

Item: 2



HERITAGE VAUGHAN REPORT

DATE: Wednesday, May 15, 2019

WARD(S): 2

**TITLE: RELOCATION AND RESTORATION OF EXISTING BUILT HERITAGE PROPERTIES, DEMOLITION OF ONE EXISTING STRUCTURE AND CONSTRUCTION OF 25 NEW UNITS
89 & 99 NASHVILLE ROAD AND THE FORMER PART LOT OF 10515 REGIONAL ROAD 27 – KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding a Heritage Permit application for the proposed minor relocation of the two existing heritage dwellings located at 89 & 99 Nashville Road, the demolition of an existing accessory building located in the Kleinburg-Nashville Heritage Conservation District ('KNHCD') Plan and designated under Part V of the *Ontario Heritage Act*, and the proposed construction of 25 new residential units.

Report Highlights

- The Owner is proposing to restore and relocate 2 contributing heritage dwellings, and construct semi-detached and townhouse units on the site for a total of 27 dwellings on site.
- Heritage Vaughan review and Council approval is required under 42 (1) of the *Ontario Heritage Act* ("OHA").
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

Recommendations

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed restoration and relocation of two existing heritage dwellings at 89 & 99 Nashville Road.
2. THAT Heritage Vaughan Committee recommend approval to Council for the proposed new construction for 25 new units at 89 & 99 Nashville Road under Section 42 of *Ontario Heritage Act*, subject to following conditions:
 - a) 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 and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - c) That the applicant 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.
 - d) That the applicant continue to work with Cultural Heritage staff during the Site Plan application process in final selection of materials and landscaping details.

Background

The subject properties are municipally known as 89 and 99 Nashville Road and are located on the south side of Nashville Road, east of Regional Road 27 within the Kleinburg-Nashville Heritage Conservation District (Attachment 1) and located within the Village of Kleinburg.

There are three structures on the properties; a Georgian house at 89 Nashville Road, an altered Ontario Gothic Cottage building at 99 Nashville Road, and a small barn which straddles the south property line. The current locations of the buildings is shown in Attachment 2 and the outbuilding is located on southern edge of 99 Nashville Road and is visible along the east side of Regional Road 27.

Previous Reports/Authority

Not applicable.

Analysis and Options

The applicant has submitted an Official Plan Amendment, a Zoning By-law Amendment, a Draft Plan of Subdivision, and a Site Development Application (Files OP.16.009, Z.16.036, 19T-18V006 and DA.18.028, respectively) with the Development Planning Department. The applicant has appealed the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal (LPAT, formerly known as the Ontario Municipal Board) for non-decision. Four pre-hearing conferences have been held regarding the appeals and the hearing will begin on Tuesday, October 8, 2019.

Prior to the hearing, the development applications will be considered by Council at a future Committee of the Whole meeting.

The Proposal requires the minor relocation of two existing heritage dwellings and the demolition of an existing outbuilding

The subject lands of 89 Nashville and 99 Nashville Road each contain a dwelling that is recognized in the KNHCD Plan as a contributing property. Both properties are identified in the 2001 inventory as having cultural heritage value as shown in Attachment 3.

89 Nashville Road is a 1 ½ storey house with a central door and surround and is of a mid 19th century Georgian/Classic Revival style. The foundation under the front part of the house is fieldstone, and appears to be original. The foundation under the salt-box tail appears to be newer. The salt box tail may have been a later alteration, with the original tail being the typical narrow extension with a front-to-back gable roof. The ground floor framing of the front part of the house consists of two large summer beams running front to back on either side of the stair, with large joists running side-to-side. All the framing appears to be original. Although the original inventory entry suggests a 1920's date for the dwelling, it is likely of much earlier construction, between 1850-1870's as implied by the property history and construction.

99 Nashville Road is thought to have been constructed in the 1870's and features a pitched roof, one and half storey Ontario Gothic Cottage style that is oriented towards towards Regional Road 27 and has been altered over time. This original central entry door has been relocated to the right. The window to the right of the door is the only opening in the building that is probably of its original size and shape. The entire rear portion of the house is a later addition, replacing what would have been a narrower original kitchen tail, probably fitted with a kitchen verandah on one side or another. The exact footprint of the original tail is unknown.

The third-largest structure is located on 99 Nashville Road and is a red 2-storey wood framed barn with insulbrik siding. It is of interest as part of a larger assemblage of a

village property, but has no cultural heritage value itself. There was another stone and brick outbuilding towards the rear of the property line, but it appears to have been removed around 2005-2007, and no heritage permit from that time has been identified.

89 & 99 Nashville Road together represent four separate lots of Registered Plan 9, created in 1848 and are lots from the original plan of the Village of Kleinburg, as shown in Attachment 5.

The subject properties also include a lot created through severance application B052/14 where a small section of 10515 Regional Road 27 was severed from the main property. At that time, the applicant noted in their Committee of Adjustment application that the severed parcel (Part A) was to be combined with 89 and 99 Nashville Road for a future development application. The combined footprint of the subject properties in its current situation as shown in Attachment 5a.

The applicant has submitted a Cultural Heritage Impact Assessment (CHIA) in support of the application. The CHIA outlines the current condition, history, and proposed relocation of the existing heritage dwellings as shown in Attachment 6a. A preliminary conservation plan was also submitted at this time. As the proposal evolved, the applicant has submitted an addendum that addresses these changes and updates the Conservation Plan. Cultural Heritage staff has reviewed the CHIA and Conservation Plan and concur that it meets the criteria of the City of Vaughan's CHIA and Conservation Plan Guidelines.

The planned relocation and restoration of the heritage dwellings also reflect the policy in Section 5.2.2 of the KNHCD Plan for Heritage Buildings states *"to retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the District"*, as the dwellings known as 89 & 99 Nashville Road are to be restored with new rear additions for intended residential use. This restoration and proposed residential use is consistent with the above policy. Hereafter, the existing Georgian building currently located at 89 Nashville Road will be referred to as 'Unit 5' and the existing Ontario Gothic Cottage building currently located at 99 Nashville Road will be referred to as 'Unit 6'.

Prior to the relocation and restoration of the heritage dwellings known as Units 5 and 6, a letter of credit in the amount of \$100 per square foot is to be obtained from the owner to ensure Units 5 and 6 (89 & 99 Nashville) are preserved and maintained during and after their relocation until their restoration is complete, as facilitated by the Site Plan application process.

The Proposal is for construction of two new semi-detached houses and five new townhouse blocks for a total of 25 new residential units, in addition to the two original dwellings relocated on site

The KNHCD Plan provides several objectives, policies in the District regarding the retainment of heritage buildings, future development and new construction. The following segment of this report reviews the relevant policies of the District in connection to this proposal.

Section 5.2.5 Future Development in the District states *“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 nonheritage buildings”*.

Section 5.2.5 Future Development in the District states *“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 Site Plan for the subject properties would provide new development that conserves the existing heritage buildings relatively similar to the current siting, and will provide infill construction that is compatible for contemporary needs as shown in Attachment 7.

Section 6.3 Policies for New Development states that *“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 development will integrate the existing heritage buildings into a new residential development with associated underground parking to be located in the remaining portions of the subject property. The proposed new dwellings are designed in a sympathetic architectural Victorian townhouse style and incorporates underground parking to ensure that landscaping for the development remains sympathetic onto Nashville Road as shown in Attachment 8.

Section 6.5 Policies for the Valley Setting states that *“development and redevelopment in the valleys should respect their heritage character as natural, farming and milling areas”*.

The rear of the property (a portion of 10515 Regional Road 27) is located in the valley lands (as described in Section 2.4.3 of the KNHCD Plan) according to the KNHCD Plan

map. However, through the development application process is proposed to be redeveloped and rezoned to residential uses. The proposed mill-inspired design of the exposed parking garage is consistent with the milling history of this area as shown in Attachments 9 and 10.

Section 9.7.2 New Development in the Valleys states to *“use local historical precedent, suitable for the valley landscape, such as mill buildings, farmhouses and rural buildings, or village-like clusters of buildings. See Section 9.1 for Architectural Styles and Details” Or, use modern designs that deliberately fit tightly into the landscape, making use of low profiles, natural materials, bermed walls, planted roofs.”*

The proposed interior units located (approximately) in the Valleys Lands are Edwardian inspired which is consistent with Section 9.2, as shown in Attachment 11.

The 19th Century Mill Building is listed in this policy as a suitable style for larger buildings and it is this inspiration for the townhouse units on the western edge and southern side of the subject property.

Section 9.7.2 New Development in the Valleys states to *“locate parking lots away from roads and screen them from view by generous planting.*

As shown on Attachment 12, parking has been located underground to minimize and screen the impact of parking away from the roads and effectively screen them out of public view. The units will have access to underground parking as shown.

The materials and palettes for the proposed new construction is shown on Attachment 13 and is in keeping with the proposed architectural styles.

Proposed Landscaping

The proposed scale of alteration and development on the subject property will result in the existing trees on site to be removed to accommodate the underground parking. Compensation planting will be required in accordance with City's Tree Protection Protocol and new tree planting will be mandated through the development process. In anticipation of the Site Plan application moving forward, there will be further work done in landscaping and possible retention of views.

The following are landscape policies applicable to this site.

Section 9.7.2 New Development in the Valleys states to *“minimize changes to landform; minimize removal of native topsoil; minimize non-permeable paving”.*

As shown in Attachment 14 b, the subject site will be undergoing significant alteration and reconstruction in landscaping and hardscaping to accommodate underground parking. Further to the changes regarding this property, the applicant proposes to replant and use non-permeable paving. Additional details are to be determined through the Site Plan application process.

Section 9.7.4 Preserving the Natural Experience states *“if existing vegetation provides such screening, do not remove it”*.

The existing trees adjacent to subject property are proposed to be maintained and protected.

Section 9.7.7 of the KNHCD Plan on Plantings lists a number of invasive plant species to avoid. The submitted Landscape Plan (Planting Plan) does not include any of the invasive plant species listed in this section outlined in Section 9.7.7 of the KNHCD Plan

Section 9.7.6 Exterior Lighting states to *“minimize exterior lighting in the valleys and on the ridgelines”*.

Section 9.7.6 Exterior Lighting states to *“prevent the spread of light beyond where it is required, by screening with suitable planting”*.

The lighting plan proposes that the majority of lighting to be interior within the courtyard which will minimize visible lighting outside of the development.

Timeline

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on May 6, 2019, and must be deliberated upon by August 4, 2019, to meet the 90-day timeline.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the application for the proposed relocation of the two existing heritage dwellings and the demolition of an existing accessory building designated under Part V of the *Ontario Heritage Act*, and the proposed construction of 2 semi-detached and 21 new townhouse units located within the KNHCD Plan for relocation and restoration of existing structure, demolition of an

accessory structure and construction of new units and is satisfied that the proposal is consistent with the KNHCD Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

For more information, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Attachments

1. Location Map
2. Subject Properties
3. KNHCD Inventory Excerpts
4. Streetview of 89 & 99 Nashville Road, 10515 Regional Road 27
5. Site Plan
 - a. Historic Site Plan
 - b. Current Site Plan
6. Cultural Heritage Impact Assessment (CHIA) & Conservation Plan
 - a. Original Report
 - b. CHIA & CP Addendum
7. Proposed Site Plan
8. Proposed Elevation Along Nashville Road (North Side of Subject Site)
 - a. Proposed Elevations North and South
 - b. Proposed Elevations Units 1-4
 - c. Proposed Elevations Units 5 & 6 (89 & 99 Nashville Road)
 - d. Proposed Elevations Units 7-8
9. Proposed Elevations Along Regional Road 27
 - a. Regional Road 27 Elevations 9 - 18
 - b. Regional Road 27 Units 9, 10,12,14,16
 - c. Regional Road 27 Units 11, 13, 15,17
 - d. Regional Road 27 Unit 18
10. Proposed Elevations for South Side (formerly part of 10515 Regional Road 27)
 - a. Units 19, 21
 - b. Units 20, 22
11. Proposed Elevations East Side
 - a. Units 23-27
 - b. Units 23, 24, 26
 - c. Units 25, 27
12. Site Sections
 - a. Units 1-4, 5, 6, 7-8

- b. Units 19-27
 - c. Heritage Units (89 & 99 Nashville Road) Proposed Floor Plan
 - d. North and East Sections
 - e. South and West
13. Material Samples and Palettes
- a. Units 9-22 (Along Regional Road 27 and South Section
 - b. Units 1 & 2, foundation & mill “wall” of Units 9-22
 - c. Mill Wall Units 9-22 Sample A
 - d. Mill Wall Units 9-22 Sample B
 - e. 89 Nashville Road
 - f. 99 Nashville Road
14. Landscapes Drawings and References
- a. Coversheet & Information
 - b. Landscape Planting Elevations
 - c. Landscape Hardscape Plan
 - d. Landscape Planting Plan
 - e. Planting Palette
 - f. Hardscape Palette
15. Site Grading Plan
16. Coloured Renderings
- a. Nashville Road
 - b. Nashville Road and Regional Road 27
 - c. Highway & Interior of Site
 - d. South, East and West Elevations

Prepared by

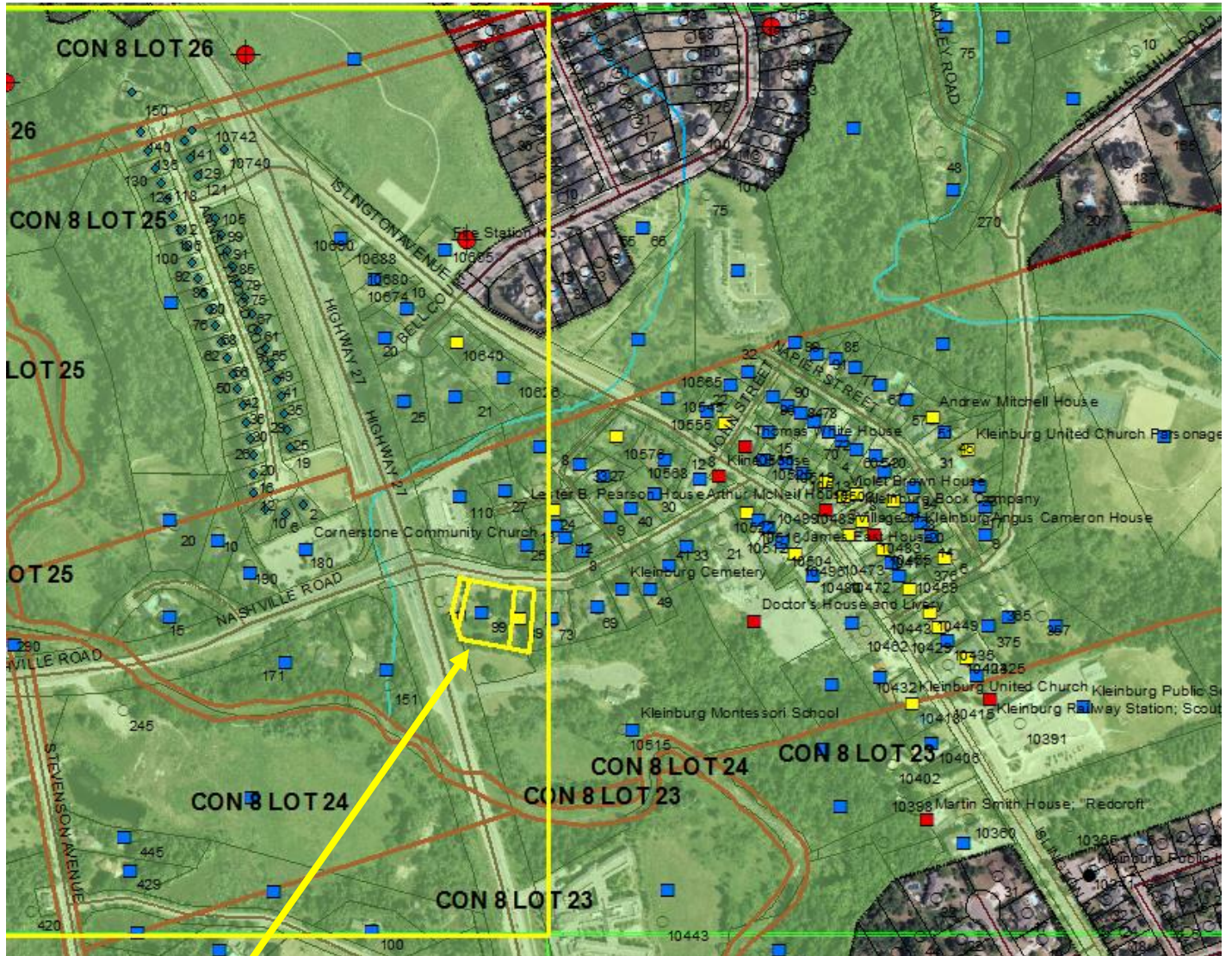
Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Nick Borcescu, Senior Urban Designer, ext. 8191

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

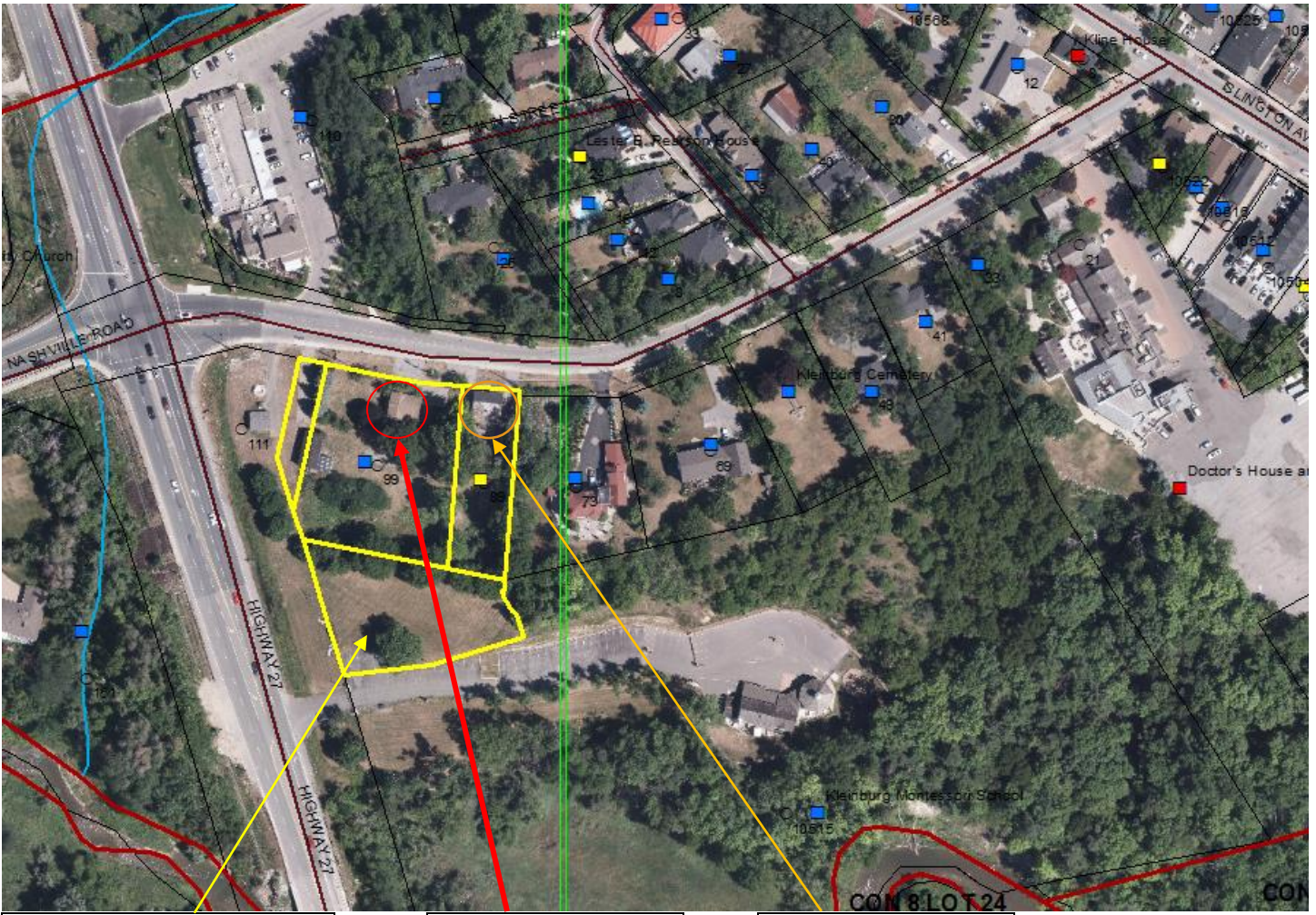
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Location Map



89 & 99 Nashville Road

Subject Properties



Part of 10515 Highway 27

99 Nashville Road

89 Nashville Road

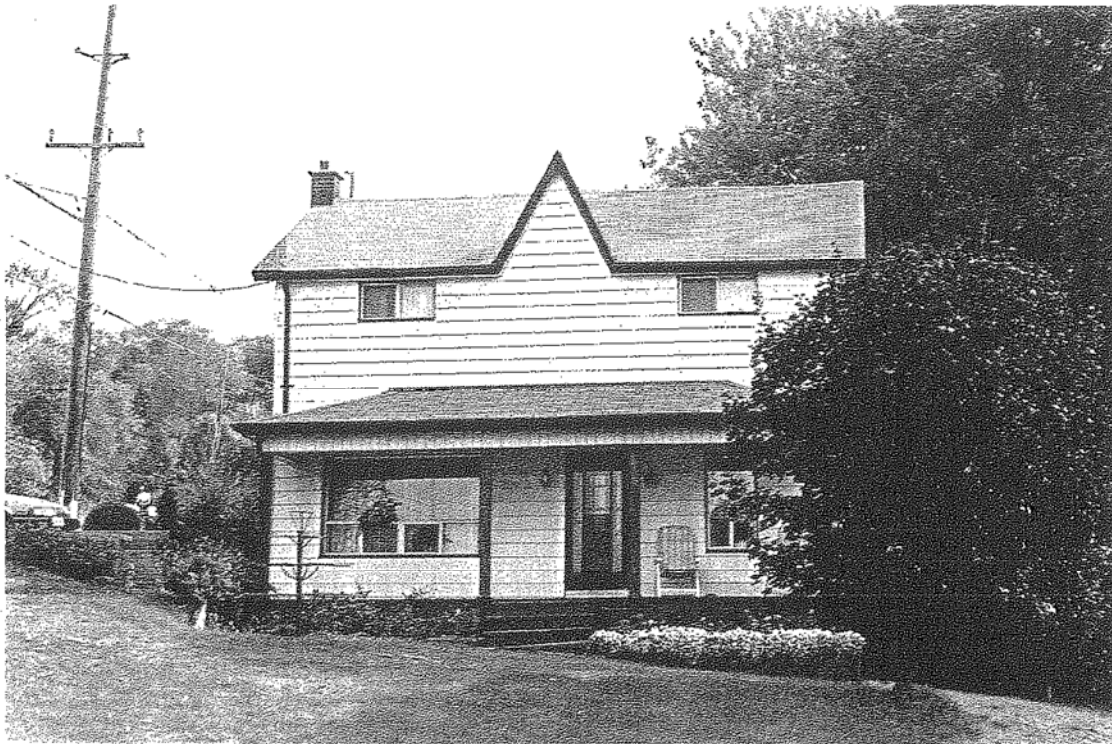
Nashville Road (south)

Kleinburg



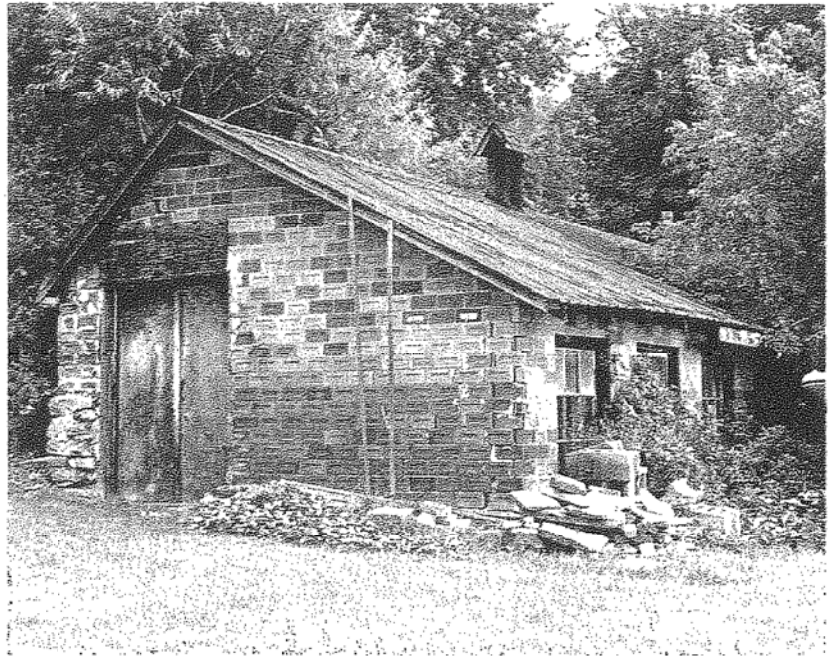
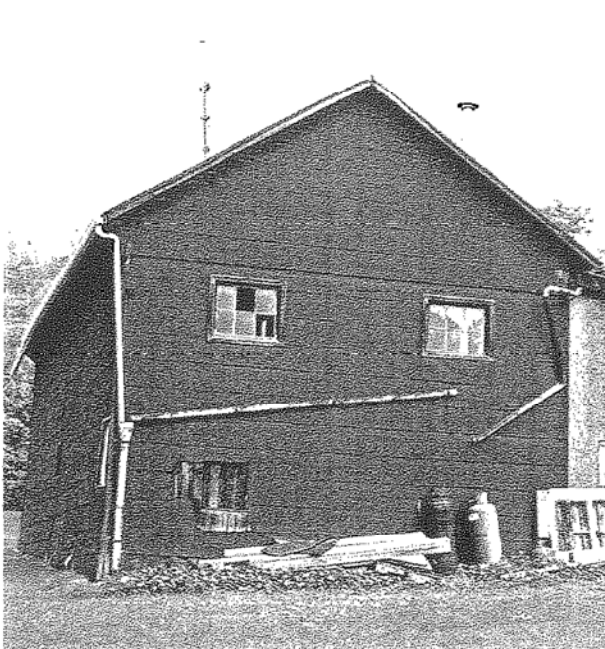
89 Nashville Road

- Symmetrical, 1½ storey, aluminum-clad house with (later?) front door surround (c. 1920?).
- Description – Modest house has Classical Revival aspect, including wooden pilasters and entablature and framing conventional, replacement front door (behind metal storm). Pilasters consist of fluted shafts on built-up bases, but are surprising without capitals. Entablature comprises various simple, suggesting recent original of door surround. Cladding throughout is grained, horizontal aluminum siding, presumably replacing original clapboard. To either side of central door is single, 4/1 window with vertical upper panes (behind metal storms). Upper level front is without windows, while east and west elevations have either 4/1 or 1/1 windows (behind metal-framed storms). Eaves are finished in aluminum, gables are without shingle moulding and roof is clad in black asphalt shingles. There are no chimneys.
- Comments – Attractive house is of uncertain age, general form suggesting nineteenth century origins, but windows contradicting this. Front door surround is elegant in form but surprisingly simple in its details, being perhaps a replica of an earlier version? Loss of period door and sidelights – assumed to have been a four-panel wooden door between half-glazed sidelights – is unfortunate, and reinstatement is encouraged. Further investigation of extant fabric, and archival photographs, may indicate nature of original entrance. While wood siding is preferable, current aluminum siding is not inappropriate, though spacing may perhaps be too wide relative to original. This might well be assessed from nail patterns on sheathing below, or even from studs or posts within. (Original exterior material may also have been plaster on wood lath, known as roughcast or render.) 4/1 windows are unusual Heritage Feature and these should be retained. Installation of a cedar-shingle roof and chimney(s), would contribute also to restoration of this old home. See also the Guidelines for further assistance in these esoteric matters.



