

COMMUNICATION C24
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
September 14, 2021

357, 365, 375 STEGMAN'S MILL ROAD

KLEINBURG VILLAGE DEVELOPMENT CORP.

City of Vaughan

City Files: Z.21.020, 19T-21V005, 19CDM-21V003, DA.21.023

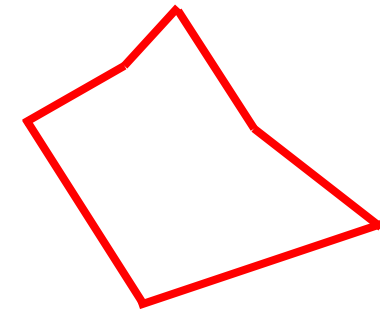
SEPTEMBER 14, 2021

SLIDE 1

Location

- The Subject Lands are vacant and located on the south side of Stegman's Mill Road, east of Islington Avenue.
- The gross land area is 11,460.65 m² with the net developable tableland being 7,793.66 m².
- The open space lands to be dedicated to the TRCA will comprise a 1,405.52 m² pedestrian pathway block, and a 2,261.47 m² valley land block.

Location Map



Subject Lands
357, 365, 375
Stegman's Mill Road

357, 365, 375 Stegman's Mill Road
Kleinburg Village Development Corp.
CITY OF VAUGHAN

SLIDE 3

Site Plan and Development Proposal

Net Developable Area	+/- 7,793.66 m2
Total Number of Residential Units	13
Open Space (Pedestrian Pathway)	+/- 1,405.52 m2
Open Space (Valley Lands)	+/- 2,261.47 m2
Proposed Parking	2 car garage with 2 additional parking spaces per lot



357, 365, 375 Stegman's Mill Road
Kleinburg Village Development Corp.
CITY OF VAUGHAN

