village Core to support gathering places. They shall be placed adjacent to planting beds and in close proximity to transit nodes. Seating shall be rotated to take advantage of views to the natural landscape.
- It is recommended that street furniture items be black, as it helps keep these items in the visual background, and is an historic colour for painted metal items like light posts and bench ends.
- Benches shall be influenced by the traditional flat-slat type bench and have a simple design.
- Waste and Recycling Bins shall have a simple design, and shall be constructed so that plastic garbage-bag liners are not visible. Box-type recycling bins bearing advertising are not appropriate.
- Tree grates shall have a simple design, compatible with the design of waste and recycling bins.
- Bollards shall have a simple design, and their use shall be minimized by the use of other elements to perform their functions. The “serried ranks” appearance of a long row of bollards is not in keeping with a village character. Bollards may be replaced, in some places, by alterations to paving and curbing; in other places, a mix of bollards, planting tubs, and bike rings may be appropriate.

- Planters were not part of the historic streetscape but they have become established as “softeners” in business areas everywhere. In that sense, they resemble the non-functional “heritage” dormers, cupolas, and gazebos that flourish on modern shopping plazas. To the extent that planters are part of the modern commercial landscape, they shall take a form that reflects traditional garden planting. The use of square containers in place of the existing round tubs would allow planters to be put together to form longer rectangular displays. This reflects the shape of traditional planting beds, and would distinguish village planting from the standard urban business-district model.
- Hanging flower baskets shall be minimized, since they were not part of the historic streetscape.

4.5.2.5 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. It is important to develop a consistent palette of signage within the Village Core in order to facilitate the successful movement of people through the community to their desired locations, contribute to the character of the HCD and sense of place; enhance safety and security; and, provide clear directional information to both automotive and non-motorized users.

The 2003 KNHCD Plan recommended that the City’s Sign By-law be amended to strengthen the protection of heritage character in the HCD (prohibiting internally illuminated and awning signs etc.), also to enforce the Sign By-law in the Village. The Streetscape Master Plan Study also makes suggestions and recommendations related to signage and includes the following hierarchy: (1) Directional Signage; (2) Informational/Interpretive and (3) Gateway. The signage within the Master Plan Study is intended to provide direction to the City of Vaughan in developing their own signage program for KNHCD.

Signage Guidelines

- The overall character of the entire signage palette shall be consistent with the same design vocabulary and symbols.
- Signage elements shall showcase the history of the HCD including its ties to agriculture, natural landscapes and the Group of Seven.
- Use of local and natural materials such as granite and wood will help to harmonize the signage with the surrounding context.
- High quality and durable panel material will ensure flexibility and long lasting design execution.
- Gateway signs shall be incorporated into overall gateway features and be appropriately scaled depending on the location. Gateway signs introduce visitors to the signage aesthetic for the Village and will also help with additional wayfinding.
- Signage shall have a highly visible and cohesive hierarchy for both vehicular and pedestrian users.
- Directions to nearby available amenities and destinations shall be easily obtained and understood by viewers. This is especially important due to limited ROW area for green spaces, therefore the need to direct people to nearby parks and open space is key.
- Informational and Interpretive Signage shall be included in the overall signage strategy. Examples for thematic opportunities include: (1) Klein House, (2) Greenway Description and Trail System, and (3) McMichael Gallery.
- Styles for the signage include directional street blade and information kiosks.
- Banners on light standards may also be used.

4.5.2.6 Street Lighting

The lighting fixtures currently installed in the Commercial Core are acceptable for the village in the time being. When replacement becomes necessary, due to aging or upgraded standards for light levels and “dark skies”, fixtures of a similar simplicity shall be chosen.

The movement to preserve the night sky has gathered considerable momentum in recent years, and it is likely that “dark sky” regulations will become prevalent in North America. Particularly in the valleys, the night sky is an important part of the experience of the natural world.

Street Lighting Guidelines

- A hierarchy of street lighting standards shall be established for the various street types and activity areas to accommodate varying conditions such as pedestrian scaled lighting along more pedestrian oriented streets and a combination of pedestrian and vehicular lighting for the main streets.
- Coordinate lighting placement in keeping with the rhythm and placement of other streetscape features such as street trees, benches and other furnishings.
- Location and style of lighting shall achieve the necessary level of illumination required for the given streetscape and area.
- The style of lighting shall be respectful of the heritage character of Kleinburg-Nashville and shall vary in scale according to the type and character of the street.
- Along Islington Avenue and Nashville Road outside the Core Area shall incorporate both street lighting and pedestrian scaled lighting as part of the streetscape furnishing and shall also accommodate opportunities for additional features such as banners, signage or plant material.
- Minimize new exterior lighting in the valleys and on the ridgelines: Use small, low fixtures; use minimum required lighting levels. Use “dark sky” certified fixtures.
- Do not light trails, especially through natural landscapes to minimize negative effects on vegetation and wildlife.
- Minimize existing exterior lighting in the valleys and on the ridgelines, on the basis of the normal replacement schedule. The use of timed, seasonal lighting on the playing fields in Bindertwine Park only, is considered to be minimized lighting.
- Prevent the spread of light beyond where it is required, by screening with suitable planting.

4.5.2.7 Parking

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. Sufficient on-street and off-street parking is necessary for the economic health of the Kleinburg Commercial Core. However, 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. Complaints have been made about the availability of parking especially for visitors.

The City of Vaughan completed a Parking Strategy in August of 2020 for the Village of Kleinburg. The Study conducted public consultation as well as on-site observations to determine issues, opportunities and a strategy for implementation. The recommendations from the Parking Strategy were used to derive the parking guidelines and shall be consulted alongside these guidelines.

Parking Design Guidelines

- Implement parking restriction signage and pavement markings. Changes in parking restrictions, pavement marking and signage will be required as improvements to the streetscape take effect.
- Establish partnerships for parking between the City and other parties to provide additional parking opportunities.
- Construct layby parking as part of the Islington Avenue streetscape improvement efforts.
- Develop a new parking lot in boulevard area north of John Street.
- Create a clear delineation between parking and pedestrian areas.
- Assess the possibility of consolidated private parking areas.
- Develop a full roll-out of dynamic real-time wayfinding systems following completed pilot program. Supplemental technology to complement the system (webpage, mobile apps, payment options, etc.) would need to be established.
- The City should review the Zoning By-law's parking requirements for the Kleinburg commercial core.

4.5.3 Street Wall

The term 'street wall' refers to the condition where the frontage of buildings are in line with the edge of the street in a consistent pattern which essentially creates the feeling of a 'wall' along the streetscape. The feeling is best achieved with consistent setbacks and architectural characteristics. The street wall helps to form the character of the street and provides a sense of enclosure for pedestrians. In Kleinburg-Nashville, the scale and composition of the street wall varies throughout the HCD and shall be considered accordingly to maintain the varying character of the street.

4.5.3.1 Commercial Core – Islington Avenue / Nashville Road

The street wall within the Commercial Core focuses on the frontages primarily along Islington Avenue, with a few additional stretches along Nashville Road. It is primarily a visitor destination versus a neighbourhood-serving retail destination because of its proximity to the McMichael Art Gallery, which is located on Highway 27.

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.

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 building is generally aligned with its neighbouring building. This creates a strong perspective and visual interest for the viewer. The commercial streetscape incorporates a variety of frontyard setbacks, with purpose-built commercial buildings tending to be located at the streetline. The following table lists the guidelines for the streetwall along Islington Avenue.

General Guidelines for Commercial Streetwall along Islington Avenue

- Maintain historic setbacks of contributing buildings, contributing buildings shall not be relocated to a new setback line.
- New developments shall be sited to be sympathetic to the setbacks of adjacent contributing buildings.
- New buildings located next to existing contributing buildings with greater setbacks shall transition back to the existing setback line to protect views.
- New buildings must follow City of Vaughan Zoning Bylaw in terms of side, back and exterior yards except where noted.
- Where contributing buildings are on opposite sides of a new development, and are set back from the property line, the average of the two front yard setbacks will be used for the new development.
- Where contributing buildings are set back from the property line, new adjacent

development must be set back at a minimum to a line measured at 45 degrees from the front corner of the existing contributing building, per the image below.

- Commercial buildings must have active uses fronting on the public streetscape.
- No blank walls are permitted facing the public realm (street or public space).
- Developments with substantial frontages shall be designed to provide a variety of setbacks at the village scale on site.

The illustration shows the division of the building mass into discrete elements. The elements are linked to each other by connector buildings that are recessed, these provide areas of refuge. The frontage of each element reduces as the distance to the heritage resource reduces. This stepped down massing responds to and respects the adjacent heritage building.

Discreet building elements to connect buildings (1.5 to 3m connector setbacks)

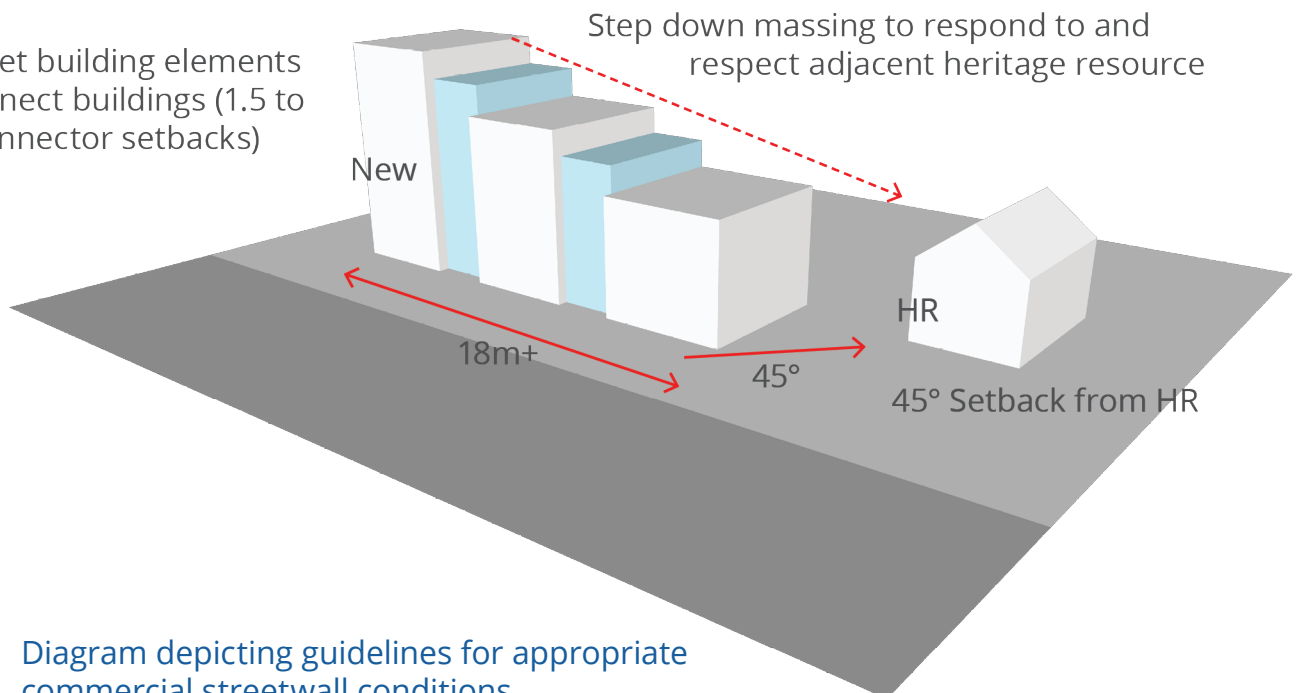


Image 87. Diagram depicting guidelines for appropriate commercial streetwall conditions.

4.5.3.2 Residential Streets

In the residential village setting, setbacks are generally consistent but not identical. Residential front yards range considerably in depth, but generally are smaller in the front yard and are very generous in the rear yard creating a more modest street wall even in the residential portion of the village.

Design Guidelines for Streetwall/ Setbacks on Residential Streets

- New development shall be sited to be either in line with adjacent contributing buildings or mid-way between new development and contributing buildings.
- Setbacks shall be consistent but not identical (Diagram A).
- Extreme variation from the existing neighbouring setbacks is not appropriate (Diagram B).
- An average of the front setbacks shall be maintained for the new building (Diagram C).
- For frontages larger than 18 metres, the building mass shall be subdivided into discrete elements. These elements shall reflect the historical scale and shall have varied setbacks in keeping with the village character. Refer to image on previous page.

