

## SECTION 2: DISTRICT ANALYSIS

### 2.1 A HERITAGE CONSERVATION DISTRICT: WHY & WHERE

#### 2.1.1 OFFICIAL BASIS

In April 1999 the City of Vaughan embarked on a planning process to review OPA 160 which had guided development in the Kleinburg-Nashville area for almost two decades. After intense study, and an extensive series of public meetings and consultation with stakeholder groups, OPA 601 was produced, and adopted by Council on 25 September 2000. The Ontario Municipal Board subsequently approved the Amendment, and it came into effect on 29 October, 2001. Section 4.9 of OPA 601, Heritage Conservation, is quoted here in its entirety:

#### 4.9 Heritage Conservation

##### 4.9.1 Objective

The objective of the Kleinburg-Nashville Community Plan is to preserve and protect the rich cultural heritage and natural resources of the Kleinburg-Nashville Community. The City is committed to preserving this heritage through the application of the Ontario Heritage Act. In particular, the City intends to undertake a study to determine the opportunities to designate areas within the Community Plan Area as a Heritage Conservation District under Part V of the Ontario Heritage Act.

##### 4.9.2 Policies

- 1) To 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.
- 2) To encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property.
- 3) To encourage that new development along the historic core areas of Kleinburg and Nashville (Islington Avenue and 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.
- 4) To undertake a study to determine the opportunities to designate Kleinburg and Nashville as a Heritage Conservation District under Part V of the Ontario Heritage Act.
- 5) To ensure that all future development within the Kleinburg Core Area and Nashville Core Area occurs in accordance with the requirements of a Heritage Conservation District Plan. The City may apply an "H" Holding zone or Interim Control by-law in order to implement this provision.
- 6) To encourage the protection of, or where appropriate, the excavation of local archaeological resources.
- 7) To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces.
- 8) To promote an understanding of, and an appreciation for the community's heritage among local residents and visitors.
- 9) To recognize the importance of and protect natural heritage features including the Humber River valley lands for their distinct topography and scenic views.

Based on OPA 601, Council resolved on 10 July 2000, "That the Cultural Services Division undertake the necessary steps to commence a Heritage Conservation District Study and that this initiative be considered in the 2001 budget". Capital funds to hire a consultant to conduct the Study and create a Heritage District Plan were approved on 14 May 2001.

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 district study, and concluded that the study area should include the Kleinburg village core, Islington Avenue north from Major Mackenzie; Nashville Road west to Huntington Road; and the valley lands east and west of the village core. On 26 November 2001, on the recommendation of Heritage Vaughan, Council approved that a by-law be enacted 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 that staff be directed to initiate the consultant retention process for the Heritage District Study and Plan (in accordance with draft Terms of Reference).

A Request for Proposals (RFP) from members of the Canadian Association of Professional Heritage Consultants (CAPHC) was issued, having a closing date of 24 June 2002. After review of all proposals, the team led by Phillip H. Carter Architect and Planner was selected to conduct the Kleinburg-Nashville Heritage Conservation District and Plan. A contract for the work was signed on 8 August 2002.

### 2.1.2 STUDY AREA

The RFP, cited above, proposed a Study Area, shown on the map on page 1, based on information and public input during the OPA 601 process. A review of that boundary is part of the work of this Study, as is the requirement to examine the context of a proposed District. For that reason, surrounding areas are reviewed along with the originally proposed Study Area.

## 2.2 CRITERIA FOR ESTABLISHING DISTRICT BOUNDARIES

### 2.2.1 GUIDANCE FROM THE MINISTRY

The Ontario Heritage Act empowers municipalities to define areas “to be examined for future designation” as heritage conservation districts. The Ontario Ministry of Citizenship and Culture provides guidance for Heritage Conservation Districts in *Ontario’s Heritage Conservation District Guidelines*. Section 3.5, *Ingredients of a District*, is quoted in its entirety, below:

**3.5 Ingredients of a district.** The Act does not define “heritage” or “heritage conservation district as such; neither does it describe how the “examination” is to be carried out. Nevertheless, the experience gathered to date in heritage conservation district planning and designation provides a sound basis upon which to address these matters more fully. There are three prime ingredients needed for a successful district-evaluation, delineation and participation.

#### EVALUATION:

**Defining heritage.** In general, properties of heritage value should be able, with suitable examination, to reveal some of the broad architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped the details of that history. What each community thinks appropriate to its heritage will vary, but the key to its protection is to understand the distinction of a place or area in its large context.

**Describing area character.** A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way than an individual property is valuable to that community.

A district may comprise a few buildings, or an entire municipality. It may have architectural, scenic, or archaeological aspects worth conserving. Above all else, a heritage conservation district has a special character or association that distinguishes it from its surroundings. Potential districts can be found in both urban and rural environments and may comprise residential, commercial and industrial areas, established rural landscapes or entire villages or hamlets.

Successful area examination has always included an evaluation of each property from a variety of perspectives. The following criteria suggest the basic questions that ought to be addressed.

**Historical associations.** A building, structure, or property may have been associated with the life of a well known historic personage or group, or have played some role in an important historical event or episode.

**Architectural value.** A building or structure may be exemplary for the study of the architecture of construction of a specific period or area, or the work of an important builder, designer, or architect.

**Vernacular design.** A modest, well-crafted building or structure may be no less important to the community’s heritage than an architectural gem such as a mansion or public building.

**Integrity.** A building, or structure, together with its site, should retain a large part of its integrity its relation to its earlier state(s) in the maintenance of its original or early materials and craftsmanship.

**Architectural details.** Specific architectural consideration should include style, plan, and the sequence of spaces; use of materials and details, including windows, doors, signs, ornaments, and so on; colours, textures, and lighting; and the relationships of all these to neighbouring buildings.

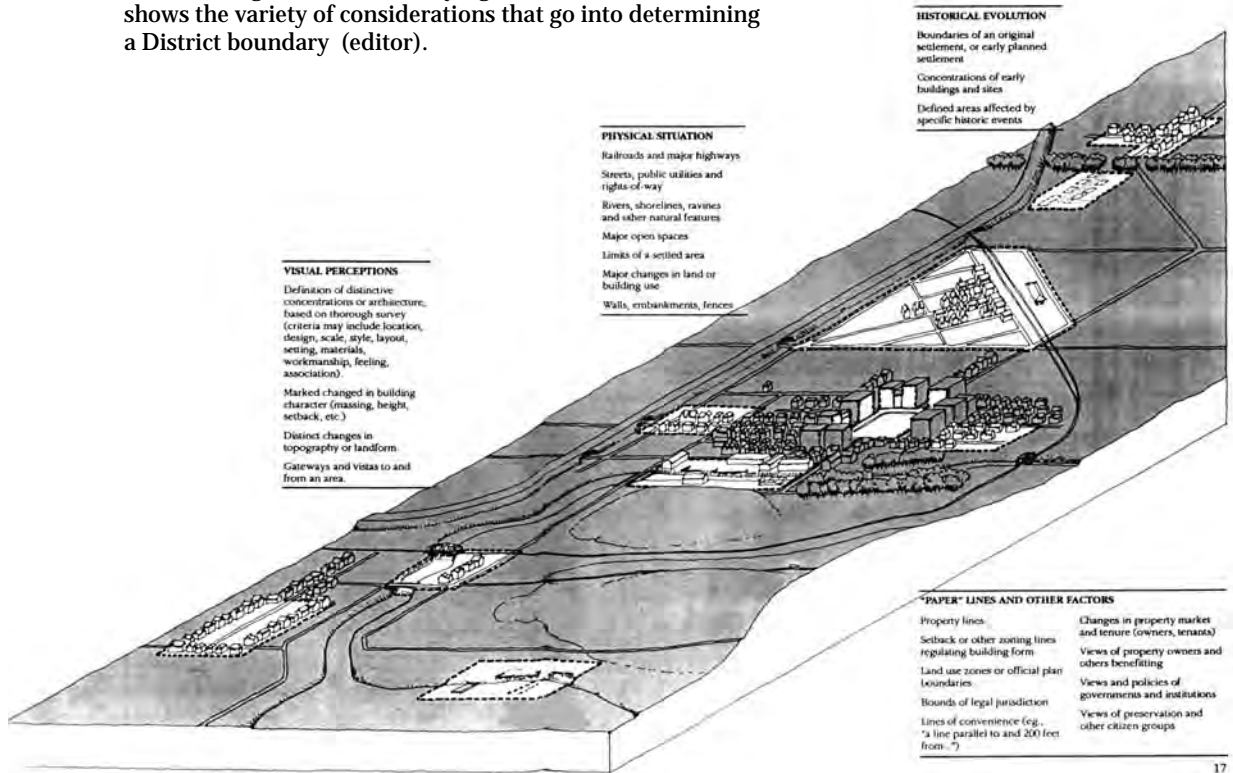
**Landmark status or group value.** Where a building or structure is an integral part of a distinctive area of a community, or is considered to be a landmark, its contribution to the neighbourhood character may be of special value.