99 Nashville Road

- Pitch-roofed, 1½ storey, aluminum-clad, Ontario-Gothic house, with full-width front verandah, and with various alterations, addition to east, and old barn and pump (c. 1870).
- West Elevation – Orientation of house, with verandah and gablet to west, suggest orientation towards old road (now Highway 27) prior to prominence of Nashville Road. Verandah, with no railings, has slight bell-cast to roof, and is supported on unpainted, replacement posts rising to deep, aluminum-clad beams. Front door is offset to right of centre, and is recent, half-glazed, nine-pane door with cross-braced lower panels (behind modern, glass storm). Windows to either side are picture modern windows over bottom sliders, LH window being much wider than RH window, suggesting (original) parlour within. At upper level, small sliding windows are tucked below narrowly projecting eaves, while central gablet is blank. Soffits are also aluminum-clad, roofs have brown asphalt shingles, and recent chimney stack (to furnace) exists at north gable.
- North Elevation – Side (gable) elevation is now front elevation onto Nashville Road, with pitched-roof extension to east. Windows throughout are a variety of modern, horizontal sliders, with ground floor windows appearing almost below grade at this elevation.



99 Nashville Road (continued)

- Stone and Brick Outbuilding – Situated at rear of property is unusual little outbuilding, built of rubble stone at north wall and of stamped, Milton bricks elsewhere. Roof is asymmetrical pitched roof, clad in profiled metal roofing, with short pitch to north and long, gentler pitch to south. Central, small, gabled sheet metal chimney suggests former cottage-industry use. Several, six-pane-sash windows exist across south wall, while access is via crude plywood doors under collapsing lintel, which is also enclosed with plywood.
- Barn and Pump – An old, two-storey, pitched-roof barn exists to south-west of house, currently clad in Insulbrick siding, and with chipboard-clad, lead-to addition to east. Windows in barn include old, six-pane, fixed sashes at south elevation. Broad vertical boards, formerly with battens, are visible where Insulbrick is torn and missing, are fixed with cut nails and are in good repair. Gutters are modern, ogee-type aluminum, and roof is clad in profiled, galvanized metal roofing. Cast-iron pump on wooden platform exists at south of property.
- Comments – This is a very interesting property, and a prominent one within the Village, being at the junction of Highway 27 and Nashville Road. Off-centre placement of front door of house indicates importance of spaces within over external symmetry, suggesting early date of construction and suggesting also prominence of old, north-south road at that time. Larger ground-floor window (to left) may replace pair of original windows, presumably 2/2 type, and one such window may even exist within the upper gablet. Original materials may also exist beneath modern cladding, including at verandah beam. Replacement windows are inappropriate. Outbuildings, particularly masonry structure, are rare within Kleinburg Village and are indicative of lost aspect of traditional rural life. These should be stabilized in the short-term, and perhaps later be adapted to suitable new uses. See also the Guidelines for any intended restoration work to the property.

Streetviews of 89 & 99 Nashville Road



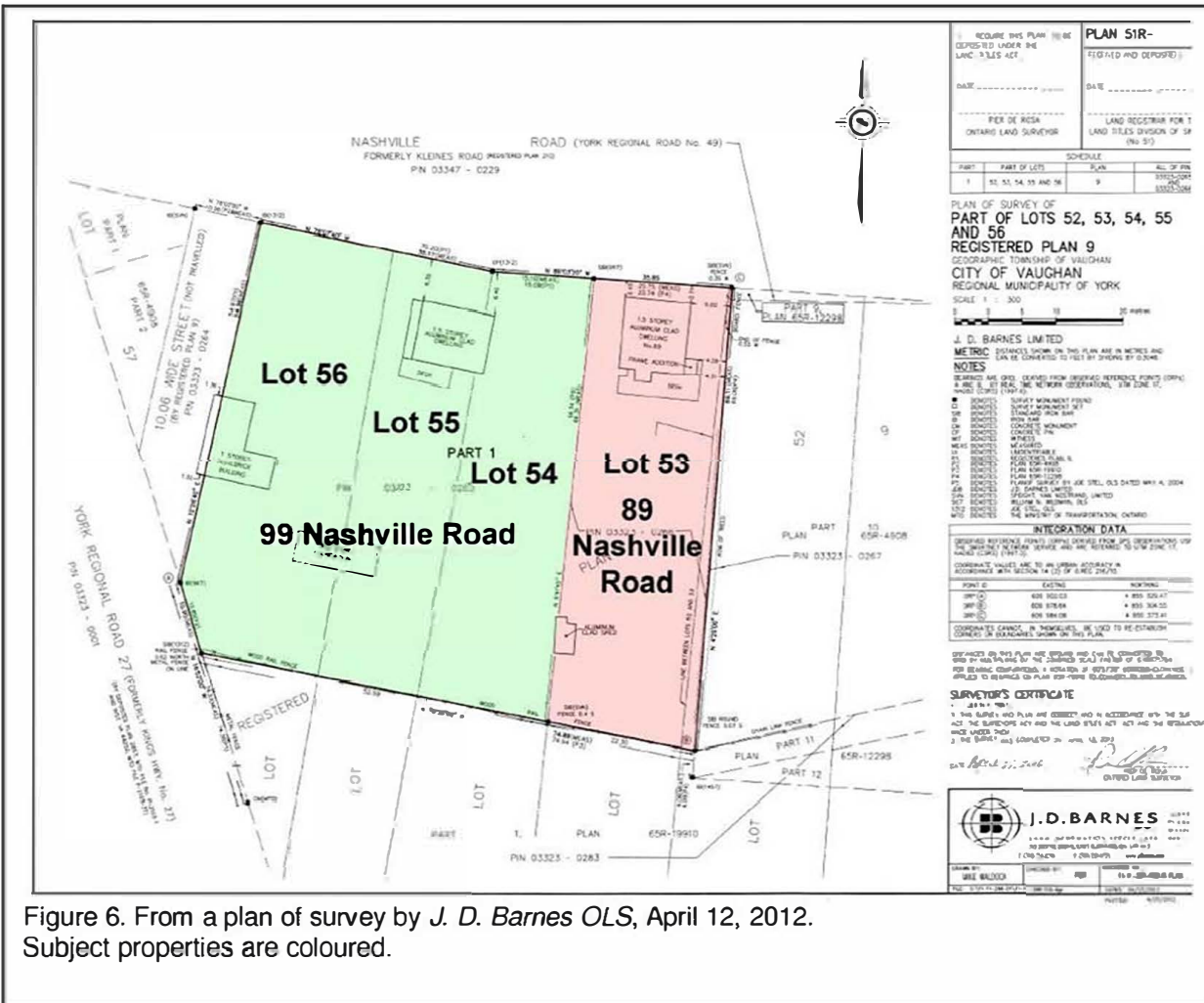
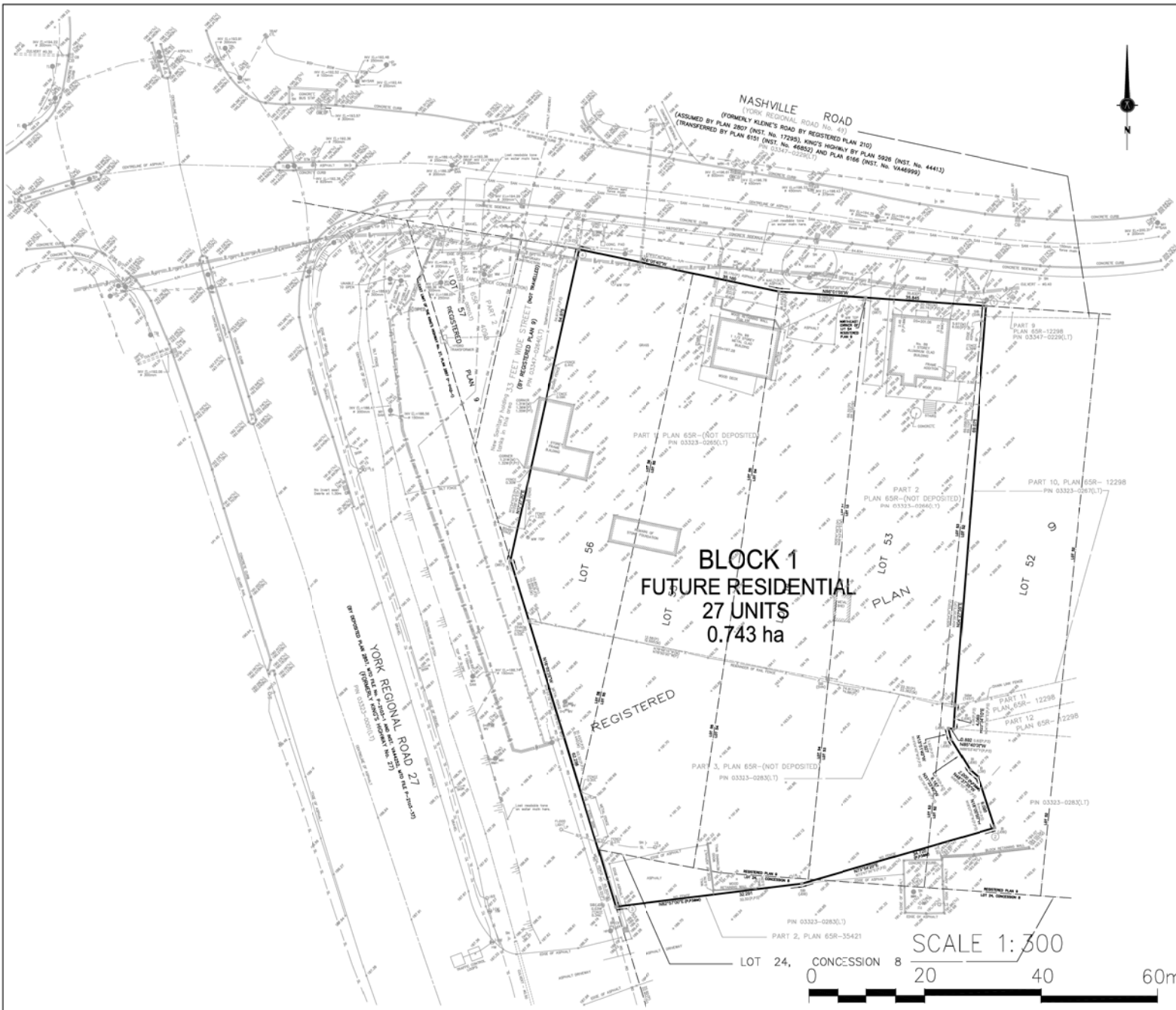
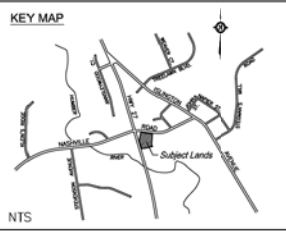


Figure 6. From a plan of survey by J. D. Barnes OLS, April 12, 2012. Subject properties are coloured.



DRAFT PLAN OF SUBDIVISION
 89 & 99 NASHVILLE ROAD & 10515 HIGHWAY 27
 PART OF LOTS 52, 53, 54, 55 AND 56 REGISTERED PLAN 9 AND PART OF LOT 24, CONCESSION 8 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK



DEVELOPMENT STATISTICS

Block	Proposed Land Use	Units	Area (ha.)
1	Future Residential	27	0.743
TOTAL SITE AREA		27	0.743

OWNER'S AUTHORIZATION
 I authorize Bessant Pelech Associates (BPA) Inc. to prepare and submit this plan for draft approval.

 Dino Taurasi Date: _____
 Highview Building Corp Inc.

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

 Robert Wegenbroeker O.L.S. Date: _____
 Kromar Surveyors Ltd.

ADDITIONAL INFORMATION
 [Section 51(17) of the Planning Act, 1990]
 a), b), e), g), and j) - on plan
 c) - on key plan
 d) - see statistics (f)
 h) - piped water to be installed by Developer
 i) - Soil is Clay Loam
 k) - all municipal services to be made available
 l) - on plan

bpa inc
BESSANT PELECH ASSOCIATES (BPA) INC.
 Development Planning + Project Management Consultants
 1445 Weyga Court, Wainwright, ON L9C 2H6

DATE: Jun 2, 2019 PROJECT No.: 158-17
 DRAWN BY: GP PREPARED FOR: HIGHVIEW BUILDING CORP INC.

REVISION



**Cultural Heritage Impact Assessment and
Conservation Plan for Heritage Resources (HIA)
89-99 Nashville and a Portion of 10515 Highway 27
In the Kleinburg-Nashville Heritage Conservation District
City of Vaughan**



89 Nashville Road.



99 Nashville Road.

**Phillip H. Carter Architect and Planner
& Paul Oberst Architect
March 2018**

Engagement:

We are architects licensed in Ontario, and professional members of the Canadian Association of Heritage Professionals (CAHP). We were engaged by the owners to produce a heritage impact statement regarding alterations to the property at 89 & 99 Nashville Road and 10515 Highway 27 in the City of Vaughan. The properties are designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District. Nos 89 and 99 Nashville Road appear in the City’s Register of Property of Cultural Heritage Value, by virtue of being in the District. In addition No 89 is listed in the City’s Listings of Buildings of Architectural and Heritage Value (LSHS). We have also been engaged to provide heritage design advice through the development approval process.

Contacts:

Heritage Consultants-

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Paul Oberst Architect 416-504-6497
oberst@bellnet.ca

Owner- Highview Building Corp Inc. 905-851-1849
dino@stateviewhomes.com (Dino Taurasi)

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A. CVs for Heritage Consultants

Part I. The Existing Heritage Buildings.

1. The Mandate:

The Provincial Policy Statement addresses the situation of development on protected heritage resources in Section 2.6.3:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Conserved is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This Heritage Impact Statement is prepared in compliance with this requirement in the Provincial Policy Statement, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference*.

2. Historical Background:

Adopted from Section 1.4 of the Kleinburg-Nashville Heritage Conservation District Study

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.¹

In 1848 John Nicholas Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.



¹ City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*.

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys.

By 1860, Kleinburg had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto.²



Figure 2. This map, from the 1880 *Atlas of the County of York*, shows the basic layout of roads and lots that remains today.

On the map, "PO" means post office, "SCH" means school, "GM" means grist mill, and "SM" means sawmill. Both rivers are thick with mills.

A projected but unbuilt canal connecting Lake Ontario with Georgian Bay can be seen snaking up the East Humber Valley.

To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The companies would sell shares to fund the construction of roads, and tolls charged for passage on the roads would pay for maintenance and provide shareholders with dividends on their investments.

The Vaughan Road Company was formed in 1850, establishing the roadway known today as Islington Avenue and becoming Highway 27 north of Kleinburg. Four toll-gates were found along this route: the first toll was at the present-day Albion Road— Finch Avenue area; the second at Woodbridge and Clarence Street; the third near where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27.

The third toll-gate, near what is today Islington Avenue and Clarence Street, was historically referred to as "Toll-Gate Corners". There was at one time a hotel and tavern located on this

² City of Vaughan website, *Brief History of Kleinburg*.

site, known affectionately as the “Half-Blanket Road”. Local folklore tells of hotel customers receiving blankets with such large holes in them that they were considered only “half-blankets”. The introduction of the railway system in the middle of the nineteenth century created an easier mode of transportation for the general population and the use of toll-roads rapidly declined. By the 1880s, the Vaughan Plank Road was in great disrepair and road maintenance was practically abandoned.

In 1890, a revolt broke out against the continuation of the toll road in Vaughan. It is recorded that 63 young farmers from Woodbridge and Kleinburg gathered by night to destroy the toll-bar at Islington Avenue and Clarence Street. They removed the toll-bar at Woodbridge Avenue and Clarence Street, and at the Woodbridge toll, Sandy McIntosh, the toll-keeper, fired his shotgun at the young "rebels", injuring several men. This revolt and several like it across the country prompted the removal of all toll roads in favour of public roadways administered by municipal governments.³

By the 1890s, Kleinburg was at its prosperous height. The population topped 350. Half a dozen manufacturing industries produced farm implements, furniture, harnesses, clothes, and carriages. Howland’s was the largest mill between Toronto and Barrie. The village’s location and road connections put it on the main road to Toronto, and the main street held three hotels to cater to the traffic. The prosperity was not to last.

Every silver lining hides a cloud; to some extent the very elements of the village’s success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that had called them into existence. As in many smaller communities, the railway initially helped the mills get their product to market. More significantly, they allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses, and customers could easily ride into the cities to purchase basic supplies as well as goods not available locally.

New technologies also contributed to the decline. Electrification came sooner to the south of Kleinburg, and the water-powered mills were put at a competitive disadvantage. And the coming of the automobile and the faster, farther travel it allowed eliminated Kleinburg’s role as a stopping place on the way to the city. The construction of Highway 27 in the 1930s laid out the facts in concrete: the village was being bypassed.

Figure 3. The Village Inn looks prosperous enough, but the next door house on the left is showing signs of neglect.



³ City of Vaughan, *History Briefs, Bulletin No 3, Roads, Tolls, Rails & Automobiles*.

A Rural Retreat

By the end of the Second World War, Kleinburg had lost more than 2/3 of its population, and might have faded entirely away, as did many of Ontario's villages and hamlets. But the improved roads had not only taken shoppers off the main street, they began to make it possible for villagers to drive to work in the city. With the postwar housing shortage, returning veterans looking for housing affordable on their de-mobilization payments began to see Kleinburg as a good place to start a family. The Windrush Co-operative, at the end of Stegman's Mill Road, began the transformation of a bald cornfield into a wooded valley enclave. "Starter" homes, on the model of the Levittown Cape Cod-style houses in the US, were built on Napier Street, where they can still be seen. The postwar resettlement of Kleinburg was as significant as the original settlement a century before, and there is something of a pioneer spirit visible in the image of a young mother in a field, holding two small children, as the frame of their new house rises in the distance.

Figure 4. Road improvements, like the new Highway 27, made it possible to live in Kleinburg and work in Toronto. Here is a postwar infill house on Napier Street.



The Bindertwine Revival and the Growth of Heritage Awareness

In Canada's Centennial Year, 1967, the whole nation recalled its history and celebrated. In Kleinburg, under the leadership of Vic Ryder, the festivities took the form of a revival of Charles Shaw Jr.'s Binder Twine Festival. The event was so successful that it has been retained as an annual event ever since. The Binder Twine Festival has become an integral part of community life, and the funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays, and countless other community projects.

The most significant benefit of the Binder Twine Festival may be the sense of heritage that it sparked. "The original tree-shaded community is now almost encircled by subdivisions and this encircling process has not ended," wrote Pierre Berton in 1968.⁴ The feeling of threat to the old village character was not abated by the developer who opined that Kleinburg had nothing worth keeping, and should be bulldozed to the ground. Villagers, both old and new, began to look back on their history and give value to it. The Binder Twine Festival Guides, which used to be published every year, told of the old buildings and the people who inhabited them. Efforts to preserve the village character began in earnest. The Kleinburg Area Ratepayers Association (KARA) was formed to advance the preservation of the Village character, its efforts culminating in the adoption of the Kleinburg-Nashville Heritage Conservation District (HCD) by the City of Vaughan Council in 2003, under Part V of the Ontario Heritage Act.

⁴ Binder Twine Festival Guide, 1968. Reprinted in *A Walking Tour of Kleinburg*.

3. Introduction to the Site

The property is located on the western edge of the Core Area of the Village of Kleinburg, with frontage on the south side of Nashville Road, and having its western boundary on the east side of Highway 27 and on an untravelled street near to the highway. (See survey in Figure 6.)

The property is described as: Part of Lot 52, 53, 54, 55, and 56, Lot 29, Registered Plan 9, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York.



Figure 5. Aerial view of the immediate area. Subject property is outlined in red.

There are three structures on the property, a Georgian house at 89 Nashville Road, a much altered Victorian house at 99 Nashville Road, and a small barn which straddles the south property line at 10515 Highway 27. Lots and buildings are shown on a survey below.

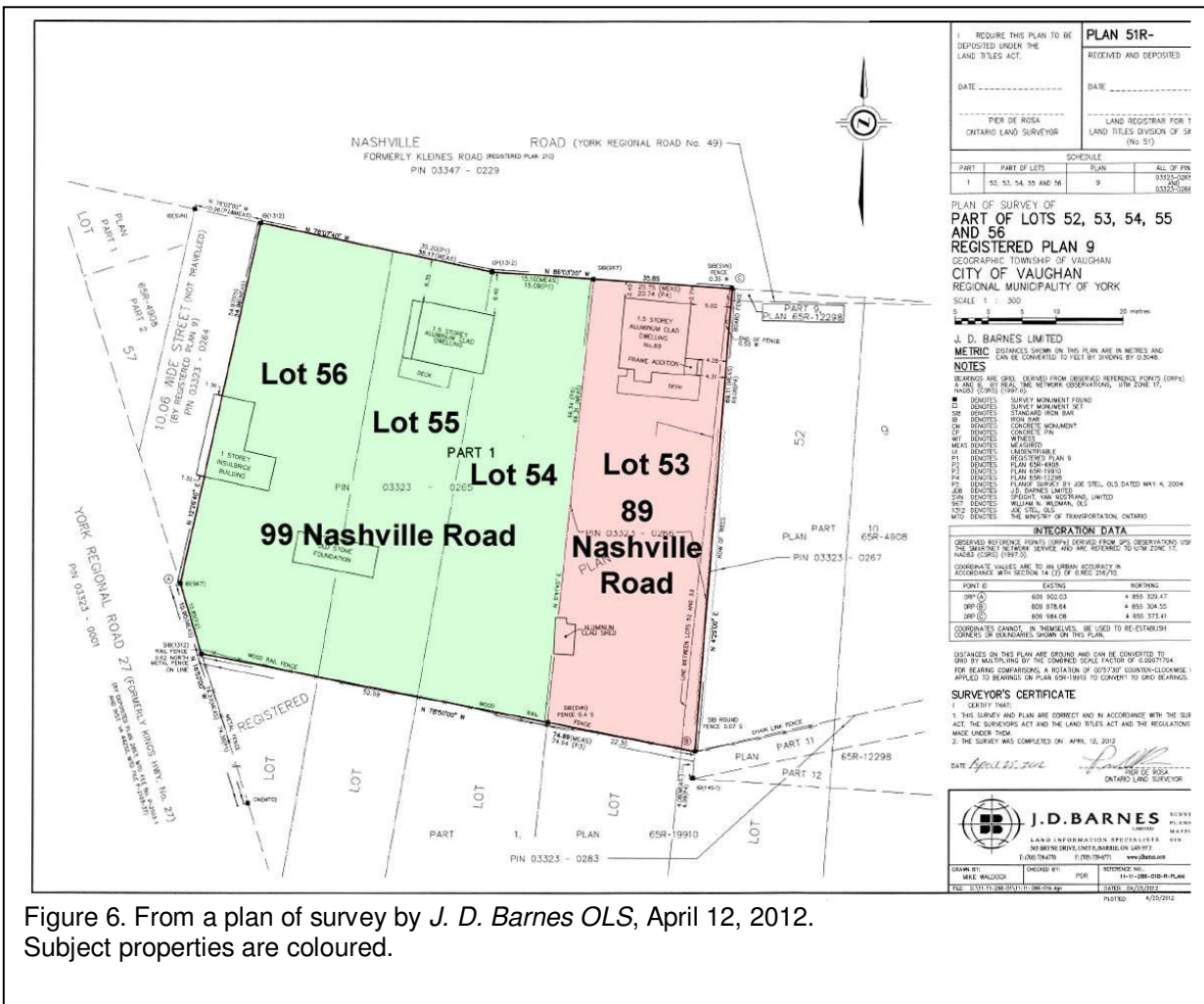


Figure 6. From a plan of survey by J. D. Barnes OLS, April 12, 2012. Subject properties are coloured.

4. Examination of 89 Nashville Road

4.1 Exterior Photographs

We attended the site on September 3, 2017 to take photographs and measure the building.

Exterior photographs are presented here.



Figure 7. North (front) view of 89 Nashville Road.



Figure 8. Entry, 89 Nashville Road.



Figure 9. West side. Ground floor probably had windows as on east side as shown in figure 11.



Figure 10. Rear (South) side. The deck and the shed additions at centre and right are not original.



Figure 11. East side. Shed to the left is not original.

