

**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**

**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:*

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 15<sup>th</sup>, 2015, Heritage Vaughan meeting.

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 m<sup>2</sup> in area, with 138.72 m<sup>2</sup> 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 m<sup>2</sup> in size. The lot was originally 672.65 m<sup>2</sup> in size.
- 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:**

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813  
Moira Wilson, Senior Urban Designer, ext. 8353

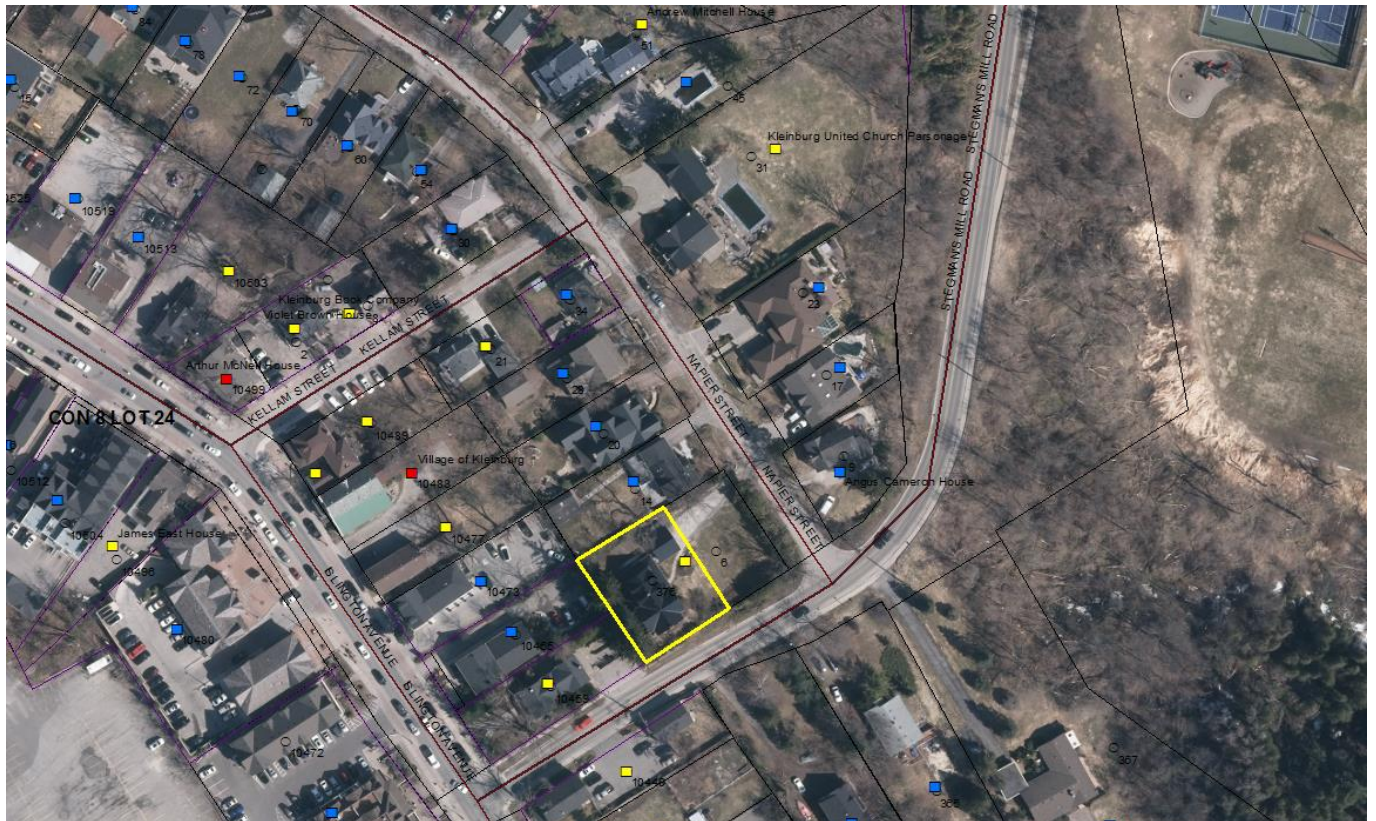
Respectfully submitted,

MAURO PEVERINI  
Director of Development Planning

ROB BAYLEY  
Manager of Urban Design and  
Cultural Heritage

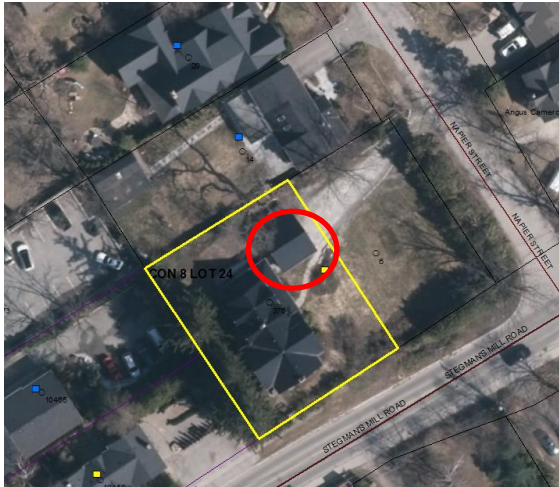
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**Location Map**