Renderings

View of East Side of the Internal Road



Units 6D
Side Elev. A

50-1 Elev. A
Unit 5

50-1 Elev. B
Unit 4

50-2 and 50-3
Units 1-3 and 9-13
Side Elev. C

50-2 and 50-3
Units 1-3 and 9-13
Side Elev. D

50-2 and 50-3
Units 1-3 and 9-13
Side Elev. B

Renderings

View from South End of Property Looking North



50-2 and 50-3
Units 1-3 and 9-13
Side Elev E

50-2 and 50-3
Units 1-3 and 9-13
Side Elev A

View Looking South on Stegman's Mill Road



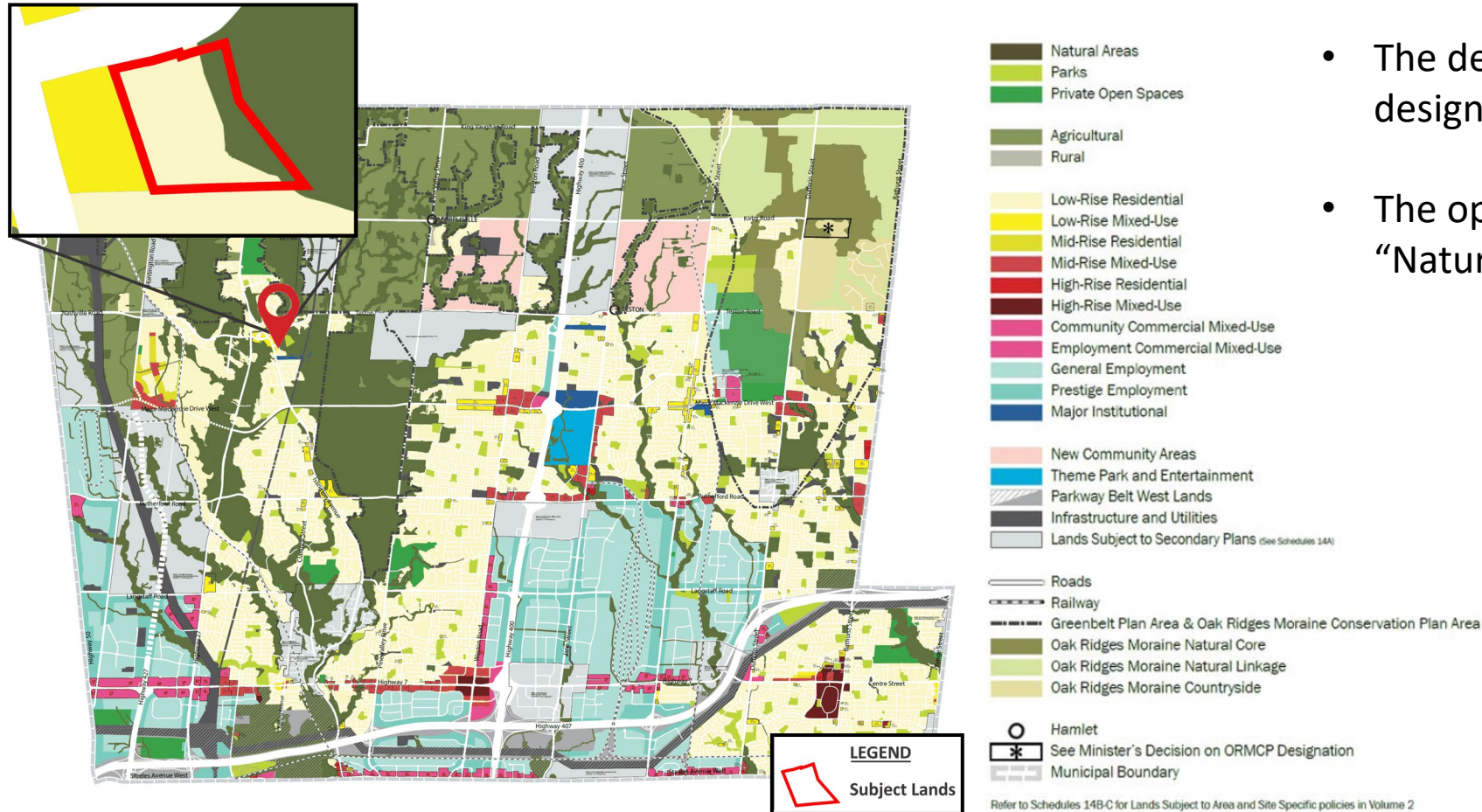
UNIT - 6 Elev. A