**Open spaces.** Examination of a potential district should also include public spaces such as sidewalks, roads and streets, and public parks or gardens. These features 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.

**Vacant land and contemporary structures.** Vacant, undeveloped or underdeveloped land or contemporary buildings and structures should not be summarily dismissed from either examination or inclusion within the proposed district. Municipalities may wish to include these types of property where it is likely that incongruous development or unsympathetic construction on these sites will adversely affect the character of the proposed district. It may well be such sites that enable the distinction of the district to be enhanced, or damaged, in the future.

This drawing from the Ministry's guidelines on delineation shows the variety of considerations that go into determining a District boundary (editor).



**DELINEATION:**

Establishing a boundary that will encompass the proposed district is a crucial task. Its principal objective is to ensure that the special character identified through study of the proposed district will be adequately protected by the measures available to the municipality in Part V of the Act. The district boundary should be established according to the unique characteristics of the area. Examples of potentially successful districts include"

areas that have changed little since first developed and that contain buildings, structures and spaces with linkages and settings as originally planned still substantially intact—a group of civic and institutional buildings located around a public square, or a waterfront area with its marine related structures are good examples.

areas of buildings or structures of perhaps similar or perhaps different architectural style and detailing which, through the use of materials, height, scale, massing, colours, and texture, comprise cohesive harmonious streetscapes having a definite sense of place distinct from their surroundings.

areas of buildings and structures that have acquired a definite sense of time and place through historical associations with activities, events and individuals.

Boundaries should be drawn to include not only the buildings or structures of interest but also the whole property on which they are located. Vacant land, infill sites, public open space and contemporary buildings may also be contained within the district where it is desirable to ensure

that their future development is in keeping with the character of the area. Boundaries may follow distinctive topographical features such as rivers, roads, walls, fences, treelines and slopes. 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 effect its eventual legal description in by-law form.

## **PARTICIPATION.**

The Act does not require any form of public participation other than municipal consultation with its Municipal Heritage Committee prior to enacting a by-law for a study under Section 40; the OMB may make its own requirements for notifying people as it sees fit.

Public participation and consultation in the designation of districts is nevertheless very desirable. Public meetings during the examination process, individual notification to property owners within a study area, and notices or articles in local newspapers advertising municipal proposals are all valuable for both informing the public and enabling the public to respond to proposals for designation.

In some cases it has become a practice during the process of district designation to eliminate possible objectors to designation by excluding their properties from the proposed district. This is not generally advisable. While it may seem expedient in the short term to take such action, the overriding objective of a district should be to protect and enhance all buildings and structures of heritage value within its boundaries. Any objectors to district designation will be able to voice their concerns and present supporting or objecting arguments at the mandatory OMB meeting.

The Heritage Act also embodies The Ontario Heritage Foundation, and entrusts it with several objectives related to the conservation, protection and preservation of the Province's heritage. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* offers additional guidance, under the headings of *Neighbourhood and District Character*, and *Heritage and Planning Policies*, parts of which are quoted below:

Much of the motivation for heritage conservation comes from a general concern that future construction will not fit as well into a neighbourhood as existing structures. The public has a growing sense that conservation is essential to neighbourhood or district planning beyond preservation of single buildings. The character of an area, with its buildings, landscapes and streets, has become of considerable value, even though no single person owns or controls this amenity--and even though its boundaries may be difficult to determine.

A district of particular heritage importance may be a collection of pleasant residential streets with solid Victorian houses (or) a main street lined with commercial blocks of many different eras, a collection of mill and factory buildings along a waterfront, or even a rural landscape of scenic interest. Such areas are more than the sum of their parts and are demonstrably unique. They may be amenities for local people as well as attractions to visitors from near and far. They serve as a tangible focus for community pride....

Provide for diversity as well as consistency in assessing and planning districts. Include vacant lands within district boundaries where their development offers opportunities that may either enhance or damage the character of the district, and make explicit criteria for the quality of development on such lands--especially on frontages facing heritage properties.

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.

### **2.2.2 ADDITIONAL GUIDANCE FROM THE OFFICIAL PLAN**

This Study and Plan relies on Official Plan Amendment (OPA) 601, The Kleinburg-Nashville Community plan, to provide its context, and it will reflect and respect policies found therein. OPA 601, is quite specific about the scope of its heritage concerns in the Heritage Conservation Objectives and Policies, quoted above in Section 2.1., which will not be

repeated here. It also addresses the character and development of the Study Area in clauses that are not directly under the Heritage Conservation heading, which are quoted here:

"OPA 600 establishes an ecosystem approach to planning.... OPA 600 limits the loss of the rural area to urbanization, thereby further enhancing the rural character of Kleinburg-Nashville." *Section 1.3.4*

"...the Kleinburg-Nashville Community Plan provides for a modest growth of the community by the addition of approximately 1000, predominantly attached, dwellings." *Section 1.3.4*

(Note that this figure applies to the entire Kleinburg-Nashville Community area)

"(The) rural village character (of Kleinburg and Nashville) is unique to Vaughan's urban areas....The maintenance and enhancement of these characteristics are important to both the community and the City." *Section 2.1*

"The distinctive character of Kleinburg's historic village core comes largely from being situated between two tributaries of the Humber River." *Section 2.2*

"...the environmental features within the community plan area are to be protected, enhanced and, where appropriate, integrated into the community environment." *Section 2.2*

"The heritage and environmental character of Kleinburg-Nashville are fundamental elements of its community identity. The rural quality of lands to the north, west and east also play an important role in defining Kleinburg-Nashville as a village community rather than that of an urban node within a much broader suburban area." *Section 2.3*

### 2.2.3 SITE SPECIFIC EVALUATION

In recognition of the above, a series of goals specific to the Kleinburg-Nashville Community in the City of Vaughan has been identified as providing appropriate criteria for setting the boundaries of a Kleinburg-Nashville Heritage Conservation 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.
- 2) 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.
- 3) The District boundary should enclose sufficient areas beyond the village cores to ensure that the contributions of rural and valley lands to their character, as recognized in OPA 601, is maintained and enhanced.
- 4) 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.
- 5) Individual properties, designated under Part IV of the Heritage Act as having historical or architectural value or interest, can be included in the Heritage Conservation District, though they remain subject only to Part IV.

