

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

Recommendation

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

1. THAT Heritage Vaughan receive this report as information.

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 present the final design of the City of Vaughan Fire Station No. 7-4 located at 835 Nashville Road to the Heritage Vaughan Committee as information, as per the condition of approval requested by Heritage Vaughan at the April 26, 2017 meeting.

Background – Previous Review/Approvals

The City proposed a new 538 m² fire station on the subject property. The development consists of a central apparatus bay, a circulation atrium and associated office and fire station uses.

Heritage Vaughan and Council Approval

The new construction was reviewed by the Heritage Vaughan Committee on April 26, 2017, wherein the following recommendations of Cultural Heritage Staff's report were approved:

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.

The Heritage Vaughan Committee included the following additional recommendations that were approved by Council on June 5, 2017:

1. That the hose tower be re-designed to be more in scale and in character with the rest of the building; and
2. That the final design of the new construction be presented to Heritage Vaughan at a future meeting.

Design Review Panel

The applicant submitted the proposed fire station design for review by the Design Review Panel, which considered the proposal at their April 27, 2017, meeting. The Design Review Panel discussed the legibility of the building as an institutional use and the opportunities as a community node by more clearly delineating the public places within the site.

Minor Variance Application

A Minor Variance application (File A091/17) was approved by the Committee of Adjustment at the June 8, 2017, meeting 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.

Revisions and Additional Submission Materials

Main Building Revisions

Following the Heritage Vaughan approval and Design Review Panel meeting, minor revisions were made to the original design of the main building. The revised site plan and building elevations are shown as Attachment #2. The following changes resulted from the Design Review Panel meeting comments and the programming of the fire station use:

- Flat roofline on the apparatus bay and main entrance portions of the building;
- Additional windows with additional panes;
- Integration of approved standing seam material between the main entrance and the one-storey eastern portion of the building;
- Extension of the approved brick material down the façade of the building;
- Additional outdoor garbage enclosure, and
- Revised the hose tower to be more in scale and character with the rest of the revised building.

Cultural Heritage Staff have reviewed the above revisions and have found them to be consistent with the applicable policies and guidelines of the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan.

City of Vaughan Council, on June 5, 2017, approved the following definition of “significant change” to a design:

“A “significant change” is defined as a change to a previously approved design or project that will alter the character and/ or heritage value of the subject property from its current form.”

Based on this definition, the revisions to the previously approved building are not considered to be significant in nature. The revisions will not alter the character and/ or heritage value of the subject property from the original approved design. The revisions are in keeping with the contemporary design and traditional materials of the original approval and do not significantly alter the overall character of the building.

The revisions will maintain the enhanced value the building will bring to the KNHCD Plan area 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.

Hose-Tower Revisions

As per the condition of approval presented by Heritage Vaughan at the April 26, 2017 meeting, the hose-tower has been re-designed to be more in scale and in character with the rest of the building. A flat standing seam metal roofline has been added to the hose tower to be in keeping with the revised main building. The window design and masonry details have also been carried over from the main building to the hose tower.

Cultural Heritage Staff are satisfied that the redesigned hose tower is consistent with the policies of the KNHCD Plan.

Arborist Report and Landscape Plans

A Tree Inventory Study and Landscape Plan have been submitted in support of the proposal. Cultural Heritage Staff have reviewed the final Tree Inventory and Landscape Plan, which are consistent with the policies of the KNHCD Plan.

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:

- 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 revisions to the fire station at 835 Nashville Road originally approved by Heritage Vaughan on April 26, 2017 conforms to the policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Manager of Urban Design and Cultural Heritage issued a final Heritage Permit (HP.2017.019.00).