UNIT - 7 Elev. A

UNIT - 8 Elev. A

Official Plan – VOP 2010

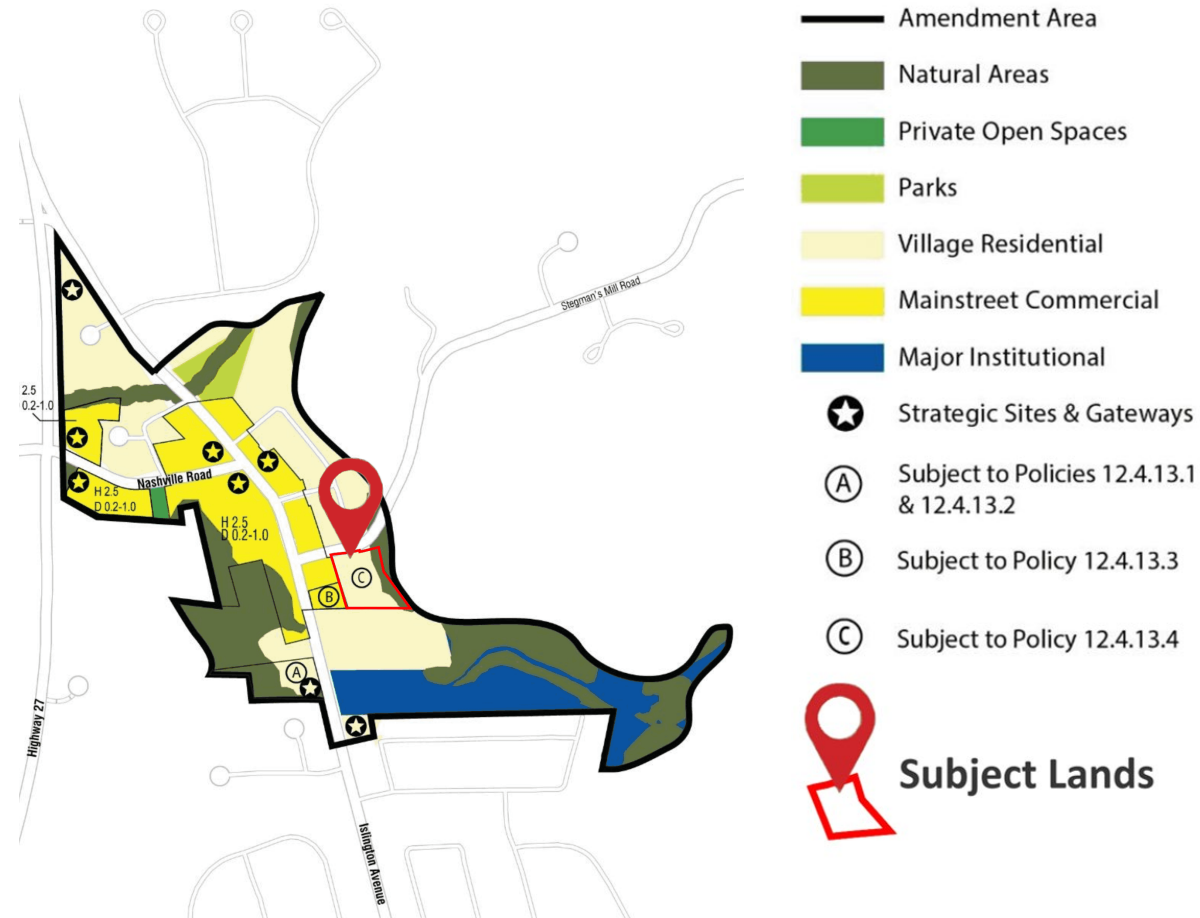
SCHEDULE 13 – LAND USE



- The developable tableland is designated “Low-Rise Residential”.
- The open space block is designated “Natural Areas”.

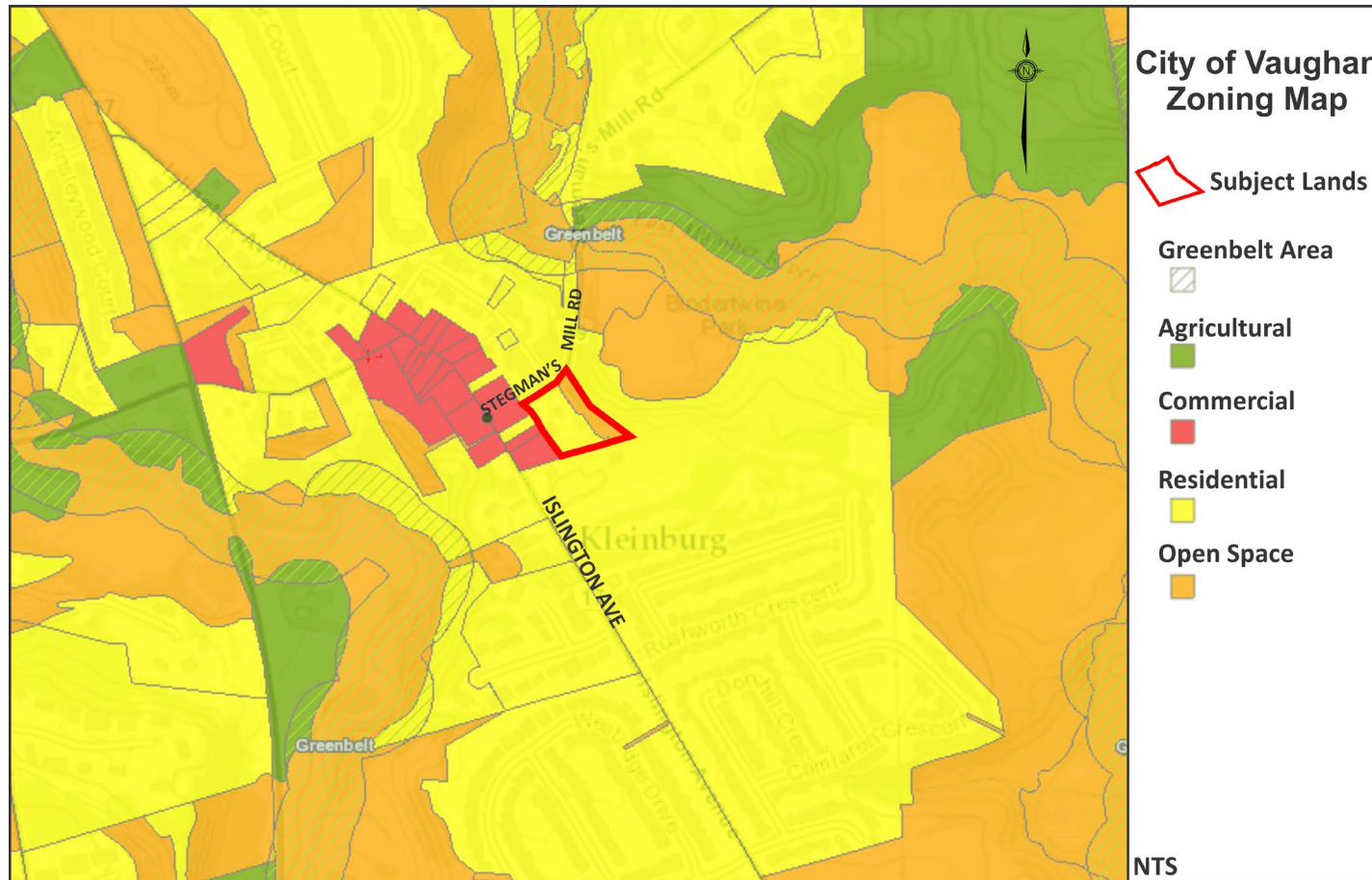
Official Plan – Kleinburg Area Specific Policy

MAP 12.4.A – KLEINBURG CORE LAND USES



- The developable tableland is designated “Village Residential”.
- The open space block is designated “Natural Areas”.