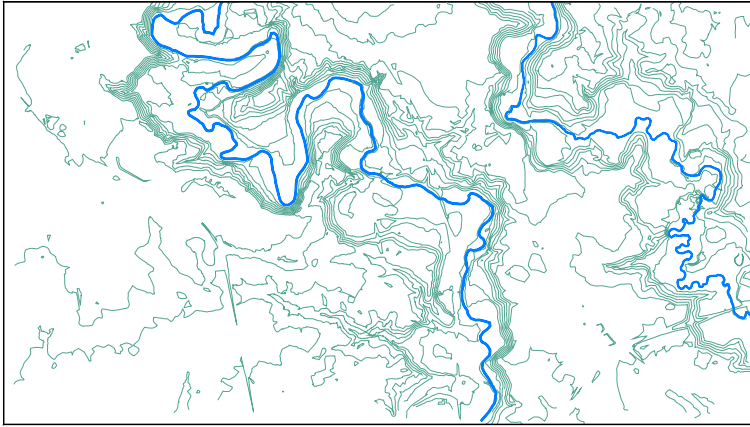
## 2.3 GENERAL PHYSICAL CONTEXT

### 2.3.1 THE NATURAL SETTING

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 valley lands 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. As will be described below, the topography has exerted a strong and continuous influence on the development of the Kleinburg-Nashville area.

#### Natural Kleinburg:

The 5-metre countours clearly show the structure of valleys and table lands. Traces of railway and road cuts and embankments are the only evidence of human occupation at this level of detail.



### 2.3.2 PATTERNS OF DEVELOPMENT

As shown in the history in Section 1.4, above, the rivers had a primary influence on the origins of Kleinburg. Although traces of pre-history are no longer evident above ground, the Humber Valley's Carrying Place Trail was a main route in the Aboriginal and early Colonial eras. When permanent European settlement began, the rivers furnished water power for the mills that provided the economic basis for the founding of the village of Kleinburg.

#### MOVEMENT PATTERN: ROADS, RAILS, AND PATHS

The rugged nature of the Humber River Valleys resisted the imposition of Simcoe's road grid. The terrain was simply too broken for the construction of straight roads. The 1880 Belden map shows dotted lines for many surveyed roads that were not constructed. (Some of these remain as 'unopened road allowances', and others just as lines on the map.) As a result, Kleinburg-Nashville's local roads are shaped by topography rather than survey. Islington Avenue, following the old Carrying Place Trail, ran along the ridge between the two valleys. Mill roads into the valleys followed the contours of the landscape in order to connect with Islington or the road grid beyond the valleys. The railroad also skirted the Humber, so that the "Kleinburg" station was located 2 km to the west, and the Nashville hamlet grew up around it. The limited space on the Kleinburg plateau allowed for minimal development of a town plan, and the village remained small, with surrounding lands occupied by farms. It is notable that all the intersections in the old Kleinburg village are tees.

The past half-century has seen the conversion of much of the surrounding land to suburban housing developments. Along Nashville Road, between the Humber and the railroad, most of the newer houses face directly onto the road. The other developments are laid out as "keyholes" with frontages on a new road running off the existing road system, or as "enclaves" of new road layouts connecting to the existing roads at only or two entrances. In

both of these layouts, there are no frontages on the old roads, and old road frontages consist of back or side lot lines of the residential properties.

Another recent circulation system springs from the creation of conservation lands in the Humber Valleys, and the development of trail systems within them. Growing interest in the environment, and enthusiasm for recreational activities make the valley trails attractive to a growing number of hikers and cyclists.

#### LAND-USE PATTERN

The land use pattern is strongly determined by the topography. Over 60% of the Study Area is valley land, i.e., below the 'top of bank' and, of that, 38% belongs to the Toronto and Region Conservation Authority (TRCA). Other valley lands 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. About 20% of the valley lands have residential uses, but to a great extent this is limited to the rear yards of house lots which back onto valley lands, and only about two dozen houses are actually sited below the valley crests.

The table lands, i.e., lands above the 'top of bank' are mostly developed, predominantly for residential uses. 22% of these lands are agricultural or zoned for open space. The remaining land is residential and commercial. Commercial uses are limited to about 4 hectares in the Kleinburg Core, with a few additional properties on Regional Road 27 and in the Nashville village along the Nashville Road.

**Approximate areas of land uses are tabulated below:**

Total Study Area	271 hectares
Valley Land	166 hectares = 61%
Valley Residential	34 hectares = 13% (20% of valley lands)
Valley TRCA	60 hectares = 22% (36% of valley lands)
Binder Twine Park	4 hectares = 1.4% (2.5% of valley lands)
McMichael	5 hectares = 2% (3% of valley lands)
Other Open Space	35 hectares = 13% (21% of valley lands)
Agricultural	27 hectares = 10% (16% of valley lands)
Table Land	105 hectares = 39%
Residential	64 hectares = 27% (70% of table lands)
Commercial	5 hectares = 1.5% (4% of table lands)
McMichael	10 hectares = 4% (10% of table lands)
Agricultural	20 hectares = 7% (19% of table lands)
Open Space	3.5 hectares = 1% (3% of table lands)

Note: The figures above refer to actual uses, rather than official plan or zoning by-law provisions. Most uses are in conformance with the zoning by-law, but much of the residential uses in Nashville are zoned agricultural.



## 2.4 HERITAGE CHARACTER

Detailed descriptions and illustrations of each property in the recommended Heritage Conservation District appear in the Inventory in a separate volume. This section examines the experience of the public spaces of the village streets, roadways, pathways, parks, and open lands. The descriptions start with the villages, move on to the connecting spine of roads, and finish with consideration of the natural and agricultural setting in the valleys. Together, these elements define the character of the Kleinburg-Nashville, and this Section concludes with a Heritage Character Statement.

In recognition of the older development patterns, the village cores are defined for the purposes of this study as follows:

The Kleinburg village core is properties fronting on Islington Avenue between the McMichael Gallery to the intersection with Highway 27, Nashville Road from Islington to the swale just north of Lester B. Pearson, Stegman's Mill Road to the far bank of the East Humber, and the roads opening off of those previously listed.

The Nashville village core is properties fronting on Nashville Road, from the railway crossing, west to the limit of the Study Area.

The later 20th-Century developments on Howland Mill Road and Klein's Crescent are included under the heading of Nashville Road in Section 2.4.2.

The later 20th-Century developments off of Stevenson Avenue and Stegman's Mill Road are included under the heading of Rural and Natural Setting in Section 2.4.3.

In this section "designated" refers to individual properties designated under Part IV of the Ontario Heritage Act.

### 2.4.1 THE VILLAGES

#### KLEINBURG VILLAGE

##### ISLINGTON AVENUE



Redcroft, an 1852 designated dwelling on the west side at 10384 Islington suitably marks the southern edge of the old Kleinburg village. Opposite are the stone bastions of the McMichael Gallery entrance, with the Elementary School property immediately to its north. The McMichael property is rich in heritage significance. Although the original McMichael house is now wrapped within its modern expansions, the grounds hold the relocated Tom Thomson cabin, and the graves of members of the Group of Seven. The McMichael collection is, of course, a significant part of Canada's cultural heritage, and the world's. The school building is a very well-executed one-storey modernist building, its low profile emphasized by being sited down the slope, below the roadway. The elegant little belfry flanking the entrance holds the bell from the previous school on Napier Street. On the northern edge of the school property is the 'Kleinburg' railroad station, rescued and relocated from its original location in Nashville.



Continuing on the east side of Islington beyond the school property, the heart of the old village remains in an almost unbroken assemblage of heritage properties. A modern plain suburban house at No. 10435 and an early postwar building at No. 10465 are the only breaks in 270 metres of street frontage, ending at the 1860 house at No. 10503. Buildings include original commercial forms, like the old Post Office at No. 10483, and an array of housing forms of various construction dates, mostly now converted to commercial use. The designated 1832 Arthur McNeil house at the north corner of Kellam Street was relocated to this site in 1987. Two modern commercial redevelopments follow, the architecture of which nods to heritage forms without complete success. A postwar bungalow brings us to a point opposite the head of Nashville Road. Continuing northward, a designated 1880 house and a 1 ½-storey heritage cottage flank the John Street intersection, followed by a substantial early 20<sup>th</sup> Century house on a large treed lot, at No. 10555. A postwar suburban house, set well back from the road is the last property before the road crosses a wide swale draining to the west into the Humber Valley. Beyond this swale, Treelawn Boulevard leads into an on-going development of large-scale post-modern estates, with Fire Station 74 sitting on the northern corner. The Treelawn Boulevard development sits behind “buffer strips” of open space to the south and west. The boundary of the Study Area here parallels Islington, lying between the roadway and the new development.