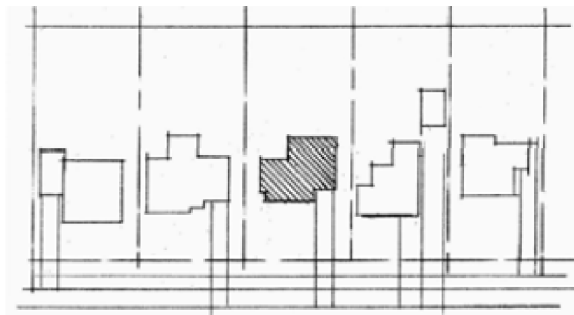


Image 88. Diagram A - Appropriate

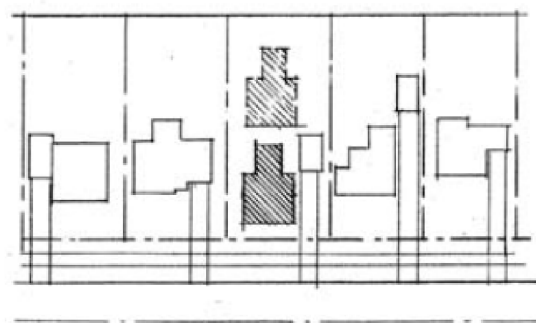


Image 89. Diagram B - Inappropriate

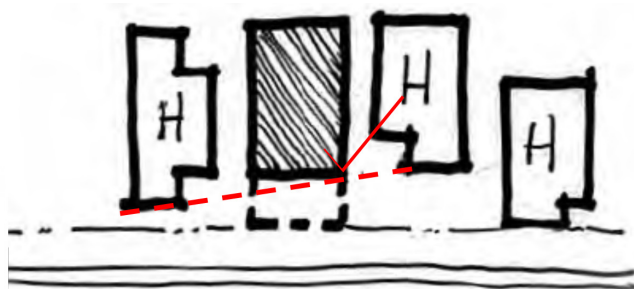


Image 90. Diagram C - Appropriate

4.5.3.3 Street Wall Height and Scale

The height and scale of buildings within an HCD have a significant impact on the heritage character of the street as well as the overall district. Building heights are felt both from close up (street wall and sense of enclosure) and from afar where it contributes to the overall roof and skyline.

I. Commercial Core – Islington Avenue / Nashville Road

The commercial building stock represents a mix of architectural style buildings which were historically 1 to 2 storeys high, along Islington Avenue 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.

Commercial Streetwall Height & Scale Guidelines in Commercial Core

- Building heights shall not exceed maximums outlined in the Zoning By-law.
- The height of existing contributing buildings shall be maintained. New buildings must be sympathetic to and provide appropriate transitions from adjacent contributing buildings.
- New buildings shall maintain a relatively uniform height and scale with existing building stock and surround contributing buildings.
- Designs based on larger heritage precedents, such as hotels and mills, shall be limited to 18 metres of frontage in the Commercial Core. Refer to Image 88.
- For frontages larger than 18 metres, the building mass shall be subdivided into discrete elements. These elements shall reflect the historical scale and shall have varied setbacks in keeping with the village character. Refer to Image 88.

II. Residential Village

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. These areas also 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.

Residential Streetwall Height & Scale Guidelines

- Building heights shall not exceed maximums outlined in the Zoning By-law.
- Heights shall be sympathetic to neighbouring properties.

4.5.4 Transitions of New Buildings in Relation to Heritage Resources

All properties along Islington Avenue, Nashville Road and other streetscapes within the HCD that have an immediate adjacency to the HCD boundary and contributing properties, including the river valleys, shall transition in height and scale to contributing HCD properties.

The key to the HCD is to first conserve the contributing structures, streetscapes and landscapes that are key contributors to the heritage character. The second is to manage new development and changes to the landscape so that they are constructed in harmony with the existing village and contribute to the overall character of Kleinburg-Nashville.

The following table outlines the guidelines shall be used to assist in the process of achieving proper transitions between new development and existing heritage resources.

4.5.4.1 Transitions of New Buildings in Relation to Heritage Resources

Conservation Of Heritage Resources, Heritage Character Guidelines

- Contributing buildings and structures shall not be demolished or moved where feasible.
- The City of Vaughan requires the completion of a Heritage Impact Assessment if new construction may adversely affect the cultural heritage value of the area.
- New construction must be designed sympathetically to the adjacent character and must not detract from, or block the view of existing contributing buildings.
- Existing historic setbacks shall be maintained with new development designed sympathetically to respect the existing setbacks per previously noted guidelines.
- New and renovated, or additions to existing structures and landscapes must be sensitive to adjacent contributing properties in terms of massing, scale and setbacks. For further details, refer to **Section 4.2.4** for Design Guidelines for Renovations, New Additions and Outbuildings for Contributing Properties.

Building Heights

Heights of contributing buildings are to be maintained and to be consistent with the character of the HCD Plan, for instance If a contributing building is 1 storey but zoning allows 3/4 storey the height shall transition down to the height of contributing building.

Side And Rear Yard Setbacks

- New buildings must have both side and rear yard setbacks from contributing buildings a distance equivalent to half the existing buildings height.

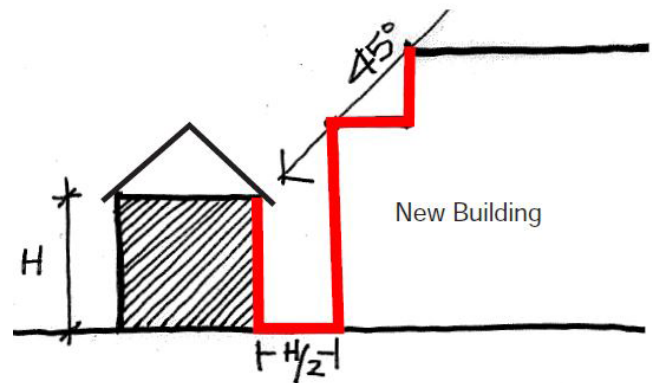


Image 91. Appropriate stepback distance between a heritage building and a new building

- New buildings and additions to contributing buildings may be given consideration if and when:
 - the new construction/addition is not visible from the public realm;
 - the new construction/addition is set back from the street frontage to maintain views to the contributing building;
 - the portions of the contributing building that will have obstructed views do not contain significant heritage attributes; and,
- The new construction/addition is of a good architectural quality and design and contributes to the character of the HCD.

Front Setback

- Historic setbacks shall be maintained and contributing buildings are not to be relocated where feasible.
- New buildings must have sympathetic setbacks to existing contributing buildings.
- New buildings adjacent to existing contributing buildings shall provide an appropriate transition to the setback line of existing contributing buildings to maintain views.

Properties Adjacent to an HCD

- Properties adjacent to an HCD boundary are required to have a heritage review, and shall be considered as an 'immediately adjacent' to the heritage property and will require an HIA.
- Adjacent properties shall be respectful and sympathetic in terms of character of the HCD.
- Properties located adjacent to an HCD boundary and especially properties within the valleylands, need to create a proper transition to adjacent HCD properties and integrate with the open space system according to the PPS.

4.5.5 Public Realm Design Guidelines**4.5.5.1 Open Space Framework****I. Open Space and Parks**

The landscape of the HCD is greatly influenced by the landscape diversity of the Humber River valley and is associated open spaces. Parks are largely in the table land, and open spaces occupy space in both the table and valleyland. Over 60% of the Study Area is valleyland, i.e., below the "top of bank" and, of that, 38% belongs to the Toronto and Region Conservation Authority (TRCA). Other valleylands are occupied by Binder Twine Park, the McMichael Gallery, the former golf driving range on Highway 27, and land zoned as open space. The predominant land use in the Study Area is recreational and cultural.

Open spaces and parks often play roles as conspicuous as those of buildings in the environment. Open spaces provide setting for buildings as well as places to view them and the landscapes in which they sit. These spaces are often features of the original plan or survey of a settled community and have intrinsic value in ordering and organizing the location of buildings and structures.

Open Space and Parks Guidelines

- The HCD Plan shall conserve the inherent signature of past environments, especially in the pattern and relationship of the open space to built form.
- The open spaces associated with the Humber River and East Humber River valleys must remain publicly accessible and the natural setting of these landscapes must be respected and enhanced.
- The Humber River Corridor must be conserved and maintained as a significant natural system, remain publicly accessible, and accommodate passive open space recreational uses.
- Any intervention in areas identified by TRCA as located within the flood line or as conservation lands require the approval of the TRCA and the City of Vaughan. Natural conservation lands owned by the TRCA shall be conserved.
- Bindertwine Park is and will remain a hub for public / municipal recreation.
- Existing small-scaled open spaces must be conserved. New small-scaled open spaces shall be designed where possible. All open spaces must be publicly accessible, shall be accessible from all directions and shall be linked to the larger system of open spaces.

II. Pedestrian Circulation

The scale and development of Kleinburg-Nashville have lent itself to the creation of a generally walkable community with the ability to walk to the core area, through neighbourhoods and to natural open spaces via sidewalks and trails. 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.

There are opportunities to enhance pedestrian circulation. As discussed in the Kleinburg Streetscape Master Plan, the goal is to create a pleasant and safe space for pedestrians and cyclists while at the same time creating traffic calming. Continuous pedestrian and cycling

amenities are suggested throughout the core: pedestrian circulation, bicycle circulation, and shared between auto and bicycle circulation.

Pedestrian Circulation Guidelines

- Retain and enhance existing pedestrian links to surrounding areas and create new links where appropriate.
- All proposed trails within the HCD shall aim to connect to the network outlined in the City of Vaughan's Pedestrian and Bicycle Master Plan.
- Streetscapes shall contain high quality public space with appropriate design to maximize pedestrian comfort.
- Walkways shall be a minimum of 1.5 metres wide and barrier free.
- Crosswalks shall be 2.5m wide and located 1m behind the stop bar.
- Sidewalks and trails shall link major destinations throughout the HCD.
- Accessibility shall be prioritized.
- The open spaces associated with the Humber River and East Humber River valleys must remain publicly accessible and connected through trails and pedestrian walkways and the natural setting of these landscapes must be respected and enhanced. New trail linkages and connections shall be created where it is considered ecologically appropriate and would have to be reviewed by the TRCA.
- Bindertwine Park is and will remain the hub of trail connections to the Humber Trail.
- Accessibility to Bindertwine Park shall be enhanced with pedestrian walkways leading into the park from the public sidewalk.

III. Significant Viewscapes

The topography associated with the river valleys, its proximity to the Oakridges moraine along with the established historic resources found within the HCD make for a variety of aesthetically pleasing and interesting viewscapes. In Part 1 of the Study, a Townscape Survey was completed and a total of 25 views were assessed across the HCD. Four views were identified as being the most iconic within the KNHCD which demonstrate the historic relationship between the buildings and open spaces within the district and the relationship between built form and the natural environment. Refer to **Figure 10** for a map of the significant viewsheds. For the more detailed viewscape analysis refer to **Appendix C** which includes the Townscape Survey Viewsheds from Part 1 – The Study.

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.

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

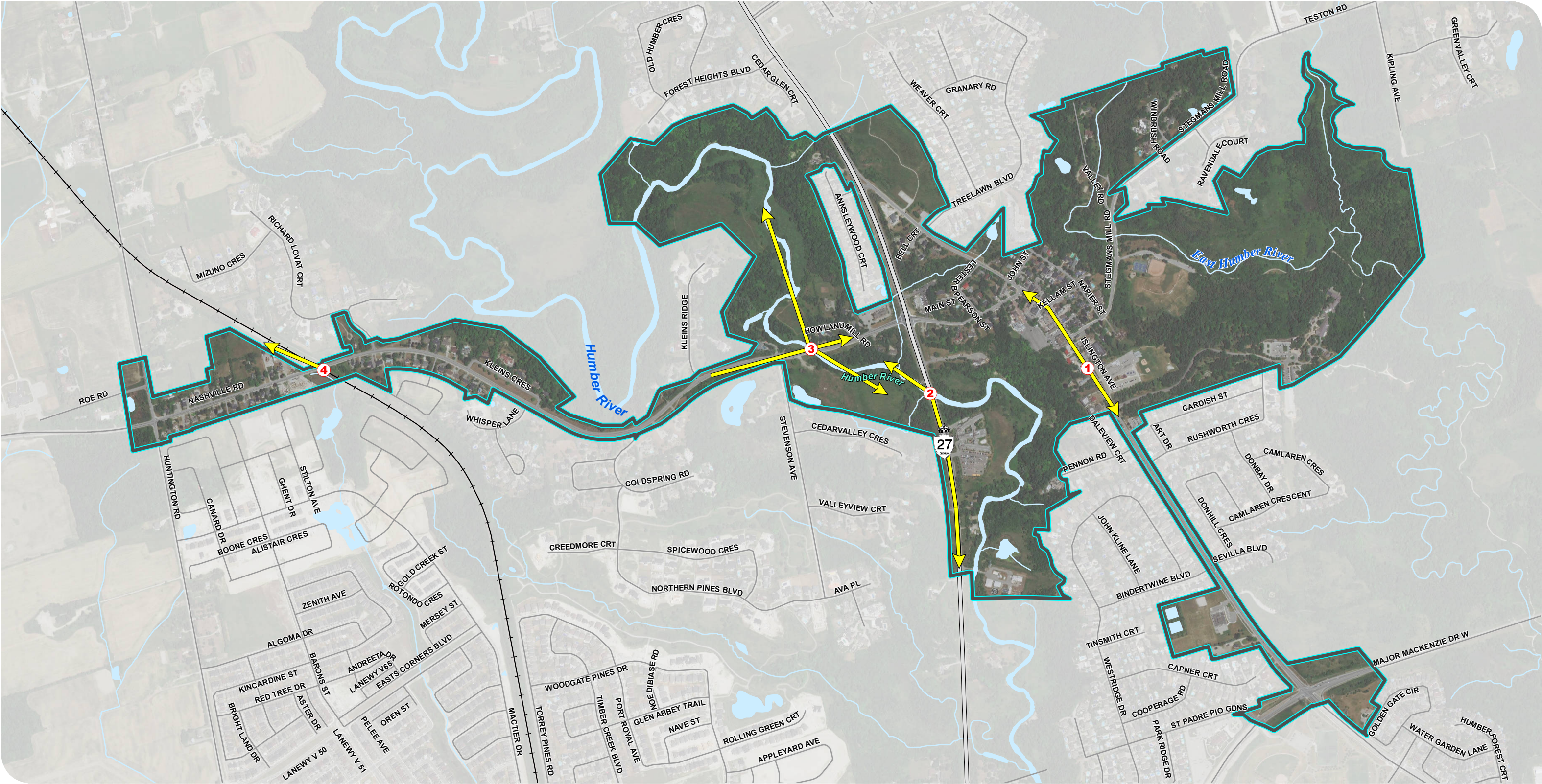
Although Highway 27 is a wide modern road, just south of Nashville Road its rural characteristics have been protected by development restrictions in the Humber River floodplain. The crossing affords views of the river and valley, particularly to the west. South of the Humber River to the edge of the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

Significant Viewscapes Guidelines

- All views to the river valleys and to landmark sites and buildings shall be maintained and protected. Key viewscapes, some of which are identified above, shall remain open and free from obstruction.
- Opportunities to identify key views in trail signage and in other mediums such as heritage mapping or as part of streetscaping measures shall be considered.
- The pedestrian and bike network shall be integrated in order to experience the key views and view corridors within the HCD.
- Additional view points and view corridors to natural features, to special landmarks, and to open spaces shall be sought where possible and protected.