Zoning



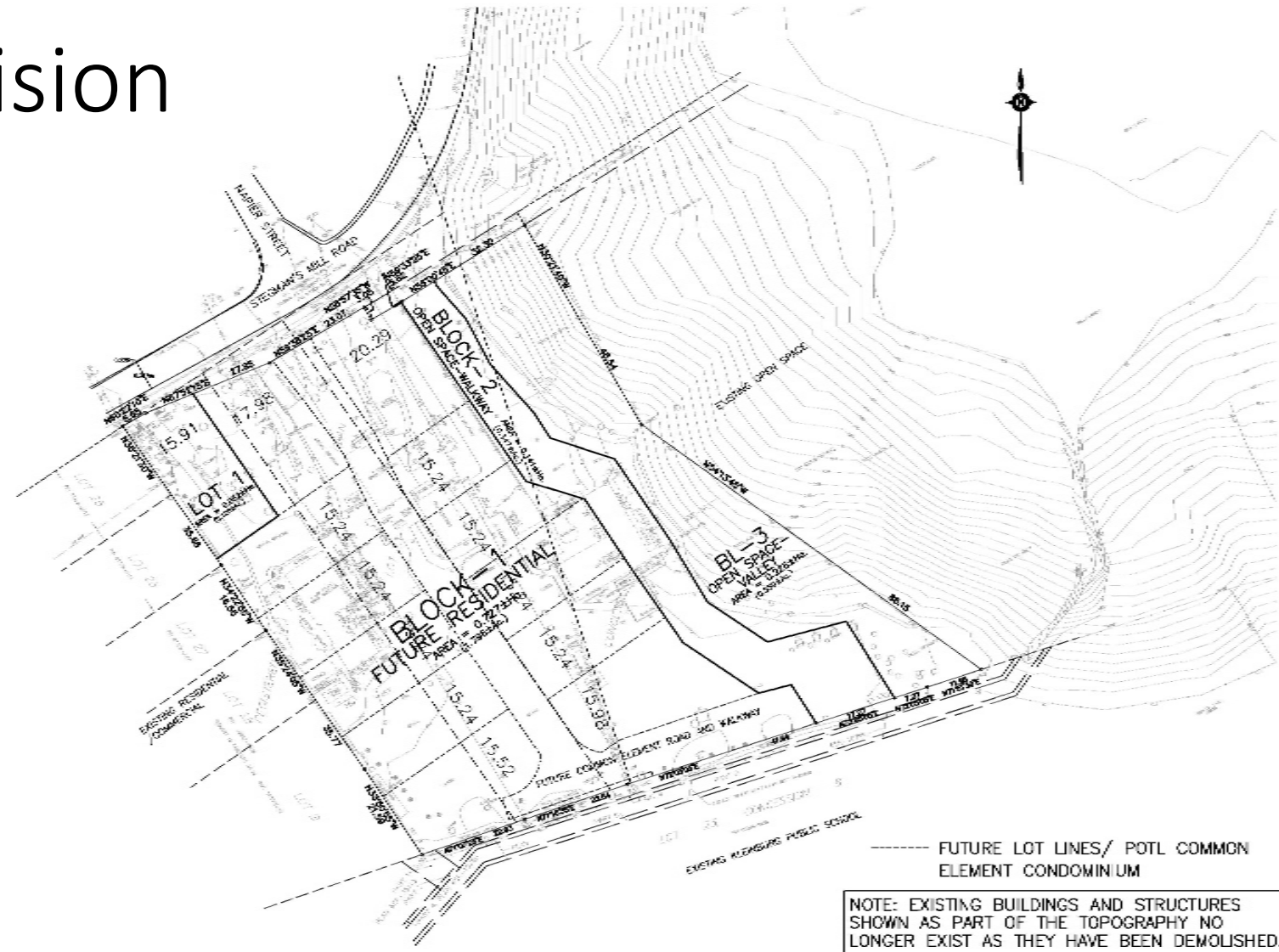
- The developable tableland is zoned “R5 Residential Zone”.
- The open space block is zoned “Open Space”.