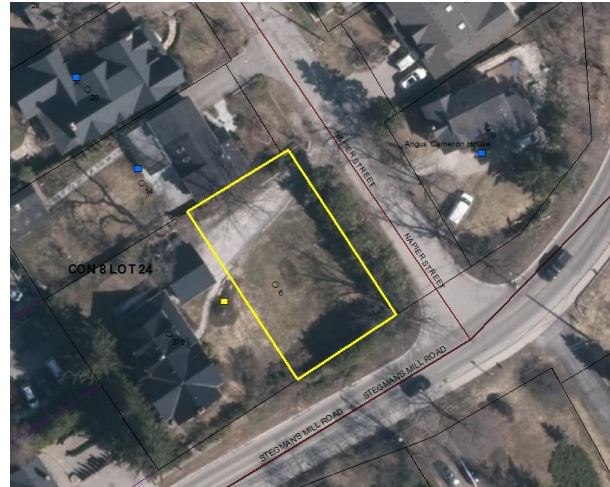


**376 Stegman's Mill Road  
(outlined in yellow)**

**Site Map**



**Existing Garage (outlined in red)**



**6 Napier Street (outlined in yellow)**





Engineers  
Planners  
Project Managers

EMC File No.: 215136-PL  
March 31, 2017

*Emailed: Shelby.blundell@vaughan.ca*

**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Ms. Shelby Blundell**  
**Cultural Heritage Coordinator**

Dear Madam:

**Re: Heritage Vaughan Review- 376 Stegman's Mill Road**  
**Part of Lots 13 & 14, Registered Plan 11**  
**Part 2 Plan 65R-34390**  
**Village of Kleinburg, City of Vaughan**

Further to our conversation, we kindly request the review of the attached Heritage Permit Application for the above noted site at the Committee meeting of April 26<sup>th</sup> 2017. This submission is supplementary to our previous submissions of December 12<sup>th</sup> and December 20, 2016.

The owner wishes to disassemble the existing detached garage (constructed in the 1980's) to permit a lot line modification as per Site Plan 215136-SV-1 dated March 27, 2017 attached.

In this regard, we are pleased to enclose the following:

- 1) Heritage Permit Application Form dated March 31, 2017;
- 2) 'Site Plan' DWG 215136-SV-1, prepared by EMC Group Limited, dated March 27, 2017.
- 3) Reference Plan 65R-34390, prepared by Ertl Surveyors, dated July 17, 2013;  
\*\* We note that the subject lands are identified as 'Part 2' in the Survey.

It is noted that the lot line adjustment is being requested through Committee of Adjustment (Application B016/17) by the owner in order to allow for additional rear yard space to the existing property known as 6 Napier Street. The lot line is being shifted on an angle to maintain an unobstructed site line to the existing Victorian home from Stegman's Mill Road.

As discussed a Tree Survey, Inventory and Assessment will be submitted.

We trust the attached is satisfactory. We look forward to this application being presented at the April 26<sup>th</sup> meeting for subsequent consideration at the April 27<sup>th</sup> Committee of Adjustment meeting.

Should you have any questions or require additional information we ask that you please advise accordingly.

Yours truly,  
**EMC GROUP LIMITED**

A handwritten signature in black ink that reads 'N Zuccaro'.