Attachments

1. Location Map
2. Approved Architectural Drawings

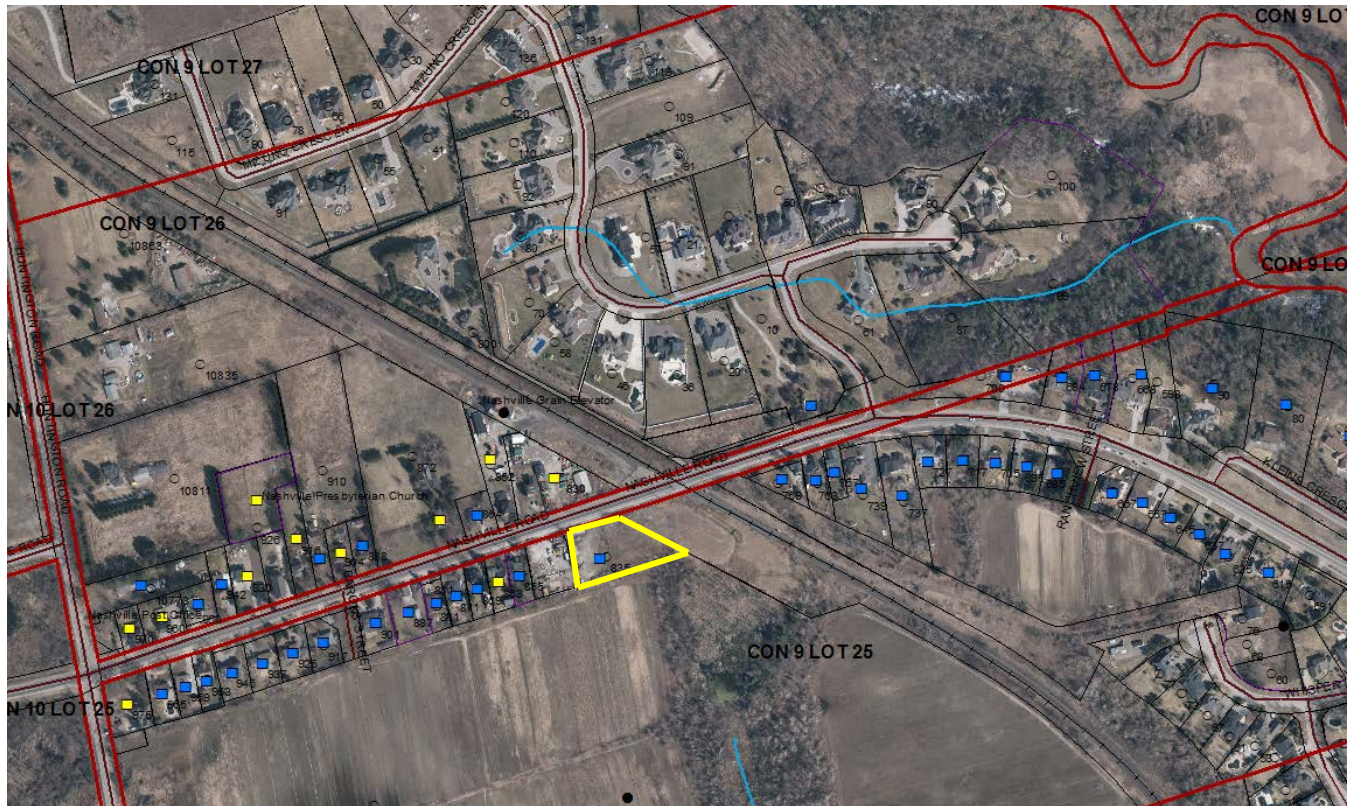
Respectfully submitted,

MAURO PEVERINI
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and Cultural Heritage