- In addition to work already completed regarding views within the HCD, further study and inventory of important views throughout the KNHCD should be undertaken at a later date as an addition to this Plan, to ensure that they are protected and conserved.

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**KLEINBURG-NASHVILLE
HERITAGE CONSERVATION
DISTRICT PLAN**

FIGURE 10

**SIGNIFICANT VIEWS
IN THE KNHCD**

- Highways
- Roads
- Railroad
- Waterbody
- Watercourse
- Heritage Conservation District

- Significant Views:**
- 1 Islington Avenue
 - 2 Highway 27
 - 3 Nashville Road - West of Howland Road
 - 4 Nashville Road / Railway



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



4.5.6 Private Realm Design Guidelines

Guidelines pertaining to the private buildings and their architectural features are discussed previously in the sections above. The remaining portions of the private realm, including the site design.

4.5.6.1 Private Trees

The preservation of mature vegetation and heritage trees is a major objective of the HCD especially since mature trees and vegetation help contribute to the overall character of the HCD. The City has governance over trees and vegetation within the public right-of-way, however it is still important for private trees to be protected. This is done through tree protection guidelines. Analysis of trees on private property shall be done early in the planning process to ensure that trees worth retaining are identified and protected.

Private Trees Guidelines

- Complete a General Vegetation Inventory (GVI) during planning stages. This is required for all portions of the site.
- Develop a Tree Protection Plan (TPP) to identify mature vegetation which requires further study and approved by the City during the GVI.
- Implementation of tree protection measures during construction and monitoring.
- Create and implement a Landscape plan including re-planting and transplanting of candidate material onsite.
- The owner/developer of the site must employ a recognized professional regarding tree management such as a certified arborist, registered professional forester, or landscape architect to assess and evaluate the vegetation on the site in question.
- Any project requiring removal of or injury to a tree of 200mm diameter or larger requires a permit issued in accordance with the Private Property Tree Protection By-law No. 185-2007.

4.5.6.2 Front Gardens / Yards

Front-yard areas created by building setbacks shall be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front-yard areas is not in keeping with the village character.

Front Gardens / Yards Guidelines

- Where front-yard patios are installed, they shall take the character of a fenced front yard, not a suburban deck with a railing; in-ground planting shall be used to soften the landscape in such patios.
- Existing mature trees shall be preserved, and new tree planting shall be designed to reflect the traditional village pattern described above.
- Trees shall be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character.
- Trees shall be native species. See **Section 4.6.4.**

4.5.6.3 Fencing and Hedges

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. Wood picket fences were the most common, with various shapes and patterns of pickets.

Fencing and Hedges Guidelines

- Where historic fencing remains, their repair and maintenance shall be encouraged.
- Fencing shall be fairly low in keeping with historic front-yard fencing styles.
- Where historic fencing has been shown to have existed through documentary research, owners are encouraged to replicate it.

4.6 Landscape Design Guidelines - General Approach to Plantings and Vegetation

4.6.1 Invasive Species

Planting of invasive species is prohibited in the HCD. These species include:

- Purple Loosestrife;
- Norway Maple;
- European Birch;
- Highbush Cranberry;
- European Mountain Ash;
- Privet;
- White Mulberry;
- Horse Chestnut;
- Scots Pine;
- Silver Poplar;
- Siberian Elm;
- Himalayan Balsam;
- Russian Olive;
- Sweet Woodruff;
- Crown Vetch;
- Periwinkle;
- Dame's Rocket; and,
- Winter Cress.

4.6.2 Residential lawns

Manicured lawns consisting primarily of monocultures dominated by Kentucky Bluegrass require maintenance that is environmentally damaging: motor-cutting, herbicides, pesticides, fertilizers and over-consumption of water. Lawns are also limited in providing nutrition and habitat for wildlife.

Meadows, on the other hand, require little or no cutting, need only an initial application of a herbicide and are drought-tolerant. They contribute to a greater diversity of wildlife within the District, particularly song birds and butterflies.

Helpful material on naturalized gardens is found in *The Ontario Naturalized Garden* by Lorraine Johnson (Whitecap Books, 1995).

Residential Lawns Guidelines

- Minimize the size of manicured lawns.
- Plant, instead, meadows of drought-tolerant indigenous wildflowers and grasses.
- Do not plant invasive species.
- Minimize use of herbicides, pesticides, and chemical fertilizers. Use selective herbicides, and spot spray selectively.
- Leave manicured lawns cut to a height of 50mm or more. Leave cuttings on the lawn as a source of nitrogen.
- Consider a wildflower meadow with low growing flowers in a lawn. Clovers provide nitrogen. Chamomile gives off an herbal scent.

4.6.3 Planting for Wildlife

Wildlife is integral to the natural character of the valleys and it depends on a variety of connected terrestrial habitats for survival. Wildlife habitats extend from the valleys into the villages. Suitable planting can enhance these habitats and increase them.

Wildlife Guidelines

- Provide a combination of open and enclosed spaces.
- Provide a diversity of layers: grasses, flowers, shrubs, small and large trees.
- Connect planted areas to existing habitat areas.
- Use indigenous plant species.
- Use plant species that provide wildlife with cover, nesting sites, and fruits, seeds, nuts, and pollen.
- Allow plant debris to decompose naturally.
- Avoid the use of herbicides and pesticides.

Species recommended for planting to support wildlife:

Recommended Species

Large trees	Small trees	Shrubs
Oaks	Hawthorn	Serviceberry
White Birch	Pin Cherry	Elderberry
Hackberry	Chokecherry	Gray Dogwood
White Cedar	Staghorn Sumac	High-bush Cranberry
	Nannyberry	Red Osier Dogwood
		Pagoda Dogwood

4.6.4 Street and Residential Trees

Planting is a significant aspect of the ecology of a rural road configuration. Planting in the street allowances and in residential properties shall be consistent with the surrounding contexts. Where roads abut or pass through valleylands, the roadside planting shall be consistent with the valley woodlands. Within the villages, the planting shall be consistent with the village forests. Species lists for these different kinds of areas are found in the following sections.

Tree Guidelines

- Regional Road #27, Nashville Road, and Stegman's Mill Road shall be planted to maintain or create the feeling that the natural valley plantings are encroaching on the road right-of-way or the road was carefully cut through the existing vegetation. In some cases vegetation shall be cut back to provide views into the valleys. A mix of typical "roadside" shrubs and wildflowers could be added to forest plants.
- Islington Avenue south of the McMichael Gallery is a candidate for restoration of a rural character, as described below. Planting here shall mimic the character of a rural concession road. These typically are lined with closely spaced deciduous trees, originally planted to provide both shade and snow control, with intervening "roadside" shrubs and wildflowers that subsequently thrived in the ecological niche of the right-of-way.
- Islington Avenue in the Commercial Core shall be planted to respect the village character.
- Conserve existing natural forest stands or groupings of trees.
- Streetscapes shall conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.
- Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.
- Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.
- An on-going tree maintenance and replacement strategy shall be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.

4.6.5 River and Creek Valleys

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this section can help maintain and enhance the natural heritage of the valleylands.

A large part of the HCD’s valleylands consist of “significant woodlands”, and substantial areas are recommended for forest regeneration and habitat enhancement. Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

Flora on valley wall slopes, bottom lands, and in riparian zones, are of vital importance to the health of the rivers themselves.

River and Creek Valley Guidelines

- Maintain existing indigenous species or trees and shrubs.
- Use suitable indigenous species or trees and shrubs for new planting.
- Remove, and do not plant unsuitable exotic or invasive species.
- Do not alter natural landforms.

Recommended species

Large trees	Small trees	Shrubs
Sugar Maple	White Cedar	Slippery Elm
Red Oak	Silver Maple	Nannyberry
Balsam Poplar	Red Maple	Red Osier
White Pine	Ironwood	Dogwood
Basswood	Red and White	Common
Beech	Ash	Alder
Trembling		Button Bush
Aspen		Black Willow
White Ash		Hackberry
		Blue Beech
		Witch Hazel

4.6.6 Existing Woodlots

The valleys and human settlement areas are largely dominated by trees found in forest blocks. These forests, the dramatic deep valleys, and the generally modest nature of the built form define the landscape character of the HCD. The forests range in age from mature, semi mature, and immature. Many of the mature district forests contain trees over 100 years of age. These forests provide beauty, abundant wildlife habitat and nourish and protect soils from wind and water erosion.

Woodlot Guidelines

- Forest Management: Make use of the Simms Report and TRCA documents to develop a management plan for existing forests and woodlots.

Recommended species:

Sugar Maple	Trembling Aspen	Butternut
Ash		Black Maple
Balsam Poplar	Large-toothed Aspen	Blue Beech
Red Oak	Black Locust	Cottonwood
White Cedar	Silver Maple	Bur Oak
Hemlock	Red Maple	Bitternut
White Pine	Ironwood	Red Cedar
Basswood	White Birch	White Spruce
Beech	Black Cherry	Alder
Willow	Yellow Birch	Elm

4.6.7 Forest Regeneration

Recommendations in the Simms Report and the *Boyd North and Glassco Park Management Plan* call for forest regeneration. This will create meadows and forests on agricultural land and old fields. Private land owners may wish to contribute to regeneration as well. The trees, shrubs, grasses and wildflowers of new woodlots and meadows shall be selected to suit specific soil, slope, moisture and exposure conditions, including those that are best suited to woodlot edge conditions. Regeneration strategies are listed below. The strategy chosen may depend upon the purpose of the woodlot or meadow, its desired appearance, time and budget considerations. A combination of approaches may be desirable.

Forest Regeneration Guidelines

- Natural regeneration is achieved primarily through wind- and bird-seeding and is the least costly. The first species to establish themselves can withstand severe competition. These often include hawthorn, cedar, and dogwood species. It is recommended that undesirable species that may invade these areas such as Manitoba and Norway Maples, be removed to encourage the establishment of more indigenous species;
- Managed succession includes the planting of pioneer species such as poplar, paper birch, hawthorn and sumac. These species provide more desirable growing conditions for the planting of climax species such as maple, beech, and oak. These species shall be planted about 5 years after the planting of the pioneer species. The site shall be seeded with an indigenous seed mix in the fall and planted in the spring. Large weeds shall be removed and the grasses not mown. Trees shall be heavily mulched to reduce weed competition and conserve soil moisture;
- Climax species are those that naturally establish themselves when soil and microclimatic conditions exist to support their sustained growth both as individual species and as woodlots or forests. These species are normally long-lived, thriving for fifty to one hundred years. The woodlot or forest itself usually thrives for an extremely long period of time, lasting hundreds of years before it may enter a period of decline; and,
- Planting climax species accelerates the establishment of the woodlot and creates an immediate woodlot “look”. A climax woodlot site shall be prepared and managed in a similar manner to the managed succession woodlot.

Recommended species:

Natural Regeneration

Eastern White Cedar
 Trembling Aspen
 Common Alder
 Red Osier Dogwood
 Sumac
 Apple
 Lilac

Upland (Well Drained)

Shagbark Hickory
 Butternut
 Red and White Oak
 Basswood
 Black Walnut
 Sugar Maple
 Blue Beech
 Eastern White Pine
 Beech
 Hemlock
 Yellow Birch
 Ironwood
 Butternut
 Black Cherry

Lowland (Poorly Drained)

Basswood
 Bur Oak
 Eastern White Pine
 Red Pine
 Black Ash
 Green Ash
 Silver Maple
 Hackberry

Section 5

IMPLEMENTATION

5.1 Overview

5.1.1 Authorization

The process for updating an HCD is to follow the procedures set out in Section 41.1(5) of the Ontario Heritage Act. The Objectives and Policies of this Plan will be implemented by the authority given to Council under Part V of the Ontario Heritage Act. Pursuant to Subsection 41(1) of the Act, Council may, after receiving advice from the Municipal Heritage Committee, pass a by-law to designate all or part of the municipality as a Heritage Conservation District. Although there are no statutory requirements for performing a heritage district study or public consultation beyond one mandatory meeting, the Ontario Heritage Toolkit guide on Heritage Conservation Districts published by the Ministry of Heritage, Tourism, Sport and Culture Industries strongly advise that these steps be taken prior to passing a by-law. The City of Vaughan has taken both of these steps.

