

2. HERITAGE REVIEW OF SEVERANCE APPLICATION – 376 STEGMAN’S MILL ROAD

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan approve the proposed severance application for 376 Stegman’s Mill Road
2. That the applicant be advised that if there are any new changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.
3. That the applicant be advised that if approved, the severed lot will be Designated Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage Conservation District and any new construction or land alteration on the severed lot will be subject to the Kleinburg-Nashville Heritage Conservation District Guidelines and will require a heritage permit with Heritage Vaughan committee approval, in addition to any other City approvals.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, and 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

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant city departments, applicants and their representatives.

Purpose

The applicant is proposing to sever 376 Stegman’s Mill to create a new lot with a frontage onto Napier Street.

Background - Analysis and Options

The subject property is located in the Kleinburg-Nashville Heritage Conservation District and is therefore designated Part V of the Ontario Heritage Act. The subject property is also listed on the City of Vaughan’s Register of Property of Cultural Heritage Value. The subject property contains a house in the Victorian Vernacular style and a detached garage.

The property is located on the northwest corner of Stegman’s Mill Road and Napier Street. While the property contains a Stegman’s Mill Road address, the property fronts onto Napier Street behind a generous front yard. The property is currently accessed through a driveway that leads to Napier Street.

The applicant has submitted a severance application to create a new lot (B008/13) and two variance applications (A135/13 and A136/13) to allow for a smaller lot size and to allow various setbacks and building heights on the existing house. These applications will be heard at the upcoming May 23, 2013 Committee of Adjustment meeting.

Analysis

Examination of the Kleinburg-Nashville Heritage Conservation District Guidelines that support the proposal

- No demolition is proposed for this application.
- The subject property contains a generous yard to create a second lot. The new lot will be comparable to the lot sizes on Napier Street.
- The new lot will have the status of Part V Designation under the Ontario Heritage Act.
- New development on the severed lot will be subject to the Kleinburg-Nashville Heritage Conservation District Guidelines.
- The new lot will be subject to the applicable zoning bylaw requirements, specifically lot coverage.

5.2.2 Heritage Buildings

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

Comment: no demolition of the house or detached garage is proposed for this application, with the exception of an attached frame shed.

8.2.1 Permit Application and Review

8.2.1 Required Permits

Review of Zoning Amendment and Committee of Adjustment Applications

Zoning Amendment and Committee of Adjustment applications...are steps on the way to future construction.. For these reasons, application for Zoning Amendments and Minor Variances and Consents to Sever or Convey at the Committee of Adjustment will be reviewed for compliance with the District Plan.

Comment: 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.*
- *A variety of front-yard setbacks*
- *The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.*

9.5.3.2 Architectural Style

Design houses to reflect one of the local heritage Architectural styles.

9.5.3.3 Scale and Massing

New buildings should be designed to preserve generous side yard typical in the villages.

Comment: future development on the severed lot will be subject to the KNHCD Guidelines with respect to design as well as scale and massing. Kleinburg contains modest sized houses and generous sized lots.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however the necessary resources have not been allocated and approved.

Regional Implications

N/A

Conclusion

The proposed severance of 376 Stegman's Mill Road is appropriate for village of Kleinburg and conforms to the Kleinburg-Nashville Heritage Conservation District Guidelines.

Attachments

1. Location Map, Photo of subject property, courtesy of Cultural Services staff, 2004
2. Proposed severance, from Cof A package, Received May 2, 2013
3. Proposed severance page 2, from Cof A package, Received May 2, 2013
4. Aerial photo of surrounding area – lot sizes