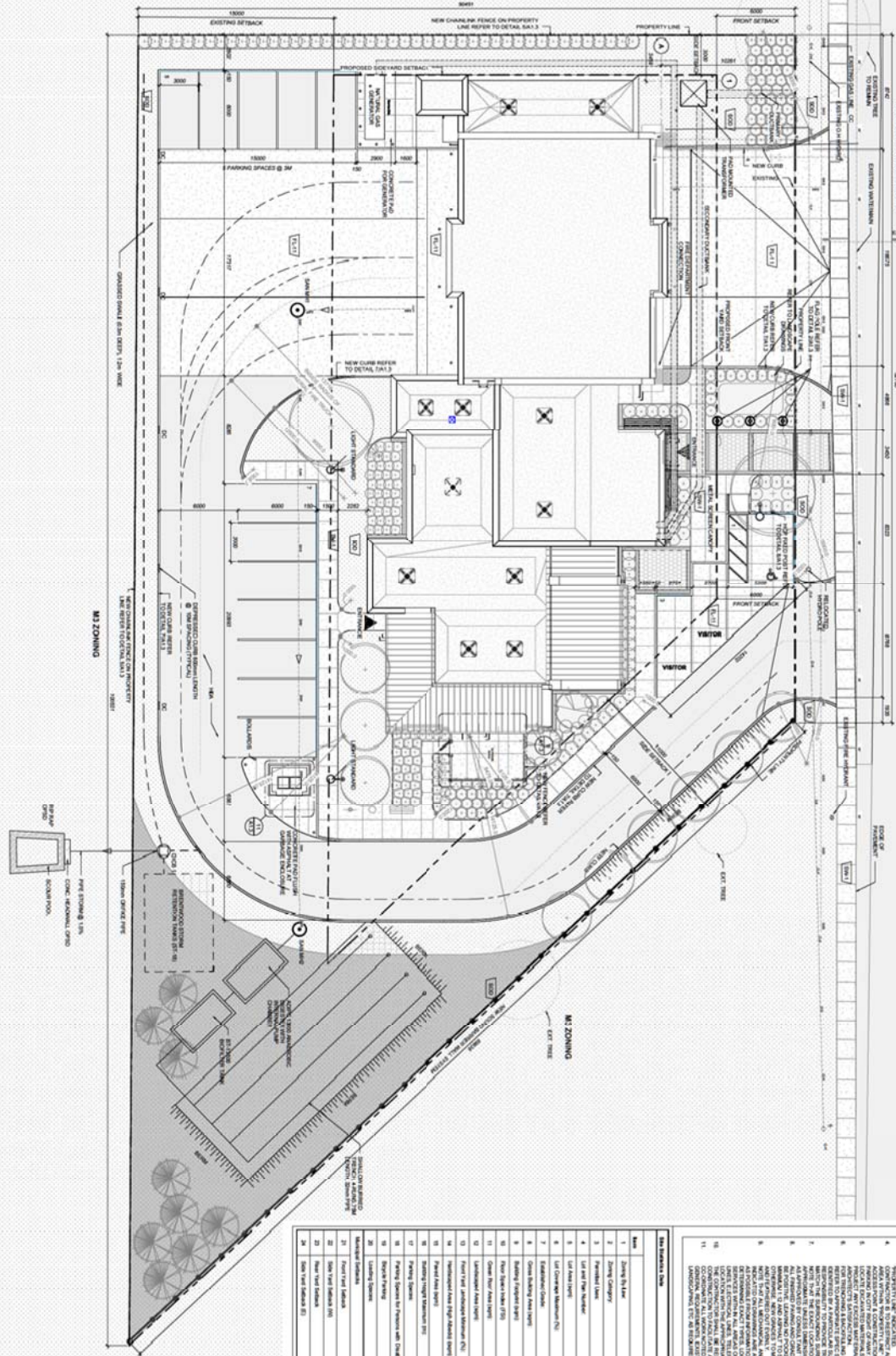
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Location Map



835 Nashville Road (outlined in yellow)

② SITE PLAN
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Item	Item Description	Requisition Number	Requisition Title	Requisition Status
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2	Supply Category			
3	Item Name			
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TRUE NORTH	CONNECTION NORTH
DATE: JUNE 2017	
SCALE: As indicated	
DRAWN BY: MB	
DWG STATUS: PERMIT	
PROJECT No.: 1602	
DRAWING No.: A1.2	REVISION: 2