Upon passing a designating by-law, Council must serve notice of the passage of the by-law to each owner of property within the District and to the Ontario Heritage Trust, and it must publish a like notice in a newspaper having general circulation in the municipality. Any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT), by giving a

notice of appeal to the municipal clerk within 30 days after the publication of the by-law notice.

If a notice of appeal is given within the appeal period, the OLT will consider the appeal. The OLT may dismiss all or part of an appeal, on various grounds spelled out in Section 40.1(4) of the Act, but ordinarily it will hold a hearing, open to the public, after giving such notice of the hearing as it may determine. After the hearing, the board will rule on the appeal. It may dismiss it, allow it in whole or in part, repeal the by-law, amend the by-law, or direct the municipality to repeal or amend the by-law.

If no notice of appeal is given to the clerk during the appeal period, the by-law comes into force on the day following the last day of the appeal period. If one or more notices of appeal were given to the clerk during the appeal period, the by-law comes into force when all such appeals have been withdrawn or dismissed or, if the by-law has been amended by either the OLT, or by Council on an order by the OLT, the by-law comes into force on the day it is amended.

5.1.2 Administration

Once the by-law comes into force, various administrative measures will be required for the successful implementation of the Kleinburg-Nashville Heritage Conservation District Plan:

- A permit application review process that is simple, efficient, and fair;
- A review body that can provide advice to applicants and the City on proposed alterations, new construction, and demolitions within the District;
- Readily available information and assistance to help applicants in preparing proposals and applications;
- Financial measures to assist the City and individuals with heritage conservation initiatives; and,
- Continuing public awareness activities to promote the District Concept, the Boundary, and the Policies and Guidelines of the District Plan.

5.1.3 Policies for Implementation

Administration of the Heritage Conservation District Plan should be designed to be simple, efficient, and fair.

- No special fee should be charged for Heritage Permit;
- Assistance should be provided to applicants to help them comply with District policies and Guidelines;
- All aspects of the Plan should be periodically reviewed; and,
- Review of applications should be conducted with the serious intent of preserving the heritage character of the District.

5.2 Permit Application and Review

5.2.1 Required Permits

The required permits for work in the HCD have been divided into classes, corresponding to the scale of the work being proposed, and have been integrated into the permit process for building and development. The permit classes are:

- Heritage Permit, for minor work that does not require a building permit;
- Building Permit (Heritage), for work that requires a building permit; and,
- Site Plan Approval (Heritage), for work that requires planning approval.

There are other applications which apply to building within the HCD and these are outlined in the Other Applications subsection below.

5.2.1.1 Heritage Permit

The designation of a Heritage District invokes Section 42 of the Heritage Act, which states:

“no person shall in the area defined in the by-law erect, demolish or remove any building or structure, or alter the external portions thereof, without a permit therefor issued by the council of the municipality. . . .” In plain language, any exterior work by any person, including the municipality, in a Heritage District requires a Heritage Permit. Section 43 of the Act requires that permit applications include “information, drawings and other materials as may reasonably be required by the Council to fully consider the application.” Council must issue or refuse a permit. An applicant refused a permit may appeal to the OLT.

Heritage permits are required for any of the activities listed in **Section 1.3**. Activities listed in **Section 1.4** are exempt.

Examples of work that require a Heritage Permit are listed below:

- Maintenance work that affects the exterior of a building, such as painting, cleaning, masonry repair and repointing, renewal of flashings;
- Repair or restoration work that affects the exterior of a building and the streetscape, such as repairs or restoration to windows, doors, masonry, siding and cladding, wood porches, trim and decoration, shopfronts and signage, and fencing;
- Installation of modern equipment visible from the exterior of a building, such as exterior lighting fixtures, mechanical equipment, satellite dishes, electrical and other service masts, equipment, and meters;
- Installation of minor shopfront elements, signage, or awnings; and,
- Installations in the street allowance or other public lands, including street and sidewalk lighting, street furniture, public information signage, planting, and above-ground public works.

Council and Heritage Vaughan have delegated the approval of minor non-controversial Heritage Permits to City Staff. The ordinary process for Heritage Permits is outlined below:

Applicant:

- Confirms with Building Department Staff that a building permit is not required for the work;
- Arranges for a Pre-review discussion with Cultural Services Staff; and,
- Completes application form, describing the work to be performed. (See Application Checklist in **Section 5.2.3**, below.).

Cultural Services:

- Reviews application and grants it if non-controversial, or forwards to Heritage Vaughan for further review; and,
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves permit or refuses permit with comments; and,
- Informs Council, in its regular minutes, of Cultural Services and Heritage Vaughan actions on all applications, and forwards application and report to Council if outstanding issues cannot be resolved.

5.2.1.2 Building Permits (Heritage)

This class of permit is required for work in the District that requires a building permit. It takes the form of a standard building permit, but is subject to review for compliance with Heritage Policies and Guidelines. The permit, when granted, is considered to be a Heritage Permit pursuant to the Ontario Heritage Act.

Some examples of work that require a Building Permit (Heritage) are listed below:

- Restoration or renovation work to the exterior of a building that is of such a scale or type that it requires a building permit under the Ontario Building Code. This includes any work that involves structural alteration, change of use, or change in structural or occupancy loads;
- New construction, including buildings, additions, porches, dormers. New construction may also require Site Plan Approval; and,
- Demolition or removal of a building or part of a building.

Council has delegated approval of non-controversial Building Permits (Heritage) to Heritage Vaughan and City Staff. The ordinary process for Building Permits (Heritage) is outlined below:

Applicant:

- Confirms with Building Department Staff that a building permit is required; Building Department will verify whether or not Site Plan Approval is required.
- Arranges for a Pre-review discussion with Cultural Services Staff; and,
- Completes application form, describing the work to be performed. All Building Permit applications in the District will be forwarded to Cultural Services. (See Application Checklist in **Section 5.2.3**, below.).

Cultural Services/Heritage Staff:

- Reviews heritage aspects of application, in parallel with normal Building Department review;
- Grants heritage permit if non-controversial, or forwards to Heritage Vaughan for further review; and,
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves permit or refuses permit with comments; and,
- Informs Council, in its regular minutes, of Staff and Heritage Vaughan actions on all applications, and forwards application and reports to Council if outstanding issues cannot be resolved.

5.2.1.3 Site Plan Approval

This approval is required, in addition to a Building Permit (Heritage), for work in the District that requires Site Plan Approval. Generally, this will apply to new development and significant additions or alterations. Planning Staff can advise applicants when this approval is required. Requirements are similar to ordinary Site Plan Approval, and include detailed building plans and elevations, site plan, and landscape plan. Larger developments may require other supporting documents such as traffic impact studies, storm water management plans, and so on. The application is handled like an ordinary Site Plan Approval, with the addition of a heritage review. City Staff has discretion to apply a simplified form of review for smaller projects. Site Plan Approvals are always sent to Council for final decision.

The ordinary process for Site Plan Approvals (Heritage) is outlined below:

Applicant:

- Confirms with Planning Department Staff that Site Plan Approval is required;
- Arranges for a Pre-review discussion with Cultural Services and Urban Design Staff; and,
- Applies for Site Plan Approval, describing the work to be performed. All Site Plan Approval applications in the District will be forwarded to Cultural Services. (See Application Checklist in **Section 5.2.3**, below.).

Cultural Services/Heritage Staff and Urban Design:

- Reviews application and grants it if non-controversial, or forwards to Heritage Vaughan for further review; and,
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves heritage permit, with or without conditions, or refuses permit with comments; and,
- Forwards decisions, actions, and comments of Cultural Services Staff and/or Heritage Vaughn to Planning Department for inclusion in its report to Council on the application.

Council:

- Acts on Development Review on the basis of the Planning Department Report.

5.2.2 Other Applications**5.2.2.1 Review of Zoning By-law Amendment & Committee Of Adjustment Applications**

Zoning Amendment and Committee of Adjustment applications do not deal with buildings or structures, per se, but with Zoning By-law issues, under the Planning Act. As such, they don't require the attachment of a Heritage Permit. However, they are steps on the way to future construction. It's obviously inefficient, for both applicants and the Committee, to deal with a proposal that will run afoul of District Policies and Guidelines when it subsequently moves to the Building Permit stage. For example, later revision of plans to comply with the District Plan might call for other Variances than those originally applied for.

For these reasons, applications for Zoning Amendments and Minor Variances and Consents to Sever or Convey at the Committee of Adjustment will be reviewed for compliance with the HCD Plan. Minor variances related to building height will not be supported. Formally, these are comments to Council of

the Committee of Adjustment. Pre-review discussions with Cultural Services Staff, described above for the various classes of Heritage Permits, are also a part of the application process for these applications. This allows applicants to be aware of heritage concerns, at the earliest possible stage of a project.

The ordinary process for this review is outlined below:

Applicant:

- Arranges for a Pre-review discussion with Cultural Services Staff; and,
- Completes standard application forms for permissions sought. All applications in the District will be circulated to Cultural Services.

Cultural Services/Heritage Staff:

- Reviews heritage aspects of application, and comments to Council or Committee of Adjustment.

5.2.3 Application Checklists

The following checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.

5.2.3.1 Heritage Permit Checklist

For minor work, not ordinarily requiring a Building Permit:

ITEM	COMPLETED?
Inspect the property description in Appendix A - Architectural Styles Inventory - List of Contributing and Non-Contributing Properties. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair is the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity.	Yes or No
If the building is part of a “block” of similar or identical properties originally built as a unit, show a colour photograph of the existing condition. Applicants are encouraged to undertake work on such buildings in a way that enhances the unity of the block.	Yes or No
Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.	Yes or No
Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document.	Yes or No
Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.	Yes or No
In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan and with other by-laws, such as the Sign By-law. For sign and storefront work, provide elevations at a minimum scale of 1:25, and details and profiles at a suitable large scale.	Yes or No

5.2.3.2 Building Permit (Heritage) Checklist

For additions, renovation, and restoration:

ITEM	COMPLETED?
Inspect the property description in Appendix A - Architectural Styles Inventory - List of Contributing and Non-Contributing Properties. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair are the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity. Also make note of comments that indicate steps that could be taken to restore heritage features or to remove unsympathetic later work.	Yes or No
Show results of any historical research. For example: provide copies of historic drawings or photographs, or show results of investigation of conditions underlying unsympathetic later work.	Yes or No
Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Briefs document.	Yes or No

For new construction, additions, renovation and restoration:

ITEM	COMPLETED?
Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.	Yes or No
Provide all documents ordinarily required for a building permit. These should include, as applicable for the scale of the work: outline specifications and drawing notes, indicating all materials visible from the exterior; elevations of all sides at a minimum scale of 1:50; elevations of storefronts at a minimum scale of 1:25; details and profiles, at a suitable scale, of cornices, signage and storefront elements, railings, trim, soffits and fascias, fences; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; a site plan showing building location, fencing, and planting. Elevations and perspectives should be "rendered" so that coursing, projecting elements, textures and fancy work are truly represented. Vertical dimensions should refer to those of adjacent buildings for alignment of horizontal elements. For new construction, copies of approved drawings from Site Plan Approval (Heritage) should be included.	Yes or No

5.2.3.3 Site Plan Approval (Heritage) Checklist

For new construction:

ITEM	COMPLETED?
Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.	Yes or No
Provide all documents ordinarily required for a Site Plan Approval. These should include: site plan, at a scale suitable to the size of the property, showing location of the building(s) and buildings on adjacent properties, fencing, planting, sidewalk and driveway paving, and porches, decks, and other exterior elements; elevations of all sides, at a scale suitable to the size of the project, and including adjacent properties; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; outline specifications and drawing notes should indicate all materials visible from the exterior. Elevations and perspectives should be “rendered” so that coursing, projecting elements, textures, and fancy work are truly represented.	Yes or No
Provide photographs of adjacent buildings for comparison with elevations and perspectives. Provide photographs of nearby heritage buildings of a similar type, to demonstrate the architectural sympathy of the proposed building.	Yes or No

5.3 Resolving Issues and Appeals

The phrase “if outstanding issues cannot be resolved” appears in each of the heritage review processes listed above. The City is committed to making all reasonable efforts to resolve issues arising in the permit process, consistent with heritage policies and guidelines. And it is further committed to providing historical and technical assistance to applicants in preparing applications that will meet the requirements of the HCD Plan. Good faith on the part of applicants and reviewers should result in a resolution process that is conversational rather than confrontational.

Note: It is recommended that Heritage Vaughan be prepared to hold on-site discussions with applicants regarding design and details. The inspection of physical conditions is extremely valuable in assessing what level of restoration should be reasonably expected, and to what extent the work will affect the heritage character of the streetscape. The City may engage a heritage consultant to provide assistance in resolving issues.