Between Nos. 10423 and 10555, 75% of the eastern frontage of Islington Avenue holds buildings with heritage value, and a significant proportion are of exceptional heritage value. The overall character of this stretch of frontage has more heritage significance than any individual building within it: to a great extent, the tone of a village remains intact. The buildings are a mix of types, some originally commercial and some originally dwellings. Setbacks vary. Mature trees sit beside, as well as in front of, buildings: a highly characteristic village planting scheme, not seen on urban main streets. House-form buildings have front yards, many with low, white picket fences or hedges. All these elements are part of the historic village pattern.



Unfortunately, the heritage character of the village centre has not been preserved on the west side of Islington. Returning to Redcroft, at the southern edge of the village, and heading northward again, there is a post-war ranch house on a well-planted lot, followed by a post-war one-storey utilitarian Bell Telephone building, the substantial but fairly plain 1926 brick church, and another post-war ranch house.

### Special Focus: Recent Redevelopment Area

Here begins the commercial heart of the west side of Islington Avenue, beginning with an unused early 20th-Century gas station building. This is followed by an unbroken 170-metre stretch of recent commercial redevelopment. These redevelopments deserve some credit for aiming at heritage design qualities, but unfortunately their aim has been somewhat amiss in scale, precedent, and detail. The buildings and their landscaping dominate the street and merit detailed discussion.

The first building is a large-scale mixed-use project, with seven shops under a long front porch at grade, with two storeys of apartments above. It terminates the axial view up Stegman's Mill Road. The long porch, symmetrical design, and 3-storey central gable all emphasize the large scale of the building. The massing is reminiscent of a Stanford White 'cottage' in Newport, and is not in keeping with Kleinburg's village heritage, which is visible across the street. The use of inauthentic materials and off-the-shelf gingerbread is unfortunate. The building is not at all an unattractive one, but it is nonetheless 'wrong' for its site.

The second building has a narrower frontage, and presents the street with the familiar and appropriate facade of an Ontario Victorian house, if a bit over-sized. It is not a small-scale project, however, which is apparent in the side elevation, which is highly visible across the wide parking lot that intervenes between it and the previously discussed building. The side elevation, though skilfully executed, doesn't reflect any local precedent form. The project suffers, like the previous one, from inauthentic materials and off-the-shelf decoration.

The final re-development is a large two-storey brick-and-siding project. The first four bays are set well back from the street, behind an expanse of concrete paving blocks. The last two bays are on the building line; the expanse of paving blocks remains, though narrower. The front elevation is strongly broken up, reducing the sense of scale, although the use of identical brick throughout diminishes the effort of scale-reduction. The third bay has a 'boom-town' front, mimicking the old post office across the street. The brick itself is a very modern 'heritage blend' much more varied in colour than that found in local heritage construction. Despite the attempts at scale and emulation, the detailing is clumsy and insensitive to



heritage forms. Roof pitches are too shallow, and the changes of material from brick to siding don't reflect any heritage precedent. The northern element, set closer to the street, is in vertical siding, a material without heritage precedent (board and batten would be better). There is no problem with off-the-shelf decoration because there is no decoration at all, though the styles emulated were rich in decoration. The front porch on the third bay mimics the recent sorry porch on the old post office rather than the original decorated version. The signage is modern, and very unattractive.

The damage done by these re-developments to the historic 'village' character of Kleinburg is greatly exacerbated by the landscape and streetscape elements installed. Fortunately, re-configuration of these elements can restore the village character to a great degree, and with modest effort. Proper design can bring out the heritage aims inherent in these buildings, and disguise the misfires. It can also restore the setting, which has been inappropriately urbanized to the extent that it more resembles Yorkville in Toronto, than the opposite side of Islington Avenue. Guidelines for landscaping and streetscaping that can restore the original character are provided in Section 9, below.

Beyond the re-development area is a heritage house, now converted as an antique shop. A small postwar strip plaza follows at No. 10504. This property currently has an application for re-development. An early 20th-Century house, now a restaurant follows at N. 10512. The next property, an art shop, is of indeterminate age. No. 10522, at the southern corner of Nashville road is an 1860 frame house, converted to commercial use, and much added on to.

The flank of the Kline House, described under Nashville Road, below, faces Islington on the northern corner of Nashville Road, followed by the rear/flank of the modern Royal Bank building, also on Nashville Road. Two large residential properties follow before the intersection with Lester B. Pearson, and the view down that road, hedged in closely with mature vegetation has a great deal of rural charm. Just beyond, Islington crosses the broad westward-draining swale mentioned above, and the westward view, into the Humber valley is a reminder of Kleinburg's natural setting, though this is rather overwhelmed by the large development opposite, which is described above.

There is a 1960's ranch house, with a wide shallow gable roof facing the road, and a Victorian farmhouse, much added on to, before the old Kleinburg Village area ends at Bell Crescent.

## NASHVILLE ROAD



The old village portion of Nashville road is less than 400 metres long, running downhill in a progressive curve, from Islington to Highway 27 in the Humber River Valley. The road lies along its original route, though it has been slightly widened and regraded to modern standards. It's very attractive for most of its length, with an abundance of mature trees on both sides of the road for most of its length.

Beginning on the south side of the road, the first property is the flank of the converted heritage house at No. 10522 Islington. The Doctor's House property follows. This property is very large, about 2.5 hectares, and its street frontage is more than 70 metres long. A village-appropriate low wooden picket fence borders the sidewalk. The property contains several buildings. The easternmost, fronting on the street is the designated 1867 'Doctor's House'. It is followed by a heritage-friendly shop of more recent construction. The interior of the property also holds a large recent addition containing a variety of banquet spaces. The addition is executed in white clapboard in mimicry of the original house, and while it's not particularly authentic, it is discreetly tucked away to the rear, and its street presence is limited to a distant oblique view down the entrance driveway. Also on the interior of the property is a relocated Victorian clapboard church, now used as a wedding chapel.

Following the Doctor's House property are two late 20th-C residences. Their street presence is limited by the extensive and mature planting. Next is the heritage property of Kleinburg Cemetery and the Pearson Monument. Two recent post-modern estate homes follow, set on the hill, well back from the road. The first is a heritage-friendly rendition of a two-storey Loyalist Georgian 'Yankee House', the second a pastiche of stripped-down historical references: Victorian, Regency, and Italianate. Both of these recent residences have estate style lawns sweeping down to the road, interrupting the previous enclosing streetscape of mature trees. Two older houses follow, set close to the road and below the road level created by modern re-grading. The first is a 1 1/2-storey heritage 'Yankee House', defaced with aluminum siding. The second is probably a heritage building, but it has been altered to the extent that its provenance is hard to determine. The remaining stretch of road, before coming to Highway 27 is largely open field, with a utility building near the intersection.

Returning to the top of the road on the north side, the 1858 Kline House 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. No. 30, following is an early or mid 20th-C bungalow, the lawn is again open giving a character to the streetscape that is more suburban than village-like. The next house is a nicely detailed 1992 post-modern rendition of a two-storey

Georgian with a sweeping porch on two sides, set among mature trees that begin to enclose the roadway again. Next, at the east corner of Lester B. Pearson Street, is a small heritage cottage facing Nashville Road, set back on the hill among mature trees. It is described below, under its address at No. 9 Lester B. Pearson Street.