SITE PLAN

THOMAS BROWN
ARCHITECTS
1397 Sandring Avenue, Suite 300 • 438 Sand Street
Toronto, ON M5T 2C1
info@brownarchitects.com
PROFESSIONAL SEAL:

CITY OF VAUGHAN FIRE
STATION No. 7-4

835 NASHVILLE ROAD, VAUGHAN, ON

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PROJECT :

**CITY OF VAUGHAN FIRE
STATION No. 7-4**

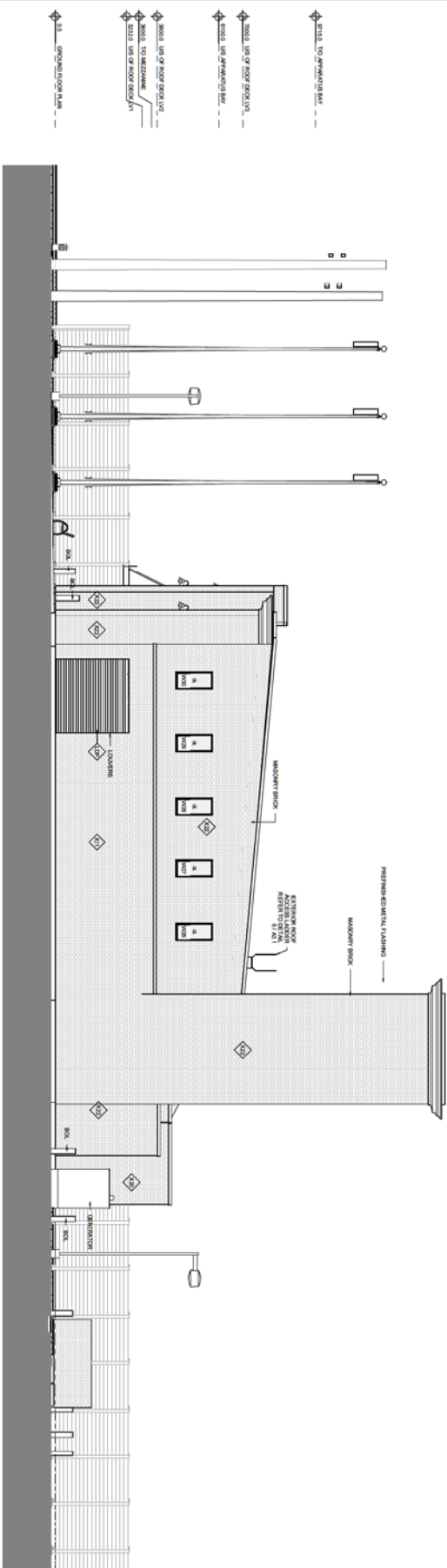
835 NASHVILLE ROAD, VAUGHAN, ON

DWG TITLE :
BUILDING
ELEVATIONS

DATE:	JUNE 2017
SCALE:	1 : 75
DRAWN BY:	MB / SRL
OWN STATUS:	PERMIT
PROJECT NO.:	1602
DRAWING NO.:	A4.1
REVISION:	2



1 SOUTH ELEVATION
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2 WEST ELEVATION
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The Contractor shall verify all dimensions. All point and specifications are the property of the Architect and shall be the property of the Contractor of the work.

ISSUE OR REVISION

NO.	DATE	REVISION
1	2017/06/13	ISSUE FOR PERMIT
2	2017/06/13	ISSUE FOR PERMIT

PROJECT: CITY OF VAUGHAN FIRE STATION No. 7-4
835 NASHVILLE ROAD, VAUGHAN, ON

THOMASBROWN ARCHITECTS
1370 Adelaide Avenue Suite 200 • 416-366-0750 and 416-366-0751
Toronto, ON M5T 1Z5
info@thomasbrown.ca

BUILDING ELEVATIONS

DATE:	JUNE 2017
SCALE:	1:75
DRAWN BY:	MB/SRL
OVER STATION:	PERMIT
PROJECT No.:	1602
DRAWING No.:	A4.2
REVISION:	2

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