If issues remain unresolved and are forwarded for action by Council, deputations from the applicant and his representatives will be invited before a Council decision is taken. Council may also request testimony from City Staff or Heritage Vaughan, in addition to the reports which it will have received on the matter, as outlined above.

If Council decides to deny an application for a permit under the Ontario Heritage Act, the applicant may make a final appeal to the Local Planning Appeals Tribunal (OLT) rather than the Conservation Review Board as described in Bill 108.

5.4 Plan Renewal

The KNHCD Plan deals with the protection of historic elements and preservation of elements where possible from the past, however it is meant to guide the evolution of the District and provide a plan for the future. It is recognized that any plans are not static and are meant to require ongoing review to meet changing conditions. The long-term success of the Heritage District depends on periodic updates to align with current thinking and changes in legislation.

5.4.1 Reviewing Bodies

Section 5.2, above, provides for a role in the review of Heritage Permit applications by the Cultural Services Department and Heritage Vaughan. In addition, depending on the scale and scope of proposed work, both bodies may be delegated powers of approval of applications. It is important that these bodies thoroughly understand Part V of the Ontario Heritage Act, and the Policies and Guidelines in this Plan, and that everyone involved works from the basis of the same understanding.

It is recommended that the City organize an orientation session for members of the reviewing bodies, to review the Act and this Study and Plan in proper detail. It is also recommended that similar sessions be held again, when the personnel turn-over of a reviewing body reaches 50%, and after any substantial amendments to the Plan, as described below.

5.4.2 Annual Review

The HCD Plan should be reviewed on a ten year cycle by City Staff in consultation with Heritage Vaughan, to ensure that the Boundary, Policies, Guidelines, and administrative methods remain effective and suitable for changing conditions.

5.4.3 Amendments

Policies and Guidelines in the HCD Plan may be amended by by-law, after consultation, circulation to potentially affected parties, and public notice. Minor administrative and technical amendments may be implemented by resolution of Council.

5.5 Enforcement

The City will enforce the requirements of the District Plan using the regulatory provisions of the Ontario Heritage Act, the Planning Act, the Building Code Act, and the Municipal Act.

5.6 Potential Additional Regulating Measures

In addition to the above enforcement measures, there are additional efforts that can be put into effect that will create another level of protection for the HCD. They are highlighted below.

1. Implementation of Building Protection Plans/ Vacant Building By-laws, and Minimum Maintenance By-laws. The City of Brampton has successfully implemented these By-laws, refer to **Appendix D** of this document.
2. Formation of a local advisory committee which would include volunteers who would not be resourced from the City. This group can meet monthly or as required and discuss issues like a heritage house under neglect, violation of guidelines etc.
3. Potentially looking at more avenues of connecting with Heritage Staff in general (website resources etc) and educating the residents, property owners.
4. Introducing the requirement for the preparation of General Review Reports at 90% design work completion. Reports to be completed by Heritage Vaughan/ Architect/ Heritage Consultant to ensure that work has conformed to the guidelines within this Plan. The review should be done by Staff accompanied by homeowners, consultants, contractors.
5. Once the City approves the permit drawings, there should also be a time limit for the owners to complete the proposed alteration/addition or redevelopment. For example within 90 days.

Section 6

**PUBLIC
AWARENESS
AND ONGOING
MONITORING**

6.1 Approach

Vaughan's Official Plan recognizes the importance of the preservation of heritage character in the Kleinburg-Nashville Community. A successful Heritage District requires public awareness and participation, and a variety of steps should or might be taken to ensure the ongoing effectiveness of the District Plan. Among these are the following:

- All City Staff whose work could potentially impact on the District should be informed of the Boundary, Policies, and Guidelines for the District. This should include not only departments that administer the District or do physical work in it, but also departments that are involved in promotion of the City, planning for special events, and so on;
- All property owners and tenants in the District should receive notice of the updated District boundary and be given the opportunity to review or purchase copies of the 2020 District Study and Plan. The requirements for Heritage Permits should be explained in the notice;
- All local real estate offices should be sent a similar notice with a request to indicate the heritage status of properties in the District that are offered for sale or lease;
- Heritage Vaughan should consider putting notices on vacant premises so that prospective tenants will be aware of the existence of the District and the need to inquire about requirements for any work on the premises;
- Copies of the Updated Plan and Study should be sent to Heritage Vaughan, the B.I.A., the Historical Society, Klein House, and other groups interested in heritage and town planning;
- Copies of the Updated Plan and Study should be placed in the Kleinburg Library for public reference and should be offered for sale to the public;
- Consideration should be given to physical demarcation of the District with Public Works. Street signs in the District might include a "Heritage District" tag. "Gateway" devices might reinforce the identity of the District;
- A system for marking contributing buildings should be instituted. The existing heritage plaque program for Part IV designations should be continued. Incised or engraved pavers in the sidewalk would be a simple and inexpensive way to mark other heritage buildings in the District, without involving private property; and,
- Ongoing public awareness of the District will be reinforced if local promotion and special events publicity makes mention of the heritage character of Kleinburg-Nashville, and the existence of a Heritage District. An annual or semi-annual Heritage District newsletter, inserted in the local newspaper, might also be a cost-effective way to boost heritage awareness in the City.

6.2 Community and Stakeholder Engagement

The engagement process was 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. Information received, both during Part 1 – The Study and Part 2 – The Plan, were used to identify issues and gaps in the previous plan and to inform the course of the updated HCD Plan report.

6.2.1 Public Engagement Overview

6.2.1.1 Part 1 – The Study

During Part 1 – The Study, 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 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.

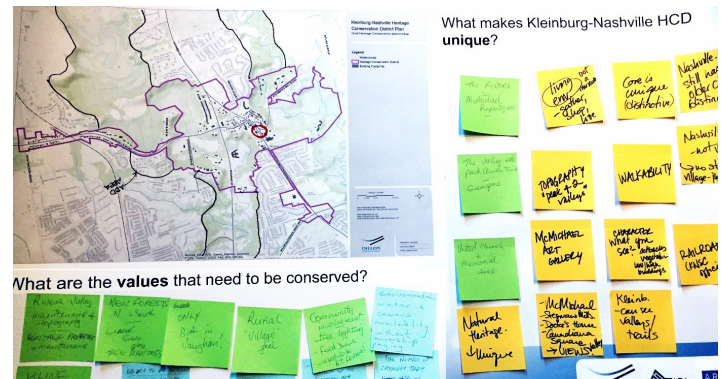


Image 92. Stakeholder Workshop Activity



Image 93. Public Open House on February 26th, 2020 at the Pierre Berton Heritage Centre (Dillon, 2020)

6.2.1.2 Part 2 – The Plan

During Part 2 – The Plan, the Draft Plan was posted to the City’s project website for public comment in November/December 2020. A presentation on the highlights of the updated Draft KNHCD Plan was given via an online platform to the Heritage Vaughan Committee meeting on April 21, 2021.

A presentation on the highlights of the Updated KNHCD Plan was given via an online platform to the Committee of the Whole on September 15, 2021.

Section 7

**POLICY UPDATES
AND NEW STUDIES**

7.1 Summary

Throughout the narrative in this document, there have been discussions for updates to policies and suggestions of new studies to commence in order to better harmonize with the KNCHD. These recommendations are summarized in the sections below.

7.1.1 Policy Changes

- Complete an update to the KNHCD By-law to include the Statement of Significance and List of Heritage Attributes; and,
- Recommend that the City of Vaughan consider that during the current comprehensive review and update of the Official Plan and Zoning By-law 1-88 to ensure compatibility with the KNHCD objectives (e.g. reconsidering building heights, lot coverages etc).

7.1.2 New Studies / Policies

- Enact a Heritage Tree By-law to protect HCD trees larger than 250mm caliper. This will preserve the environmental contribution of the 'village forest', as well as the character of the Villages;
- Develop an updated parking study in order to understand current conditions and develop updated strategies for accommodating parking in KNHCD; and,
- Consider the development of Kleinburg-Nashville Heritage Conservation District Specific Urban Design Guidelines which build on the guidelines within this document and provide more detail.
- Consider developing a site specific policy related to construction fencing within the HCD.
- Consider developing a site specific policy related to temporary signage within the HCD.

Section 8

**RESOURCES
AND SOURCES**

8.1 Documents available for Design Guidance

Heritage Resources in the Land Use Planning Process

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf

Heritage Conservation Districts (Ontario Heritage Toolkit)

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf

Standards and Guidelines for the Conservation of Historic Places in Canada

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Eight guiding principles in conservation of historical properties

<https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles>

Acceptable Window Frames within the Heritage Conservation Districts (2020). Development Planning Department, Urban Design and Cultural Heritage Division, City of Vaughan.

Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016) Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

Buttonville Heritage Conservation District Plan and Guidelines. (2011)

Cultural Heritage Impact Assessments – Terms of Reference. (2017) City of Vaughan.

Kleinburg-Nashville Heritage Conservation District Plan and Guidelines. (2003)

Preservation Briefs. Technical Preservation Services, Heritage Preservation Services Division, U.S. National Park Service.

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition. Parks Canada. 2010.

<http://historicplaces.ca/media/18072/81468-parks-s+g-engweb2.pdf>

The SGCHPC is a source of information for sustainable rehabilitation, which is intended to be read in concert with Building Resilience.

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Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

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APPENDIX A

Architectural Styles Inventory

From Part 1 - The Study - Appendix B



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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




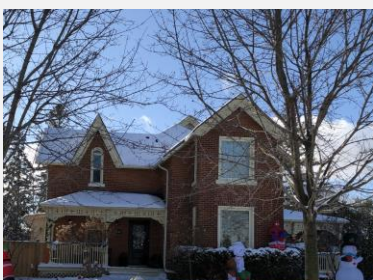

1c.(i) Victorian Gothic Revival

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			




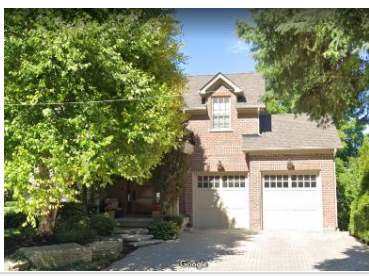
APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

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 data-bbox="737 499 1370 569">Subject Lands at 357, 365 & 375 Stegman's Mill Rd</p> <p data-bbox="711 611 1370 699">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 B

Listing of Commercial Properties in the HCD



APPENDIX B – LIST OF COMMERCIAL PROPERTIES

1.1 ISLINGTON AVENUE COMMERCIAL PROPERTIES

The following table lists the commercial buildings that front Islington Avenue and form a part of the Village of Kleinburg:

Table A1 – Islington Avenue Commercial Properties

 <p>10525 Islington Avenue (The Barber Shop)</p>	 <p>10519 Islington Avenue (Restaurant – Avenue Cibi e Vini)</p>
 <p>10522 Islington Avenue (Shop - Hawthorne House)</p>	 <p>10516 Islington Avenue (Office – Sky Homes)</p>

APPENDIX B – LIST OF COMMERCIAL PROPERTIES

 <p>10513 Islington Avenue (Shop - Led Pot-Lights installation & All kind of electrical services)</p>	 <p>10512 Islington Avenue (Restaurant – Fiore Ristorante)</p>
 <p>10503 Islington Avenue (Restaurant – Avlyn Gardens Ristorante)</p>	 <p>10504 Islington Avenue (Retail Shop – Modella Ladieswear, a salon and Canada post)</p>
 <p>10499 Islington Avenue (Cafe – Balzac’s Coffee Roasters)</p>	 <p>10496 Islington Avenue (Spa and Shop – Nuage Med Spa and Sugar Plum Children’s Boutique)</p>

APPENDIX B – LIST OF COMMERCIAL PROPERTIES



10489 Islington Avenue
(Retail Shop – Ambiance Boutique &
Office – Vista One Realty Inc.)



10480 Islington Avenue
(Cafe – Kleinburg Cookie Crumble Café &
Clinic - Kleinburg Integrative Health)



10483 Islington Avenue
(Historic General Store)



10480 Islington Avenue
(Shops – Barber Supply & Nail Salon
Services)



10480 Islington Avenue
(Home Goods Store: Violets & Dahlias &
Dry cleaners – Crystal Clean)



10477 Islington Avenue
(Physiotherapy Center: Inklein Fitness and
Rehab)

APPENDIX B – LIST OF COMMERCIAL PROPERTIES



10473 Islington Avenue
(Real Estate Agency Office: Re/Max West Realty Inc., Brokerage)



10472 Islington Avenue
(Boutique: Willows & Offices)



10465 Islington Avenue
(Dental Services: Napa Valley Dental Centre & Photographer: Here's my baby Fine Portraits)



10459 Islington Avenue
(Real Estate Agency Office: Re/Max West Realty Inc., Brokerage)



10462 Islington Avenue
(Kleinburg Pharmacy and Foot clinic)



10449 Islington Avenue
(Artisans Chocolates and Coffee Bar)

APPENDIX B – LIST OF COMMERCIAL PROPERTIES

 <p>10435 Islington Avenue (Dean Veterinary Hospital)</p>	 <p>10429 Islington Avenue (Restaurant – Besito)</p>
 <p>10423 Islington Avenue (Immanuel Florist)</p>	

APPENDIX B – LIST OF COMMERCIAL PROPERTIES

1.2 NASHVILLE ROAD COMMERCIAL PROPERTIES

The following table lists the commercial buildings that front Nashville Road and form a part of the village of Nashville:

Table A2 – Nashville Road Commercial Properties

 <p>975 Nashville Road (The Bark Barber - Pet Groomer & Daniel Contracting Inc. - Excavating Contractors)</p>	 <p>950 Nashville Road (City Park Homes – Boutique Builders)</p>
 <p>926 Nashville Road, 360 Degree Visibility (Computer Support and Services)</p>	 <p>841 Nashville Road (Maw's Fuels)</p>
 <p>835 Nashville Road (Fire Station)</p>	 <p>830 Nashville Road (Card's Lumber Yard)</p>

APPENDIX B – LIST OF COMMERCIAL PROPERTIES

 <p>180 Nashville Road (Gourmazing Edibles and Soup and Corner Stone Community Church)</p>	 <p>110 Nashville Road (Restaurant - Villaggio Ristorante)</p>
 <p>33 Nashville Road (BlissOm Yoga Studio and Vital Ki Natural Health & Wellness Centre)</p>	 <p>21 Nashville Road (The Doctor's House - Wedding Venue) Designated property</p>
 <p>21 Nashville Road (Restaurant - XXI Chophouse Image Credit: BestofToronto.net)</p>	 <p>11 Nashville Road (Femme by Christine - Boutique) (picture window not as per the guidelines)</p>

APPENDIX B – LIST OF COMMERCIAL PROPERTIES



8 Nashville Road
(Bank – RBC)



8 Nashville Road
(Klein House - Historical Place)
Designated property

APPENDIX C

Townscape Survey Viewsheds

From Part 1 - The Study - Appendix D





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.

