

**STATUS REPORT ON THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT STUDY & PLAN  
(PURSUANT TO PART V OF THE ONTARIO HERITAGE ACT, R.S.O 1990)**

**Recommendation**

The Commissioner of Planning recommends that this item be received as information.

**Purpose**

The purpose of this status report is to provide Council with an update on the Kleinburg-Nashville Heritage Conservation District Study which is being undertaken in accordance with the policies set out in the Kleinburg-Nashville Community Plan (OPA 601) and Part V of the *Ontario Heritage Act (R.S.O. 1990)*. The study is being conducted by Phillip H. Carter Architect (Heritage Consultant) under the direction of the Urban Design Department in collaboration with Cultural Services, Community Planning, and other City departments.

**Background**

In accordance with the heritage policies set-out in OPA 601 (Kleinburg-Nashville Community Plan), Vaughan Council at its meeting of July 10, 2000, approved that a Heritage Conservation District Study be undertaken in order to protect and conserve the unique and special heritage of the Kleinburg-Nashville Community. Upon the recommendation of Heritage Vaughan (Local Architectural Conservation Advisory Committee), Council approved that a by-law be enacted to define an area to be examined in whole or any part of the Study area for future Heritage District Designation under Part V of the *Ontario Heritage Act*. In May 2001, Council approved the capital funds for the purpose of retaining a consultant to undertake the Study and that staff be directed to initiate the consultant retention process based on a draft terms of reference.

In the summer of 2002, the City's Purchasing Department issued a request for proposals (RFP) to the membership of the Canadian Association of Professional Heritage Consultants (CAPHC). After the evaluation of proposals by a staff team, Phillip H. Carter Architect and Planner was selected to conduct the Kleinburg-Nashville Heritage Conservation District Study and Plan.

**Heritage Conservation Districts**

Part V of the *Ontario Heritage Act* governs the creation of Heritage Conservation Districts and is concerned with the protection and enhancement of buildings, streets, and open spaces that collectively give an area special identity or association. Heritage Conservation Districts can either comprise a few buildings or an entire municipality. They may have architectural, historic, scenic, even archaeological aspects worth conserving. District designation under the *Ontario Heritage Act* can provide a means to protect and manage that character in the course of change. A municipal council may control alterations and proposed demolitions through the District in a fashion similar to that for individually Designated heritage properties under Part IV of the *Act*. The compatibility and design of new construction may also be reviewed and managed by Council more rigorously than is permitted under the *Planning Act*. It should be noted that the intent of a Heritage Conservation District is not to 'freeze' a community in 'time', but to manage its special character through the preparation of a district plan that guides physical change and compatible development. The reward for this care is the conservation of complete environments as attractive, interesting and congenial places to live, work and visit.

**Kleinburg-Nashville Heritage Conservation District: Process Underway for Study & District Plan**

The process underway to enact the Kleinburg-Nashville Heritage Conservation District consists of several components: The most critical deals with the delineation of a well-reasoned, defensible district boundary based on guidance and criteria provided by the Ministry of Culture. In itself, the district boundary encompasses a broad range of building types, open spaces, vistas, landscapes, and streetscapes identified through a comprehensive inventory. The second component, which constitutes the District Plan, will contain detailed design guidelines with policies and recommendations related to architectural conservation, restoration, new construction and development, landscaping, streetscaping and signage control for the Heritage District. The intent of the District Plan is to guide and assist property owners, City staff, municipal departments, and Council with decision making on broad design related issues. A framework for compatible development is also being investigated by the Heritage Consultant for areas that are both transitional and concentric to the Kleinburg-Nashville Heritage Conservation District.

Running concurrent with the Heritage District Study is a separate Parking Study being conducted by Poulos & Chung, Transportation Consultants. The purpose of the Parking Study is to analyze concerns related to vehicular parking in the Kleinburg commercial core and make recommendations in connection with the Study.

### Public Participation & Consultation

The *Ontario Heritage Act* is silent on the requirement for public participation in creating Heritage Conservation Districts other than consultation with the municipality's Local Architectural Conservation Advisory Committee. Nonetheless, a series of public consultation meetings (3 in total) and ways for the local community to become involved have been incorporated into the District Designation process.

A first public consultation meeting, held last October 2002, was organized jointly by City staff and Phillip H. Carter Architect (Heritage Consultant) to present background information on the objectives and process of District Designation and a preliminary concept for the District boundaries.

A second public meeting held on February 4, 2003, at the Kleinburg Public School, presented a second concept for the District boundary based on the Study area and a structure consisting of the two historic villages (Kleinburg and Nashville), roads and linkages, and some of the valley lands contributing to the historic and scenic context of the Kleinburg community. A copy of the proposed District Boundary by the Heritage Consultant is attached with this report as 'Attachment No. 1'. In addition to a presentation on the boundaries, a discussion on the range of policies and heritage design guidelines to be included in the District Plan was presented by the Heritage Consultant.

At both public meetings, key issues raised by the local community ranged from the expansion of the proposed district boundary to include additional valley lands; impacts/enhancement of property values resulting from District Designation; aspects related to development controls and property rights; the impact of City and Regional initiated public works and infrastructure projects affecting the heritage character of the area; archaeological concerns; the economic future and vitality of Kleinburg; and the incompatible nature of recent infill and creeping suburban development in and around the Kleinburg-Nashville area.

The next public consultation meeting is scheduled for May 7, 2003, and will present the findings of the Parking Study and a more detailed presentation on the design guidelines by the Heritage Consultant. In addition to public consultation meetings, a reference group known as the Kleinburg-Nashville Heritage District Steering Committee has also been established. The Committee's purpose is to provide input and guidance to the Heritage Consultant on conservation, restoration and planning concerns and is made up of various stakeholders in the Kleinburg-Nashville area, including the Kleinburg Area Ratepayers Association (KARA), the Kleinburg BIA, the Bindertwine Committee, local residents, Heritage Vaughan, and the McMichael

Canadian Collection. The Steering Committee has met several times since the commencement of the Study, prior to each public meeting.

### **Conclusion**

The Kleinburg-Nashville Heritage Conservation District Study is being conducted by Phillip H. Carter Architect (Heritage Consultant) under the direction of the City's Urban Design Department. A concept for the boundaries of the Heritage District has been generated by the Consultant and presented at previously held public consultation meetings (see Attachment No. 1). The Study aspect has been completed and work on the District Plan is well underway and will be presented at a third public consultation meeting scheduled for May 7, 2003.

Upon completion of the entire exercise, targeted for late Spring 2003, the Study and District Plan will be presented to Heritage Vaughan (Local Architectural Conservation Advisory Committee) and a working session of Council. A staff report will then follow to Council recommending approval of the district boundary, the endorsement of the District Plan, and the enactment of a by-law to establish the Kleinburg-Nashville Heritage Conservation District under Part V of the *Ontario Heritage Act, R.S.O. 1990*.

### **Attachments**

1. Current Heritage District Boundary Proposal

### **Report prepared by:**

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Respectfully submitted,

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Commissioner of Planning

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### Heritage Conservation District Study District Structure

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