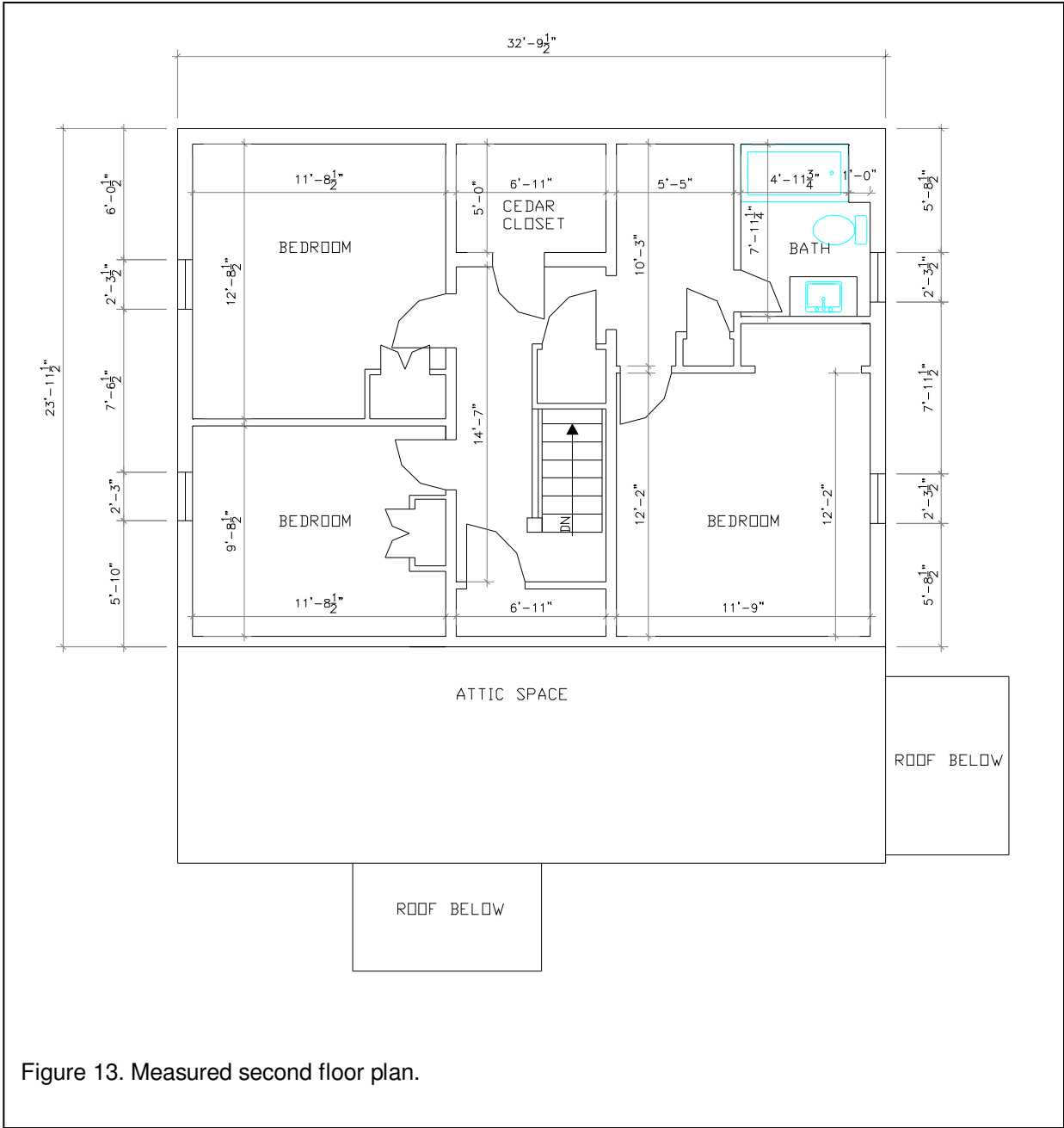


Figure 13. Measured second floor plan.



Figure 14. Measured elevation drawings. North above, South below. Rear deck omitted for clarity.

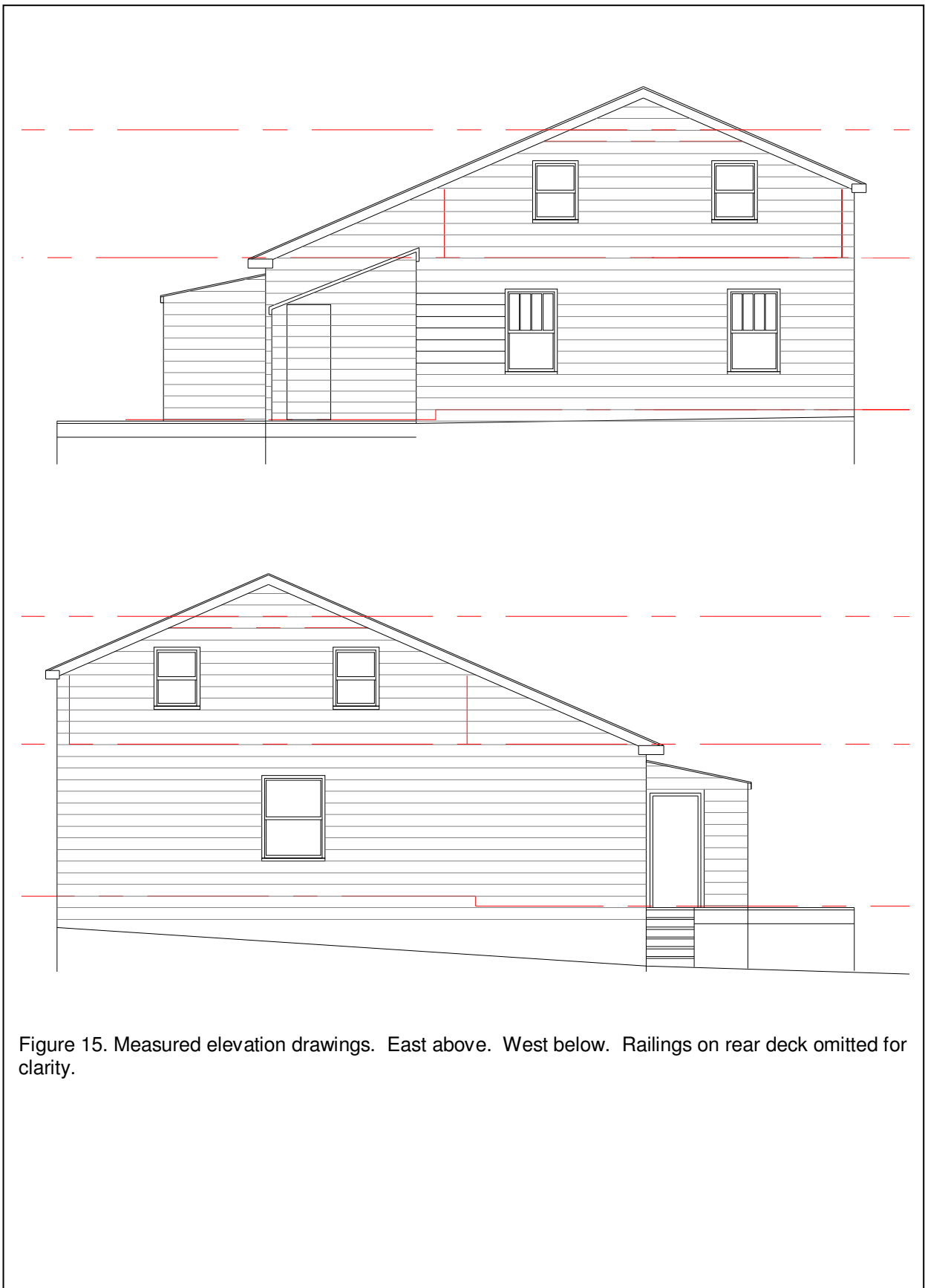


Figure 15. Measured elevation drawings. East above. West below. Railings on rear deck omitted for clarity.

4.3 Condition Report

The house at No. 89 Nashville Road is substantially intact. Most of the openings appear to be original, although all of the sash are of later dates. The front entry surround is original, and is repairable. The original entry, which would have been a paneled door with two narrow sidelights has been replaced with a flush door and one wide sidelight to the left.

The siding is 8” aluminum clapboard—obviously not original. The original siding material is unknowable until we remove some of the aluminum, but it was probably 4” wood clapboard.

The foundation under the front part of the house is fieldstone, and appears to be original. The foundation under the salt-box tail appears to be newer: the salt box tail may have been a later alteration, with the original tail being the typical narrow extension with a front-to-back gable roof. The ground floor framing of the front part of the house consists of two large summer beams running front to back on either side of the stair, with large joists running side-to-side. All the framing appears to be original.

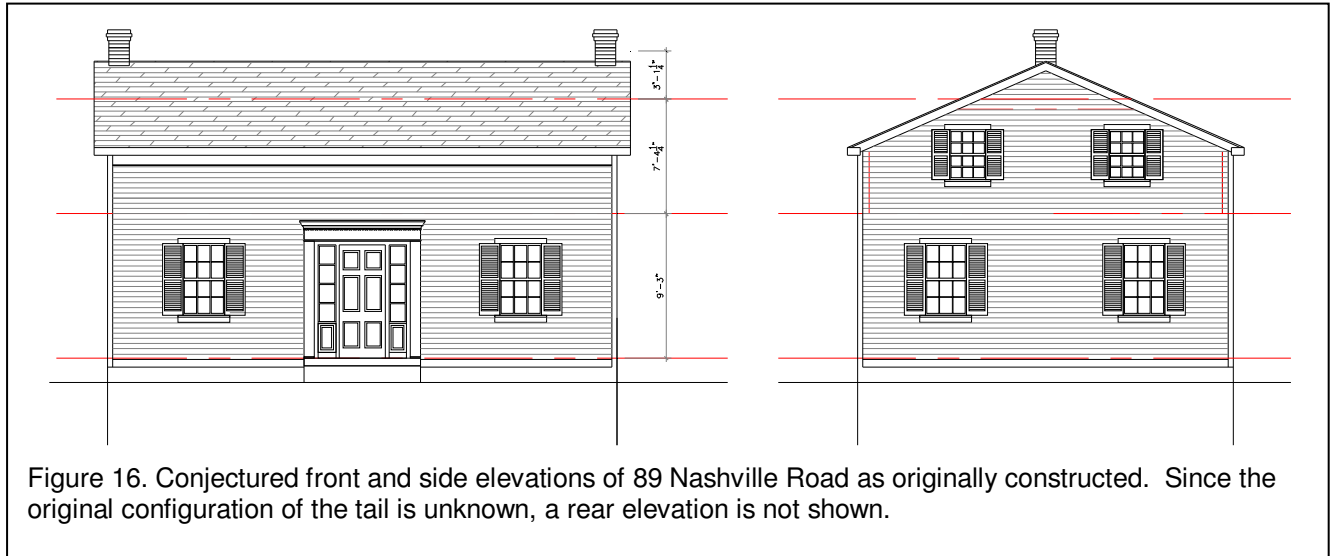
There is very little of original material in interior of the house. Doors, trims and finish flooring are all modern. Ceilings in the ground floor are dropped T-bar. The floor a large portion of the front part of the house has been raised by 7 ½ inches. This appears to be a platform on top of original flooring, since joists in the basement are all at the same level. We have no indication why this was done.

4.4 Ownership Chronology

89 NASHVILLE ROAD current active PIN 03323-0266 (LT)				
Part of Lot 53, Plan 9, City of Vaughan				
date	instrument	from - to	amount	instrument no.
		Crown to John N. Kline		
28 Mar 1850	B&S	John N. Kline to John McMahon		36664
4 Feb 1870	B&S	John McMahon to John Cherry	£125	471
3 May 1873	Grant	John Cherry <i>et ux</i> to Alexander Gough	\$200	1311
9 April 1897	Grant	Thomas J. Day (executor of Gough) to Henry S. Howland	\$1,100	6461
15 Sept 1904	Grant	Peleg, Geo. & Wm. Howland (Henry Howland executors) to Howland Bros. Ltd. (became Brampton Farm Ltd.)	\$1.00	7746
9 April 1958	Grant	Brampton Farm Ltd. to Kenneth A. McKinnon	\$1,200	39633
15 June 1961		rear of Lot 53 sold to Dorothy B. & Gordon A. MacEachern		47085
Price increase between 1873 and 1897 suggests house was built by Alexander Gough, probably shortly after purchase.				
Part of Lot 53, Plan 9, City of Vaughan				
date	instrument	from - to	amount	instrument no.
31 July 1968	Grant	Kenneth A. & Joyce F. McKinnon to Arend H. & Carolyn A. Dyk		62599
3 Jan 1973	Grant	Arend H. & Carolyn A. Dyk to Alexander & Violet M. Thomson		70469
19 Aug 1983	Transfer	Alexander & Violet M. Thomson to Pierre Dupont	\$100,000	324126
4 July 2005	Transfer	Pierre Dupont to Domenico Marzano	\$375,000	YR662257

4.5 Conjectured Original Condition of No. 89 Nashville Road

As described above, the original house may have had a different tail. Our best conjecture is that the openings are original, other than the larger ground floor window on the west elevation. We assume that this elevation originally matched the east elevation with two windows on the ground floor. We conjecture that the wide entrance feature originally held a panel door with two sidelights, as was typical in the Georgian style of the house. We conjecture that siding was of narrow clapboard, that the windows were double-hung 6 over 6 sash and that they were fitted with shutters, all as was typical of many Ontario Georgian houses in the area. A drawing, representing our best conjecture, is shown below.



5. Examination of 99 Nashville Road

5.1 Exterior Photographs

Photographs of the interior, not regulated by the HCD, are presented in an appendix.



Figure 17. West (front) view of 99 Nashville Road. The house is set perpendicular to Nashville Road. None of the openings are original with the possible exception of the right-hand window on the ground floor.



Figure 18. South side of 89 Nashville Road.



Figure 19. South side. Rear addition is not original. None of the openings are original.



Figure 20. Rear (East) side.



Figure 21. North side. None of the openings on this side are original.

5.2 Measured Drawings

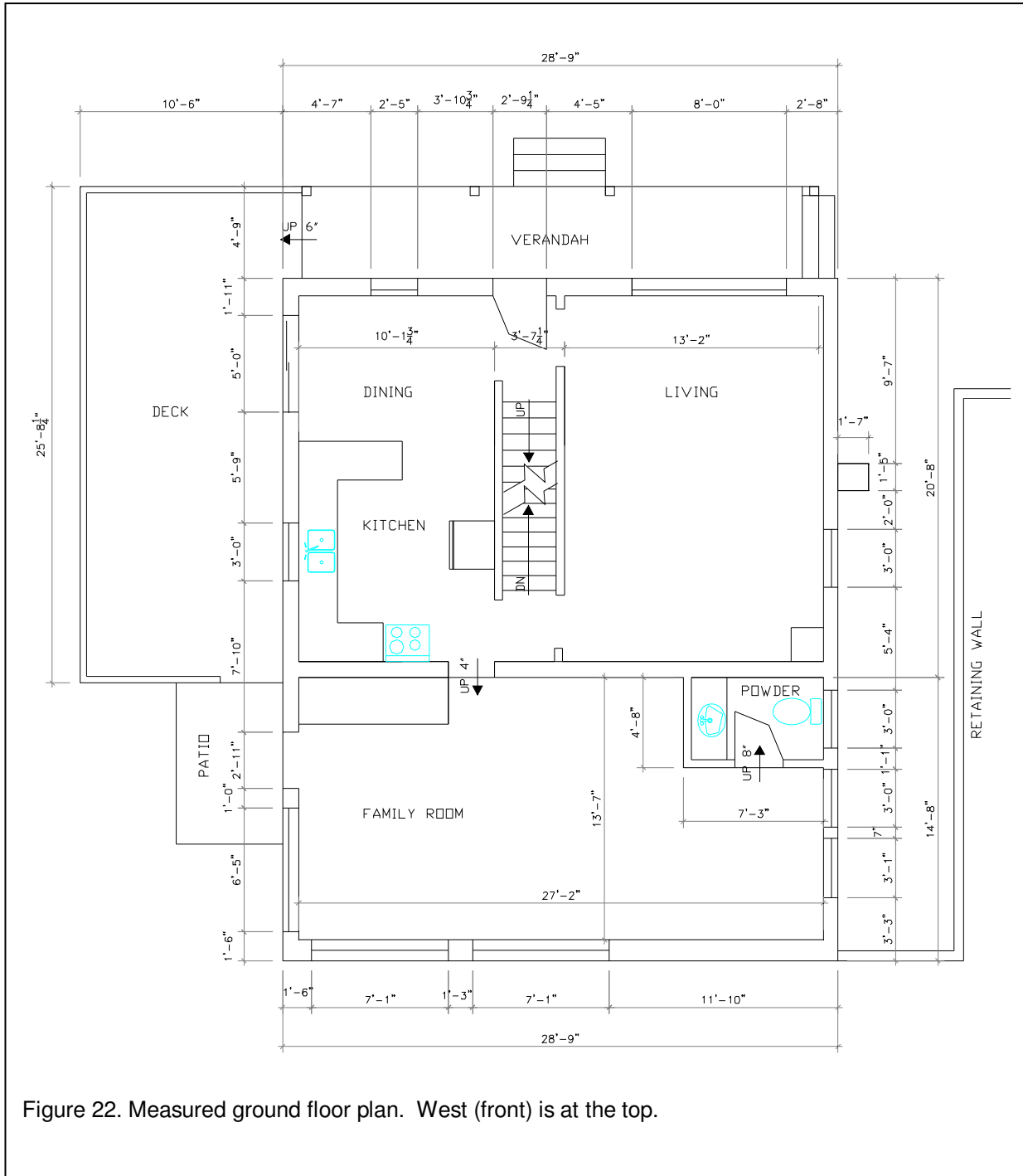


Figure 22. Measured ground floor plan. West (front) is at the top.

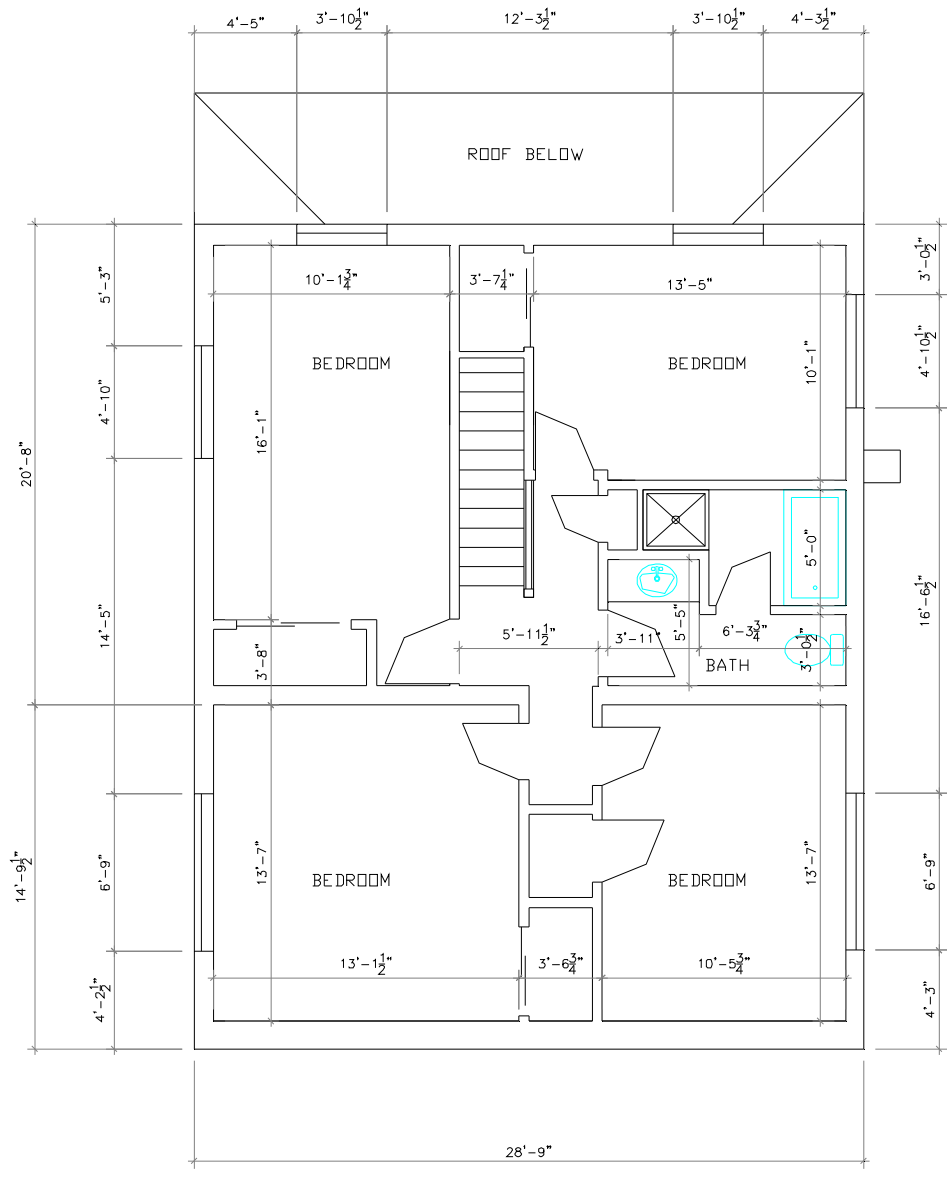


Figure 23. Measured second floor plan.



Figure 24. Measured elevation drawings. West above, East below. Deck railings omitted for clarity.



Figure 25. Measured elevation drawings. East above. West below. Railings on deck omitted for clarity.

5.3 Condition Report

The house at No. 99 Nashville Road is much altered. The original central entry door has been relocated to the right. The window to the right of the door is the only opening in the building that is probably of its original size and shape. The entire rear portion of the house is a later addition, replacing what would have been a narrower original kitchen tail, probably fitted with a kitchen verandah on one side or another. The exact footprint of the original tail is unknowable.

The siding is 8” aluminum clapboard—obviously not original. The original siding material is unknowable until we remove some of the aluminum, but it was probably 4” wood clapboard.

The foundation under the front part of the house is fieldstone, and appears to be original. The framing appears to be original.

There is no original material in the house with the possible exception of the stairs. Doors, trims, flooring and wall finishes are all modern.

5.4 Ownership Chronology

99 NASHVILLE ROAD			current active PIN 03323-0265 (LT)	
date	instrument	from - to	amount	instrument no.
Part of Lot 54, Plan 9, City of Vaughan				
		Crown to John N. Kline		
18 Oct 1850	B&S	John N. Kline <i>et ux</i> to John Mahaffy		38245
20 May 1856	B&S	John Mahaffy <i>et ux</i> to Matthew B. Cockerline		62523
20 Dec 1858	B & S	Matthew B. Cockerline <i>et ux</i> to John Armistead		75713
20 Oct 1865	Mortgage	John Armistead <i>et ux</i> to James Caesar <i>et al</i>	\$200	88467
12 Feb 1873	D.M.	James Caesar <i>et al</i> to John Amistead	\$200	1258
19 May 1874	Mortgage	John Amistead <i>et ux</i> to Malcolm McEachren	\$400	1575
14 March 1877	D.M.	Malcolm McEachren to John Armistead	\$400	2249
11 Nov 1881	Grant	John Armistead <i>et ux</i> to William A. Wallis	\$550	3388
Part of Lot 55, Plan 9, City of Vaughan				
		Crown to John N. Kline		
10 April 1851	B&S	John N. Kline <i>et ux</i> to John Graham		40160
11 June 1855	Mortgage	John Graham to C. P. B. & S. Society	£150	58227
23 July 1857	Indenture	C. P. B. & S. Bank to Henry S. Howland		68593
10 July 1860	B&S	Henry S. Howland to John Armistead <i>et ux</i>		80331
1 Aug 1860	Mortgage	John Armistead <i>et ux</i> to Henry S. Howland	£75	80418
20 Oct 1869	D.M.	Henry S. Howland to John Armistead	£75	350
11 Nov 1881	Grant	John Armistead <i>et ux</i> to William A. Wallis	\$550	3388

99 NASHVILLE ROAD			current active PIN 03323-0265 (LT)	
date	instrument	from - to	amount	instrument no.

Part of Lot 56, Plan 9, City of Vaughan

		Crown to John N. Kline		
10 April 1851	B&S	John N. Kline <i>et ux</i> to John Graham		40160
10 April 1851	Mortgage	John Graham <i>et ux</i> to John Whitely		40161
11 June 1855	D.M.	John Whitely to John Graham		58225
11 June 1855	Mortgage	John Graham to C. P. B. & S. Society	£150	58227
23 July 1857	Indenture	C. P. B. & S. Bank to Henry S. Howland		68593
1 Aug 1860	B&S	Henry S. Howland to John Armistead <i>et ux</i>		80331
1 Aug 1860	Mortgage	John Armistead <i>et ux</i> to Henry S. Howland	£75	80418
20 Oct 1869	D.M.	Henry S. Howland to John Armistead	£75	350
11 Nov 1881	Grant	John Armistead <i>et ux</i> to William A. Wallis	\$550	3388

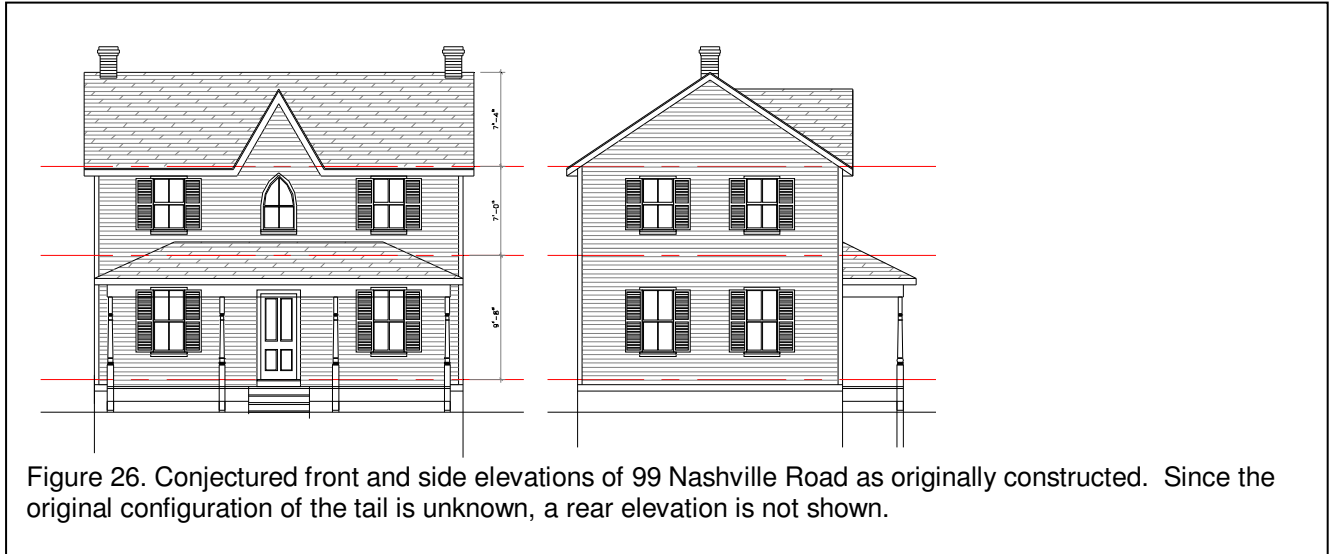
Lots consolidated as one property (99 Nashville Road) 10 July 1860 - owned by Mr. & Mrs. John Armistead mortgage taken in 1874 may have been to build the house at 99 Nashville Road
All 3 Lots (99 Nashville Road) sold by Armisteads to William A. Wallis 11 November 1881 for \$550

Part of Lots 54, 55 & 56, Plan 9, City of Vaughan

11 Nov 1881	Grant	William A. Wallis <i>et ux</i> to William Matthews	\$550	3389
17 Nov 1883	Grant	William Matthews <i>et ux</i> to John Brown	\$500	3850
17 Nov 1883	Mortgage	John Brown <i>et ux</i> to William Matthews	\$500	3851
3 June 1901	D.M.	William Matthews to John Brown	\$500	7123
13 Oct 1908	Grant	John Brown & Ellen Jane his wife to Ellen Jane Brown	\$800	8629
24 Nov 1913	Grant	Ellen J. Brown to Laura Trainor	\$1,200	9998
29 Nov 1923	Grant	Laura Trainor to John Gould	\$1,700	13531
16 Feb 1925	Grant	John Gould & Tressy his wife to Samuel J. White	\$2,500	13902
August 1937	Department of Highways took part of Lot 56 for Highway #27, opened in 1938			
7 Jan 1948	rear of Lots 54, 55 & 56 sold to Henry J. Burden, thence to the MacEacherns			22917
2 Feb 1966	Grant	Pearl I. Hilliard (Samuel White executrix) to Pearl Hilliard		56937
4 Sept 1987	Grant	Estate of Pearl Irene Hilliard to Murray Garfield Hilliard		445445
16 Nov 2004	Transfer	Murray Garfield Hilliard to Domenico & Anna Marzano	\$875,000	YR562044

5.5 Conjectured Original Condition of No. 99 Nashville Road.

As described in Section 4 the original house had a different tail. Only one of the openings is of the original shape. The conjectural drawing below shows a house typical of its Victorian style, with symmetrical facades on the front and sides, and clapboard siding. We show a gothic window in the front central gable, which may be revealed when the current siding is removed. We show 2 over 2 double-hung sash windows, as are typical of the style.