APPENDIX D

City of Brampton, Building Protection and Maintenance By-laws and Plans



Heritage Building Protection Plan: Terms of Reference

1. INTRODUCTION

1.1 Intent of the Heritage Building Protection plan (HBPP)

All significant heritage buildings identified for retention on lands where a planning application is anticipated shall be maintained and secured at all times, particularly if the subject building is vacant or where vacancy is anticipated.

A Heritage Building Protection Plan (HBPP) is required to ensure that reasonable and prudent security measures are evaluated and consistently applied to protect vacant heritage buildings.

A HBPP is also required to ensure that critical stabilization and repair measures, necessary to delay or halt deterioration of building envelope and heritage fabric, are executed in a timely manner – regardless of occupancy status.

1.2 Guiding Principles

The guiding principles for the preparation of Heritage Building Protection plans are respect for documentary evidence, original location, historic materials, original building fabric, building's history, reversibility, legibility and maintenance.

2. SCOPE

A HBPP is required if a heritage resource is present on the lands subject to a development application and shall be applied to:

- a) any designated heritage buildings and structures pursuant to Section 27 (1.1) of the *Ontario Heritage Act*; or
- b) any non-designated (listed) heritage buildings and structures pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.

3. PROTECTION OF HERITAGE BUILDINGS PRIOR TO AN APPLICATION

There is often a lengthy period between acquisition of land for future redevelopment and formal submission of a planning application. Heritage buildings can be vulnerable to

neglect and loss during this interim period, particularly if the building is already vacant or becomes vacant at a later date.

If a listed or designated heritage building is situated on lands acquired for future re-development, the City encourages landowners to consult with City staff on the recommended measures in the City's *Guidelines for Securing Vacant Heritage Buildings* that should be implemented to secure and maintain the heritage building.

The consultation should take place as soon as possible following transfer of title for the subject lands containing the heritage buildings or structures or upon request by the City of Brampton.

4. PREPARATION AND IMPLEMENTATION OF A HERITAGE BUILDING PROTECTION PLAN

4.1 When an HBPP is Prepared

Pursuant to Brampton Official Plan Amendment 2006-057 and Sections 34 (10.2 and 10.3) of the *Ontario Planning Act*, the submission of a "Heritage Building Protection Plan" shall be required to constitute a complete planning application where lands subject to a planning application are occupied by buildings that exhibit cultural heritage value or interest and are included in the Municipal Register pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act*.

In most instances the submission of a HBPP shall be prepared as part of a Heritage Impact Assessment (HIA). A HBPP may also be submitted as a 'stand-alone' document.

4.2 Who Prepares the Plan

Owners shall retain a qualified heritage consultant to prepare and execute a HBPP. Heritage consultants must be active members in good standing with the Canadian Association of Heritage Professionals (CAHP).

4.3 Timing of the Plan

If a HBPP is submitted as part of a complete land use planning application, the plan shall be fully executed within 3 months following approval by the City. Extensions to these time frames shall be permitted only if agreed to in writing by the City of Brampton.

The City shall be notified immediately following a change in the occupancy of any building subject to a HBPP.

4.4 Duration of the Plan

The HBPP shall run with the subject property for the duration of any corresponding planning review and approval process and shall not expire until the final disposition of the identified heritage buildings and structures on the subject property has been satisfied under the terms and conditions of an approved mitigation, conservation and/or adaptive reuse plan.

5. REQUIRED COMPONENTS OF HERITAGE BUILDING PROTECTION PLANS

A HBPP shall include the following sections (unless the information required in that section is provided in the HIA):

- Description of All Buildings and Structures: Description of all buildings and structures sufficient to adequately identify and locate them.
- Baseline Documentation Report: All standing heritage buildings and structures shall be professionally documented through rendering of measured drawings of elevations, floor plans, heritage building fabric, details and finishes and high resolution photographs. Photos shall be highest possible resolution in jpeg or tiff formats and must thoroughly document the building(s), context, landscape elements, trees and setting, all exterior elevations and interior spaces, detailing, finishes and characteristics.

Upon completion of any significant alterations or maintenance the City may at its option require an update to the baseline documentation report, where the updated report accurately depicts the alterations.

- Preventive Maintenance / Stabilization Plan: A plan that identifies and prioritizes critical, short-term building maintenance and stabilization requirements necessary to halt or delay deterioration or loss of building and heritage fabric.
- Security Plan for Vacant Buildings and Structures: The Owner shall assess and outline all measures necessary to secure any vacant buildings or structures subject to a HBPP or any buildings where vacancy is anticipated.
- Proof of Insurance: Proof of insurance in accordance with the requirements contained within these terms of reference.

6. PREVENTATIVE MAINTENANCE AND STABILIZATION

The Owner shall assess and prepare an on-going building inspection and preventative maintenance program for all buildings subject to a HBPP to ensure that routine property

and building maintenance issues are identified and addressed regularly, effectively and promptly.

The preparation and execution of a scheduled inspection, monitoring and maintenance checklist tailored to the each building or structure subject to a HBPP is recommended.

Preventive maintenance shall be undertaken in accordance with recognized standards and practices in built heritage conservation. If the building is vacant, the maintenance program should also include the maintenance elements prescribed in the City's *Guidelines for Securing Vacant Heritage Buildings*. A heritage permit may be required for certain works if the building is subject to a heritage designation.

7. SECURITY PLAN FOR VACANT BUILDINGS AND STRUCTURES

If the designated building is vacant or if vacancy is anticipated, the HBPP must focus on security provisions specific to the designated property. This is in addition to required preventive maintenance and care required to ensure the building is structurally sound and protected.

The security measures to be implemented must be in strict accordance with the City's *Guidelines for Securing Vacant Heritage Buildings* along with the *Minimum Maintenance (Property Standards) By-law* of the City of Brampton and the *Ontario Fire Code*.

8. INSURANCE REQUIREMENTS

The Owner shall, at all times, keep any building or structure subject to a HBPP adequately insured against normal perils that are coverable by a fire and extended coverage insurance policy in an amount equal to the actual cash value of the building. The terms "fire and extended coverage" and "actual cash value" are intended to be used as generally understood within the insurance industry. If the applicant can demonstrate that coverage for certain risks are not commercially available for a vacant building these coverages may be excluded subject to approval by the City.

Proof of insurance shall be provided with a HBPP.

9. FINANCIAL SECURITIES

A portion of the securities submitted for the development application at the time of approval may be reserved for the protection of the resource. The City reserves the right to not release a portion of the securities until the conservation or adaptive re-use plan is satisfactorily implemented.

9.1 Security Amount

The amount reserved shall be equal to the cost to complete the commemoration and other works required in the event of the total loss of the building as identified in the HBPP.

9.2 Release of Securities

Upon satisfactory completion and expiry of the HBPP, the Owner may apply for a release of the securities held by the City.

Prior to the release of the Letter of Credit the applicant may be required to provide evidence and documentation that terms and conditions have been implemented in good faith, as per the approved HBPP and conservation or adaptive re-use plan.

Final release is subject to sign-off by Director of Community Design that all obligations have been met.

10. REQUIREMENTS IN THE EVENT OF DAMAGE TO A BUILDING

The HBPP will identify the requirements in the event of damage to a building based on the provisions of this section. In the event of damage to a building, the Owner will be required to fulfill the requirements as established in the HBPP. If the damage occurs before approval of the application, conditions may be attached to the approval requiring the fulfillment of these obligations. After approval, the City reserves the right to use the portion of the securities reserved for the protection of the resource for the fulfillment of the obligations.

10.1 Requirements in the Event of Partial Damage

In the event of partial damage to the subject heritage building, the Owner shall return the building to a safe, repaired, protected, weather-tight and secure condition. Such works shall take place forthwith after the damage has occurred.

The Owner shall be required to promptly and adequately complete repairs to any building or structure subject to a HBPP in the event that it is damaged by fire, flood, vandalism or other insured perils.

10.2 Requirements in the Event of a Total Loss

In the event that a building or structure subject to a HBPP is totally destroyed, the Owner shall be required to undertake the following:

- a) Documentation: Professional documentation of the heritage resource shall be provided to the satisfaction of the City of Brampton. City heritage staff shall be invited to be present during key phases of the cleanup of the site to document any additional information or detail that may be revealed.
- b) Salvaging of Materials: Where important architectural heritage elements can be salvaged, the owner shall be responsible for salvaging the materials, storing them, and integrating them into a commemorative feature to the satisfaction of the City of Brampton.
- c) Commemoration: In addition to commemoration with the use of salvaged materials, the owner may also be required to commemorate the resource with plaques or the naming of parks, streets, or other features in the development.

11. OWNER'S OBLIGATIONS UNDER PLAN

The Owner shall at all times maintain buildings and structures subject to a HBPP in as good and sound a state of repair as a prudent Owner would normally do, so that no deterioration in the condition and appearance of buildings and structures shall take place except for reasonable wear and tear.

The Owner's obligation to maintain the buildings and structures shall require that the Owner undertake such routine, preventative maintenance, repair, stabilization and replacement whenever necessary to maintain and secure the buildings and structures in substantially the same or superior physical condition and state of repair as that existing on the date of this Plan or where applicable as shown in an updated baseline documentation and condition assessment reports.

The Owner shall take all necessary measures to adequately secure and protect the buildings and structures subject to a HBPP from vandalism, trespass, fire and inclement weather.

The Owner shall ensure that the any buildings subject to a HBPP are actively monitored and inspected regularly.

The Owner shall also maintain any landscape features that form part of the heritage significance in good condition and appearance and shall not substantially alter those landscape features or allow their neglect to negatively impact the appearance of the property or the fabric of built structures. Landscape features include but are not limited to trees, shrubs, lawns and other plantings, water features, vistas, view planes, walkways, paths, retaining walls, structures and other improvements.

11.1 Implementation

The Owner shall ensure that all components of the Plan are implemented to the satisfaction of the Commissioner, at the Owner's sole cost and expense.

11.2 Changes to Plans

The Owner agrees that any change to or deviation from the Plan shall be approved by the Commissioner.

11.3 Securing Guidelines

The Owner must acknowledge that he/she has read the City's Guidelines for Securing Vacant Heritage Buildings, and the Owner agrees to abide in good faith by such guidelines, at the cost of the Owner.

11.4 Notification

The Owner shall notify the Commissioner of any damage or destruction, imminent damage or destruction, and/or changes in occupancy status on the Property as soon as reasonably possible after it has come to the Owner's attention.

11.5 Form of Notices and Communications

Any notice or other communication required or permitted to be given by this Plan shall be in writing and shall be effectively given if:

- a) delivered personally;
- b) sent by prepaid courier service;
- c) sent by registered mail; or sent by fax, followed by a mail delivery;
- d) sent by electronic mail.

11.6 Standards

The Owner, in carrying out their respective responsibilities and duties under a HBPP shall, where applicable, be guided by the conservation standards and guidelines set out in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* as revised from time to time.

11.7 Demolition

The Owner acknowledges that any application for demolition of any buildings or structures subject to the Plan remains subject to the requirements of the Ontario Heritage Act, the Ontario Building Code Act and other applicable by-laws or legislation.

12. NON-COMPLIANCE

Failure to submit or execute a HBPP to the satisfaction of the Commissioner of Planning, Design and Development may result in the following:

- Refusal of City to process the land use planning application for the subject lands;
- Issuance of Compliance Orders under the Minimum Maintenance (Property Standards) By-law or Ontario Fire Code;
- Prosecution under the Ontario Heritage Act, Ontario Fire Code, Minimum Maintenance (Property Standards) By-law, Ontario Building Code Act;
- Retention of financial securities and application of securities to complete necessary repairs to buildings and structures subject to HBPP.

