

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 9, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 5, 2017.

9

**NEW CONSTRUCTION
835 NASHVILLE ROAD - KLEINBURG-NASHVILLE HERITAGE CONSERVATION
DISTRICT, DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 23, 2017:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of April 26, 2017 (Item 4, Report No. 3) for Council's consideration:

- 1) That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017, be approved;
- 2) That the hose tower be re-designed to be more in scale and in character with the rest of the building; and
- 3) That the final design of the new construction be presented to Heritage Vaughan at a future meeting.

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017

Recommendation

The Director of Development Planning and the Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan recommend that Vaughan Council approve the proposed Fire Hall at 835 Nashville Road under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) That an Arborist Report and Landscape Plans and Details be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit.
 - b) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage.
 - c) The Owner must submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division for the approval of a Heritage Permit.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 9, CW Report No. 21 – Page 2

Contribution to Sustainability

This report is consistent with the goals and objectives within Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

Economic Impact

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

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is to seek Heritage Vaughan approval of the recommendations to Vaughan Council for a proposed fire hall located at 835 Nashville Road. In accordance with the *Ontario Heritage Act*, all new construction within the Kleinburg-Nashville Heritage Conservation District requires Heritage Vaughan and Council approval.

Timeline

This application is subject to the 90 day review under the Ontario Heritage Act. This application was declared complete on April 19, 2017, and must be deliberated upon by July 18, 2017, to meet the 90 day timeline.

Background

The subject property is known municipally as 835 Nashville Road. It is located on the south side of Nashville Road, directly west of the rail line and east of Huntington Road, as shown in Attachment #1. The Nashville Village is comprised of predominantly of street-related residential development. The immediate area surrounding the subject property is characterized by the rail line intersection and commercial/agricultural uses.

The heritage character of Nashville Road is based on its historic role as a link between the villages, mills and railway, and the fact that it mostly lies on its original alignment. That alignment was established by the topography of the Humber River.

A Heritage Permit was issued by the Urban Design and Cultural Heritage Division in 2016 (File HP.2016-027-00) for the demolition of the two sheds on the subject property as part of the clean-up and preparation of the lot, which will be the location of the new fire hall. One of the two sheds was captured as part of the 2001 Built Heritage Inventory and its condition has continued to decline and is currently in a state of collapse.

Proposed New Construction

The Owner is proposing a new 538 m² fire hall on the subject property. The proposed development consists of a central apparatus bay, a circulation atrium and associated office and fire hall uses, as shown on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 9, CW Report No. 21 – Page 3

A Minor Variance application (File A091/17) has been submitted to increase the maximum permitted lot coverage on the subject lands from 20% to 25% and reduced building setbacks on the north, east and west sides of the property. This application is currently under review by the Development Planning Department.

Analysis

The proposal is consistent with the following relevant Goals, Policies, and Guidelines of the Kleinburg-Nashville Heritage Conservation District Plan:

Section 5.2.5 Future Development in the District

To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings.

- The proposed development is located on a lot that is located adjacent to the rail line and surrounding commercial/agricultural activities. The proposed development will enhance the character of the District, by introducing a community use that will improve the Nashville Road streetscape on vacant lands that are otherwise limited by the surrounding commercial/agricultural uses and the adjacent rail line.

To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within.

- The proposed fire hall will be located on vacant land that will provide a use for the contemporary needs to service the surrounding community.

Section 6.3 Policies for New Development

New development should 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 proposed new development will be located on a vacant site.

New development within the District should be consistent with the Guidelines in Section 9.5.

- This is discussed under Section 9.5 – Architectural Style of this report.

The Kleinburg-Nashville Heritage Conservation District does not include applicable policies for proposed new institutional buildings. However, an analysis of related policies for new construction has been provided below for reference purposes.

9.5.3.1 Residential Villages - Site Planning

Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristics of the village.

- The proposed front yard setback is 6 metres. The adjacent property located to the west does not have any buildings located on this site, and therefore does not have a building front yard setback to compare and contrast with the proposed development setbacks.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 9, CW Report No. 21 – Page 4

The rail line right-of-way is located directly east of the subject property, and therefore does not have a building front yard setback to compare and contrast with the proposed development setbacks. The front yard setbacks on Nashville Road from the rail line to Huntington Road vary in distances, from approximately 0 metres (the Nashville Post Office) to 26 metres (975 Nashville Road), with a variety of different setbacks in between.

9.5.3.2 Architectural Styles

Design houses to reflect one of the local heritage Architectural Styles.

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.

Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.

Research the chosen Architectural Style. See Section 10 for useful research sources.

- The proposed design (see Attachment #3) is contemporary in style and does not reflect a specific historical architectural style, as per Section 9.2.1. The proposed design is a result of the function of the fire hall and its internal layout. Due to the function of the proposed fire hall, there are limited precedents for the design to follow in terms of institutional buildings. Section 9.2.1 of the Kleinburg-Nashville Heritage Conservation District Plan references residential, agricultural and commercial buildings but does not make reference to institutional buildings. The proposed design is acceptable to Cultural Heritage Staff as it is designed to accommodate the function of a use that is unique to the District.

Use appropriate materials. See Section 9.10.

- The proposed red brick is in keeping with the appropriate materials palette as per Section 9.10.1.
- The following proposed materials are required for the function of the fire hall for the following reasons, as provided by the Owner:
 - Olive Arriscraft Renaissance Masonry Stone (at main entrance, apparatus bay and first three courses): creates two identifying locations for the building, particularly the apparatus bay that houses the response vehicles. This treatment is intended to give prominence and importance to this location.
 - Standing Seam Metal Roof (Regent Grey): as a post-disaster building, the standing seam metal roof is required due to its longevity and durability, which increases the durability of the overall structure. The lighter colour is required to minimize the heat island effect and increase the recycled material content.

Cultural Landscape

A Landscape Plan and Details, prepared by a Landscape Architect, and an Arborist Report, prepared by a Certified Arborist, in conformity with the Kleinburg-Nashville Heritage Conservation District guidelines will be required as a condition of approval.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiatives:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 9, CW Report No. 21 – Page 5

- Invest, renew and manage infrastructure and assets
- Continue to ensure the safety and well-being of citizens
- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied that the proposed fire hall at 835 Nashville Road conforms to the policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Heritage Vaughan approval of the recommendations to Vaughan Council for the proposed new construction under the *Ontario Heritage Act*.

Attachments

1. Location Map
2. Site Map
3. Architectural Drawings Package
4. Photos of Subject Property April 11, 2017

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)