Nadia Zuccaro, MCIP, RPP  
Planner

### SITE LOCATION



Fig 1: Site Location

### SITE PHOTOS

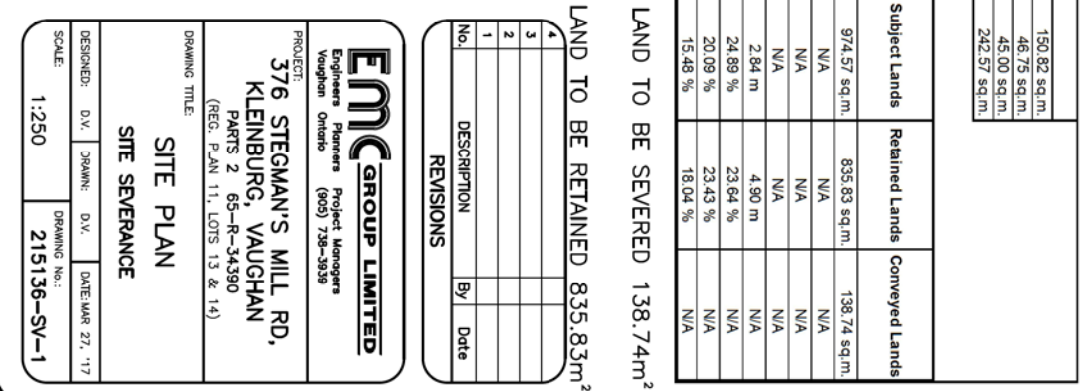


Fig 2: Existing Garage in relation to the Existing house facing rear of 6 Napier St.





*Fig 3: Existing Garage to be disassembled ( circa 1980's construction)*



BUILDING FOOTPRINT STATISTIC	
Building (excluding covered porch)	150.82 sqm
Covered Porches	46.75 sqm
Garage	45.00 sqm
<b>Total Building Footprint</b>	<b>242.57 sqm</b>

## ZONING ANALYSIS:

ZONING ANALYSIS:				
	Zoning Bylaw # 4-88 "R1" Required	Subject Lands	Retained Lands	Conveyed Lands
Lot Area	700.0 sq.m.	974.57 sq.m.	835.83 sq.m.	138.74 sq.m.
Max. Height ( Building)	9.5 m	N/A	N/A	N/A
Max. Height (Garage)	4.5 m	N/A	N/A	N/A
Rear Yard Setback (Garage)	7.5 m	N/A	N/A	N/A
Interior Side Yard Setback	1.5 m	2.84 m	4.90 m	N/A
Lot Coverage	30.0 %	24.89 %	23.64 %	N/A
Lot Coverage (excluding porches)	30.0 %	20.09 %	23.43 %	N/A
Lot Coverage (excluding porches & garage)	30.0 %	15.48 %	18.04 %	N/A

LAND TO BE SEVERED 138.74m<sup>2</sup>

LAND TO BE RETAINED 835.83m<sup>2</sup>

4		
3		
2		
1		
No.	DESCRIPTION	By Date

**REVISIONS**

**EMC GROUP LIMITED**

**Engineers Planners Project Managers**  
Vaughan Ontario (905) 738-3939

376 STEGMAN'S MILL RD,  
LA FENIX, IDAHO 83401

**PARTS 2 65-R-34390**  
(REG. PLAN 11, LOTS 13 & 14)

DRAWING TITLE:

## SITE PLAN

## SITE SEVERANCE

SCALE:

1:250

DRAWING No.:

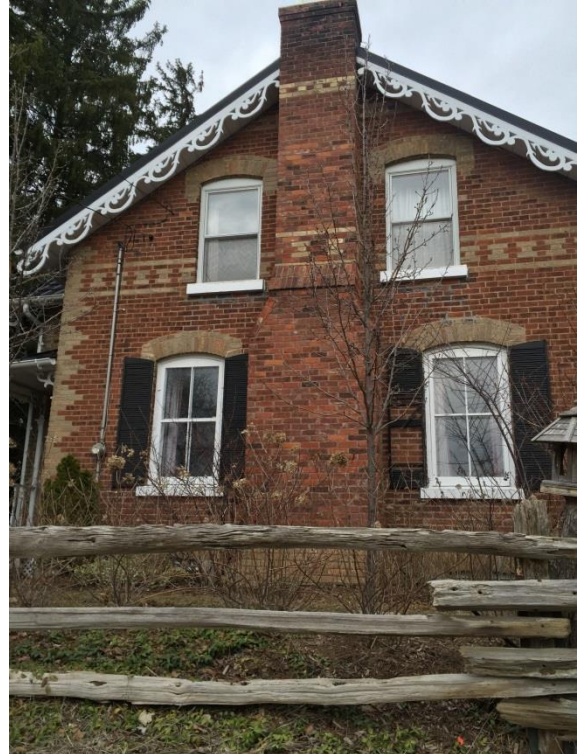
215136-SV-1



**Photos of Subject Property April 5, 2017**



Garage proposed for demolition



Victorian brick house - 376 Stegman's Mill Rd



Tree located at proposed north property line



Relation of garage to Victorian brick house





Napier Street frontage



Stegman's Mill Road frontage