13. OTHER APPLICABLE BY-LAWS AND CODES

The City of Brampton shall not tolerate demolition by neglect. Notwithstanding requirements for a HBPP, the Minimum Maintenance (Property Standards) By-law, Ontario Fire Code, the City of Brampton Guidelines for Securing Vacant Heritage Buildings and any other applicable laws shall be applied in good faith by all landowners with regard to listed and designated heritage buildings. Landowners shall adhere to all specifications and requirements of the applicable by-laws and codes at all times.

14. RELATED DOCUMENTS:

Guidelines for Preparing Heritage Impact Assessments – City of Brampton.

Guidelines for Security Vacant Heritage Buildings – City of Brampton.

Maintenance By-law (Property Standards) – City of Brampton.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 154-2012

To amend By-law 104-96, as amended,
Minimum Maintenance By-law (Property Standards)

WHEREAS under subsection 15.1(3) of the *Building Code Act*, 1992, c.23, Council of The Corporation of the City of Brampton has enacted Minimum Maintenance By-law 104-96 (Property Standards), as amended, which prescribes the minimum standards for the maintenance and occupancy of property within the municipality;

AND WHEREAS under Sections 35.3 and 45.1 of the *Ontario Heritage Act*, R.S.O. 1990, c.0.18, as amended, a by-law may be passed by the Council of a municipality prescribing the minimum standards for the maintenance of the heritage attributes of designated heritage properties or properties situated in a heritage conservation district provided that a by-law passed under Section 15.1 of the *Building Code Act*, 1992 is in effect in the municipality; and

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of amending the Minimum Maintenance By-law 104-96 (Property Standards), as amended, to include minimum standard provisions for designated heritage properties pursuant to subsections 35.3 and 45.1 of the *Ontario Heritage Act* that either are or appear to be vacant, partially vacant, or unoccupied for more than ninety (90) days;

NOW THEREFORE the Council of The Corporation of the City of Brampton hereby ENACTS as follows:

THAT By-law 104-96, as amended, is hereby further amended:

1) By adding the following definitions to Part I – Definitions:

- a. "Building Code Act" shall mean the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, and any successor legislation;
- b. "Heritage Property" means real property, including all buildings and structures thereon:
 - i. that has been designated by the City of Brampton under Section 29 of the *Ontario Heritage Act*, or that has been designated by the Minister under Section 34.5 of the *Ontario Heritage Act*; or
 - ii. that is located within a heritage conservation district which has been designated by the City of Brampton or any of its former municipalities under Section 41 of the *Ontario Heritage Act*;

- c. "Heritage Attribute" means, in relation to real property, and to the buildings on the real property, an attribute of the property, building or structure that contributes to its cultural heritage value or interest and that is defined or described:
 - i. in a by-law designating a property passed under Section 29 of the *Ontario Heritage Act*; and identified as a heritage attribute, value, reason for designation or otherwise; or
 - ii. in a Minister's order made pursuant to Section 34.5, Part IV of the *Ontario Heritage Act* and identified as a heritage attribute, value, reason for designation or otherwise; or
 - iii. in a by-law designating a heritage conservation district passed under Section 41, Part V of the *Ontario Heritage Act* and identified as a heritage attribute, value reason for designation or otherwise; or
 - iv. in the supporting documentation required for a by-law designating a heritage conservation district, including but not limited to a heritage conservation district plan, assessment or inventory, and identified as a heritage attribute, value, reason for designation or otherwise; or
 - v. the elements, features or building components including roofs, walls floors, retaining walls, foundations and independent interior structures and structural systems that hold up, support or protect the heritage attributes and without which the heritage attributes may be at risk.
 - d. "Heritage Coordinator" shall mean a Heritage Coordinator of the City of Brampton.
 - e. "*Ontario Heritage Act*" shall mean the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 as amended, and any successor legislation.
 - f. "Vacant Heritage Property" shall include any buildings and structures located on property designated under Section 29 or 34.5 of the *Ontario Heritage Act*, any property situated within a heritage conservation district designated under section 41 of the *Ontario Heritage Act* and either is or appears to an Inspector to be vacant, partially vacant, or unoccupied for more than ninety (90) days.
- 2) By renumbering 'Part V - Vacant Land' to 'Part VI - Vacant Land'.
 - 3) By renumbering 'Part VI – Penalties' to 'Part VII - Penalties'.
 - 4) By inserting a new 'Part V - Heritage Buildings', which will read:
 50. In addition to the minimum standards for the maintenance and security of property in the City as set out in this By-law, the following minimum standards listed in Sections 51 to 60 apply to the maintenance and security of all buildings and structures on properties that are:
 - a) designated under Section 29 or 34.5 of the *Ontario Heritage Act*; or
 - b) situated within a heritage conservation district, designated under Section 41 of the *Ontario Heritage Act*.
 51. The Owner of a Vacant Heritage Property shall protect the Heritage Attributes of the property against the risk of fire, storm, neglect,

intentional damage or damage by other causes by effectively preventing the entrance of the elements, unauthorized persons or the infestation of pests by boarding up and securing any openings to the building of the Vacant Heritage Property. Securing heritage resources shall comply with the following requirements:

- a) All boarding must be ½ inch S.P.F. exterior grade plywood (not particle board, fibre board or other forms of board sheathing);
- b) Boarding must be cut to completely and securely fit within all exterior structural openings;
- c) All boarding shall be maintained in good repair;
- d) All boarding shall be installed from the exterior;
- e) All boarding shall be fastened using wood screws only. Screws must be at least #8 gauge, countersunk and not less than 3 inches in length. Each screw shall be spaced not more than 3 inches on centre around the entire perimeter of each plywood board;
- f) All boarding shall be fitted securely and in a watertight manner to fit within the side jambs, the head jamb and the exterior bottom sill of the door or window opening so the exterior trim and cladding remains uncovered and undamaged by the boarding, and so as not to be easily detached by hand;
- g) All boarding used on windows and door openings shall be painted using exterior grade paint in a matt black;
- h) All other boarding shall be painted using exterior grade paint in a colour that blends with the exterior of the building or structure;
- i) Interior doors, except those in fire separations, should be fixed ajar at least 4 inches to allow air to circulate throughout in order to help prevent interior deterioration through excess humidity;
- j) Where a structural opening is irregular in shape or unusually large, alternate security measures shall be required to adequately secure these openings, such as steel mesh screening, grills, security bars or cross-bracing over plywood;
- k) If the aforementioned measures prove insufficient to secure openings, additional augmentation measures shall be required, consisting of the installation of steel mesh enclosures or steel panels over all boarded ground floor openings; and
- l) The exterior shall be maintained in order to prevent moisture penetration and damage from the elements that may have an adverse impact on the heritage attributes.

52. The Owner of a Vacant Heritage Property shall ensure that all utilities serving the building are properly disconnected, terminated,

or capped, unless such utilities are necessary for the safety and security of the property, or unless such utilities are otherwise required by law to remain connected.

53. The Owner of a Vacant Heritage Property shall ensure that the following security measures are taken with respect to the building or structure:

- a) Lock all doors and windows and ensure on-going maintenance;
- b) Close all basement hatches, openings, walkways and windows;
- c) Remove ladders, tools, equipment and other materials that might be used to gain interior access;
- d) Remove rubbish, garbage, parts of vehicles and other equipment, discarded furniture, appliances, machinery and debris from inside buildings and structures and from around the property;
- e) All floors above the first floor must be rendered inaccessible to entry by raising fire escapes and ladders to a height of at least four meters, and by removing or cladding towers that may be used to access the Vacant Heritage Property;
- f) Significant trees, plantings, grass, lawns, flower beds, hedgerows, bushes, vines and other vegetation on grounds surrounding vacant heritage buildings, structures and other resources shall be maintained and protected at all times in accordance with all relevant City by-laws;
- g) Chain-off driveways and all other direct means of vehicular access to the property, while still permitting authorized vehicular and emergency vehicular access when necessary; chains should be no greater than 10mm (3/8 inch) in diameter and of a grade 30 or comparable;
- h) Temporary metal security fencing may be required around the perimeter of a Vacant Heritage Property. The fence shall be 2 metres in height above grade, equipped with a horizontal top rail. The temporary fence shall be erected and securely anchored and maintained at all times with all gates locked with appropriate high-security pad locks. Barbed wire (minimum of two strands) shall be installed along the perimeter of each fence, projecting inward toward the area that is enclosed by the fence.

54. The Owner of a Vacant Heritage Property shall:

- a) Post "No Trespassing" signs on all exterior elevations, including all points of access to the property, and on gates and property fencing; and
- b) Post a heritage notice that complies with City planning application graphics and signage standards and states:

HERITAGE NOTICE

The structure on this property is a designated heritage resource protected under the Ontario Heritage Act and applicable municipal law.

Please help us conserve our heritage.

For more information contact City Heritage staff at 905-874-3825 or 905-874-3744.

Heritage Attributes

55. In addition to all of the requirements and minimum standards for the maintenance, and security of property set out in this Part V and elsewhere in this By-law, the Owner of a Heritage Property and shall:

- a) maintain, preserve and protect the Heritage Attributes so maintain the heritage character, visual and structural heritage integrity of the building or structure; and
- b) maintain the property in a manner that will ensure the on-going protection and preservation of the existing Heritage Attributes.

Alterations of Heritage Attributes

56. Despite any other provisions of this By-law, in the case of buildings and structures located on properties that have been designated under Section 29, 34.5 or 41 of the *Ontario Heritage Act*, no owner shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's Heritage Attributes, unless the owner has acquired a heritage permit or other form of written consent from the City of Brampton.

57. Despite any other provisions of this By-law, in the case of buildings and structures located on properties that have been designated under Section 29, 34.5 or 41 of the *Ontario Heritage Act*, no owner shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's Heritage Attributes, unless the owner has acquired a heritage permit or other form of written consent from the City of Brampton.

Repair or Replacement of Heritage Attributes

58. In order to maintain, preserve and protect the Heritage Attributes of a Heritage Property, repair is always preferable to removal or replacement. The Heritage Attributes shall be repaired in a manner that:

- a) minimizes damage to Heritage Attributes;
- b) maintains the design, finishes, form, physical appearance, colour, texture, grain and other distinctive features and qualities of the Heritage Attributes; and
- c) is consistent with recognized conservation standards, best practices and processes for the conservation of built heritage resources.

59. Despite any other provisions of this By-law, where it can be demonstrated that the Heritage Attributes of a property cannot be repaired, the Heritage Attributes shall be replaced:

- a) using the same types of materials, design, finishes, form, physical appearance, colour, texture, grain and other distinctive features and qualities of the Heritage Attribute(s) being replaced.
- b) where the same types of materials as the original are no longer readily available, alternative or substitute materials and finishes, that generally replicate the design, finishes, form, physical

appearance, colour, texture, grain and other distinctive features and qualities of the Heritage Attributes may be used.

Demolition

60. Despite any other provision of this chapter, or the *Building Code Act*, 1992, no building or structure located on property that has been designated under Section 29, 34.5 or 41 of the *Ontario Heritage Act* may be altered or cleared, including but not limited to removed, demolished or relocated except in accordance with the *Ontario Heritage Act*.
61. Upon completion of demolitions and removals of structures, the affected site shall be cleared and cleaned of debris, graded, left free from holes or excavations and provided and maintained with a suitable ground cover.

Conflict

62. If there is a conflict between this Part V and any other provision in this By-law or any other City By-law, the provision that establishes the highest standard for the protection of heritage attributes shall prevail.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN
COUNCIL THIS 6th DAY OF June, 2012.

Approved as
to form:

May 27/12

SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Michael Won, Director, Development Engineering Services



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 155-2012

To establish a by-law regulating vacant buildings.

WHEREAS Section 8 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the powers of a municipality shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS Section 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that by-laws may be passed by a lower-tier municipality respecting the health, safety, and wellbeing of persons, and for the protection of persons and property;

AND WHEREAS Section 128 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS it is the opinion of the Council of The Corporation of the City of Brampton that vacant buildings not secured against unauthorized entry may create a public nuisance by attracting vandals and creating fire and safety hazards, and it is the desire of the Council of The Corporation of the City of Brampton to regulate vacant buildings;

NOW THEREFORE the Council of The Corporation of the City of Brampton
HEREBY ENACTS as follows:

SECTION 1 - SHORT TITLE

1.1 This by-law may be referred to as "The Vacant Building By-law".

SECTION 2 - SCOPE AND INTERPRETATION

- 2.1 The provisions of this by-law shall be applicable on all lands and properties within the geographical limits of the City of Brampton.
- 2.2 This by-law in no way limits or grants relief from the requirements of the *Building Code Act, 1992*, the Building Code, the *Fire Protection and Prevention Act, 1997*, or the Fire Code.
- 2.3 Wherever a word is used in this by-law with its first letter capitalized, the term is being used as it is defined in this by-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.
- 2.4 References to items in the plural include the singular, as applicable.

