

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 8, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 5, 2017.

8 **LOT LINE ADJUSTMENT AND DEMOLITION OF GARAGE
376 STEGMAN'S MILL ROAD - KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT,
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

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

Recommendation

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

- 1) That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017, be approved.

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

Recommendation

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

1. THAT Heritage Vaughan Committee support the proposed lot line adjustment and recommend to Council approval for the demolition of the existing garage under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) That an Arborist Report be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit.
 - b) Any significant changes to the proposal 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;
 - c) That Heritage Vaughan Committee approval does not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the Owner as it relates to the subject application.

Contribution to Sustainability

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

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

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

Economic Impact

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

Communications Plan

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

Purpose

The purpose of this report is to seek Heritage Vaughan Committee support for the proposed lot line adjustment and recommend to Council approval for the demolition of the existing garage, located at 376 Stegman’s Mill Road, in the Kleinburg-Nashville Heritage Conservation District.

Timing

This application is subject to the 90-day review under the Ontario Heritage Act. This application was declared complete on March 31, 2017, and must be deliberated upon by June 29, 2017, to meet the 90-day timeline.

Background - Analysis

The subject property, municipally known as 376 Stegman’s Mill Road, is located on the northwest corner of Stegman’s Mill Road and Napier Street in the Residential Village area of the Kleinburg-Nashville Heritage Conservation District. The property was previously the subject of Consent Application B008/13 and Minor Variance Applications A135/16 and A136/15, which were reviewed at the June 11, 2013, Heritage Vaughan Committee meeting. Subsequently, the Committee of Adjustment approved the consent application which resulted in the creation of 6 Napier Street.

376 Stegman’s Mill Road is considered to be a contributing property to the Kleinburg-Nashville Heritage Conservation District; however, the contributing heritage resource applies to the brick residence and not the existing two car garage, which was constructed in the 1980’s.

Proposed Works

The Owner is proposing a lot line adjustment (Consent Application B016/17) to facilitate additional rear yard space to the existing property known as 6 Napier Street. The Owner has noted that the lot line is being shifted on an angle to maintain an unobstructed sight line to the existing Victorian home from Stegman’s Mill Road, as shown in Attachment #3.

The proposed works require the disassembly of the existing garage and therefore is considered a demolition. A demolition in a heritage conservation district is not one of the delegated powers under the delegation by-law, therefore this application must be approved by the City of Vaughan Council.

As part of the proposed lot line adjustment application, the proposed property line between 376 Stegman’s Mill Road and 6 Napier Street is located directly underneath the existing garage. Therefore, the garage must be removed to ensure that 6 Napier Street (Site Development File DA.14.097) is prepared for the construction of the house and underground garage, which was approved at the April 15th, 2015, Heritage Vaughan meeting.

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Cultural Heritage staff require that an Arborist Report be submitted by the Owner to ensure that no existing trees will be impacted by the proposed demolition of the garage prior to the issuance of the Heritage Permit.

Analysis

The following is an examination of the Kleinburg-Nashville Heritage Conservation District Guidelines that support the proposal to remove the existing garage and adjust the lot line.

Section 5.2.1 Townscape

“To preserve and reinforce existing vistas of significant features and buildings, and to open new vistas where this can be done without detriment to the heritage character of the District.”

- The vistas to the significant building are being maintained, as the boundary line is not being adjusted at the frontage of the property along Stegman’s Mill Road. The lot line adjustment affects the mid and rear portions of the property, allowing the view of the building from Stegman’s Mill Road to be maintained. The proposal does not contemplate any adjustments to the approved building to be located at 6 Napier Street (as per Site Development File DA.14.097); therefore Staff has determined that the proposal will not be to the detriment of the existing heritage character of the District.

5.2.2 Heritage Buildings

“To retain and conserve the buildings identified in the Heritage District Plan as having heritage importance in the District.”

- The property 376 Stegman’s Mill Road is considered to be a contributing property to the Kleinburg-Nashville Heritage Conservation District; however, the contributing heritage resource applies to the brick residence and not the existing two car garage, which was constructed in the 1980’s. The brick residence at 376 Stegman’s Mill Road will be retained and conserved.

Section 7.2.7 Severances and Minor Variances

“City Staff, in reviewing applications for severances and minor variances in the District, should give due consideration to the District Plan. The City should only support applications that demonstrate compatibility with the Objectives and Policies of the Plan.”

- This application is being presented to Heritage Vaughan for these reasons.

9.5.3 Residential Villages

9.5.3.1 Site Planning

“Elements that define the heritage character of the residential village include:

- Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development.”*
- The lot to be retained, 376 Stegman’s Mill Road, will be 835.83 m² in area, with 138.72 m² being proposed for severance. This represents 14.23% of the original lot area being conveyed to 6 Napier Street.
- The resulting lot, 6 Napier Street, will be 811.39 m² in size. The lot was originally 672.65 m² in size.

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- Both lots, 376 Stegman's Mill Road and 6 Napier Street, will be of a size that is in keeping with the lot sizes of the District.
- The lot line adjustment is requested by the Owner to create additional rear-yard area for the approved building at 6 Napier Street, while preserving the view of the building at 376 Stegman's Mill Road.
- There are no policies in the Kleinburg-Nashville Heritage Conservation District that would not support the proposed lot configuration resulting from the lot line adjustment.
- The existing lot frontage for 376 Stegman's Mill Road will not change as part of this application, and therefore will not affect the existing character of the lot.
- The lot adjustment will occur towards the rear of both properties, and not be immediately visible from either the Stegman's Mill Road or the Napier Street frontages.

Based on the above analysis, the proposed demolition of the detached garage and proposed lot line adjustment is in conformity with the policies of the Kleinburg-Nashville Heritage Conservation District Plan.

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

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

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the application and is satisfied the proposed works conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed lot line adjustment and the proposed demolition of the garage under the *Ontario Heritage Act*.

Attachments

1. Location Map
2. Site Maps
3. Letter from EMC Group Limited
4. Site Plan
5. Photos of Subject Property April 3, 2017

Report prepared by:

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