At the western corner of Lester B. Pearson Street, the flank of a recent post-modern house is visible, though its street presence on Nashville Road is diminished by the mature roadside planting. At present, there are no more buildings fronting Nashville Road before Highway 27, though zoning is in place for commercial development at the intersection. Currently a bit over half of the distance from Lester B. Pearson Street to the Highway is lined with mature trees, contributing to the rural village impression of the roadway.

#### STEGMAN'S MILL ROAD

Stegman's Mill Road appears on John Klein's 1848 subdivision plat. Beginning at Islington Avenue, it is flanked by heritage buildings, and No. 376 Stegman's Mill Road, at the west corner of Napier Street, is a well looked-after 18th-Century Victorian brick house. The lots opposite are recent houses, set well back on very large lots. As the road descends and curves north it enters the more natural valley environment. The wooded hillside on the left leads up to the rear lots on Napier Street, and to the right the valley opens out to the East Humber River and Bindertwine Park. Just past the bridge, Valley Road follows the river northward, and a post modern development appears on the right, with some houses facing the road and others on the Ravendale Court cul-de-sac. On the left-hand side of the road lies the early postwar development on Windrush Road. The Windrush Co-operative, mentioned in Section 1.4, includes lots on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road. There is a Special Focus section on the Windrush properties at the end of this Section.





#### NAPIER STREET

Napier Street is an original village street, its first block north of Stegman's Mill Road appearing on John Klein's 1848 subdivision plat. It is the residential heart of the village. The buildings are all residential, and their construction dates span the entire history of Kleinburg. Of the 27 lots with frontage on Napier Street, 14 possess buildings of heritage value. Of particular interest is the fact that two of the historic houses are conversions from other uses, one was the old schoolhouse, the other a mill building connected with the Stegman's Mill enterprise. The road retains the original rural profile, without curbs or sidewalks, and the planting could be described as a mature village forest, with abundant large trees in front, side, and rear yards. The density of planting is such that the view down the centreline of the street is dominated by greenery. The rural village character formed by this pattern of streetscape and planting has been preserved by the infill projects constructed over the past half-century.

JOHN STREET



Most of the frontage on John Street consists of flanking lotlines of property facing either Islington Avenue or Napier Street. The Islington properties, both of heritage value, make up about 43% of the frontage. Neither the Napier Street flankers, nor the houses facing John Street are heritage buildings. But the John Street properties share the general character of Napier Street in scale, and general quality of site. Like Napier Street, the road retains a rural profile.

KELLAM STREET



Like John Street, Kellam Street's frontage mostly consists of flanking lotlines. In fact, the northern corner lot at Islington contains an early 20th Century vernacular house, which has given over its sizeable front and rear yards as sites for two relocated heritage buildings. As a result, three buildings now share the postal address of 10499 Islington Ave, although two of them front on Kellam Street. Except for the corner houses at Napier Street, the entire frontage has heritage value. The road profile and planting share the characteristics of Napier and John Streets.



LESTER B. PEARSON STREET



Most of the houses fronting on Lester B. Pearson Street are of 20th-Century vintage, with construction dates spanning the entire Century. No. 24, The Pearson House, at the corner of Main Street, is a late 19th-Century house, underneath a lot of renovation and re-cladding. At No. 9, a small 1870's heavy timber building has been swallowed whole by the long new house currently under construction. Except for a couple of cases of overly-prominent garage doors, the street frontage preserves the village tone and scale. The road profile is rural, and the village forest here is particularly lush. The extension turning eastward to Islington is narrow and shaded, with the character of a farm lane.



MAIN STREET



Other than the flank of the Pearson House, the houses are postwar, predominantly in the one-storey ranch style. The planting is mature. It is notable that, although this road is on a ridge top, the village forest blocks these houses from view in the valley to the west. The road profile is rural.

BELL COURT



The Bell Court subdivision consists of 1960's era one-storey ranch houses. Although none of the buildings have heritage value, their modest scale is consistent with the post-war infill houses in the older village areas. It is worth noting the contrast in scale and style, in comparison with the new Treelawn Boulevard development across Islington Avenue: This kind of streetscape is unlikely to be developed again.

The road profile is rural, and most lots are well planted with maturing trees, and some large trees that probably predate the development have been retained.

**SUMMARY: KLEINBURG VILLAGE**

Within the study area, Kleinburg Village contains 90 properties, 45 of which have heritage value, and many of these have high value, by virtue of preservation of form and detail, and by association with the historical development of the village. Both of the core residential areas, the Napier Street and Lester B. Pearson enclaves, preserve the historical quality of a residential village in streetscape, building scale, and planting. In the commercial core, heritage buildings predominate on the east side of Islington Avenue, and the village character is preserved in building scale, varied setbacks, and landscape details of planting and fencing. The west side of Islington is predominantly new development of a larger scale, and the attempts at 'heritage' design of the buildings and their sites is not particularly successful. The introduction of landscape design elements similar to those across the street will restore the character of a rural village shopping street to a large extent.

### NASHVILLE VILLAGE



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 railroad. The other exceptions to the residential character are a modern concrete-block shop for the Ontario Monument Company at 950 Nashville Road, and a heritage store, now a gallery, at 970 Nashville Road at the western end of the Study Area.

Of the residential development in this last western stretch of Nashville road, a little under one half of the properties have heritage value, with an 1860 Georgian house at No. 965, and a 1910 four-square house at No. 975, having particular, and well-preserved value. On the north side of the road, most of the buildings are heritage properties, many of them of high quality.

## 2.4.2 THE ROADS

### ISLINGTON AVENUE



Islington Avenue is said to lie on the path of the old Carrying Place Trail. The 1850 construction of the Vaughan Plank Road along the route established it as the principal entry to Kleinburg village from Toronto, which it remains today.

South of Major Mackenzie, Islington Avenue presents a post-modern suburban face: two-storey 'estate' housing in cul-de-sac layouts, interrupted by strip malls. At the northeast corner of Major Mackenzie lies the Kleinburg New Forest, public land recently re-planted for a woodland. On the northwest corner is a post modern, cul-de-sac, estate housing development. Immediately to the north of this development is Abermory House, a Part IV designated heritage property, followed by the modern Secondary School. Proceeding northward, earlier cul-de-sac developments flank both sides of the road. Planting and attractive fencing soften the visual impact, and the roadway has a rural profile, curbless, with drainage ditches on both sides of the roadway. As a result, the flanking development doesn't entirely overwhelm the original character of a rural road. Interruptions to this general impression are created by bits of bare chain link fencing, the open lot of the secondary school on the west, and the Public Library parking lot on the east, just before the road enters the old village.

### NASHVILLE ROAD

Nashville Road originally ran down Kleinburg's hill to Klein's (Later Howland's) mills, climbing out of the west side of the Humber valley to join the road grid just east of the railroad. It is the historic connection between Kleinburg village, and the now-vanished mills and railroad station. The portion of the road east of Highway 27 will be discussed in Section 2.4.3, below.

From Highway 27 westward, Nashville Road has been modernized, with original horse-and-buggy grades and curves smoothed out. About 85% of its 2.7km length is flanked by residential development, which is predominantly modern in construction. The visual effect of these developments on the roadway varies considerably.



The northwest corner of Highway 27 is occupied by open land, zoned residential behind which is a ranch-style home overlooking the field and road. On the southwest corner, two homes are set discreetly well back, with attractive fencing and extensive planting. Beyond this, Howland Mill Road, a short cul-de-sac of post-modern estates, runs to the north. Mature planting obscures their view from the Nashville Road, though they are visible from the valley lands.