5.5 The Barn

The barn is associated with the 99 Nashville Road property, although it straddles the west property line by approximately 4 ½ feet, sitting partly on an untraveled road, as shown in the survey in Figure 6.

The main and original part of the barn has a footprint of 40'-6" x 20'-5" and there is a later extension off of the southeast corner approximately 16' square.

The building is in poor condition, missing windows and doors with deteriorating insulbrik siding and metal eavestrough.

It does not have heritage value.



Figure 27. East side of the barn viewed from the house.



Figure 28. West side of the barn.



Figure 29. South side of the barn.



Figure 30. Interior lower level north end.

6. Evaluation of the properties under Ontario Regulation 9/06

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that “A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:”

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

For No 89 Nashville Road, our evaluation of the property, on the basis of these criteria, follows:

1. i, The existing building was once a representative example of its Georgian style.
1. ii, The building once displayed a typical degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.

2. i, There are no direct associations of community significance. Although John Kline and Henry Howland appear in the ownership chronology, neither one are associated with the construction of the house.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.

3. i, The building can be said to support the historic character of the Kleinburg.
3. ii, The building is historically linked to Kleinburg.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 89 Nashville Road only marginally rises to the standard that would merit designation under Part IV of the *Ontario Heritage Act*. We believe that it should be re-evaluated once its restoration is completed.

For No 99 Nashville Road, our evaluation of the property, on the basis of these criteria, follows:

1. i, The existing building was once a representative example of its Victorian style, but it has lost most of its heritage-defining characteristics.
1. ii, The building once displayed a typical degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.

2. i, There are no direct associations of community significance. Although John Kline and Henry Howland appear in the ownership chronology, neither one are associated with the construction of the house.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.

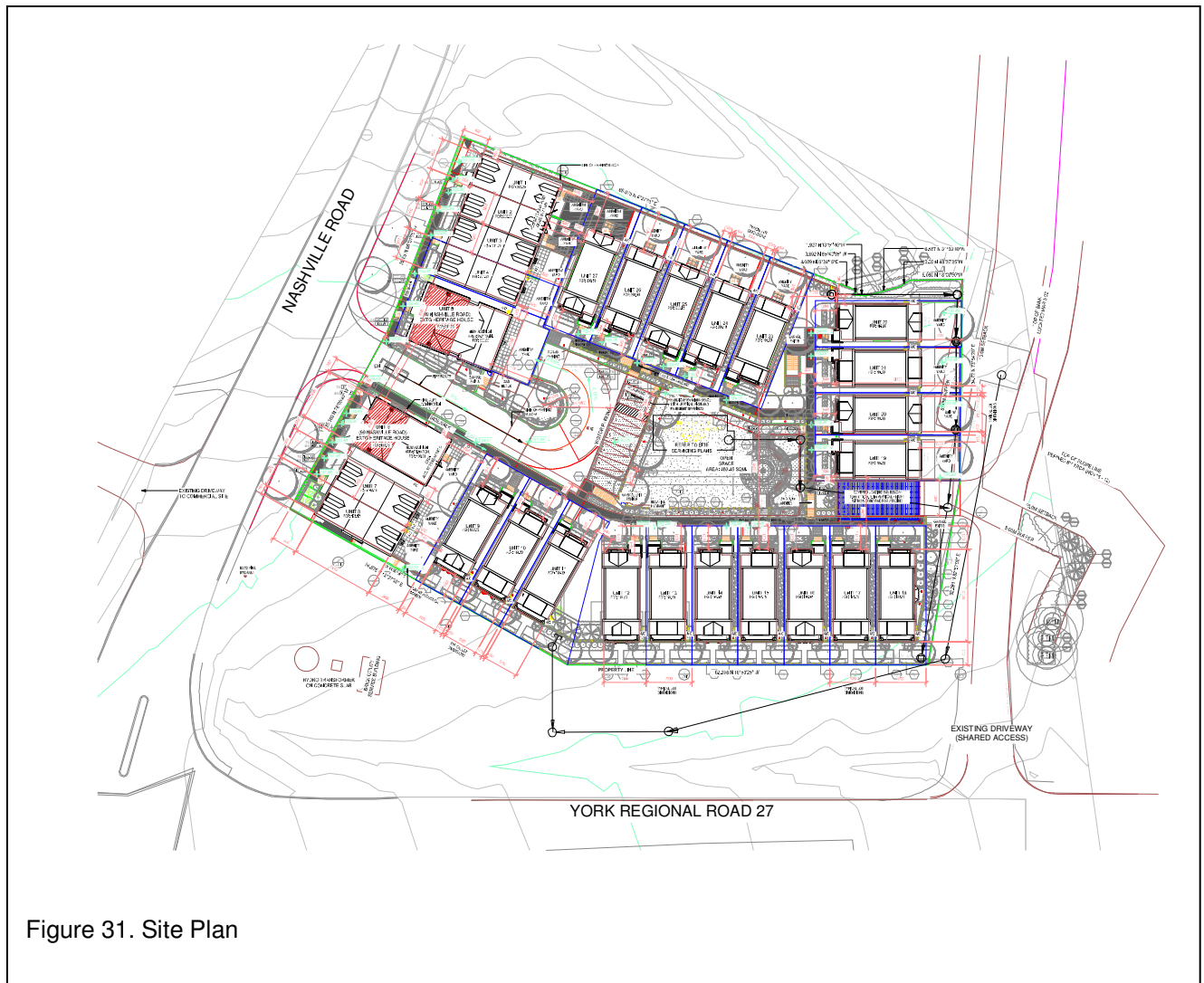
3. i, The building can be said to have once supported the historic character of the Kleinburg.
3. ii, The building is historically linked to Kleinburg.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 99 Nashville Road very marginally rises to the standard that would merit designation under Part IV of the *Ontario Heritage Act*. We believe that it should be re-evaluated once its restoration is completed.

PART II. THE PROPOSAL

7. Overview

The proposed project is a collection of 27 single-family dwellings with below grade parking. Four are row houses, two are semi-detached, and the remainder are detached houses. This includes the two heritage buildings which are relocated from their current locations. The front portions are restored to their original appearance, and have new rear additions designed to complement the original designs at their fronts. The row houses, semi-detached houses, and the two detached heritage houses address Nashville Road. The remaining houses face the interior of the site which includes a landscaped open space. Note that drawings in this document do not show full landscaping and planting, since the intent is to focus on the buildings.



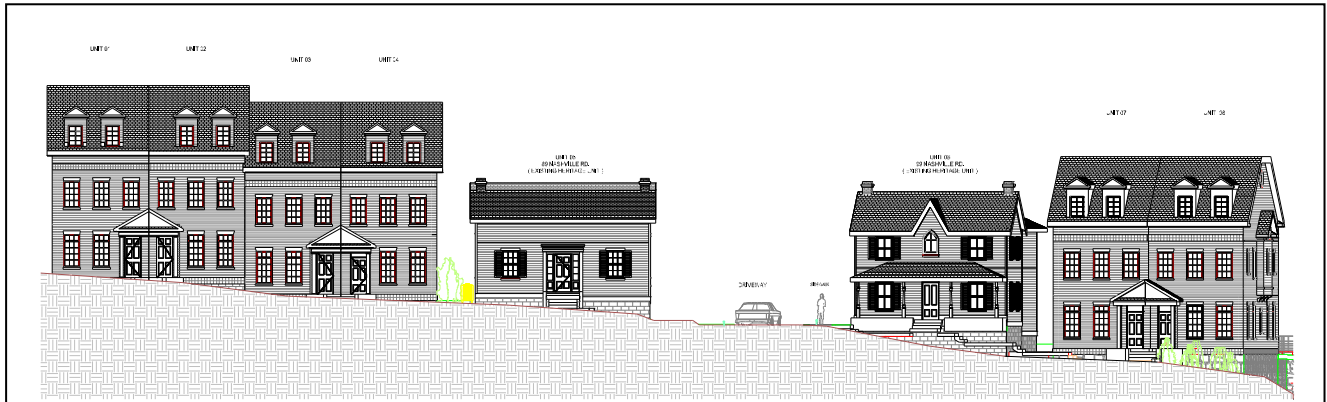


Figure 32. Nashville Road elevation. The heritage houses are set on either side of the vehicular and pedestrian entrance to the site. They function as gateway markers for the project, and the location allows views of their side elevations from Nashville Road.

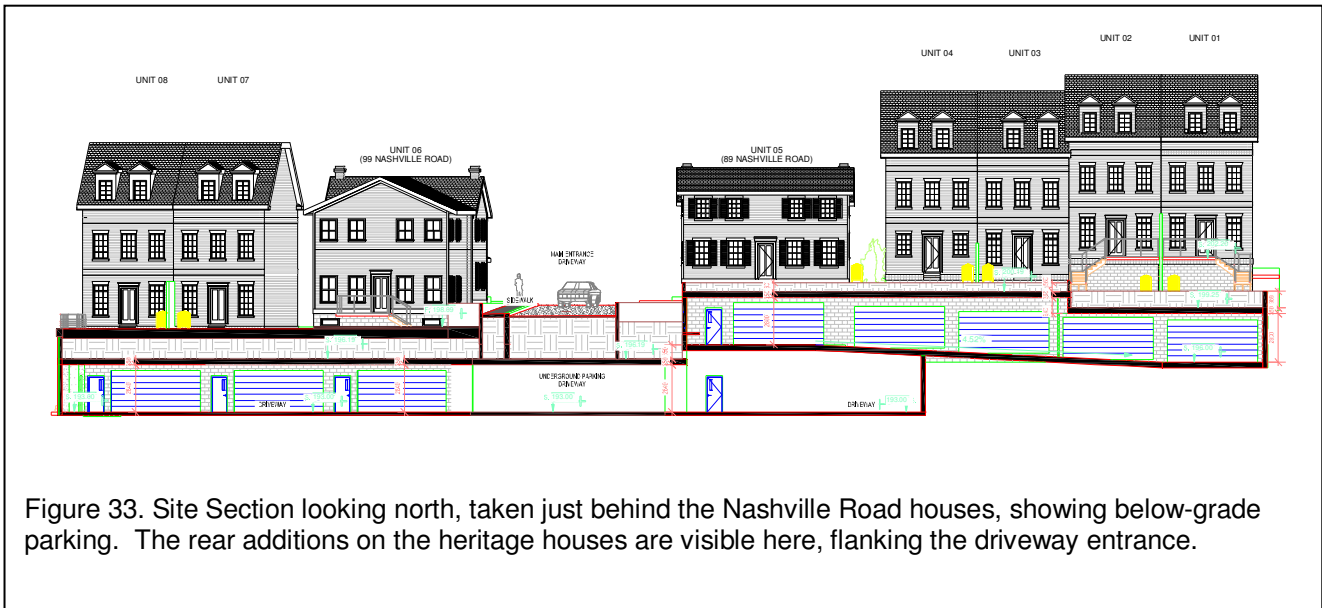


Figure 33. Site Section looking north, taken just behind the Nashville Road houses, showing below-grade parking. The rear additions on the heritage houses are visible here, flanking the driveway entrance.

8. The Development in the District Context

8.1 Character of the Site.

The development is at the intersection of Nashville Road and Highway 27, and is on the westernmost land of the Kleinburg Village Core as mapped in the Kleinburg-Nashville Heritage Conservation District Plan. The site slopes significantly to the south and west. On the south and west it abuts land denominated Valley Lands in the Plan. The intersection of Nashville Road and Highway 27 is identified as a gateway in the Plan.

The principal views of the development from the public realm are from Nashville Road and Highway 27. There is a handsome recent commercial development across Nashville Road from the subject site, which is based on the Georgian style. On the northwest corner of the intersection is a recent church and there is new housing development to the north of the church. South of Nashville Road, there are no buildings visible from the site—those that exist are buried in woodland.

8.2 Character of the Proposed Development.

The basic physical aspects of the development are described in Section 7, above. The concepts underlying the design are:

- Resident parking is below grade. We believe it is a positive good to remove cars from above grade..
- A building edge is provided facing Nashville Road, with 8 dwellings, including the two relocated heritage buildings, located close to the sidewalk. The new dwellings have a 2-1/2 storey visual form, and are designed to reflect the Georgian precedent, and to respect the Georgian style of the recent development on the opposite side of the street.



Figure 34. Nashville Road perspective, looking east. Sides of heritage houses are prominent.

- The remaining 19 dwellings are set behind the Nashville Road frontage, facing inwards around an open area that contains the ramp to the below grade parking, 5 visitor parking spaces, and an open common. In form, this is a village of houses within the Village of Kleinburg.

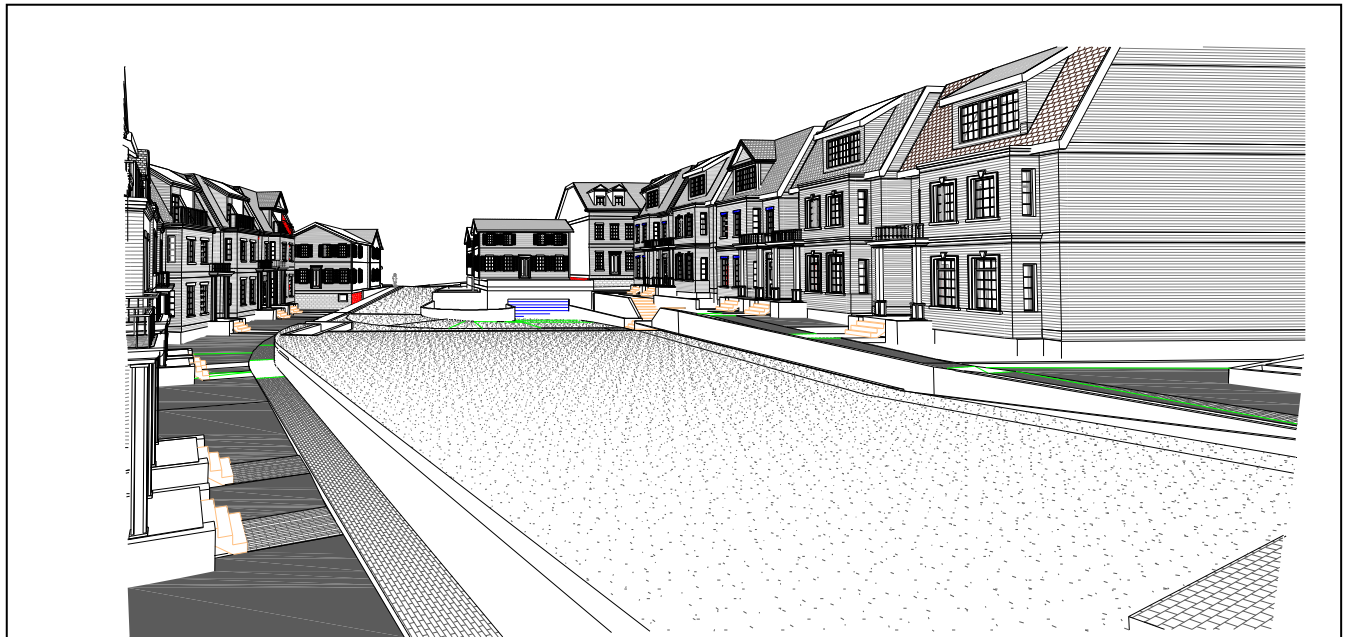


Figure 35 Perspective, from south end of open space, looking north. Rears of heritage houses at the far end of the view. .



Figure 36. A similar concept executed in the UK.



Figure 37. Spruce Court, Toronto..

The slope of the site means that the parking levels will go from below grade in the north and east to above grade in the south and west. To accommodate this, the design includes a podium on the south and west elevations. The podium is designed to reflect typical construction of stone mill buildings, with arches similar to mill race openings. This design choice commemorates the historic mills that were the original economic engine of the village of Kleinburg. This feature reinforces the water-powered heritage features proposed for the Highway 27-Nashville Road intersection on page 47 of the “Village of Kleinburg, Islington Avenue Streetscape, Master Plan Study” of 2011. See Figure 41, below. The Master Plan is now in its implementation stages.

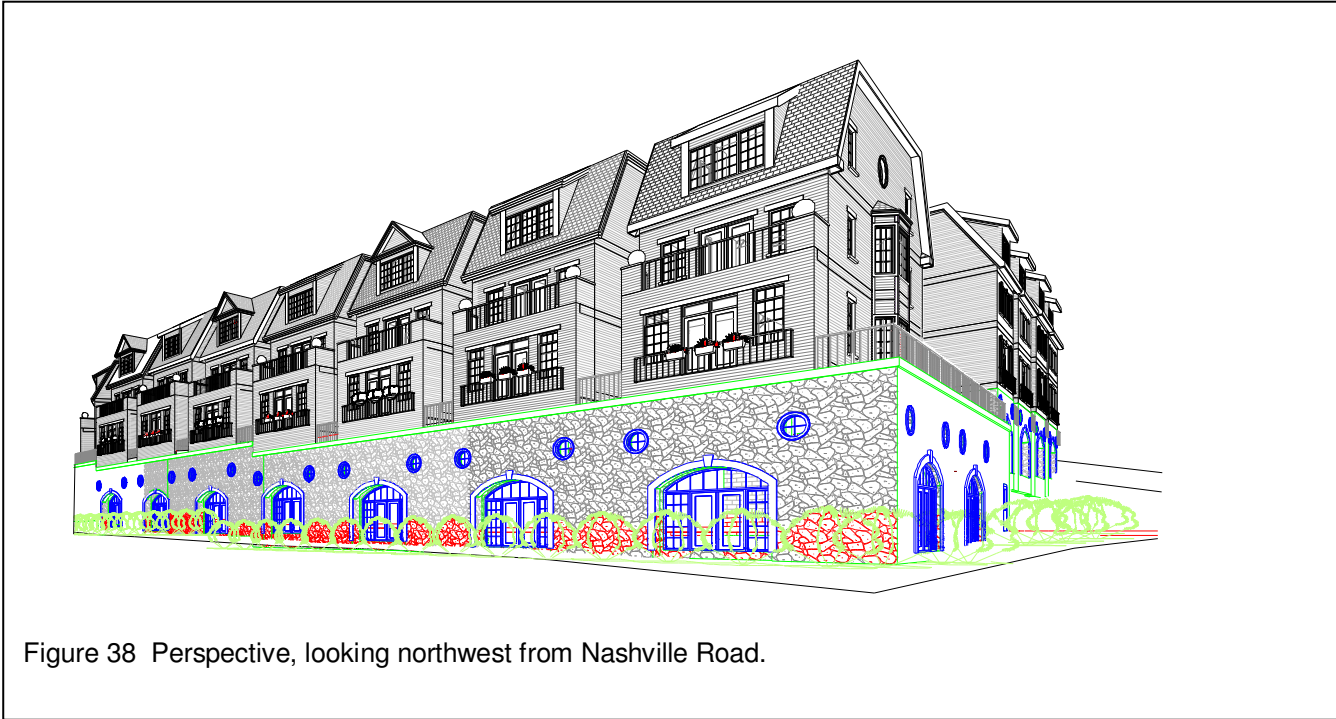


Figure 38 Perspective, looking northwest from Nashville Road.

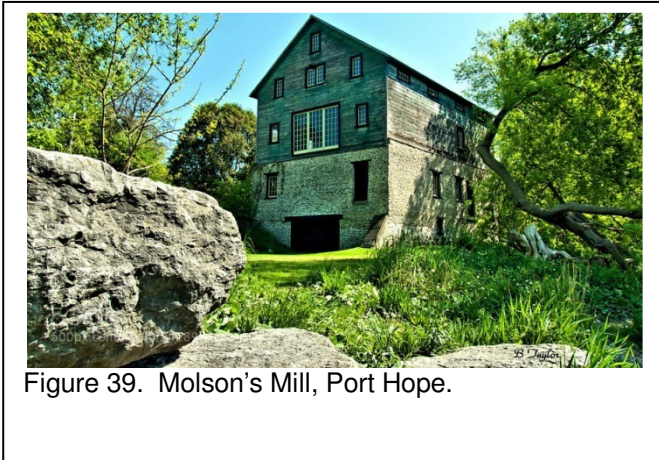


Figure 39. Molson's Mill, Port Hope.



Figure 40. Lindsay Mill ruin, Lindsay ON.

WEST ENTRY: NASHVILLE ROAD

The design concept for this gateway is to create an identifiable entry feature, of appropriate scale, that celebrates Kleinburg's historical origin as a place of water power utilization (Figure 4.2.2).

This gateway design is inspired by the theme of water powered energy that celebrates the numerous mills located historically in the area. A proposed water wheel monument and entry feature located around its base are proposed to reference this heritage culture. This is intended as an open public green space to be used for passive recreation. This gateway treatment extends eastward to include a median island and a pedestrian connection to the business plaza. It is also recommended that a cross-walk be installed across Hwy 27, at the north end of the intersection.

Note: This gateway is located within the Regulated Area of the Humber River Watershed. Based on the works required to facilitate the construction of this gateway, a permit under Ontario Regulation 166/06 will be required from TRCA.

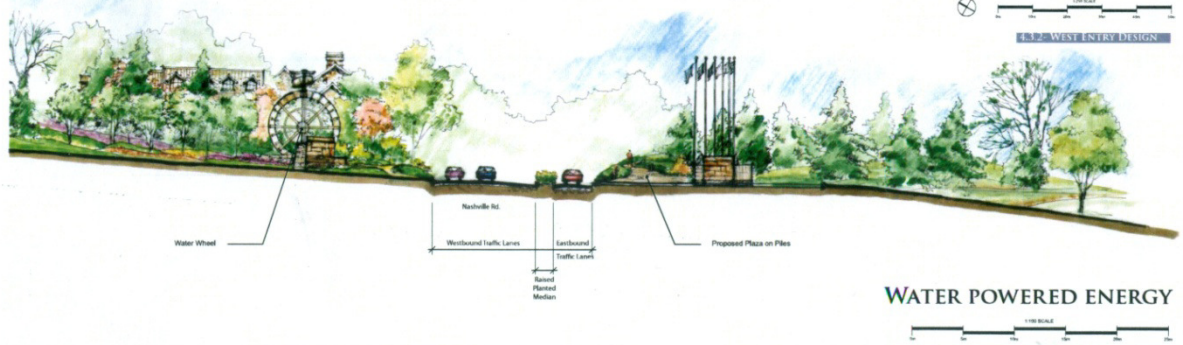


Figure 41. Proposed commemorative feature at Highway 27-Nashville Road intersection, from the 2011 Village of Kleinburg, Islington Avenue Streetscape, Master Plan Study. On the plan, the barn on the right is near the property line of the proposed development. In the elevation, the development will be behind the trees on the right.

8.3 Character of the Buildings.

8.3.1 Heritage Buildings.

The Restoration of, and additions to, the Heritage Houses are described in Section 10, below. The basic fabric of No 89 is mostly intact, and will be restored. No 99 has been substantially altered, with only one opening in its original size and location. It will be returned to what we conjecture to be its original form. Each house is subject to exterior restoration of its original design, in detail. Historically correct siding, windows, doors, and working shutters are provided. The foundations are faced with replica fieldstone. The additions are of complementary style. New narrow clapboard siding with corner boards, skirt boards and frieze boards are provided. New historically correct entrances will be installed, and the entrance surround on No. 89 will be restored. New historically correct windows—6 over 6 and 2 over 2—with historically correct shutters will be installed.

As shown in section 7, it is proposed to relocate the heritage building to flank the main entrance to the development. No. 89 currently faces Nashville Road to the east of the proposed location. Regrading of Nashville Road since the time of original construction has left it substantially below the existing road/sidewalk elevation, and the relocation restores its original vertical relationship to the road elevation. No. 99 currently faces Highway 27, and again the regrading of Nashville Road places it well below the road/sidewalk level.

There are several rationales for the selected locations:

- The width of the entrance provides good views of the inside elevations of the heritage buildings, making them more visible than at other locations.
- Having the houses flank the principal entrance gives them pride of place, and provides a heritage gateway for the development.
- Requirements for sidewalk slopes within the development determine the ground floor elevations of all the houses along Nashville Road, and because the vehicular entrance must necessarily meet the road, the flanking positions provide the best elevations for the heritage houses.

8.3.2 New Nashville Road Buildings.

The new houses on Nashville Road are closely based on the Georgian Neo-Classical style, which is recognized in the Kleinburg-Nashville Heritage Conservation Plan as a local heritage style. It has been chosen to reflect the Georgian-inspired commercial development on the opposite side of Nashville Road. In visual form, the houses are 2 ½ storeys, with dormers in the roofs. They are arranged in pairs, with the eastern most four houses joined to form a row, but stepping down to the west due to the slope of the frontage. Each pair is symmetrical in keeping with Georgian precedent, with a joint central porch framing the paired entrances, raised a few steps above the local walkway.

The Georgian style is simple and unembellished. Design elements on display include:

- Simple brick wall material, without quoins or polychromy,
- Simple rectangular window openings, with plain stone sills and lintels,
- Windows are double hung sash, 6 over 6, with transoms on the ground floor,
- Simple paneled entrance doors,
- Simple front roof slope, with gabled dormers in pairs.

As group, the houses define the street edge on Nashville Road, and complement the development on the opposite side of the road, defining a heritage-friendly gateway into the village core of Kleinburg. The two restored heritage houses, near the centre of the group and prominent at the entrance to the interior of the development establish an additional heritage claim on the frontage. See Figure 40, above.

8.3.3 New Interior Buildings.

The new interior houses, arranged around the central open area, are adaptation of the Edwardian Classic style, which is recognized in the Plan as a local heritage style. In visual form, the houses are 2 ½ storeys, with single central dormers in the roofs. The houses are detached dwellings, 6 metres wide, with the entry, under a porch set to one side, and a wide projecting square bay. The character of both the front and rear elevations are similar.

The Edwardian style is simple and unembellished. Design elements on display include:

- Simple brick wall material, without quoins or polychromy,
- Simple rectangular window openings, with plain stone sills and lintels,
- Windows are double hung sash, 6 over 6, with transoms on the ground floor,
- Simple paneled entrance doors,
- Simple steep front roof slope, with single central dormers, some gabled, some shed roofed.

See Figure 42, below, and Figures 35 and 38, above.