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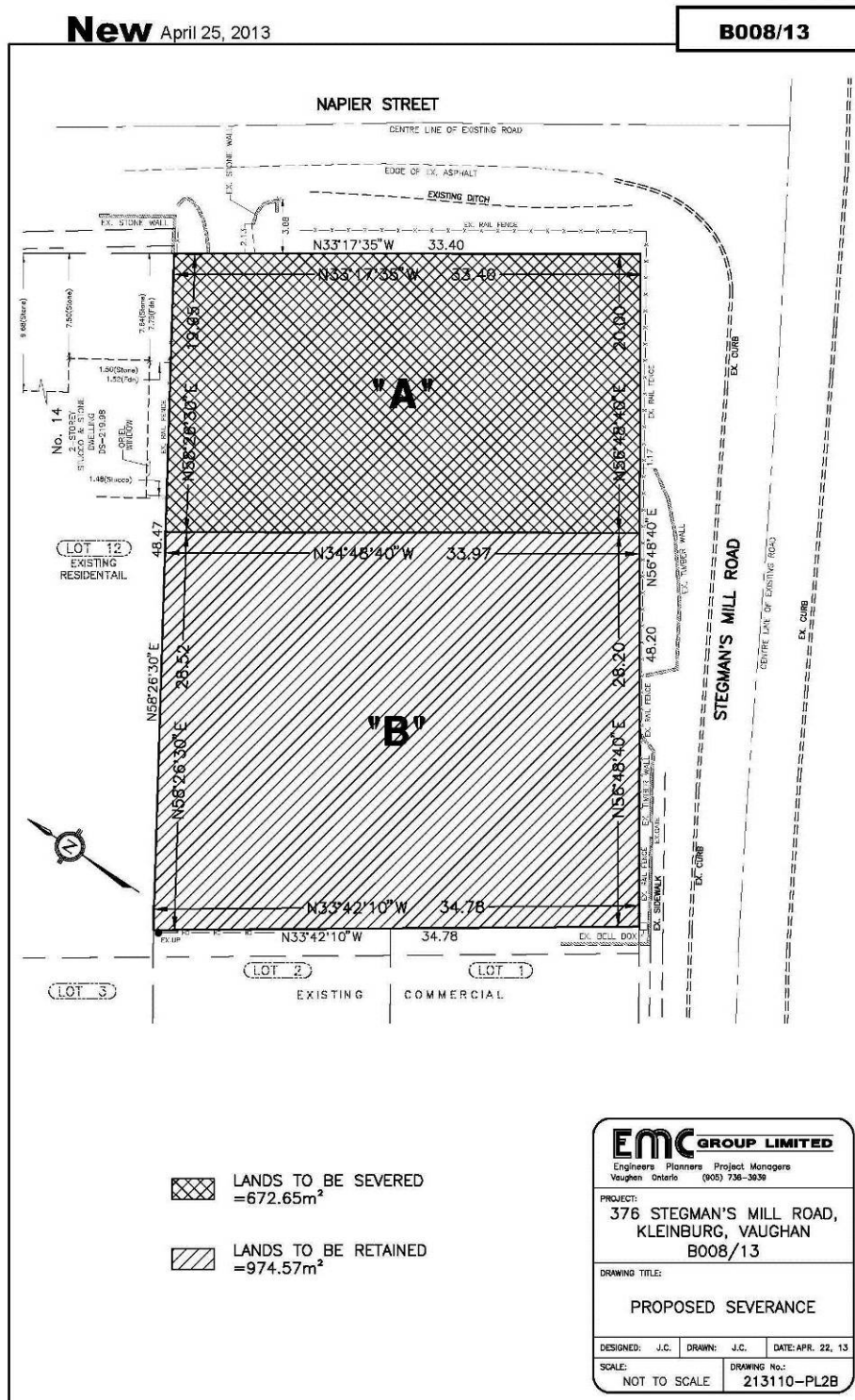
Angela Palermo
Manager of Cultural Services, ext. 8139
Recreation and Culture Department