The road crosses the Humber River at this point, giving views up and down the valley. The view of the natural landscape as the road climbs out of the valley is extensive, particularly to the north. A large farm sits against the south side of the road, just beyond the River. It holds two old barns, as well as a small modern house and a large modern concrete-block workshop. Immediately west of the farm, and flanking it, Stevenson Avenue climbs southward out of the valley, on the line of an original concession road. The roadway halts shortly after crossing the southern boundary of the Study Area and becomes an unopened road allowance. Within the Study Area, Cedarvalley Crescent runs eastward from Stevenson just above the floodline. It is a cul-de-sac street with predominantly ranch-style one-storey houses, surrounded by mature planting. The entire conception of this development belongs to an earlier era of suburban and rural residential housing. The lots are very wide, mature trees were left on the property, and the landscaping attitude is to fit into a natural setting, rather than to dominate it and overlook it. As a result of this attitude, the houses on Cedarvalley Crescent are invisible from the roads and valley lands when the trees are in leaf. The recent houses on Westmore Drive, more than twice as far away, loom over the valley, as viewed from Nashville Road.

Returning to Nashville Road: On the north side, opposite Stevenson Avenue, a single estate dwelling sits on the hill behind extensive planting. Its presence is primarily announced by a dressed stone gateway, and a landscaping scheme of refrigerator-sized boulders. On the south side, just beyond Stevenson, the valley holds an elaborate three-storey rural estate, with extensive lawns and a large pond. Opposite the western boundary of this estate, another cul-de-sac, Klein's Ridge, runs northward. The houses here are in the familiar style of recent development, and although the lots are large, so are the houses. Although the development is fairly well screened from Nashville road, the houses loom over the valley lands, particularly in the northern quadrant, where only open land (now TRCA conservation land), previously farmland and the Howland Mill pond, stands between the river bank and the back lot lines of the houses.



West of Klein's Ridge, a sweeping curve of Nashville Road skirts the lip of the river valley to the north, and TRCA lands come right to the road allowance. On the south side opposite, rural residential development begins with a group of older road-related residences, followed by two recent cul-de-sac development on the estate model, entered by Cold Spring Road and Whisper Lane. Opposite the western end of these estate developments, is a 1960s development with houses oriented to Klein's Crescent, a parallel access road set back about 20 metres from Nashville Road. The ranch-style houses are modest ones with extensive and mature planting. As a result, they don't visually dominate the roadside, but the space between the main and access roads is lightly planted, making the presence of the development obvious from the main road.

From this point, Nashville Road is predominantly lined with road-related residential development. Exceptions occur close to the railway crossing. On the north, beyond the Study Area, a fenced cul-de-sac of large-scale estates is under construction around Charles Cooper Court, just east of the railroad.

The heritage character of the Nashville Road rests on its historic role as a link between the villages, mills and railroad, and the fact that it mostly lies on its original alignment. That alignment, off of the grid, was established by the topography of the Humber Valley, and emphasizes it.

## HIGHWAY 27

The topography of the Humber valley diverted or interrupted much of the original road grid, as the 1880 map shows. Highway 27, within the Study Area, is a relatively modern re-working of the originally unbuilt concession road, of which Stevenson's Road is a remnant. The Highway diverges from the original grid at Elder Mills, and rejoins it about 1.5 km north of Kleinburg village. The roadway is in all respects a modern high-speed highway, with a wide right-of-way, traffic signals and turning lanes at major intersections, and galvanized guard rails. Beyond the right-of-way, however, the landscape it passes through is mostly undisturbed by its presence. Through most of the Study Area, and extending to the south, the road lies low in the Humber River valley, and development of most of the adjacent lands are limited by the presence of the River. Within the Study Area there are two ranch-style homes, and the former golf driving



A lane of mature trees lies on the eastern side of the Highway 27 right of way, running intermittently from Rutherford Road to Nashville Road.

range. From the roadway there is little hint of the old village of Kleinburg or the more recent residential developments around it. It is only north of Nashville Road, when the highway climbs out of the valley, that development becomes apparent, and the quality of an essentially rural environment disappears. The portion of the Study Area south of Nashville Road is included in the Highway 27 Corridor Study.



### 2.4.3 THE VALLEY SETTING

The woodlands of prehistoric times were cleared for farms at the time of European settlement, to the extent that terrain permitted. The 1880 map shows the Lot and Concession divisions, and gives the names of the farm owners. Many of these names are still found in the local phone book. The historic character of the Study Area was timberland, cleared for agricultural use on the tablelands and flat bottoms, with the cleared timber feeding the Kleinburg sawmills. The rural and natural landscapes maintained the general character they had at the end of the timber-cutting era to within living memory and, to a significant extent, that character remains today.

As shown in detail in section 2.3.3 above, the predominant character of the lands in the Study Area is rural or natural. This is reflected in the zoning bylaw, which classifies 60% of the land as Open Space or Agricultural. Beyond the Study Area, the percentage of open space and agricultural land is very much higher, although extensive recent post-modern suburban development is rapidly filling the lands south of Major Mackenzie Drive.

There are modern interventions in this landscape, principally road-related. Highway 27, diverted from the original road grid into the bottom of the Humber River valley, is a modern highway, and both Nashville and Stegmans Mills Roads have been modernized. All of these roads retain the curbless, ditched rural profile, but in scale and detail they are modern. Although Highway 27 is the largest of these modern roads, its rural character has been protected by development restrictions in the Humber River floodplain, where the zoning is mostly agricultural and open space. The character of the roads (and the effect of rural residential buildings along them) is discussed separately, in Section 2.4.2, above.

The other significant modern intervention is the use of formerly agricultural lands for rural residential development. These constitute 11% of the Study Area. These developments are of various architectural and landscaping styles and road layouts (some face the main roads, some are on cul-de-sacs, and one fronts a parallel access road), reflecting the prevailing practices at the time of development. The visual impact of the rural residential developments depends to a large extent on these design factors. For example, the homes on Cedarvalley Crescent are not noticeable from either the main roads or the valley lands due to their low profiles and the surrounding mature planting. In contrast, the homes on Klein's Ridge dominate their adjacent valley, and the developments west of Klein's Ridge are all obvious presences on the Nashville Road.

### Special Focus: The Windrush Co-operative



The top photograph shows the Jacobs House, the first of Frank Lloyd Wright's low-cost "Usonian" designs. The other houses shown are in the Windrush area of Kleinburg.

As outlined in the History in Section 1.4, Kleinburg lost 2/3 of its population in the first half of the 20th Century, and might have shared the fate of many now-vanished Ontario villages. The prospect of Kleinburg as a rural retreat, with a reasonable commute to Toronto on Highway 27, was appealing to many in the years after World War II, and this resettling of the village gave it a new lease on life. Four or five decades on, it is time to consider these pioneers, and the modern heritage they brought to the community.

During the first two decades of this era, the ideas of modern architects, such as Frank Lloyd Wright, was influential in housing design. Not many people were prepared to live in really modern houses, but almost everyone felt that some kind of modern world was rising from the ruins of the war. The first of the postwar developments was the Windrush Co-operative off of Stegman's Mill Road, built within a few years on either side of 1950. Windrush was something of an "artist's colony", and the members were among those few who took their modern architecture straight up. Many of the original houses are quite faithful to the example of Frank Lloyd Wright's "Usonian" houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys. It is a remarkable collection of consciously modern architecture.

The long and low 'ranch house' was the builders' toned-down vernacular version of modernist architecture, borrowing many aspects of the original designs: a horizontal emphasis, an open-plan that opened to nature (the patio door became ubiquitous), large lots when affordable, mature trees if present, and a landscaping attitude that sought to place the house in a natural or naturalized setting. This kind of house was prevalent in the villages and valley areas for about two and a half decades, but the late 1970s these forms and attitudes had disappeared from new housing development.



#### 2.4.4 HERITAGE CHARACTER STATEMENT

The part-by-part descriptions and analysis above provide the basis for a description of the heritage character of the Kleinburg-Nashville Study Area.

