

Heritage Vaughan Committee Report

DATE: Tuesday, June 11, 2024

WARD: 1

TITLE: MODIFICATION/CONVERSION OF EXISTING GARAGE TO GARDEN SUITE – LOCATED AT 376 STEGMAN’S MILL ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed modification of existing structure to garden suite located at 376 Stegman’s Mill Road, a property located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1-4.

Report Highlights

- The Owner is proposing **a garage conversion at 376 Stegman’s Mill Road.**
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville HCD Plan. The existing main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- Staff is recommending approval of the proposal as it conforms with the policies of the Kleinburg-Nashville HCD Plan. Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed **modification / conversion of existing structure to garden suite** at **376 Stegman’s Mill Road** under Section 42 of *Ontario Heritage Act*, subject to the 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;
- 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.

Background

The building was built in 1981 as a two-car garage for the residence at 376 Stegman's Mill Road. The driveway extended east to Napier Street, so the garage doors are on the east façade of the building. It has a steep, metal gable roof with the ridge running east-west. There are snow guards on the south slope. The siding is vertical wood board and batten, and the gable ends are decorated with a finial at the peak and, on the east façade, six bits of gingerbread on each leg of the gable.

Subsequently, the east side of the lot was severed for the construction of a new dwelling, cutting off the driveway and so ending the ability to use the building as a garage.

Previous Reports/Authority

81-1748 Building Permit

Analysis and Options

The owners propose to convert the building to an accessory residential unit. The form of the building along with the roof, snow guards and gable gingerbread trims will remain. The openings will be revised: garage doors to be closed, new windows and doors to be installed. Board and batten siding matching the existing will be installed. The proposed appearance may be described as a Victorian potting shed. The building will be almost invisible from the public realm, blocked by planting to the south and by the new dwelling to the east. See attached appendix for detailed drawings of the existing and proposed alterations to the outbuilding to be converted into a garden suite.

All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. The following is an analysis of the proposed development according the KNHCD Plan.

4.2.4.3 Outbuildings

Traditionally garages, stables, barns, and other ancillary buildings were built as separate structure or 'outbuildings' to the rear or in some cases side of the existing heritage property.

Outbuildings Guidelines

- *Work on existing heritage outbuildings shall retain or restore original design features. (See section 4.2.4)*
- *New garages shall respect traditional siting as separate rear outbuildings.*
- *Design garages to traditional outbuilding forms, with gable roofs, and frame or brick construction.*
- *Garage doors shall follow the example of historic garage and carriage house doors. Good reproduction designs constructed as overhead doors are available.*

The proposal for modification of the existing outbuilding to a garden suite is one where irreversible alteration is being requested. The current structure as a garage can no longer be used because the severing of the lot to Napier St. has caused the garage doors to be blocked and unusable.

Currently, looking north the façade is just a blank wall. The proposal is offering a new window and a new main door with a covered porch. The current view looking south is like the north wall, and the proposal offers the building of a garden door and a double paned window with 4 over 4 sashing. Facing west, is the side of the building with the two existing garage doors. The proposal is offering to close those doors and install two main level double-paned windows, and one window on the upper level, directly under the peak of the gable. Finally, the east side has a single door in the centre of the wall. The proposal will close the door and install a new window to the left. An additional window will be installed on the upper level under the peak of the gable as well.

As the scoped HIA mentions, the form of the building will be maintained. The roof snowguards and the gable gingerbread will remain. Board and batten matching the existing will be installed.

The subject property is a contributing property to the KNHCD; however, the outbuilding/garage was built in the 1980s and the proposed modification to the building will not change the district appearance in a negative way, nor will it negatively affect the residential structure. Staff is supportive of this project.

Financial Impact

There are no financial impacts associated with this report.

Operational Impact

There are no operational impacts associated with this report.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied with the proposed work which conforms to the policies and guidelines of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed modification of the existing garage at 376 Stegman's Mill Road under the *Ontario Heritage Act*.

For more information, Vanessa Lio, Heritage Specialist, ext. 8152.

Attachments

1. 376Stegman'sMill_Location Map.
2. 376Stegman'sMill_Scoped Heritage Impact Assessment.
3. 376Stegman'sMill_Site Plan, Site Services and Survey.
4. 376Stegman'sMill_Architectural Drawings.

Prepared by

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