SECTION 3 - DEFINITIONS

In this by-law,

- 3.1 Definitions in the *Building Code Act, 1992*, and the Building Code shall be used with respect to matters pertaining to buildings and which are undefined in this by-law.
- 3.2 Definitions in the *Fire Protection and Prevention Act, 1997*, and the Fire Code shall be used with respect to matter pertaining to fire prevention and fire safety and which are undefined in this by-law.
- 3.3 "Building Damaged By Fire" shall include a building partially or completely damaged by fire to the extent that it requires repairs to permit use or occupancy, or requires demolition because it is unsafe.
- 3.4 "*Building Code Act, 1992*" shall mean the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, and any successor legislation.
- 3.5 "Building Code" shall mean Ontario Regulation 350/06, as amended, and any successor regulation.
- 3.6 "Chief Building Official" shall mean the Chief Building Official of the City as defined in the *Building Code Act, 1992*.
- 3.7 "Council" shall mean the Council of The Corporation of the City of Brampton.
- 3.8 "City" shall mean The Corporation of the City of Brampton or the geographical area of the City of Brampton as the context requires.
- 3.9 "*Fire Protection and Prevention Act, 1997*" shall mean the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c. 4, as amended, and any successor legislation.
- 3.10 "Fire Code" shall mean Ontario Regulation 213/07, as amended, and any successor regulation.

- 3.11 "Chief Fire Official" shall mean the Chief Fire Official of the City or his/her designate who may include a Fire Prevention Officer.
- 3.12 "Officer" shall mean a person appointed by Council as an inspector pursuant to the *Building Code Act, 1992*, or a person employed as a Property Standards Officer, City Building Inspector, Chief Building Official, Chief Fire Official, Fire Prevention Officer, Division Chief of Fire Prevention, Assistant Division Chief of Fire Prevention, or a person delegated the authority of administration and enforcement of this by-law.
- 3.13 "*Municipal Act, 2001*" shall mean the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, and any successor legislation.
- 3.14 "*Ontario Heritage Act*" shall mean the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 as amended, and any successor legislation.
- 3.15 "Owner" shall include:
- a) the registered owner of the land on which the building is situated;
 - b) the owner of a building;
 - c) the person managing or receiving the rent of the land or the building, or who would receive the rent if the land and building were let, whether on the person's own account or as an agent, trustee, or receiver of any other person;
 - d) a vendor of the building under an agreement for sale who has paid any municipal taxes thereon after the effective date of the agreement;
 - e) the person for the time being receiving installments of the purchase price if the building were sold under an agreement for sale;
 - f) a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the building;
 - g) an owner as defined by the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended and any successor legislation; or
 - h) an owner as defined by the Ontario Fire Code, O. Reg. 213/07, as amended and any successor legislation.
- 3.16 "Vacant Building" shall mean a building that is or appears to be vacant, partially vacant, or unoccupied.

SECTION 4 - GENERAL PROVISIONS FOR VACANT BUILDINGS

- 4.1 Every Owner of a Vacant Building shall:
- a) ensure that the Vacant Building is secured against unauthorized entry;
 - b) maintain liability insurance on the Vacant Building; and
 - c) protect the Vacant Building against the risk of fire, accident, or other danger.
- 4.2 Where a Vacant Building has been vacant for at least sixty (60) consecutive days, an Officer who reasonably believes that a Vacant Building poses a risk to safety may, in writing, require the Owner of a Vacant Building to do any one or more of the following, within the timeframe specified by the Officer:
- a) notify the Chief Fire Official in writing that the building is vacant;

- b) provide the Chief Fire Official with a copy of a site location plan and floor plans of each storey of the Vacant Building, all drawn to scale and labeled to the satisfaction of the Chief Fire Official;
 - c) provide the Chief Fire Official with a copy of a report from a qualified person or, if deemed necessary by the Officer, from a Professional Engineer registered in Ontario, concerning the structural sufficiency of the Vacant Building, or concerning any matter related to the Vacant Building;
 - d) provide Enforcement and By-law Services with a copy of the certificate of insurance required in paragraph 4.1(b);
 - e) ensure that all combustible materials within a Vacant Building are removed to reduce any potential fire load, to the satisfaction of the Chief Fire Official;
 - f) install security measures or devices to the satisfaction of the Officer, and such measures may include boarding of doors, windows, or other openings; or
 - g) do any work or repairs which, in the opinion of the Officer, are necessary to secure a Vacant Building from unauthorized entry or protect a Vacant Building against the risk of fire, accident, or other danger.
- 4.3 Every Owner of a Vacant Building shall comply with the written requirements of the Officer in subsection 4.2 above, within the timeframe specified by the Officer.
- 4.4 Where a Vacant Building has been designated pursuant to the *Ontario Heritage Act*, it is the responsibility of the Owner to bring that information to the Officer's attention to ensure compliance with all other laws or by-laws respecting the property.
- 4.5 Where a Vacant Building or Building Damaged By Fire is boarded or required to be boarded:
- a) boarding materials shall be installed and maintained in good order;
 - b) boarding materials shall be installed to exclude precipitation and wind from entering the building, and to secure the building from unauthorized entry, and shall be installed within the reveal of the opening frame or cladding, where feasible;
 - c) unless inherently resistant to deterioration, boarding materials shall be treated with a protective coating of paint or equivalent weather resistant material; and
 - d) boarding materials shall be selected, coated, coloured, and installed to match surrounding door/window frames and exterior wall finishes.
- 4.6 Where a Vacant Building remains vacant for more than ninety (90) consecutive days, the Owner shall ensure that all utilities serving the building are properly disconnected, terminated, or capped, unless such utilities are necessary for the safety or security of the Vacant Building, or unless such utilities are otherwise required by law to remain connected.
- 4.7 When openings in a Vacant Building previously boarded or secured become unsecured, such openings shall be secured again, using materials and fasteners of greater strength, installed in such a manner to deter their removal or destruction.

- 4.8 Where the security measures of a Vacant Building are frequently breached, in spite of repeated attempts to re-secure as described in subsection 4.7, fulltime security personnel shall be provided on site by the Owner.
- 4.9 An Officer may, in his/her discretion, accept alternative measures for temporary security, if an Owner can demonstrate that such measures provide a level of safety equivalent to that required by this by-law.

SECTION 5 - BUILDINGS DAMAGED BY FIRE

- 5.1 Every Owner of a Building Damaged By Fire shall immediately contact the Chief Fire Official, or a representative of Brampton Fire and Emergency Services at the scene of a fire, to inform them of the Owner's intention to comply with the requirements of this by-law.
- 5.2 Every Owner shall ensure that a Building Damaged By Fire is secured against unauthorized entry within twenty-four (24) hours after release of the property by the authority having jurisdiction or, if the Chief Fire Official has granted an extension, by the deadline given by the Chief Fire Official.
- 5.3 Notwithstanding subsection 5.2, where, in the opinion of the Chief Fire Official, a Building Damaged By Fire is in a condition that presents an immediate hazard to public safety, the Owner shall ensure that the Building Damaged By Fire is secured against unauthorized entry forthwith after release of the subject building by the authority having jurisdiction.

SECTION 6 - ADMINISTRATION AND ENFORCEMENT

- 6.1 This by-law shall be administered and enforced by an Officer who is hereby authorized to enforce the provisions of this by-law.

SECTION 7 - RIGHT OF ENTRY

- 7.1 An Officer may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:
- a) the provisions of this by-law;
 - b) a direction or order made under this by-law, the *Municipal Act, 2001*, or any other court order;
 - c) a condition of a permit issued under this by-law;
 - d) an order issued by an Officer to cease and discontinue the contravening activity; or
 - e) an order issued by an Officer to perform work to rectify the contravention.
- 7.2 For the purpose of the inspection, an Officer may:
- a) require the production for inspection of documents or things relevant to the inspection;
 - b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

- c) require information from any person concerning a matter related to the inspection; and
- d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection.

7.3 The Officer shall have inspection powers described in Section 436 of the *Municipal Act, 2001*.

7.4 Notwithstanding subsection 7.2, the Officer shall not enter or remain in any room or place actually used as a dwelling unless the provisions of Section 437 of the *Municipal Act, 2001*, are complied with.

7.5 No person shall obstruct or hinder, or attempt to obstruct or hinder an Officer in the exercise of a power or the performance of a duty under this by-law.

7.6 No person shall refuse to produce any documents or things required by an Officer under this by-law, and every person shall assist any entry, inspection, examination, or inquiry by an Officer.

7.7 No person shall knowingly furnish false information to the City or an Officer with respect to this by-law.

SECTION 8 - ORDERS, REMEDIAL REPAIRS, AND COST RECOVERY

8.1 If an Officer who finds that a contravention of the by-law has occurred, an Officer may issue:

- a) an order requiring the Owner of the land, the occupier of the land, the contravenor or to any person who permitted or caused the contravention to cease and discontinue the activity within the time specified in the order;
- b) an order requiring the Owner of the land, the occupier of the land, the contravenor or to any person who permitted or caused the contravention to do work to rectify the contravention within the time specified in the order; or
- c) both an order to discontinue the activity and an order to rectify the contravention to the Owner of the land, the occupier of the land, the contravenor or to any person who permitted or caused the contravention.

8.2 Where the interior of a Vacant Building is considered unsafe by an Officer because the risk of accident or harm may be high for any person within the building, authorized or not, the Officer may provide in an order for the unsafe condition to be removed or discontinued, or any measure taken necessary to protect persons from the unsafe condition.

8.3 An order shall specify:

- a) the municipal address of the land on which the contravention occurred;
- b) the reasonable particulars of the contravention adequate to identify the contravention of this by-law;
- c) the date of the inspection;
- d) the work ordered to be completed; and

e) the date by which the work must be done.

- 8.4 An order under this by-law shall be served on the Owner of the land, the occupier of the land, the contravenor or to any person who permitted or caused the contravention, as applicable.
- 8.5 An order required to be served under this by-law may be served personally or by registered mail sent to the last known address of the person upon whom the order is to be served or to that person's agent for service.
- 8.6 If the order is to be served by registered mail, the service shall be deemed to have been made on the fifth (5th) day after the day of mailing unless the person to whom the order is given or that person's agent of service established that, acting in good faith, through absence, accident, illness, or other unintentional cause the order was not received until a later date.
- 8.7 If the order cannot be served personally, by registered mail or by service on the person's agent for service, an officer may post a copy of the order in a conspicuous place on the land and may enter on the land for this purpose. The posting of the order shall be deemed to be sufficient service of the order under this by-law
- 8.8 Where an Officer, in his/her discretion, determines that measures taken pursuant to an order are insufficient, subsequent orders may be issued requiring additional measures to be taken by the Owner.
- 8.9 Every person to whom an order is issued under this by-law shall comply with the order.
- 8.10 In the event that an order is issued and not complied within the timeframe specified in the order, an Officer, employee, agent or contractor, may enter upon the land and remove such things or carry out the work required to comply with the order, and may recover the costs in accordance with Section 446 of the *Municipal Act, 2001*, as amended.
- 8.11 Where, in the reasonable opinion of the Officer, allowing a Vacant Building to remain unsecured presents an unacceptable health or safety risk, the City may cause the building to be secured against unauthorized entry, or repaired by whatever means necessary to remove the unacceptable risk, and no prior notice or order to the Owner shall be required. Notice of the action taken in these circumstances shall be given to the Owner in accordance with subsection 8.5 of this by-law in a reasonable time thereafter.
- 8.12 Anything done or removed by an Officer, employee, agent or contractor, to comply with this by-law, an order, or notice may be removed from the property and forthwith destroyed, or otherwise disposed of by the Officer, employee, agent or contractor.
- 8.13 Where the City does or causes work to be done on a Vacant Building or a Building Damaged By Fire to comply with this by-law, such work shall be done at the expense of the Owner, which costs may be added to the

tax roll of the subject property and collected in the same manner as property taxes.

- 8.14 If the Owner fails to pay the cost of the work done by the City under this by-law within thirty (30) calendar days of issuance of an invoice by the City, the costs may be added to the tax roll of the subject property and collected in the same manner as property taxes.

SECTION 9 - OFFENCES AND PENALTIES

- 9.1 Every person who contravenes any provision of this by-law is guilty of an offence.
- 9.2 Every person who contravenes an order made under this by-law is guilty of an offence.
- 9.3 Every director or officer of a corporation who knowingly concurs in the contravention of any provision of this by-law by the corporation is guilty of an offence.
- 9.4 A person who is convicted of an offence is liable:
- a) on a first offence, to a fine of not less than \$250.00 and to a fine of not more than \$50,000.00; and
 - b) on a second and each subsequent offence, to a fine of not less than \$500.00 to a fine of not more than \$100,000.00.
- 9.5 Every person who fails to comply with an order made by an Officer or who permits or causes contravention of any provision of this by-law is guilty of an offence, and on conviction, is liable to a fine of not less than \$500.00 and to a fine of not more than \$10,000.00 per day for each day or part of a day that the offence continues after the time given for complying with the order has expired or that the offence is permitted or caused to be continued.
- 9.6 A person who is convicted of multiple offences is liable for each offence included in the multiple offence, to a fine of not less than \$500.00 and to a fine of not more than \$10,000.00.

SECTION 10 - VALIDITY

- 10.1 Should any section, clause or provision of this by-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the by-law shall not be affected.

SECTION 11 - EFFECTIVE DATE

- 11.1 This by-law shall come into force and take effect on the date of passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN
COUNCIL THIS 28th DAY OF June, 2012.

Approved as
to form:

28 05 12

SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Michael Won, Director, Development Engineering Services