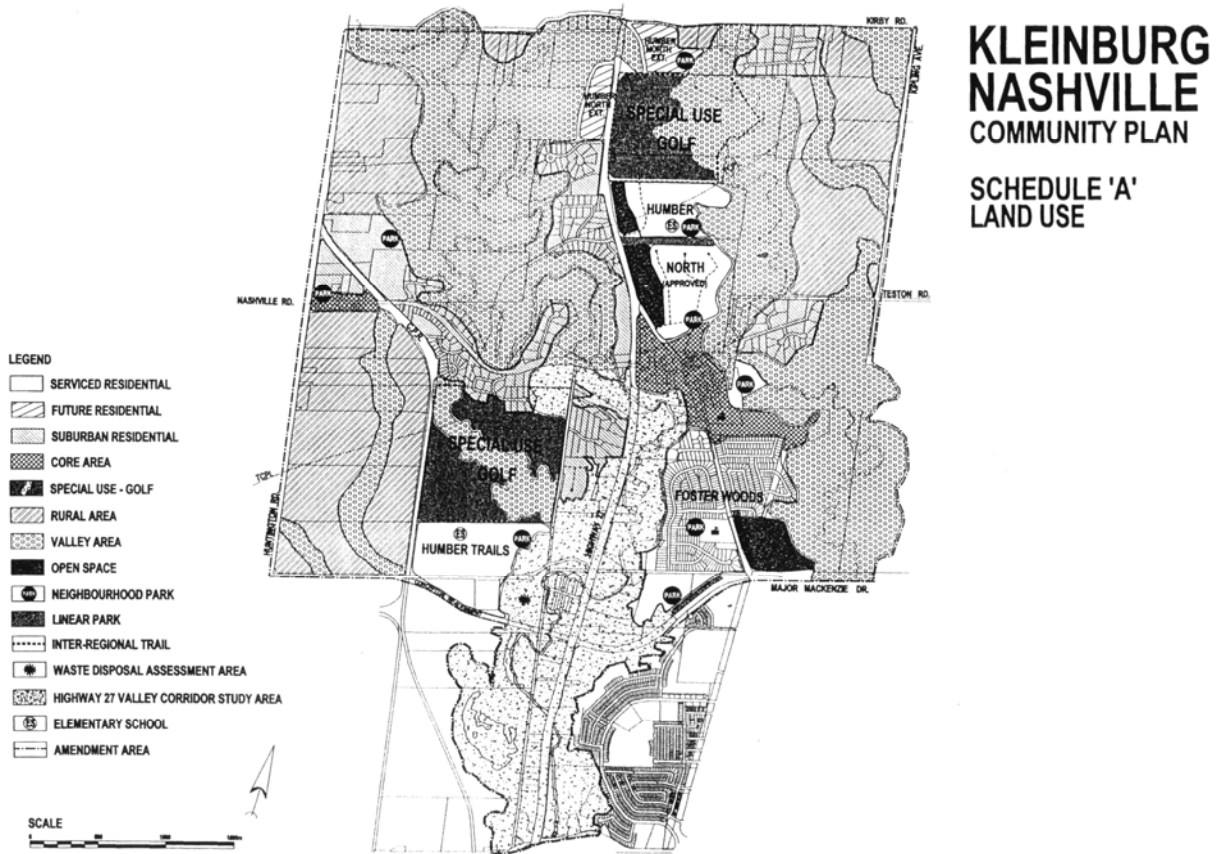
Kleinburg is an historic rural village, founded in 1848. It enjoys a dramatic setting on a narrow ridge between the valleys of two branches of the Humber. It is connected by both road and history with Nashville, which grew up around the 1870 'Kleinburg' railroad station. The railroad created Nashville and served Kleinburg mills and industries, and the farms in the surrounding community. Within both Kleinburg and Nashville, the presence of a substantial stock of heritage buildings, and the continuous maintenance of the rural pattern of road profile, variety of building types and ages, streetscape and landscape elements, mature urban forestry, and modest scale of construction combine to preserve a heritage character that is worthy of conservation.

The Humber River has heritage value in its own right, both in pre-historical and historical terms, and it has the status of a Canadian Heritage River. The rivers and their valleys are historically connected to both Kleinburg and Nashville, as the site of the mills that originally brought both villages into being. The valleys have been a main determinant in Kleinburg's form and development. The village road layout, following topography, is unique in not having a single crossroad, only T-intersections. The valleys formed strict growth boundaries to the east and west, preventing the 'edge sprawl' that has overwhelmed the character of other rural villages, such as Maple; and also provided 'rural retreat' sites for the postwar resettlement that kept the village alive. The valleys are worthy of conservation for their historical connections to the villages, their role in determining the patterns of development, and as the defining element of Kleinburg's setting within the larger community.

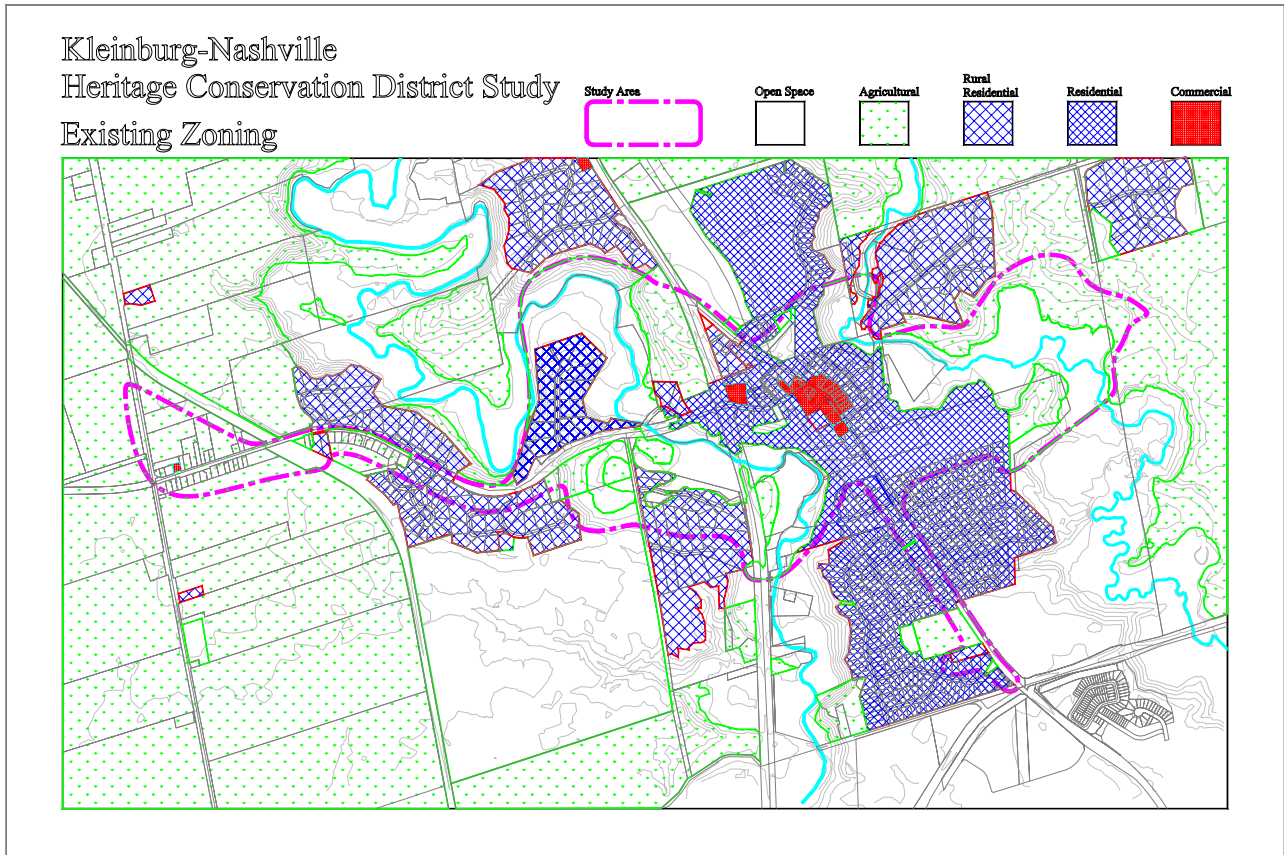
## 2.5 CURRENT DEVELOPMENT CONTROLS

### 2.5.1 OFFICIAL PLAN

The map below conveniently illustrates the general scheme of the Official Plan for the Kleinburg-Nashville Community. The authority for establishing a Heritage Conservation District lies in Section 4.9 of Official Plan Amendment 601, quoted in its entirety in Section 2.2 above.