Figure 42. Perspective, looking northwest from interior open area.

Part III. Conservation Plan for the Heritage Houses.

9. Relocation

Both houses, while on their current foundations, will have the later rear and side additions removed. Siding, roofing, and existing windows will be retained in order to maintain a weather-tight condition. All openings will be protected with plywood covering, and the exposed walls where the additions have been removed will be made weather-tight with tarps. The houses will be lifted from their foundations, and taken to an off-site storage location, yet to be determined, while work on the site, including the preparation of their new foundations, is undertaken. The new foundations will be designed to accept the existing retained buildings, and the new additions shown in Sections x & y, below. The off-site storage location will be enclosed in a locked 2.4 metre high fence, and the area will be provided with lighting.

When the new foundations are ready to accept the buildings, they will be moved from the off-site storage and placed on the foundations. The buildings are to remain protected, either within the general project hoarding or individually, until all work on them is completed. Existing siding, roofing, doors and windows will be removed, along with interior finishes. Original conditions revealed by these removals are to be recorded and reported to the heritage consultants.

10. Restoration of and Additions to the Heritage Houses

10.1 No. 89 Nashville Road

It is proposed to restore the known original portion of the house to the conjectured original condition of the house, in all detail. It is proposed to provide a new rear addition in order to create the floor space for a modern single-family dwelling. In discussing design with the architect, we recalled a very successful addition to a house of similar age and style at 30 Colbourne Street in Thornhill-Markham. There was a rear addition that was similar in form to the original house, with a short link between the original and the rear addition.



Figure 43. 30 Colbourne Street, Thornhill-Vaughan, showing rear addition from circa 1980. The addition is highly complementary to the original house..

Plans and elevations for the proposed house are shown below.

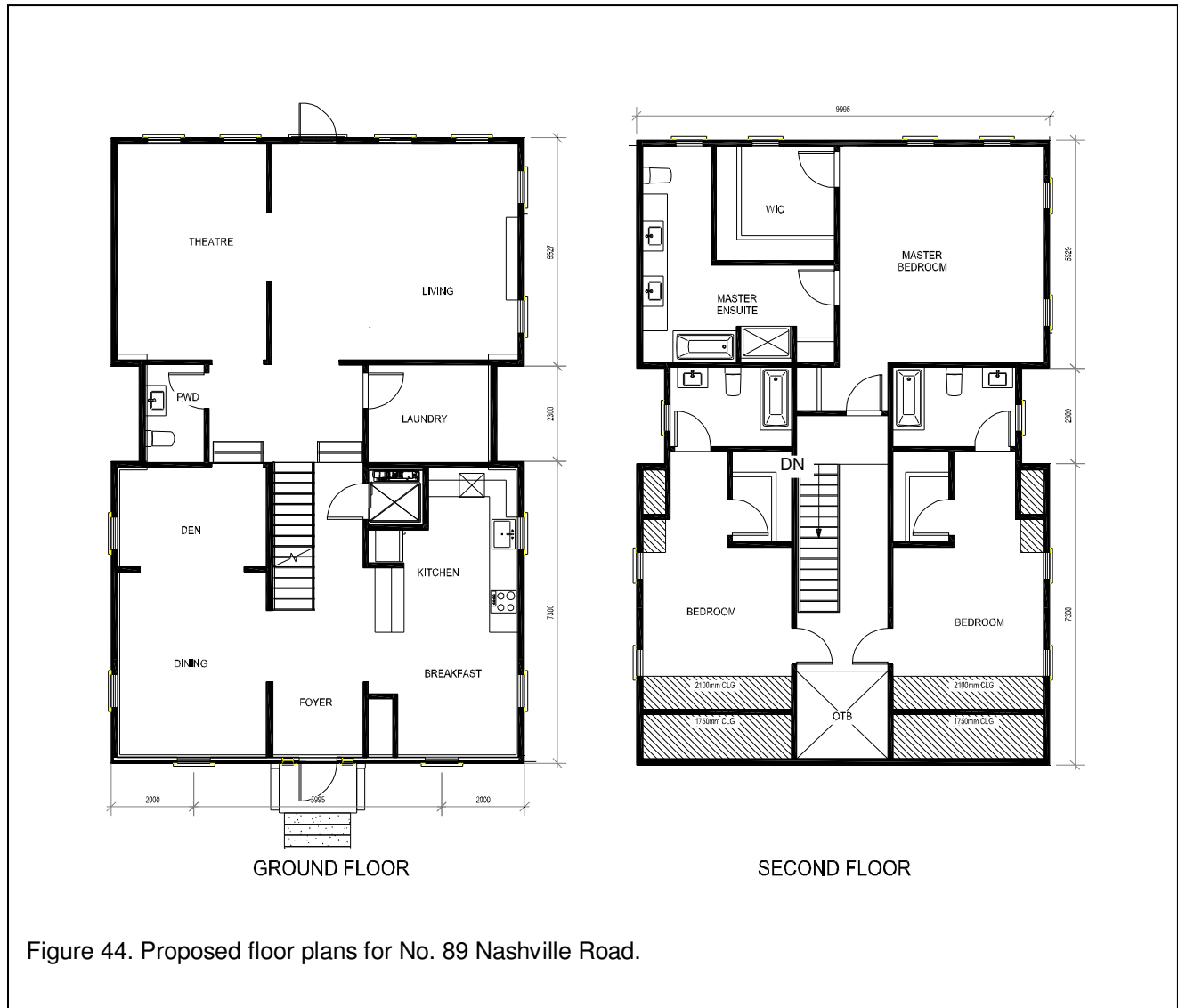


Figure 44. Proposed floor plans for No. 89 Nashville Road.

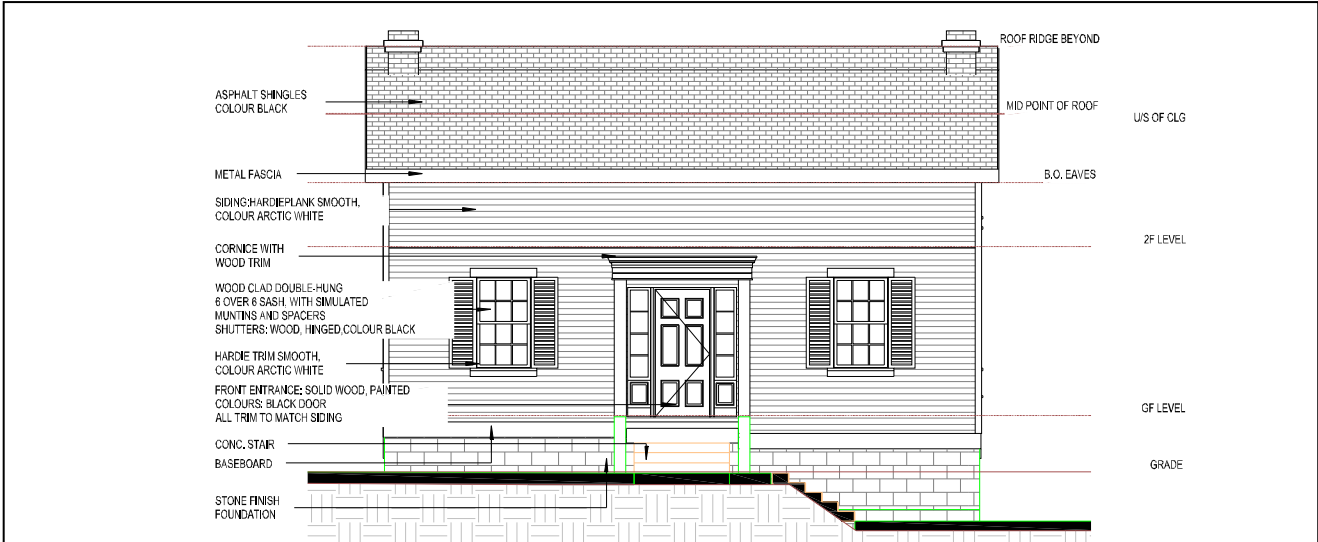


Figure 45 Proposed front (north) elevation for No. 89 Nashville Road.



Figure 46. Proposed west elevation for No. 89 Nashville Road. This side will face the project entrance.

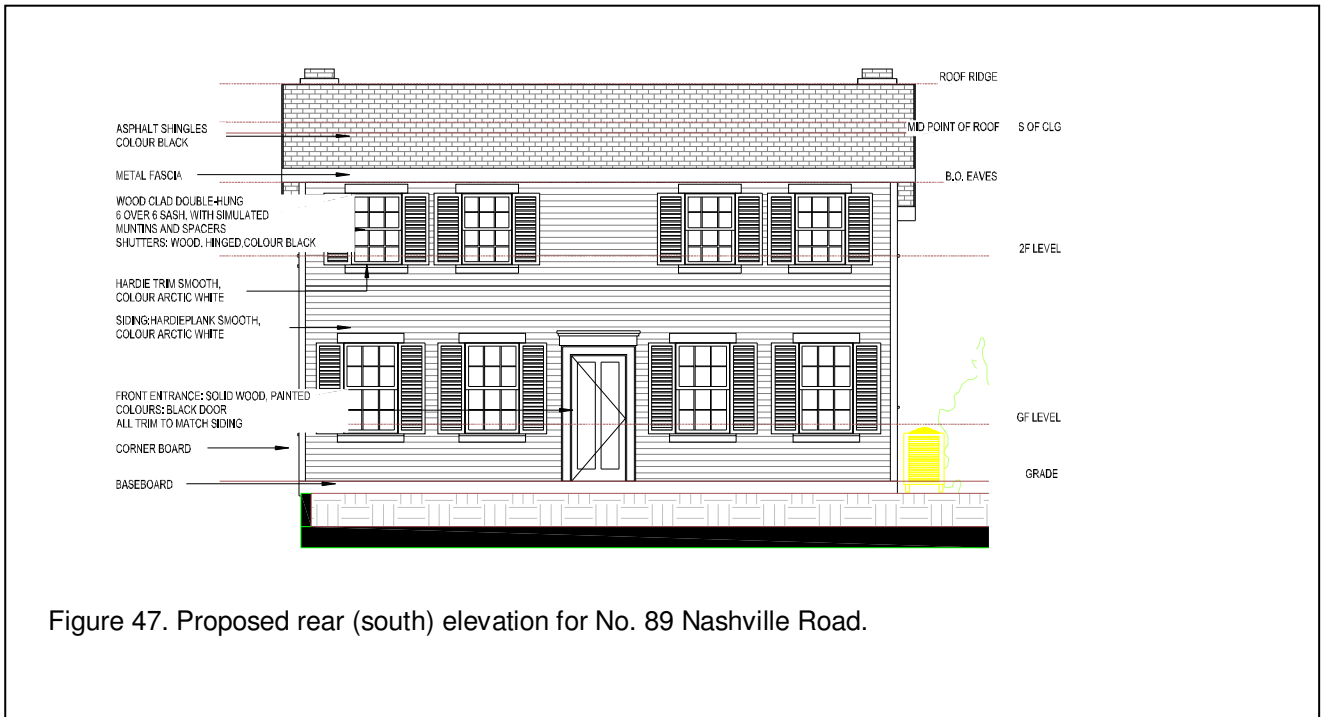


Figure 47. Proposed rear (south) elevation for No. 89 Nashville Road.

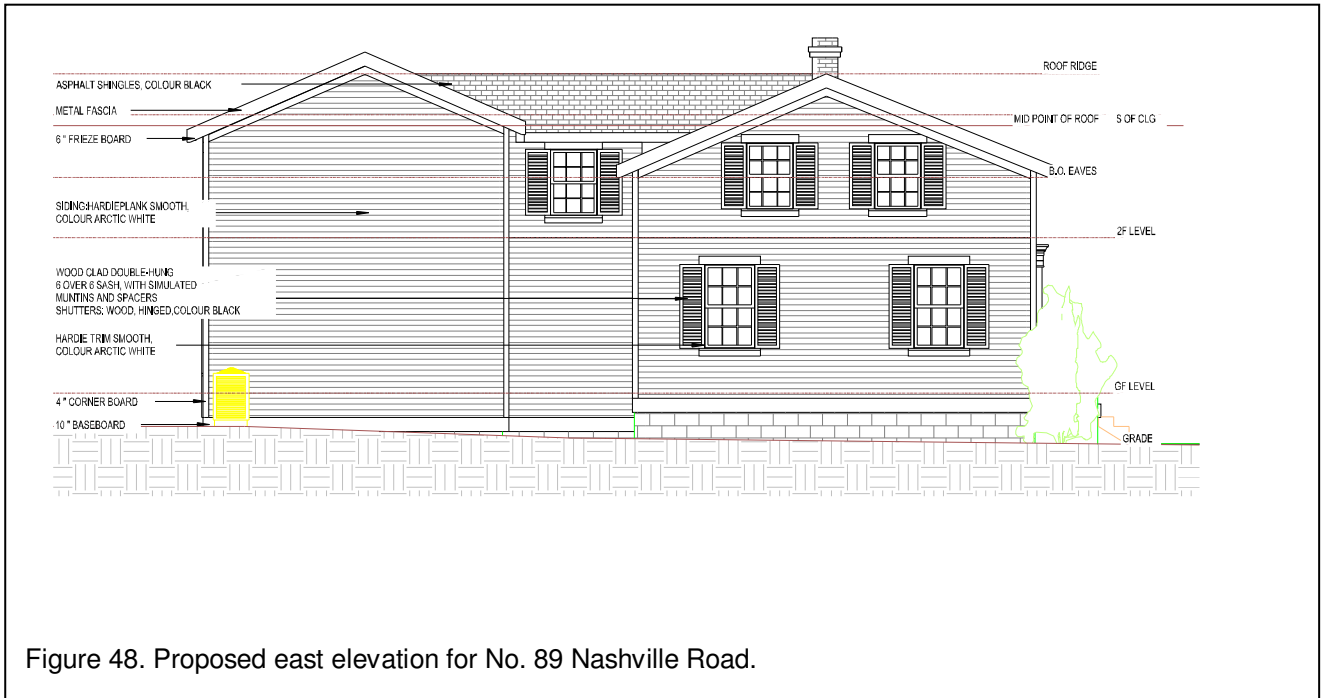


Figure 48. Proposed east elevation for No. 89 Nashville Road.



Figure 49a. Bluffstone Prescott-- Proposed material for foundation for No. 89 Nashville Road.

Outline Specification, Exterior Materials, No 89 Nashville Road

Siding: HardiePlank smooth, colour Arctic White

Trim: HardieTrim smooth, colour Arctic White

Soffits: HardieSoffit smooth vented, colour Arctic White.

Front Entrance: solid wood, painted. Colours: black door, all trim to match siding.

Windows: Wood clad double-hung 6 over 6 sash, with simulated muntins and spacers.

Shutters: Wood, hinged, colour black

Shingles: Asphalt shingles, colour black.

Rainware: aluminum, colour white.

10.2 No. 99 Nashville Road

It is proposed to restore the known original portion of the house to the conjectured original condition of the house, in all detail. It is proposed to provide a new rear addition similar in size to the existing one, designed to complement the original design. The current addition cannot be retained due to the raised foundation in the rear. Plans and elevations of the proposed house are shown below



Figure 50. Proposed floor plans for No. 99 Nashville Road.

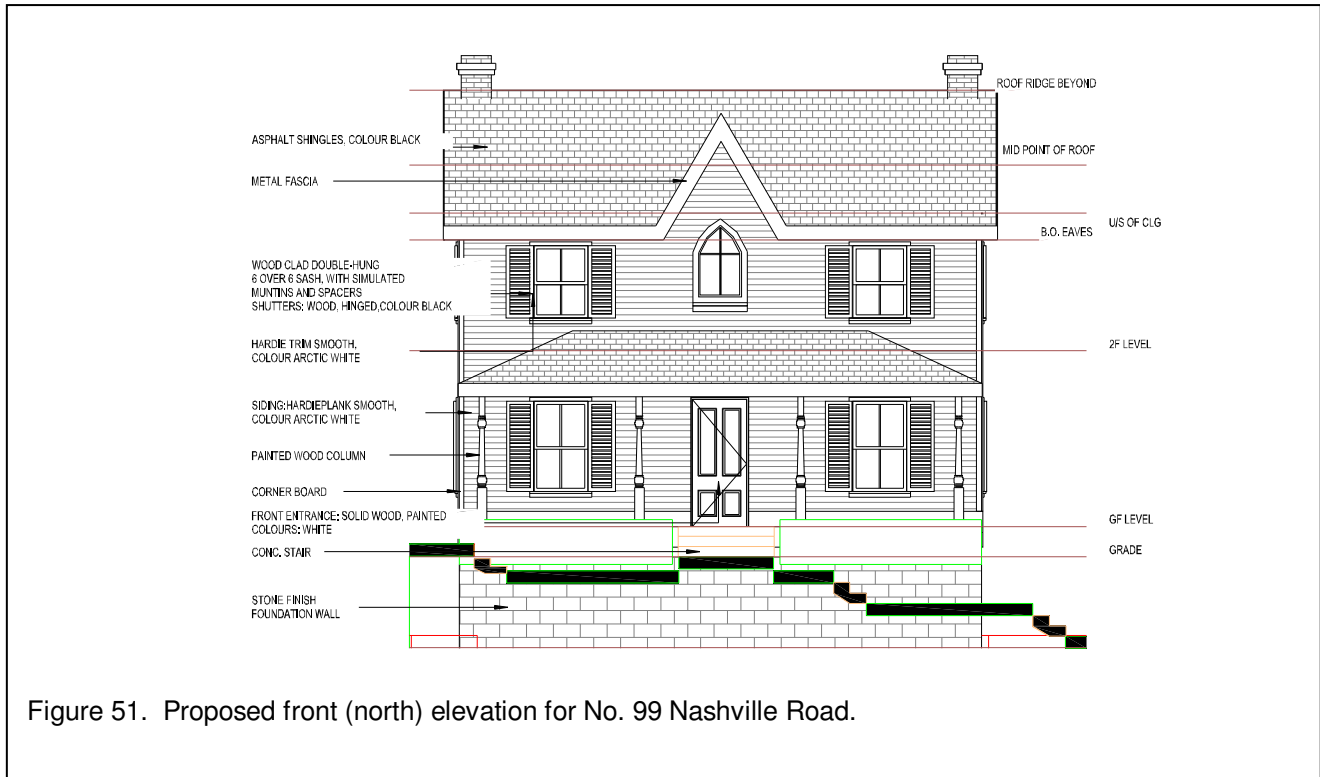


Figure 51. Proposed front (north) elevation for No. 99 Nashville Road.

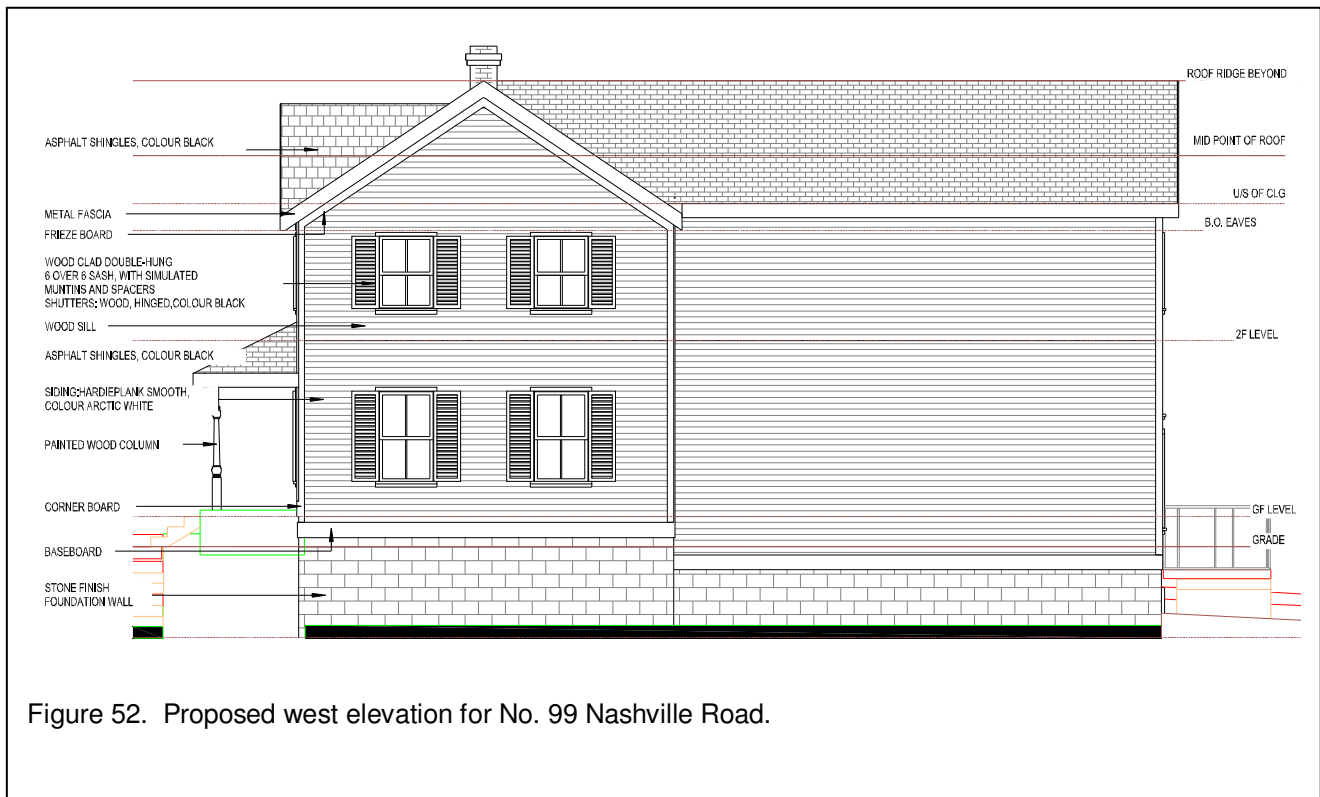


Figure 52. Proposed west elevation for No. 99 Nashville Road.

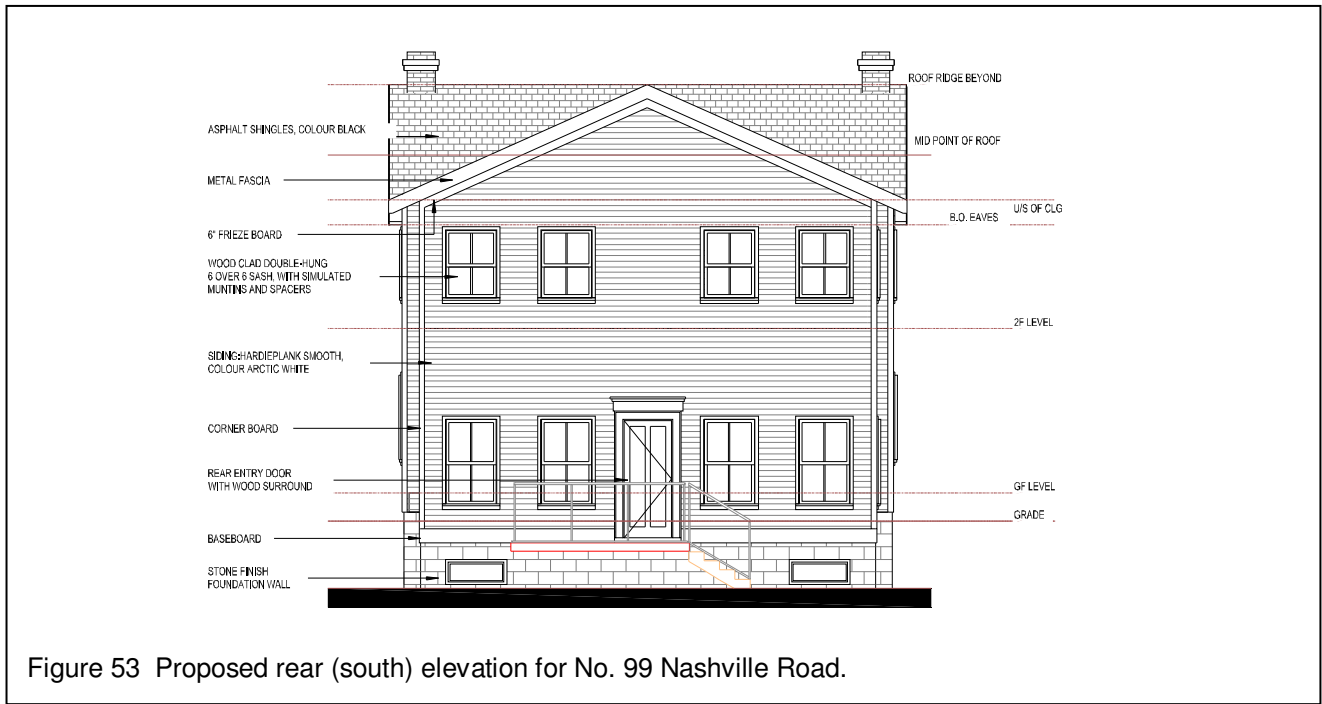


Figure 53 Proposed rear (south) elevation for No. 99 Nashville Road.

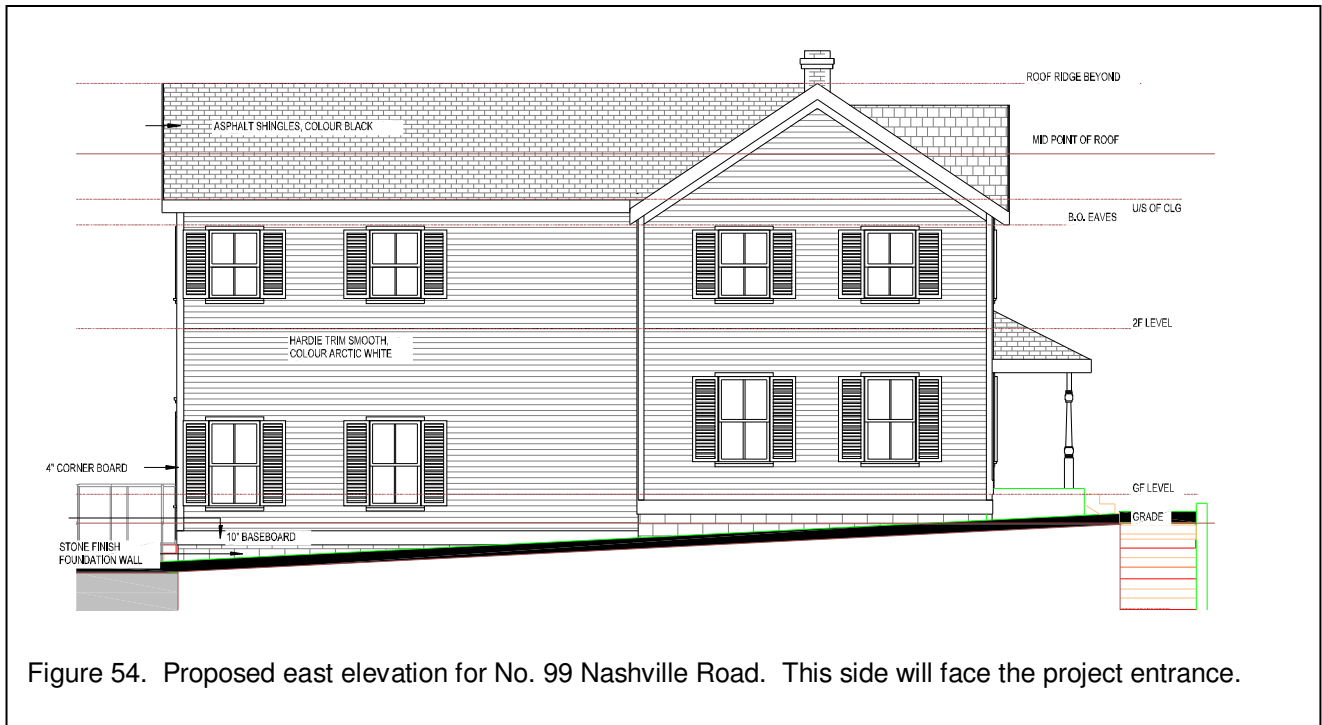


Figure 54. Proposed east elevation for No. 99 Nashville Road. This side will face the project entrance.