Location Map

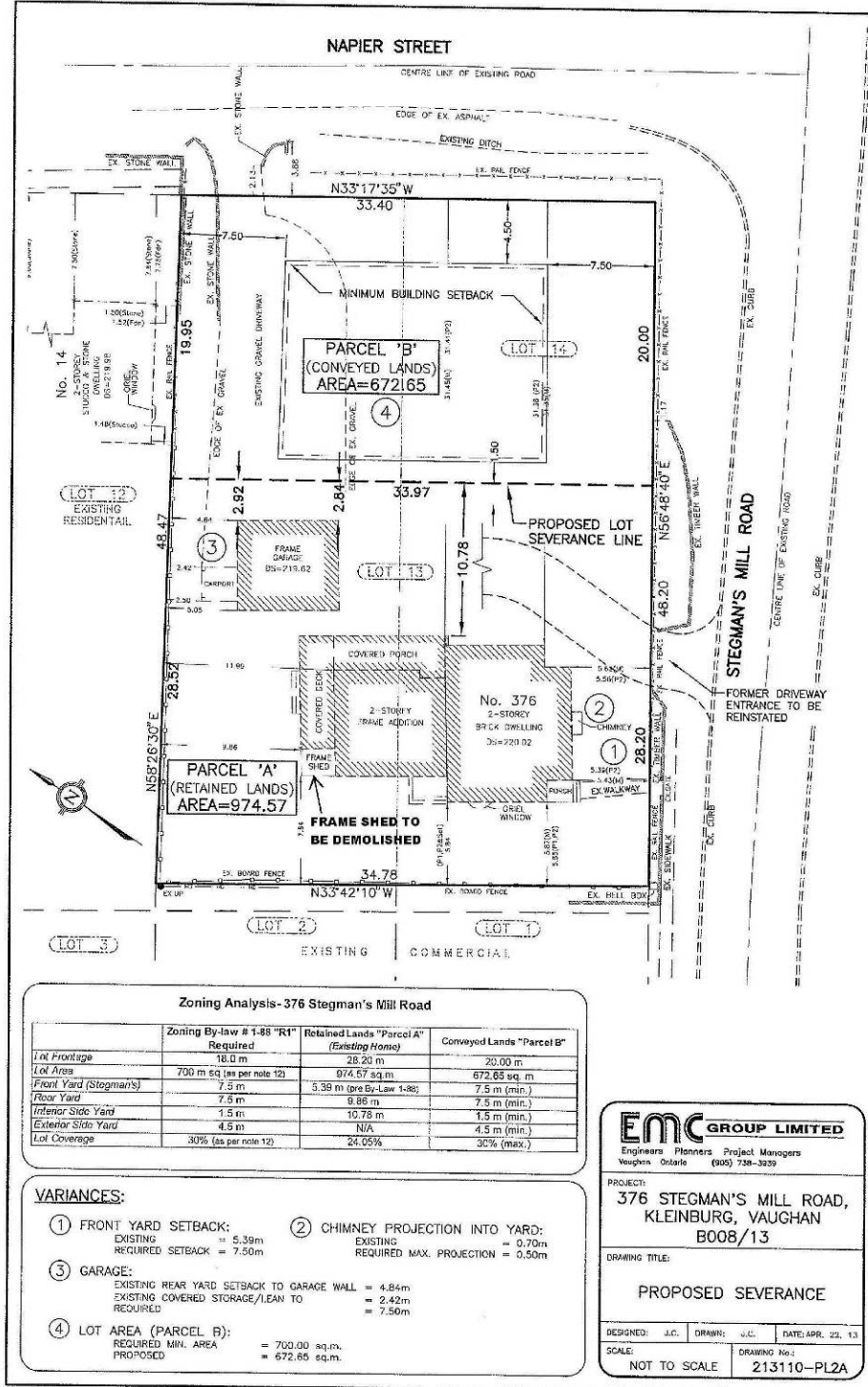


Photo of subject property, courtesy of Cultural Services staff, 2004



Proposed severance, from CofA package, Received May 2, 2013

REVISED APRIL 25, 2013 (FRAME SHED TO BE DEMOLISHED)



Proposed severance page 2, from CofA package, Received May 2, 2013



Arial photo of surrounding area – lot sizes