Refer to the Official Plan and its Amendments for detailed information on its provisions. See Section 7, below, for recommendations regarding changes to the Official Plan.



The existing zoning for the Study Area is shown on the map above. The Zoning By-law is in general conformity with the Official Plan.

**Zoning Data, in descending order of area:**

Total Study Area	271 hectares
Open Space	96 hectares=35%
Agricultural	61 hectares=23%
Residential	59 hectares=22%
Rural Residential	33 hectares=12%
Commercial	5 hectares= 2%
Rail and Road lands	17 hectares= 6%

Note: Most roads are enclosed within zoning boundaries; others are not. This figure represents a small portion of the total area devoted to road allowances.

Refer to the Zoning By-law for detailed information on its provisions.

## 2.6 CONCLUSIONS

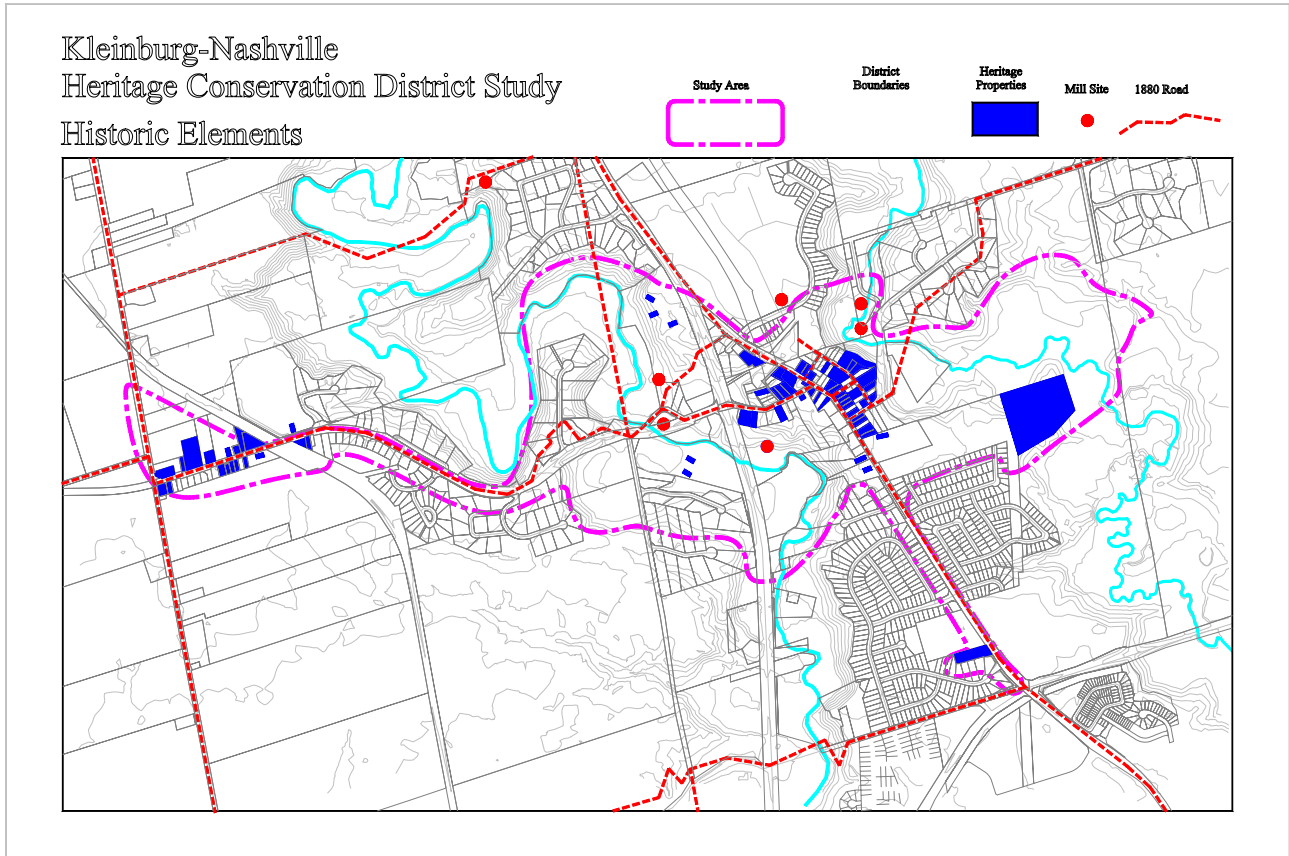
### 2.6.1 DISTRICT BOUNDARY CRITERIA

The criteria for establishing the District Boundary are stated in Section 2.2 of the study. For convenience, these criteria are restated here:

- 1) To establish a sense of continuity and to make the District readily identifiable, the boundaries should encompass a contiguous area.
- 2) The District boundaries should provide a “gateway” experience at principal entry points.
- 3) Properties Designated under Part IV of the Heritage Act as having historical or architectural value or interest cannot be included in the Heritage Conservation District. However, such properties that are within or near to the contiguous area serve as indicators of the dates and architectural styles and features that the District should seek to preserve.
- 4) The District should include areas that are architecturally and historically significant in the development of the villages of Kleinburg and Nashville, including buildings, landscape elements, transportation routes, vistas, and rural and natural settings.
- 5) The District should encompass an area sufficient to ensure that new development or redevelopment will occur in a way that maintains and enhances the heritage character that the District Plan seeks to preserve.

## 2.6.2 HERITAGE RESOURCES

The District Boundary seeks to delineate an area particularly rich in heritage resources. The map below shows the heritage resources in and around the Study Area. Refer to Section 2.4, above, and the inventory in Volume 2 for detailed information on heritage resources in the Study Area.



Note: There are no registered archaeological sites within the Study Area.

### 2.6.3 DISTRICT BOUNDARY

The proposed boundary for a Kleinburg-Nashville Heritage Conservation District is shown on the map opposite. The boundary is based on:

- The principles and criteria contained in Section 2.2,
- The cultural and natural heritage resources of Kleinburg-Nashville,
- Consideration of the contexts provided by historical development, the heritage character of existing streetscapes, existing patterns of use and movement,
- Existing Official Plan policies,
- Input from City Staff: 29 August 2002, 17 September 2002, 8 October 2002, 20 November 2002, 2 December 2002, 9 April 2003, 15 April 2003, 12 May 2002.

(Included in various meetings were: City Staff from Cultural Services, Urban Design, Planning, Parks, Public Works, and Legal Departments; a representative from the Regional Roads Department; representatives from the Highway 27 Corridor Study; representatives from the Toronto Region Conservation Authority and Ontario Heritage Foundation; and Nick Poulos, who is conducting the Kleinburg Parking Study.

- Input from stakeholder groups as represented on the Steering Committee: 29 August 2002, 8 October 2002, 16 January 2003, 15 April 2003.
- Input from Public Meetings: 17 October 2002, 4 February 2003, 7 May 2003.

In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands.

The design and construction in Section 05 of the Plan reflect these distinctive contexts.

### Kleinburg-Nashville Heritage Conservation District Study District Structure

Elements of the District  
 Villages Road Links Valley Lands

Study Area

Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003