Figure 55. Bluffstone Minaret--Proposed material for foundation for No. 89 Nashville Road

Outline Specification, Exterior Materials, No 99 Nashville Road

Siding: HardiePlank smooth, colour Arctic White

Trim: HardieTrim smooth, colour Arctic White

Soffits: HardieSoffit smooth vented, colour Arctic White.

Front Entrance: solid wood, painted. Colour: white.

Windows: Wood clad double-hung 2 over 2 sash, with simulated muntins and spacers.

Shutters: Wood, hinged, colour black

Shingles: Asphalt shingles, colour black.

Rainware: aluminum, colour white.

10.3 Interior Work on Heritage Houses

The interior work will render the heritage houses as single-family dwellings constructed to modern standards of layout, mechanical and electrical systems, and energy-efficiency. This will ensure their long-term usefulness, and hence their survival.

Part IV. Conclusions

11. Conclusions.

The form of the proposed development was not anticipated when we produced the Kleinburg-Nashville Heritage Conservation District plan. However, the Objectives and Policies in the Plan are clear in mandating that existing heritage assets are to be conserved, and that new developments should enhance, rather than detract from, the overall heritage character of the District.

In our professional opinion this proposal fulfils these mandates in a very imaginative and innovative manner. The development creates a compact single family neighbourhood in scale with the village character. The decision to provide the parking below grade means that cars do not dominate the development as they do in typical suburban developments. This approach gives pedestrians priority within the development site, and provides for a “village green” as the focus of the development. This open landscaped space will be connected to the public realm and lead out to the sidewalk on Nashville Road providing direct access to pedestrians.

The development conserves the two heritage structures currently on site, and restores them to their original exterior configurations, with complementary rear additions, in keeping with the Guidelines for heritage buildings in the District Plan. These houses are being relocated to the most publicly prominent locations on the site, flanking the main vehicular and pedestrian entrance on Nashville Road, which shows off both their front and side elevations.

The existing topography consists of a substantial slope down to the south and west, and the development responds to this. The interior open space slopes in similar directions, and the ground floor levels of the new buildings follow the topographical trend, taking the form of a hill town. At the west and south edges, the parking levels create a “podium” with the houses on top, which has been treated to resemble the stone foundations of historic mills, with arched openings as for mill races. This design choice commemorates the long vanished mills that were the original economic reason for the founding of Kleinburg. This feature, at the westernmost extent of the Kleinburg Village as delineated in the District Plan, and visible from Highway 27, will become a gateway landmark for the entrance to the village from the highway.

The chosen designs for the new building, in the Georgian and Edwardian styles, have local precedent, as described in the Design Guidelines in the District Plan. Both styles are essentially simple and modest, with plain brickwork and rectangular openings, which is in keeping with the character of Kleinburg. Their scale in both frontage width and height (2 ½ storey) is also modest.

The Georgian style, selected for the Nashville Road frontage, reflects the style of the heritage-friendly commercial development on the opposite side of the road. Together, they form a handsome entrance to the village of Kleinburg. The Edwardian style, selected for the interior units, is equally modest, and the detailing on their exterior-facing rear elevations is to the same standard as their inward-facing fronts.

Based on our extensive experience in heritage architecture and planning and considering the development as a whole, we heartily endorse this proposal which we believe will support and enhance the heritage character of the Kleinburg-Nashville Heritage Conservation District. In our professional opinion, the proposed development merits heritage approval.

12. Bibliography

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Appendices:

Addendum to the 2018 HIA and
Heritage Conservation District Conformity documents
Concerning design changes For 89-99 Nashville Road,
Kleinburg, ON

In the Kleinburg-Nashville Heritage Conservation District
in the City of Vaughan

April 2019

Phillip H. Carter Architect and Planner
And
Paul Oberst Architect

1. Introduction

This Revision Addendum was prepared in lieu of reworking the documents previously submitted, as we agreed with Shelby Blundell, the then heritage coordinator with the City of Vaughan. The Addendum outlines the process by which revisions were made, describes the revisions, and illustrates the resulting project with high-quality colour renderings from many street-level viewpoints.

2. Revision Process

The proposal received comments by way of memoranda from Cultural Heritage staff (July 18, 2018) Urban Design staff (July 23) and from KARA (July 23) and the local Councillor. Proponent's consultants requested and prepared for an interdepartmental meeting to include Cultural Heritage, Urban Design, and Planning staff in order to respond to the concerns expressed. The meeting was held on August 29, 2018. The proponent team described the design approaches and decisions required to deal with difficult site topography (10m vertical change), complex contextual situation (junction of village core and valley land designation in HCD Plan) and the team desire to produce a viable project with the following features:

- retention of two heritage houses,
- provision of underground (concealed) parking,
- provision of a central village green amenity,
- new homes on Nashville Road complementary to the heritage houses and the commercial development on the opposite side of the street,
- new homes facing the village green designed in a style suitable to the District, and
- attractive west (rear) elevations to provide a gateway into Kleinburg facing Highway 27.

The meeting was lengthy, detailed and candid. Discussion mitigated or satisfied many of the comments received. It was agreed that material distinction between the stone base and the brick houses above is an effective strategy for reducing apparent height. It was agreed that the base contained residential basements, not the parking garage. Nonetheless, it was agreed to reduce the height of the "Mill Wall" base and the houses above, stepping down to the south, and to increase landscape screening. It was agreed to revise setbacks to better differentiate the base from the houses above. It was agreed to increase the set backs of the Nashville Road facades adjacent to the heritage houses to give them more prominence, which also breaks up the mass of the 4 eastern units.. It was agreed that the roofline of the new houses adjacent to the heritage house at No 88 be revised to reduce overshadowing. It was agreed to provide detail changes to these facades to better reflect the commercial development across the street. It was agreed to make materials changes requested by heritage staff. Subsequent input was received from the Design Review Panel. In response to the processes outlined above, a number of revisions have been made to the proposal. These revisions are outlined and explained below. Colour renderings are provided at the end of this document.

3. Site Plan

Grading of the interior courtyard and its walkways has been revised to provide for lower interior grades so that units 9-18 can progressively step down toward the south to better follow the existing topography. See comments on West Elevation, Section 5.4.

New buildings along Nashville Road (units 1-4,7,8) have been reduced in footprint with front walls pulled back in order to give greater prominence to heritage buildings (units 5,6). The heritage buildings have been revised to eliminate new rear additions. See comments on Heritage Houses, Section 5.5.

The “Mill Wall” beneath Units 9-18, facing Highway 27 has been moved forward, and the walls of the houses above have been pulled back, to more strongly differentiate the base from the houses above. In addition there is new landscaping in planters at the base of the Mill Walls to soften their visual impact.

4. North Elevation—Nashville Road

New buildings along Nashville Road (units 1-4,7,8) have been revised to include quoins to reflect the existing commercial development across the street, and the entrance canopies have been revised to a flat roof Georgian style. These changes are at the request of the Councillor and KARA.

The roof profile of units 1-4 have been revised to have a hipped roof configuration at the east and west ends of this block. This mitigates the height difference between the new buildings and the 1-½ storey unit 5 heritage house. Dormer locations necessarily shifted a bit.

5. South Elevation

The Mill Wall beneath unit 18 has had blind arches introduced to break up the mass of the wall. The height of the wall and the rooflines is also reduced. See comment on West Elevation.

6. West Elevation—Highway 27

The mass of the stone Mill Wall is reduced by substituting brick facing underneath the side of unit 8, which faces Nashville Road, and between units 11 and 12, where the wall makes a change of direction.

The ground floor grades of units 9 to 18 have been revised progressively downward by a total of 1.5 metres in order to reduce the visual impact of the Mill Wall, to reduce overall roofline height, and to better conform to the topography. In addition, unit heights have been reduced by 0.45 metres to further reduce the apparent height. These revisions were suggested by staff from all three departments.

7. Heritage Houses

The heritage house plans, units 5 and 6, have been revised to be contained within the existing floorplates, without extensive rear additions. This will increase the outdoor amenity areas for these homes, and better reflect their modest origins. This is an owner’s decision.

8. Conclusion

We believe that the revisions described are fitting responses to the concerns expressed by the various stakeholders, without loss to the original design values. We commend the architect and other design consultants for executing the changes with skill and with respect for heritage value. The revision do not alter our previous conclusions. In our professional opinion, this development will enhance the heritage character of the District, and we unhesitatingly support heritage approval of the proposal.

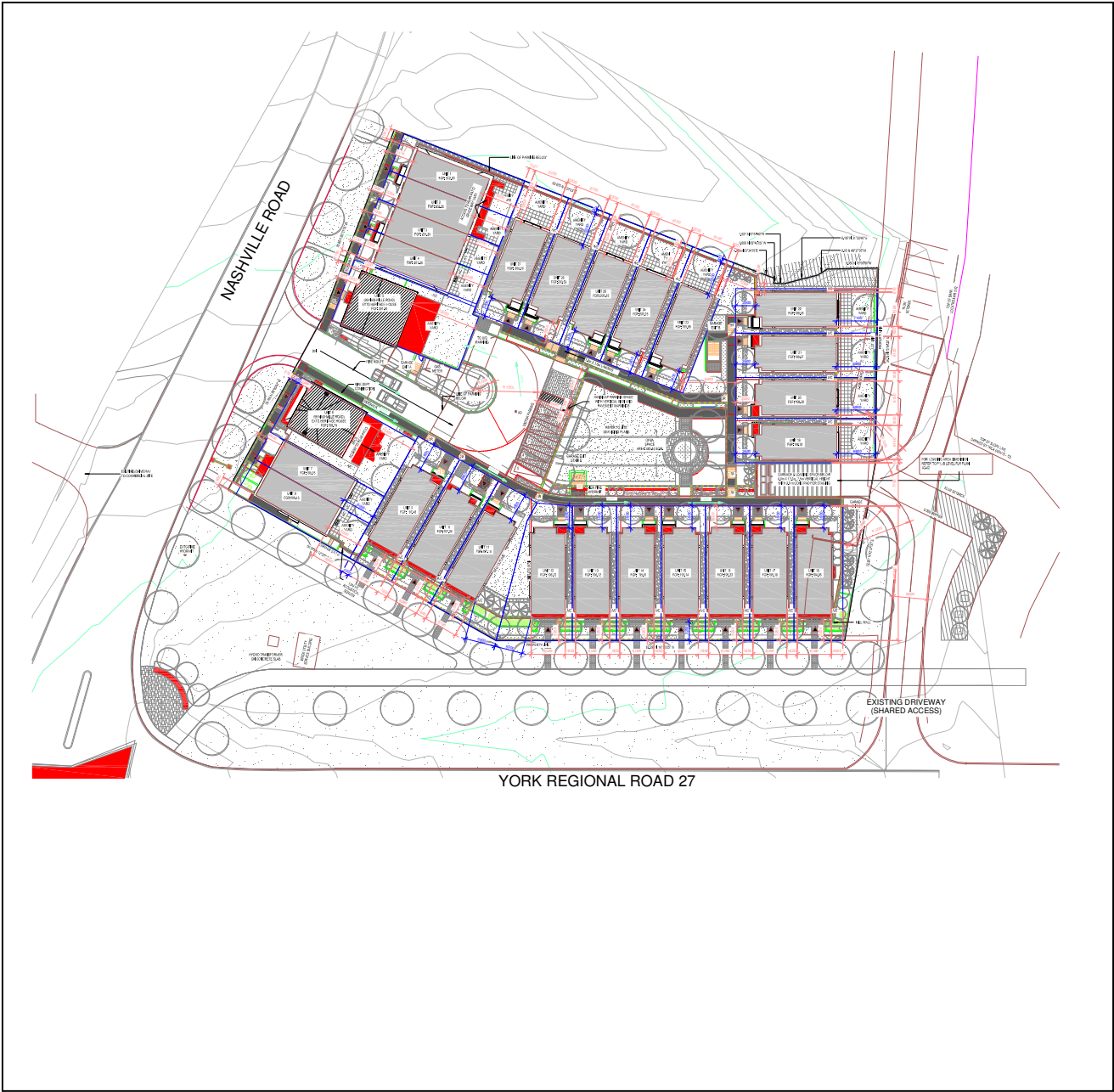




Image looking West from East on Nashville Road



Image looking East from West on Nashville Road



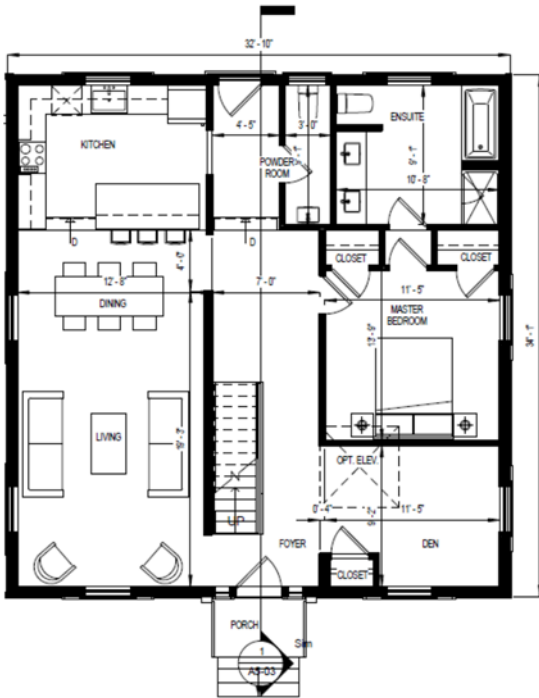
Image looking South from Commercial Plaza on Nashville Road



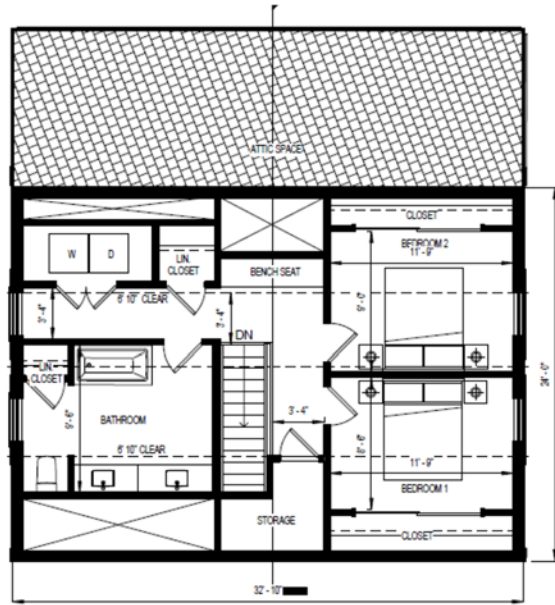
Image looking North from mid-way along Hwy 27



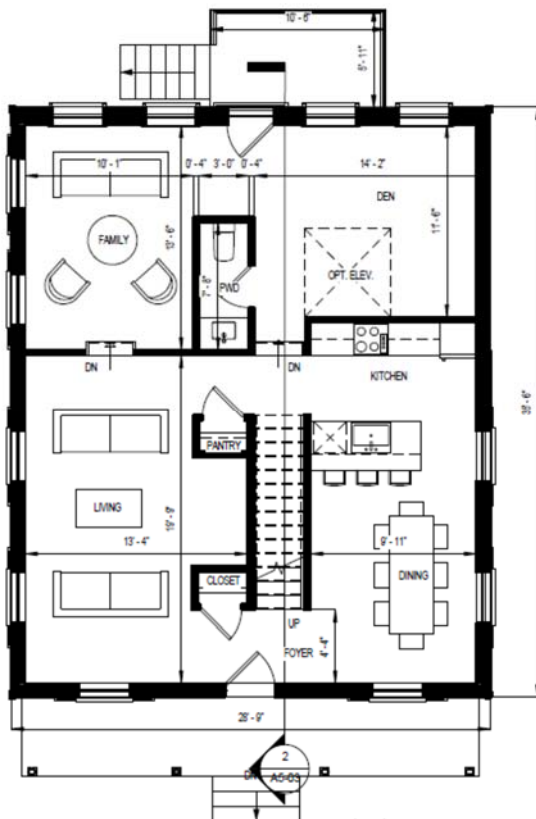
Image looking North from entrance to school property along Hwy 27



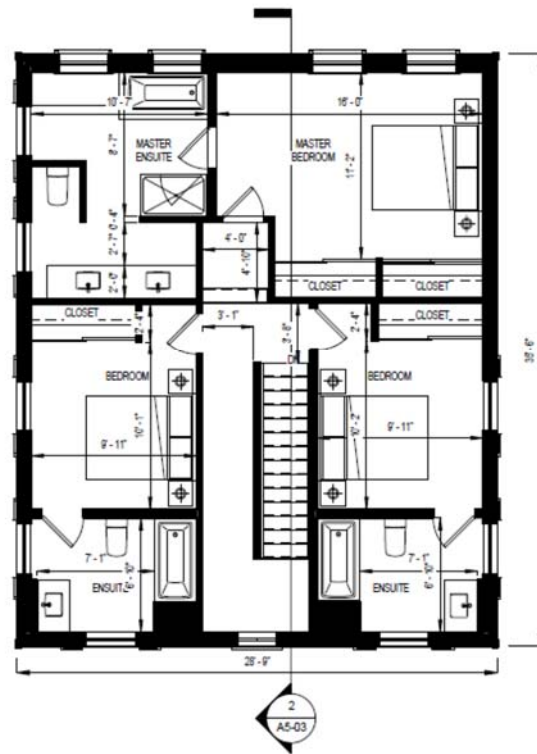
89 Nashville Road – Proposed Ground Floor Plan



89 Nashville Road – Proposed 2nd Floor Plan



99 Nashville Road – Proposed Ground Floor Plan



99 Nashville Road – Proposed 2nd Floor Plan



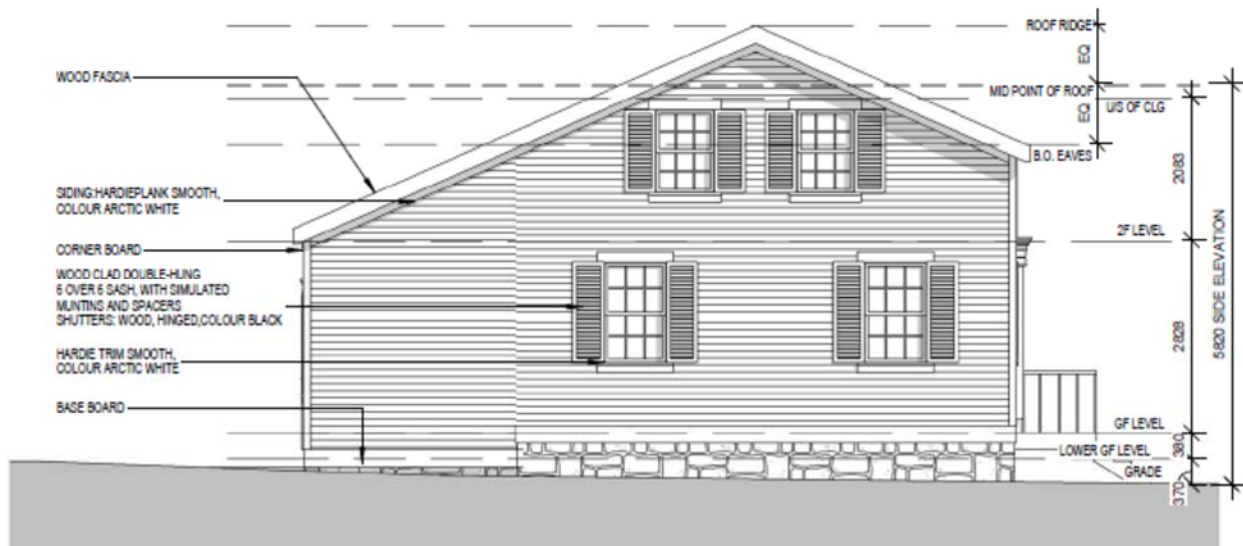
89 Nashville Road – Proposed North Elevation



89 Nashville Road – Proposed South Elevation



89 Nashville Road – Proposed West Elevation



89 Nashville Road – Proposed East Elevation



99 Nashville Road – Proposed North Elevation



99 Nashville Road – Proposed South Elevation



99 Nashville Road – Proposed West Elevation



99 Nashville Road – Proposed East Elevation

Attachment 8 a) Proposed Elevations - North and South Elevations



1 North Site Elevation- Nashville Road
A4-01 1:100



2 South Site Elevation
A4-01 1:100

The Architect does not create the conditions and conditions in not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

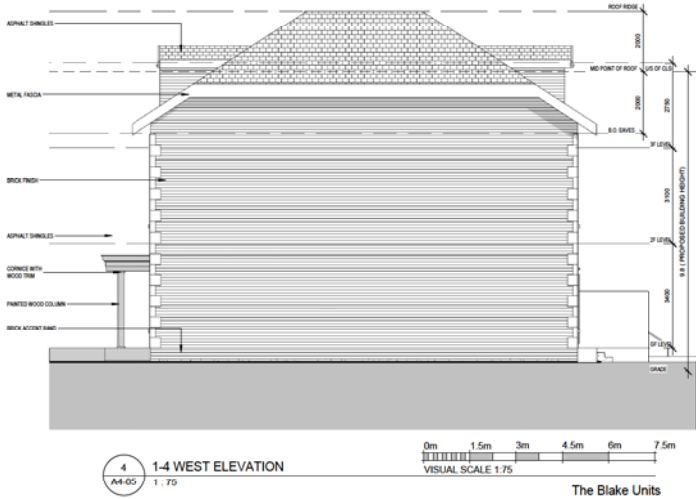
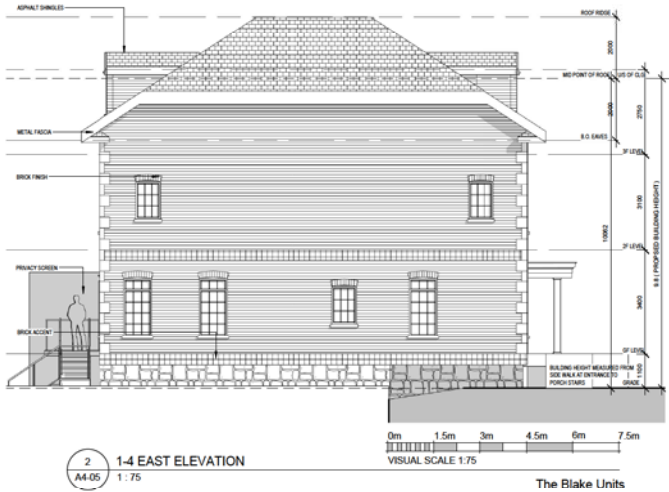
All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Original Printing & CAD Files	2018-09-13	AS
2	Unit 01 Revisions	2018-09-13	AS
3	Unit 02 Revisions	2018-09-13	AS
4	Unit 03 Revisions	2018-09-13	AS

City File No. CA 18-028
 "Revised Files: CP 18-026, 18-028, 18-029, 18-030, 18-031, 18-032, 18-033, 18-034, 18-035, 18-036, 18-037, 18-038, 18-039, 18-040, 18-041, 18-042, 18-043, 18-044, 18-045, 18-046, 18-047, 18-048, 18-049, 18-050, 18-051, 18-052, 18-053, 18-054, 18-055, 18-056, 18-057, 18-058, 18-059, 18-060, 18-061, 18-062, 18-063, 18-064, 18-065, 18-066, 18-067, 18-068, 18-069, 18-070, 18-071, 18-072, 18-073, 18-074, 18-075, 18-076, 18-077, 18-078, 18-079, 18-080, 18-081, 18-082, 18-083, 18-084, 18-085, 18-086, 18-087, 18-088, 18-089, 18-090, 18-091, 18-092, 18-093, 18-094, 18-095, 18-096, 18-097, 18-098, 18-099, 18-100, 18-101, 18-102, 18-103, 18-104, 18-105, 18-106, 18-107, 18-108, 18-109, 18-110, 18-111, 18-112, 18-113, 18-114, 18-115, 18-116, 18-117, 18-118, 18-119, 18-120, 18-121, 18-122, 18-123, 18-124, 18-125, 18-126, 18-127, 18-128, 18-129, 18-130, 18-131, 18-132, 18-133, 18-134, 18-135, 18-136, 18-137, 18-138, 18-139, 18-140, 18-141, 18-142, 18-143, 18-144, 18-145, 18-146, 18-147, 18-148, 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Attachment 8 b) Proposed Elevations - Units 1-4



The Architect does not warrant the accuracy and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site. This drawing is not to be scaled. All dimensions and areas to be verified on site by Ontario Land Surveyor. COPYRIGHT 2018 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Description	Date	By
1	Issue for SPA Submission 11	2018-04-26	AS
2	Revised Drawing A4-05-01	2018-04-26	AS
3	Issue for SPA Submission 12	2018-04-26	AS

City File No. CA 18-028
Revised File No. CP 18-006, 187-18-006
Cdn. File No. CP 18-11783
Revised File No. LCPA, 18-V-0285, SLRP 18-V-0207

ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
LICENCE 55676

PROJECT TITLE:
NASHVILLE COLLECTION
89 & 99 Nashville Road, Vaughan, ON

STATE VIEW HOMES

RAFAEL + BIGAUSKAS ARCHITECTS
1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 3A2
Telephone (416) 369-7500 Fax No (416) 369-8900

SHEET TITLE:
1-4 UNIT ELEVATIONS

Scale 1:75	PROJECT NO. 16-119
Date 11/24/17	DRAWING NO. A4-05
Drawn by Author	Checked by Checker
Issue printed 4/25/2019 4:38:52 PM	
Scale printed	

Attachment 9 a) Regional Road 27 Proposed Elevations Units - 9-18



1 West Site Elevation A - HWY #27
A4-02 1:100



2 West Site Elevation B - HWY #27
A4-02 1:100

The Architect does not create the contract and is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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No.	Description	Date	By
1	Original Drawing & CAD Files	2018-04-15	AS
2	LOA and Permits	2018-04-15	AS
3	Revised Per 304 Submission	2018-04-15	AS

City File No. CA 18-027
 "Revised Files: CP, 18-026, 187-18-0506
 City File No. CP 18-027
 "Revised Files: LOPA, 18-V-0045, SLRP, 18-V-0027"



PROJECT TITLE:

NASHVILLE
 COLLECTION
 MXXVII
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES
 RAFAEL + BIGAUSKAS
 ARCHITECTS

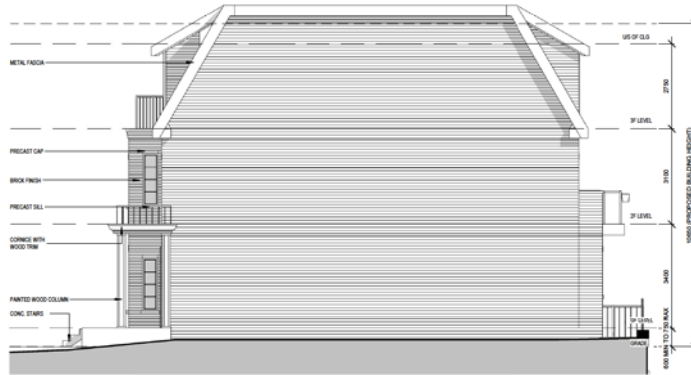
1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M2K 2A2
 Telephone: (416) 298-7500 Fax No: (416) 298-8555

SHEET TITLE:
WEST ELEVATIONS

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date 05/24/17	DRAWING NO. A4-02
drawn by Author	checked by Checker
date printed 4/15/2019 2:22:34 PM	
date printed	

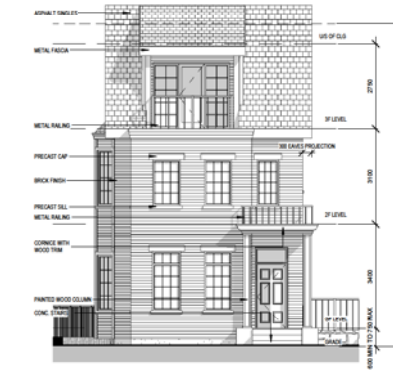
Attachment 9 d) Regional Road 27 Proposed Elevation Unit 18

0m 1.5m 3m 4.5m 6m 7.5m
VISUAL SCALE 1:75



2 UNIT 18 NORTH ELEVATION
A4-09 1:75

The Southey



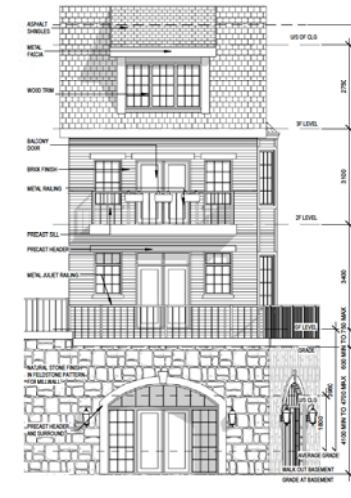
1 UNIT 18 EAST ELEVATION
A4-09 1:75

The Southey



4 UNIT 18 SOUTH ELEVATION
A4-09 1:75

The Southey



3 UNIT 18 WEST ELEVATION
A4-09 1:75

The Southey

The Architect does not mean the architect and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site. This drawing is not to be scaled. All dimensions and areas to be confirmed on site by Ontario Land Surveyor. COPYRIGHT © 2018 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Description	Date	By
1	Issue for SPA Submission 12	2018-04-26	AS
2	Revised Permitted L.P.O.P. Plans	2018-04-26	AS
3	Issue for SPA Submission 13	2018-04-26	AS

City File No. CA 18-0228
*Revised Plans: CP 18-006, 18T-18-006
Our File No. CP 18-01-0181
*Revised Plans L.O.P.A. 18-V-0245, SLURP 18-V-0207



PROJECT TITLE:
NASHVILLE
COLLECTION
M.X.V.II
89 & 99 Nashville Road, Vaughan, ON

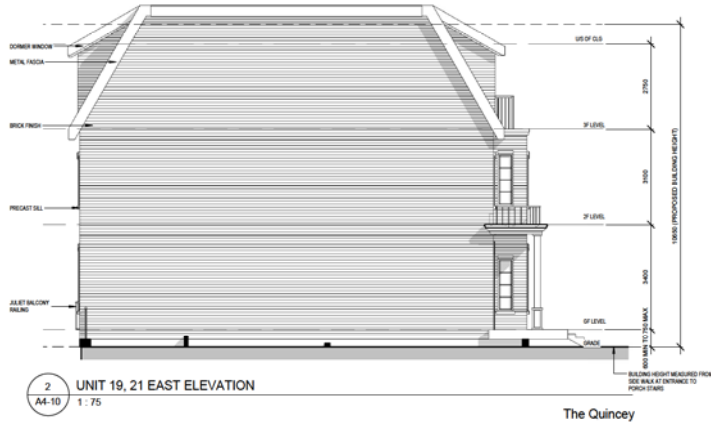
STATE VIEW
HOMES
RAFAEL + BIGAUSKAS
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 2A2
Telephone: (416) 368-7500 Fax: (416) 368-8900

SHEET TITLE:
UNIT 18 ELEVATIONS

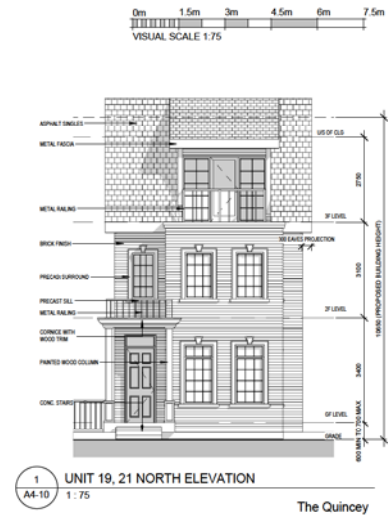
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Date 11/24/17	DRAWING NO. A4-09
Drawn by Author	Checked by Checker
Date printed 4/25/2019 4:30:44 PM	Date printed

Attachment 10 a) Proposed Elevations for South End of Site - Units 19, 21



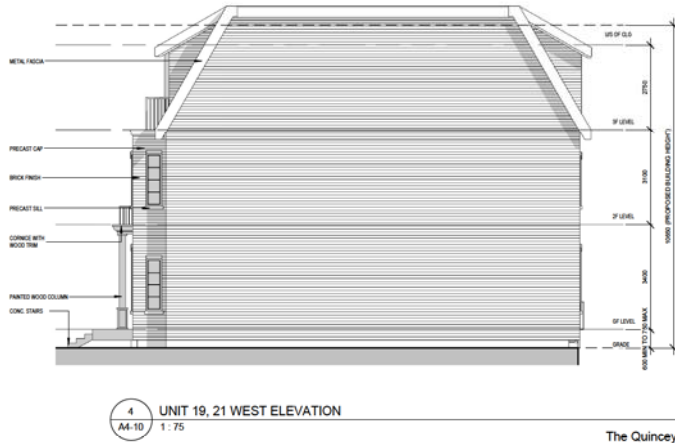
2 UNIT 19, 21 EAST ELEVATION
A4-10 1:75

The Quincey



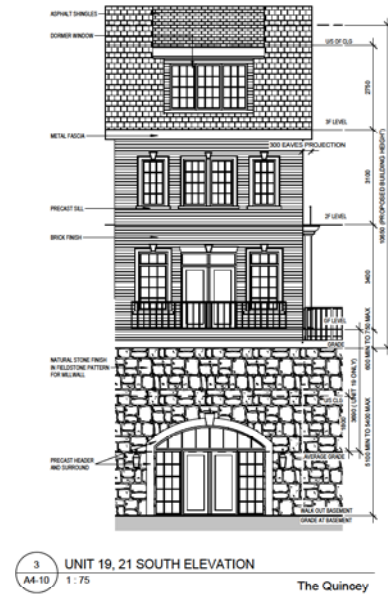
1 UNIT 19, 21 NORTH ELEVATION
A4-10 1:75

The Quincey



4 UNIT 19, 21 WEST ELEVATION
A4-10 1:75

The Quincey



3 UNIT 19, 21 SOUTH ELEVATION
A4-10 1:75

The Quincey

The Architect does not mean the architect and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of the site. This drawing is not to be scaled. All dimensions and areas to be confirmed on site by Ontario Land Surveyor. COPYRIGHT © 2018 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Description	Date	By
1	Issue for IFA Submission 18	2018-04-26	AD
2	Revised Permitted L.P.P. Plans	2018-04-26	AD
3	Issue for IFA Submission 19	2018-04-26	AD
4	Issue for IFA Submission	2018-04-26	AD

City File No. CA 18-0228
 *Revised Plans: CP 18-006, 18T-18-006
 Our File No. CP 18-017881
 *Revised Plans: LCPA, 18-V-0045, SLRP 18-V-0207

ONTARIO ASSOCIATION OF ARCHITECTS
 R. RAFAEL
 R. BIGAUSKAS
 LICENSE #10704
 LICENSE #5676

PROJECT TITLE:

NASHVILLE
 COLLECTION
 M X X V I I
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

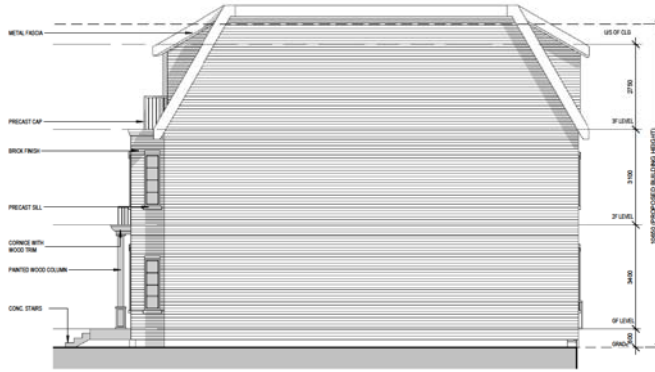
RAFAEL + BIGAUSKAS
 ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8W 2A2
 Telephone: (416) 268-7500 Fax No: (416) 268-8900

SHEET TITLE:
UNIT 19,21 ELEVATION

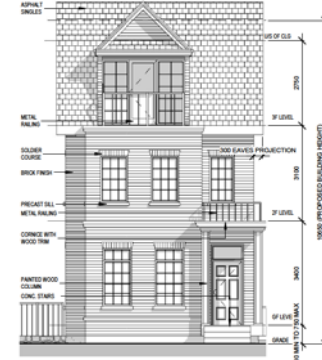
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date 01/03/18	16-119
drawn by Author	CHECKED BY Checker
date printed 4/25/2019 4:36:59 PM	DRAWING NO.:
date printed	A4-10

Attachment 10 b) Proposed Elevations for South End of Site - Units 20, 22



3 UNIT 20,22 WEST ELEVATION
A4-11 1:75

The Coleridge



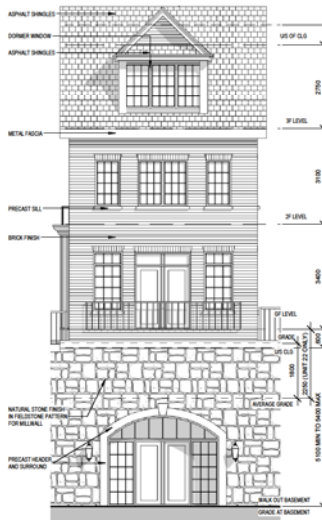
1 UNIT 20,22 NORTH ELEVATION
A4-11 1:75

The Coleridge



4 UNIT 20,22 EAST ELEVATION
A4-11 1:75

The Coleridge



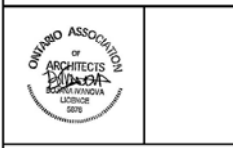
2 UNIT 20,22 SOUTH ELEVATION
A4-11 1:75

The Coleridge

The Architect does not mean the architect and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of the site. This drawing is not to be issued. All dimensions and areas to be verified on site by Ontario Land Surveyor. COPYRIGHT 2016 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Description	Date	By
1	Original Permitting & LPA Files	2016-04-15	GD
2	Issued for Site Submission	2016-04-29	GD

City File No. CA 16228
 *Revised Files: CP 16 006, 167-161006
 Our File No. SP 16 01161
 *Revised Files: LCPA, 16-V-0045, SLRP 16-V-0207



RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8K 2A2
 Telephone: (416) 268-7500 Fax No: (416) 268-8800

SHEET TITLE:
UNIT 20,22 ELEVATIONS

Scale	1:75	PROJECT NO.:	16-119
Date	11/27/17	Drawn by	Author
Checked by	Checker	DRAWING NO.:	A4-11
Issue printed	4/25/2019 4:42:13 PM		
Scale printed			

Attachment 11 a) Proposed Elevations for East Side Units 23-27

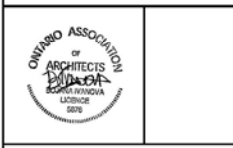


1 East Site Elevation B
A4.03 1:100

The Architect does not mean the architect and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site. This drawing is not to be used. All dimensions and areas to be confirmed on site by Ontario Land Surveyor. COPYRIGHT © 2016 RAFAEL + BIGAUSKAS ARCHITECT INC.

No.	Description	Date	By
1	Issued For IMA Submission 02	2016-04-26	02
2	Issued For IMA Submission	2016-04-26	02

City File No. CA 16-0228
 *Revised File: CP 16-006, 167-16-006
 Our File No. CP 16-1119
 *Revised File: LCPA, 16-V-0245, SLRP 16-V-0207



PROJECT TITLE:

NASHVILLE
 COLLECTION
 MXXVII
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

RAFAEL + BIGAUSKAS
 ARCHITECTS
 1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8K 2A2
 Telephone: (416) 268-7500 Fax No: (416) 268-8800

SHEET TITLE:
EAST ELEVATIONS

scale 1:100	PROJECT NO.:
date 09/29/17	16-119
drawn by Author	CHECKED BY Checker
DATE PRINTED 4/25/2019 4:37:07 PM	DRAWING NO.:
DATE PRINTED	A4-03

Attachments 12 a) Site Sections of Units 1-4, 5 & 6, &, 8



1 NORTH SITE SECTION
 AS-01 1:150
 0m 3m 6m 9m 12m 15m
 VISUAL SCALE 1:150



2 EAST SITE SECTION
 AS-01 1:150
 0m 3m 6m 9m 12m 15m
 VISUAL SCALE 1:150

The Architect does not mean the structural and masonry is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and manufacturers before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.


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No.	Description	Date	By
1	Issue for IFA Submission 12	2018-04-26	AS
2	Revised IFA Submission 12 IFA Files	2018-04-26	AS
3	Issue for IFA Submission 12	2018-04-26	AS

City File No. CA 18-0228
 *Revised Files: CP 18-006, 18T-18-006
 Our File No. CP 18-017883
 *Revised Files: LOPA, 18-V-0245, SLRP 18-V-0207

ONTARIO ASSOCIATION OF ARCHITECTS
 R. RAFAEL
 R. BIGAUSKAS
 LICENSE #170204
 5876

PROJECT TITLE:

NASHVILLE
 COLLECTION
 MXXVII
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW HOMES

RAFAEL + BIGAUSKAS ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8K 2A2
 Telephone: (416) 368-7500 Fax No: (416) 368-8800

SHEET TITLE:
SITE SECTIONS

Scale: 1:150	PROJECT NO.: 16-119
Date: 03/04/17	Author: [] Checker: []
Drawn by: []	Checked by: []
Date printed: 4/25/2019 4:41:05 PM	DRAWING NO.: A5-01
Date printed:	

Attachment 12 b) Site Sections of Units 9-18, 23-27



1 SOUTH SITE SECTION
 AS-02 1:150
 0m 3m 6m 9m 12m 15m
 VISUAL SCALE 1:150



2 WEST SITE SECTION
 AS-02 1:150
 0m 3m 6m 9m 12m 15m
 VISUAL SCALE 1:150

The Architect does not mean the contractor and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

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No.	Description	Date	By
1	Issued for IMA Submission 01	2016/07/26	AD
2	Issued for IMA Submission	2016/08/26	AD

City File No. CA-18-020
 *Revised File: CP-18-006, 187-18-006
 Our File No. CP-18-01-001
 *Revised File: LCPA, 18-V-0045, SLRP, 18-V-0027

ONTARIO ASSOCIATION OF ARCHITECTS
 SOCIÉTÉ DES ARCHITECTES D'ONTARIO
 LICENCE 5576

PROJECT TITLE:

NASHVILLE
 COLLECTION
 M X X V I I
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

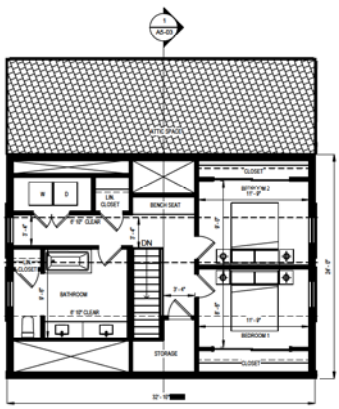
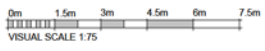
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 Telephone: (416) 368-7500 Fax No: (416) 368-8800

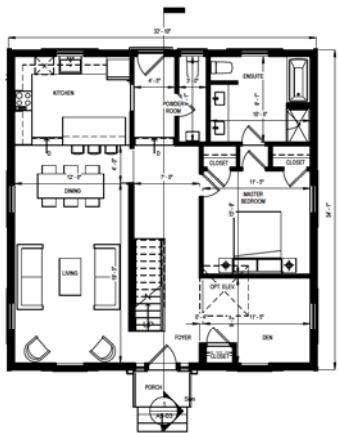
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SITE SECTIONS

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drawn by Author	CHECKED BY Checker
date printed 4/25/2019 4:57:55 PM	DRAWING NO.:
date printed	A5-02

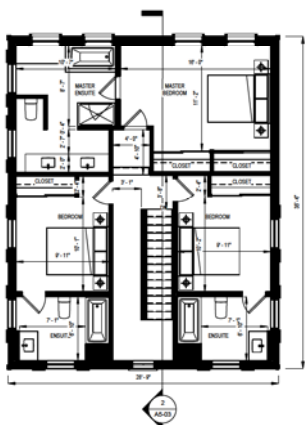
Attachment 12 c) Heritage Units 5 & 6 Floor Plans



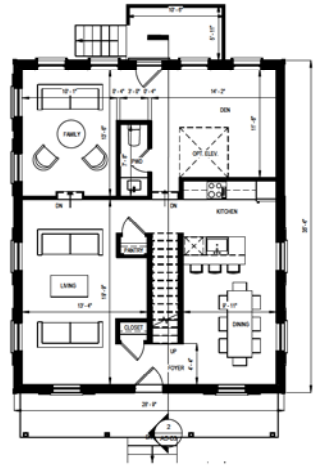
2 89 NASHVILLE RD SECOND FLR
A3-01 1:75



1 89 NASHVILLE RD GROUND FLR
A3-01 1:75



4 99 NASHVILLE RD SECOND FLR
A3-01 1:75



3 99 NASHVILLE RD GROUND FLR
A3-01 1:75

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This drawing is not to be scaled.

All dimensions and areas to be verified on site by Ontario Land Surveyor.

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No.	Description	Date	By
4	Issued for SHL Submission 01	2016-04-26	SS
3	Complete Planning & CAD Files	2016-04-26	SS
2	CAD File Issued	2016-04-26	SS
1	Issued for SHL Submission	2016-04-26	SS

City File No. CA 16028
 *Revised Files: CP 16 006, 167-161006
 Our File No. CP 1611781
 *Revised Files: LCPA, 16-V-0045, SLRP, 16-V-0207



ONTARIO ASSOCIATION
OF ARCHITECTS
ARCHITECTS
ASSOCIATION
LICENCE
5676

PROJECT TITLE:



NASHVILLE
COLLECTION
M X X V I I

89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
HOMES

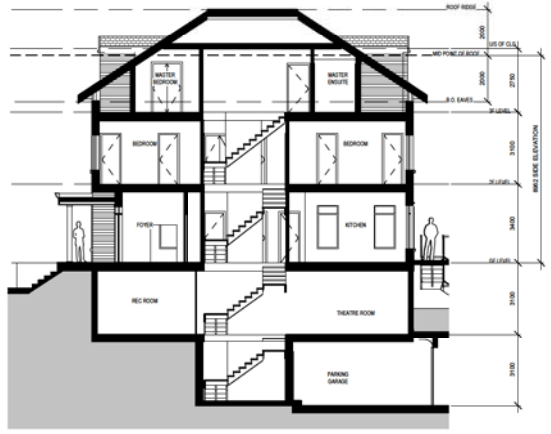
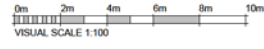
RAFAEL + BIGAUSKAS
ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M2K 2A2
 Telephone: (416) 369-7500 Fax: (416) 369-8900

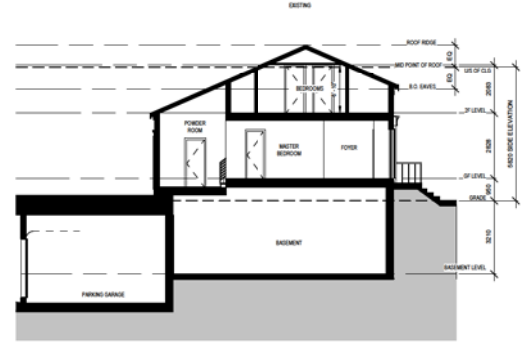
SHEET TITLE:

**HERITAGE UNITS
FLOOR PLANS**

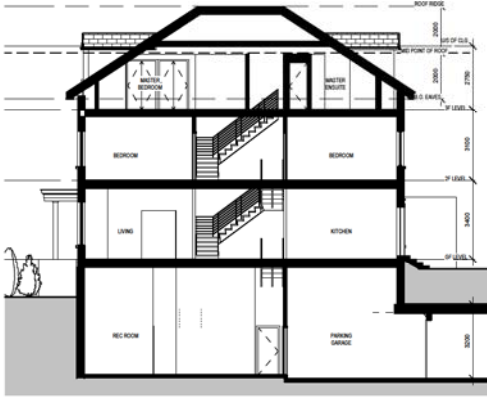
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Date: 09/29/17	16-119
Drawn by: Author	Checked by: Checker
Date printed: 4/25/2019 4:33:28 PM	A3-01
Date printed:	



3 UNIT 1-4 SECTION
A5-03 1:100



1 89 NASHVILLE RD SECTION
A5-03 1:100



4 UNIT 7-8 SECTION
A5-03 1:100



2 99 NASHVILLE RD SECTION
A5-03 1:100

The Architect does not warrant the accuracy and precision of the information shown on this drawing. It is the responsibility of the contractor to verify all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and manufacturer before proceeding. Construction must conform to all applicable Codes and Regulations of Authorities having Jurisdiction pertaining to this application.

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This drawing is not to be scaled.

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No.	Description	Date	By
1	Issue for SPA Submission 01	2018-04-16	AS
2	Revised Drawing L1-017 Plans	2018-04-16	AS
3	Issue for SPA Submission 02	2018-04-16	AS

City File No. CA 18-028
 Revised File: CP 18-006, 187-18-006
 Old File No. CP 18-11781
 *Revised File LCPA, 18-V-0045, SLRP 18-V-0207



PROJECT TITLE:

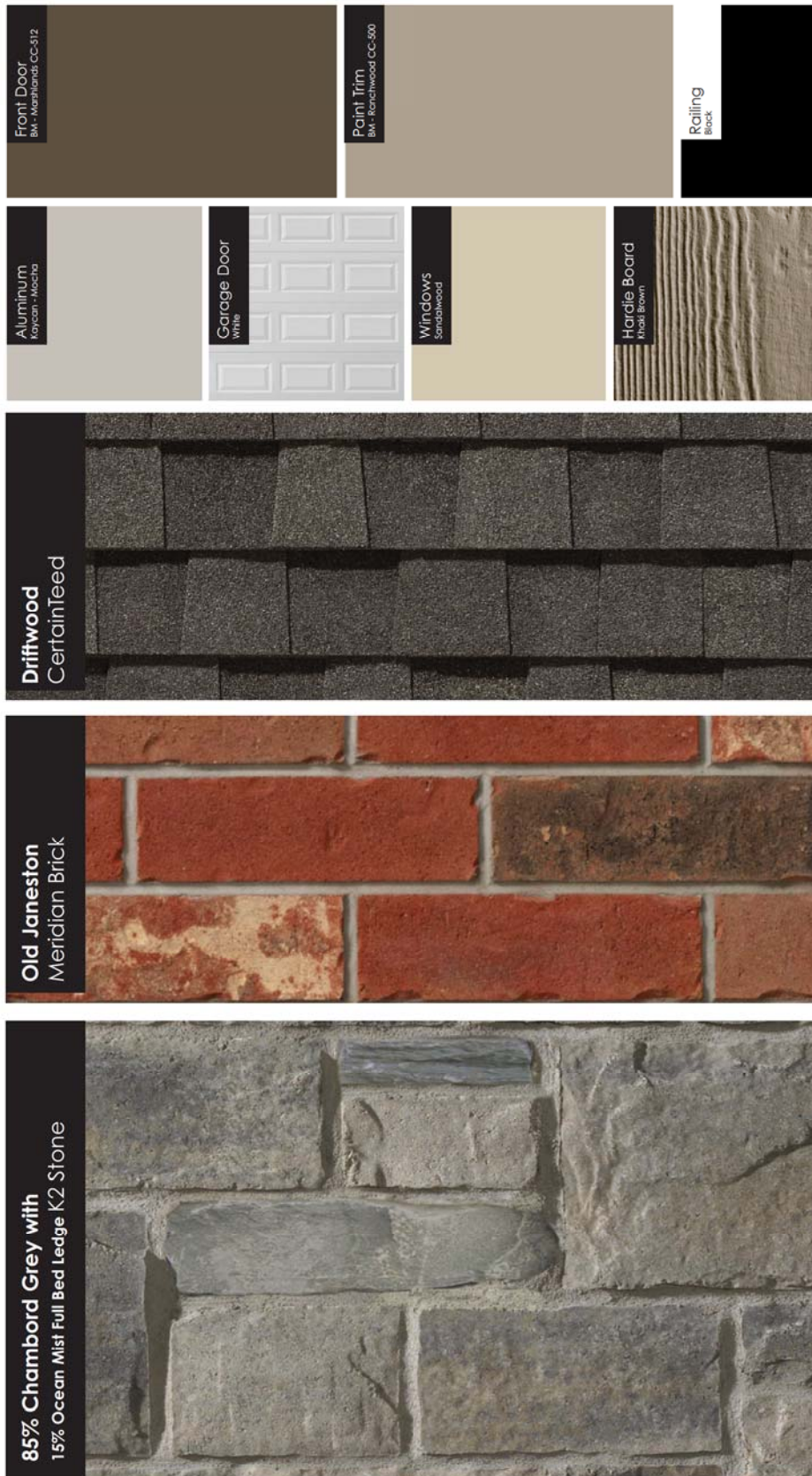
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 COLLECTION
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 Telephone: (416) 369-7500 Fax No: (416) 369-8900

SHEET TITLE:
UNIT SECTIONS

scale 1:100	PROJECT NO.:
date 11/15/17	16-119
drawn by Author	CHECKED BY: Checker
date printed 4/25/2019 4:58:35 PM	DRAWING NO.:
date printed	A5-03



Stone finish shown is for the Mill Wall at Units 9 to 22.



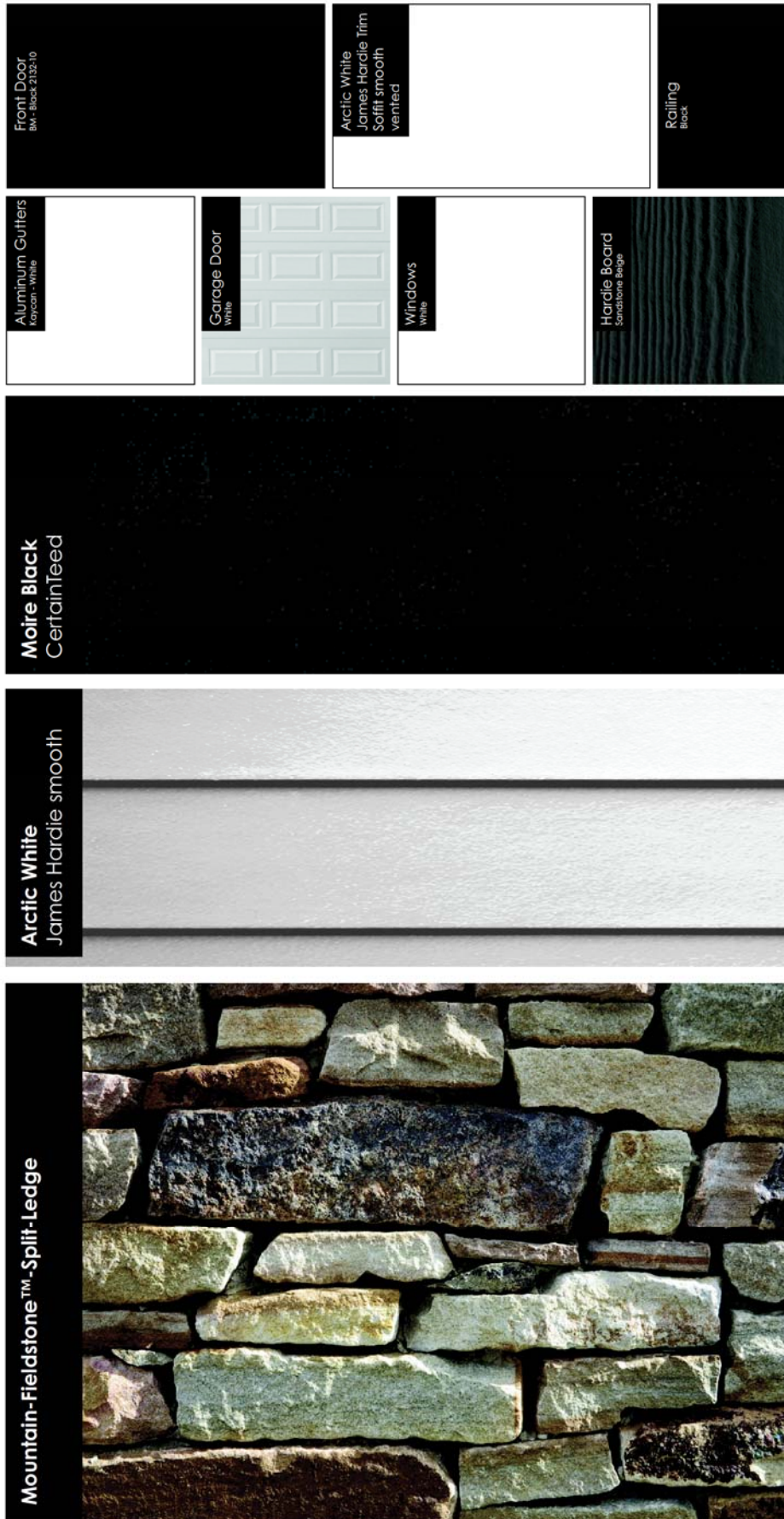
Stone finish shown is for Units 1 & 2 foundation wall and the Mill Wall of Units 9 to 22.



Stone finish shown is for the Mill Wall located at Units 9 to 22.

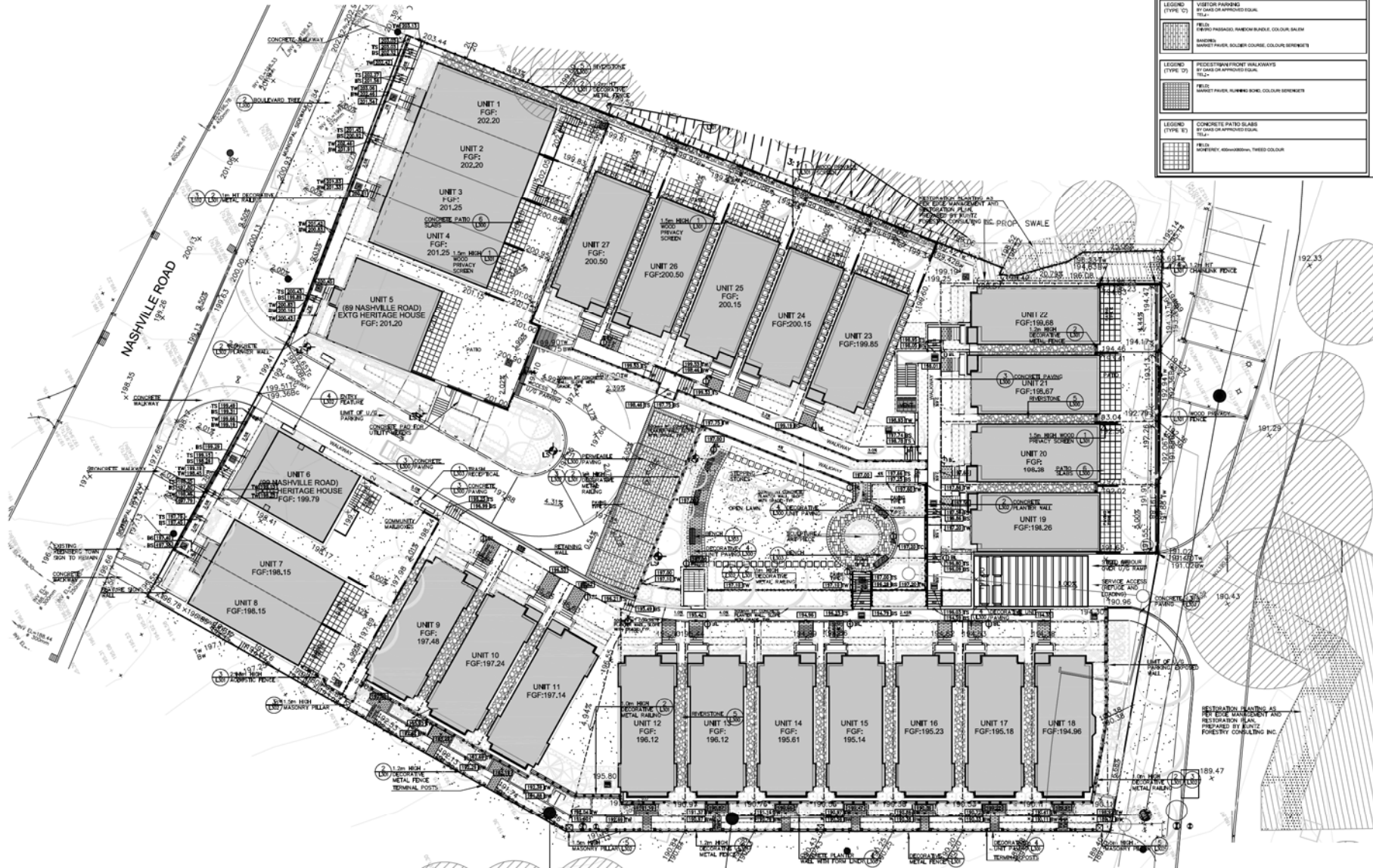


Stone finish shown is for the Mill Wall located at Units 9 to 22.





Attachment 14 c) Landscape Hardscape Plan



PAVING SCHEDULE:

LEGEND (TYPE A)	AMENITY AREA FEATURE PAVING BY DATE OF APPROVED EQUAL PLAN
FIELD	FORESTRY: AMENITY WALKWAY, TREED COLOUR
SHADING	MARKET PAVEN, SOLIDER COURSE (100mm x 200mm), COLOUR: CEMENT
LEGEND (TYPE B)	AMENITY AREA PEDESTRIAN WALKWAY BY DATE OF APPROVED EQUAL PLAN
FIELD	FORESTRY: PAVEN, SOLIDER COURSE, COLOUR: CEMENT
SHADING	MARKET PAVEN, SOLIDER COURSE (100mm x 200mm), COLOUR: CEMENT
LEGEND (TYPE C)	VISITOR PARKING BY DATE OF APPROVED EQUAL PLAN
FIELD	FORESTRY: PAVEN, SOLIDER COURSE, COLOUR: CEMENT
SHADING	MARKET PAVEN, SOLIDER COURSE (100mm x 200mm), COLOUR: CEMENT
LEGEND (TYPE D)	PEDESTRIAN FRONT WALKWAYS BY DATE OF APPROVED EQUAL PLAN
FIELD	FORESTRY: PAVEN, SOLIDER COURSE, COLOUR: CEMENT
SHADING	MARKET PAVEN, SOLIDER COURSE (100mm x 200mm), COLOUR: CEMENT
LEGEND (TYPE E)	CONCRETE PATIO SLABS BY DATE OF APPROVED EQUAL PLAN
FIELD	FORESTRY: AMENITY WALKWAY, TREED COLOUR

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LEGEND

	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PROPOSED SHRUBS, PERENNIALS / GRASSES
	SECONDARY UNIT PAVING
	PAVING
	ACOUSTIC FENCE
	WOOD PRIVACY FENCE
	1.5M HIGH DECORATIVE METAL FENCE
	CHAINLINK FENCE
	MASONRY PILLAR (1.5m HI)
	FIRE PIT
	TOP OF BOTTOM OF WALL
	TOP OF BOTTOM OF DECK
	TOP OF BOTTOM OF STAIRS
	LIGHT STANDOFF
	BALLARD LIGHT

LIST OF DRAWINGS

L100	LANDSCAPE CONCEPT	B.B.
L101	LANDSCAPE HARDSCAPE	B.B.
L102	LANDSCAPE PLANTING PLAN	B.B.
L103	LANDSCAPE ELEVATIONS	B.B.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



SBK 5770 HURONTARIO STREET, SUITE 300
MISSISSAUGA, ONTARIO, L4W 3G5
T: 416.895.6849 F: 905.712.3011
WWW.STRYBOS.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
88 & 89 NASHVILLE ROAD AND
10515 HIGHWAY 27
VAUGHAN, ONTARIO



DRAWING TITLE	
LANDSCAPE HARDSCAPE PLAN	
SCALE: 1 : 200	PROJECT No. 17-5086
DATE: SEPT. 12, 2017	DRAWING No. L100
DRAWN BY: S.M.	CHECKED BY: B.B.

Attachment 14 e) Landscape Planting Palette



Tmh- *Taxus x media* 'Hicksii'



Tmd- *Taxus x media* 'Densiflora'



Po- *Physocarpus opulifolius* 'Burgundy Candy'



Sjf- *Spiraea japonica* 'Froebeli'



Hp- *Hydrangea paniculata* 'Bombshell'



aj- *Astilbe japonica* 'Reinland'



Bgg- *Buxus* 'Green Gem'



Ivh- *Itea virginica* 'Little Henry'



Cb- *Callicarpa bodinieri* var. *giraldii* 'Profusion'



Ha- *Hydrangea arborescens* 'Invincibelle Ruby'



ca- *Calamagrostis x acutiflora*



pa- *Pennisetum alopecuroides* 'Hameln'



pv- *Panicum virgatum* 'Shenandoah'



hj- *Hosta* 'June'

LANDSCAPE IMAGES

P1- PLANTING PALETTE



STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE



S B K
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE



Ag- Amelanchier x grandiflora 'Autumn Brilliance'



AGM- Acer griseum



AGR- Acer ginnala 'Ruby Slippers'



CC- Cercis canadensis



RP- Robinia pseudoacacia



AR- Acer rubrum 'Armstrong Gold'



GT- Gleditsia tricanthos 'Sunburst'



GD- Gymnocladus dioica



PA- Platanus x acerifolia 'Bloodgood'

LANDSCAPE IMAGES

P2- PLANTING PALETTE



STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

Attachment 14 f) Hardscape Palette



LIGHT STANDARD



SCULPTURE IN AMENITY AREA



BENCH



TRASH RECEPTACLE



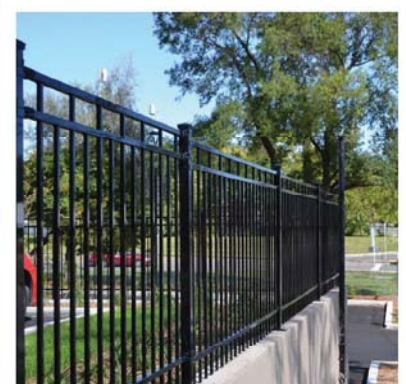
MASONRY PILLAR



FENCE AND PILLAR RELATIONSHIP



CONCRETE WALL TEXTURE ALONG NASHVILLE RD



DECORATIVE METAL FENCE



BOLLARD LIGHT



UNIT PAVING- AMENITY AREA



UNIT PAVING- FRONT WALKWAYS



UNIT PAVING- VISITOR PARKING

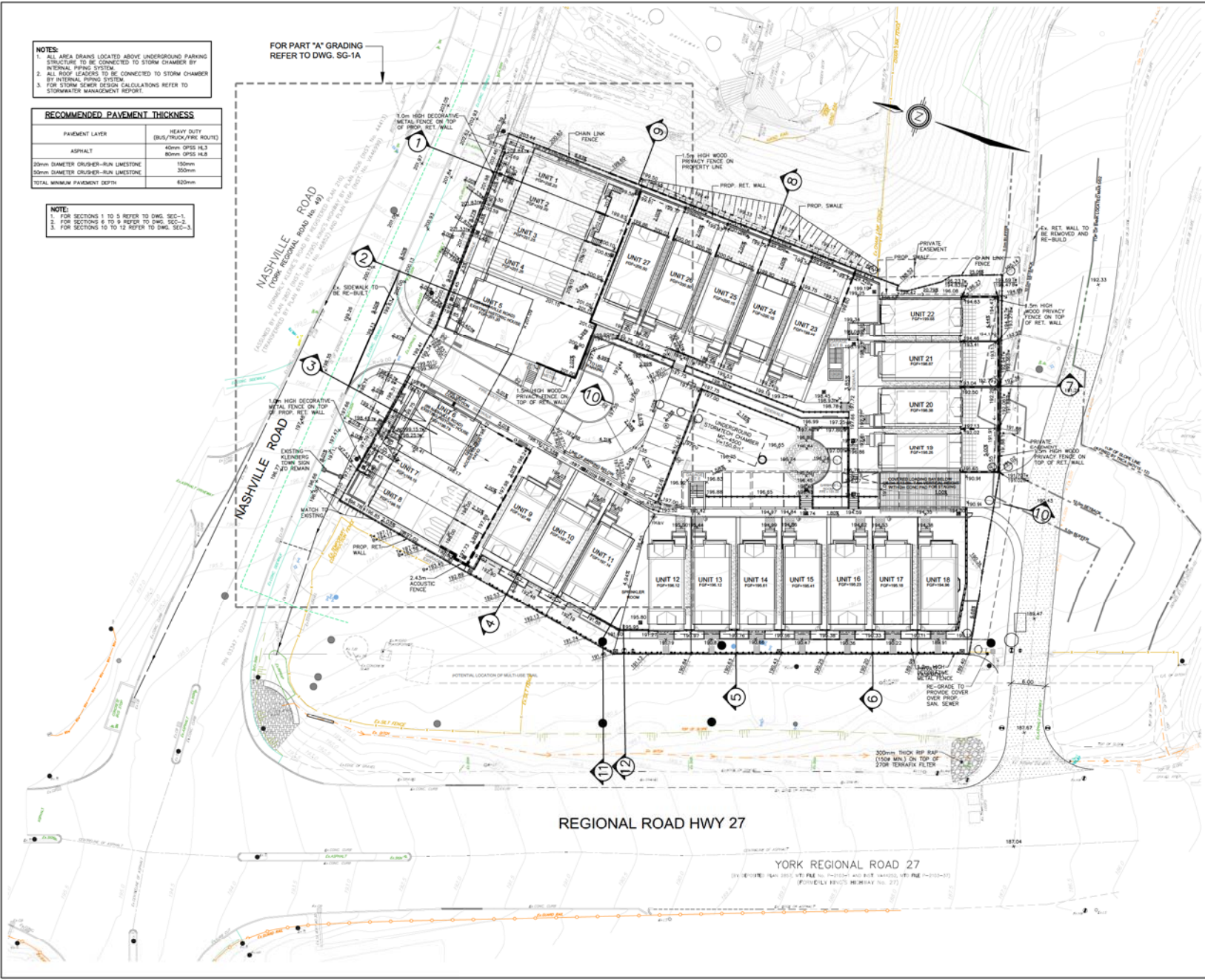
LANDSCAPE IMAGES

P3- LANDSCAPE PALETTE



STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

Attachment 15 Site Grading Plan



REVISIONS			
No.	DESCRIPTION	By	Date

SUBJECT LANDS

KEY PLAN
N.T.S.

NOTES

- THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND THEREFORE THE ACCURACY OF THE LOCATION AND ELEVATIONS OF SUCH UTILITIES AND STRUCTURES ARE NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF CHANGE.
- ALL AREAS DESIGNATED DURING CONSTRUCTION OF SEWERS AND WATERMAINS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK TRANSPORTATION SERVICES DEPARTMENT. LOCATED AREAS TO BE TOPTED WITH 150MM TOPSOIL AND BROADCAST AND ROLLED WITH A GRADING APPROVED TO BE ACCORDING TO SOFT ROAD SPECIFICATIONS.
- EXISTING SCHOOL DRIVEWAY TO BE RESTORED TO ORIGINAL OR BETTER CONDITION TO THE SATISFACTION OF SCHOOL MANAGEMENT.

LEGEND

- DENOTES VALVE AND CHAMBER
- DENOTES VALVE AND BOX
- DENOTES MANSIONS
- DENOTES SINGLE CATCHBASIN
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES STORM CATCHBASIN MANHOLE
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING ELEVATION
- DENOTES AREA DRAIN
- DENOTES TRENCH DRAIN
- DENOTES ACCESSORY FENCE
- DENOTES 1.5M HIGH DECORATIVE METAL FENCE
- DENOTES 1.5M HIGH WOOD PRIVACY FENCE
- DENOTES RETAINING WALL
- DENOTES LIMIT OF DEVELOPMENT
- DENOTES DRIVEWAY RESTORATION

BENCHMARK No.
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE VAUGHAN BENCH MARK/S No 81-100 HAVING A PUBLISHED ELEVATION OF 219.86 METRES.

3	18/04/13	REVISED FOR SECOND SUBMISSION
2	18/10/13	REVISED FOR PRESENTATION
1	18/03/18	ISSUED FOR APPLICATION SUBMISSION

PROFESSIONAL ENGINEER
F. TOUQUINE
PROVINCE OF ONTARIO

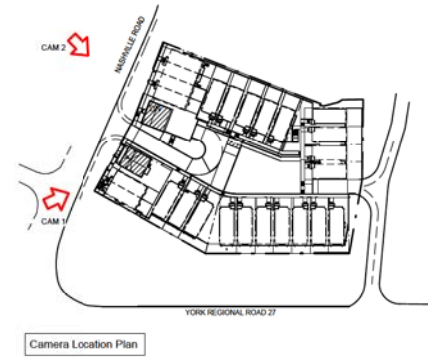
HIGHWAY BUILDING CORP. INC. / STATEVIEW HOMES
88 & 89 NASHVILLE ROAD AND 10515 HIGHWAY 27

SCHAEFFERS CONSULTING ENGINEERS
8 Raman Drive, Concord, Ontario L4K 4B3
Tel: (905) 738-6100
Fax: (905) 738-4875
Email: dsng@schaeffers.com

VAUGHAN

SITE GRADING PLAN

CITY FILE #A-18-028 YORK REGION FILES #P-18-V-0161
PROJECT No. 2016-4389 DRAWING No. SG-1
DRAWN BY: T.K. CHECKED BY: F.T. DATE: APRIL 2019
DESIGNED BY: F.T. APPROVED BY: P.S.
SCALE: 1:300



CAM 1 - LOOKING EAST AT THE CORNER OF NASHVILLE RD. TOWARDS SUBJECT PROPERTY



CAM2 - CAM 1 - LOOKING SOUTH ON NASHVILLE RD. TOWARDS SUBJECT PROPERTY

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No.	Description	Date	By
1	Issued For SPA Submission 02	2016-04-26	AS
2	CAM 2016 Rev.01	2016-04-26	AS
3	Issued For SPA Submission 03	2016-04-26	AS

City File No. CA 16028
 *Revised File: CP 16 006, 167-16 006
 Our File No. CP 16 01001
 *Revised Files LCPA, 16-V-04MS,SLRP, 16-V-0207

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ONTARIO ASSOCIATION OF ARCHITECTS
 R. RAFAEL
 R. BIGAUSKAS
 ARCHITECTS
 LICENSED PROFESSIONALS

PROJECT TITLE:
NASHVILLE
 COLLECTION
 M X V I I
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

RAFAEL + BIGAUSKAS
 ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8X 2A2
 Telephone: (416) 369-7500 Fax No: (416) 369-8800

SHEET TITLE:
SITE PERSPECTIVES

scale 1:1000	PROJECT NO.:
date 01/05/16	16-119
drawn by Author	CHECKED BY Checker
DATE PRINTED 4/26/2016 2:30:44 PM	DRAWING NO.:
DATE PRINTED	A6-01

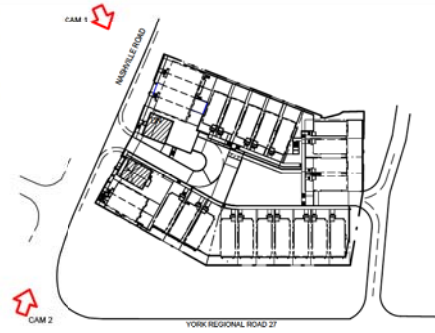
Attachment 16 b) Nashville Road and Highway 27



CAM 1 - LOOKING SOUTH AT THE CORNER OF NASHVILLE RD. TOWARDS SUBJECT PROPERTY



CAM 2 - LOOKING EAST FROM HWY 27 TOWARDS THE SUBJECT PROPERTY, INCLUDING THE EXISTING COMMERCIAL PLAZA



Camera Location Plan

The ARCHITECT does not mean the ARCHITECT and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work. Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application. No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site. This drawing is not to be scaled. All dimensions and areas to be confirmed on site by Ontario Land Surveyor. COPYRIGHT © 2016 RAFAEL + BIGAUSKAS ARCHITECT INC.


No.	Description	Date	By
1	Issued For IMA Submission	2016-04-26	JD
2	Issued For IMA Submission	2016-04-26	JD

City File No. CA-18228
 *Revised File: CP-18-006, 18T-18-006
 Our File No. CP-18-01783
 *Revised File: LCPA, 18-V-0245, SLURP 18-V-0207

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ONTARIO ASSOCIATION OF ARCHITECTS
 R. RAFAEL
 R. BIGAUSKAS
 LICENSE #17024
 5876

N

PROJECT TITLE:

NASHVILLE
 COLLECTION
 MXXVII
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

RAFAEL + BIGAUSKAS
 ARCHITECTS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M8K 2A2
 Telephone: (416) 368-7500 Fax No: (416) 368-8800

SHEET TITLE:
SITE PERSPECTIVES

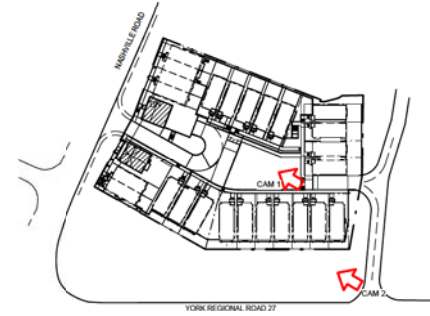
scale 1:1000	PROJECT NO.:
date 04/22/18	16-119
drawn by Author	CHECKED BY: Checker
date printed 4/26/2018 2:30:58 PM	DRAWING NO.:
date printed	A6-02



CAM 1 - COURTYARD



CAM 2 - CORNER OF HWY 27



Camera Location Plan

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No.	Description	Date	By
1	Issued for IFA Submission #1	2016.04.26	JD

City File No. CA-18-020
 *Revised File: CP-18-006, 18T-18-006
 Old File No. CP-18-01881
 *Revised File: LCPA, 18-V-0045, SLRP, 18-V-0027

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 R. RAFAEL
 R. BIGAUSKAS
 LICENSE #17026A
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PROJECT TITLE:

NASHVILLE
 COLLECTION
 MXXVII
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

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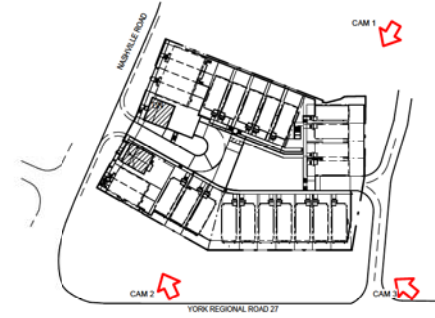
SHEET TITLE:
SITE PERSPECTIVES

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date 10/05/18	16-119
drawn by Author	CHECKED BY Checker
DATE PRINTED 4/26/2019 2:31:14 PM	DRAWING NO.:
DATE PRINTED	A6-03

Attachment 16 d) South, East and West Elevations



CAM 1 - UNITS 22 TO 27



Camera Location Plan

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No.	Description	Date	By
1	Issued for IMA Submission #1	2016.04.29	JD

City File No. CA 16-0228
 *Revised Files: CP 16-006, 16T-16-006
 Our File No. CP 16-017691
 *Revised Files: LCPA, 16-V-0265, SLRP 16-V-0207

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PROJECT TITLE:

NASHVILLE
 COLLECTION
 M X X V I I
 89 & 99 Nashville Road, Vaughan, ON

STATE VIEW
 HOMES

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SHEET TITLE:
SITE PERSPECTIVES

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CAM 2 - UNITS 8 TO 11



CAM 3 - LOOKING NORTH ON HWY 27 TOWARDS NASHVILLE RD.