Kleinburg-Nashville Heritage Conservation District Plan

- The Owner is proposing to construct three (3) traditional heritage-style homes along the frontage of Stegman's Mill Road.
- The ten (10) internal homes will be designed with contemporary heritage architectural features.

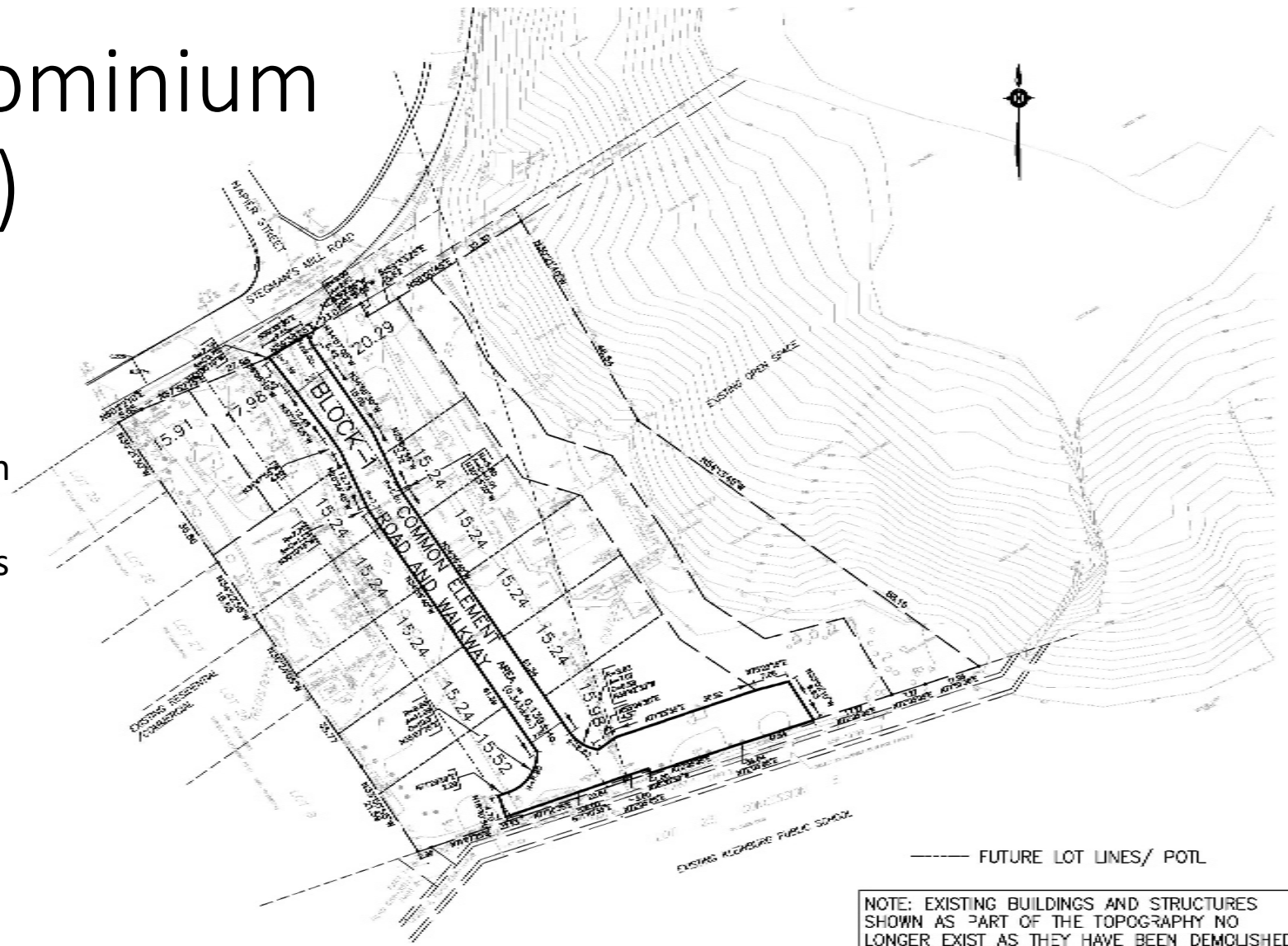
Draft Plan of Subdivision

- **Block 1** will facilitate the creation of the private internal common element road.
- **Block 2** will contain the pedestrian pathway.
- **Block 3** will become an open space block to become part of the open space valley system.
- **Lot 1** - Not part of the future condominium and will facilitate a freehold dwelling with access and services directly from Stegman's Mill Road.



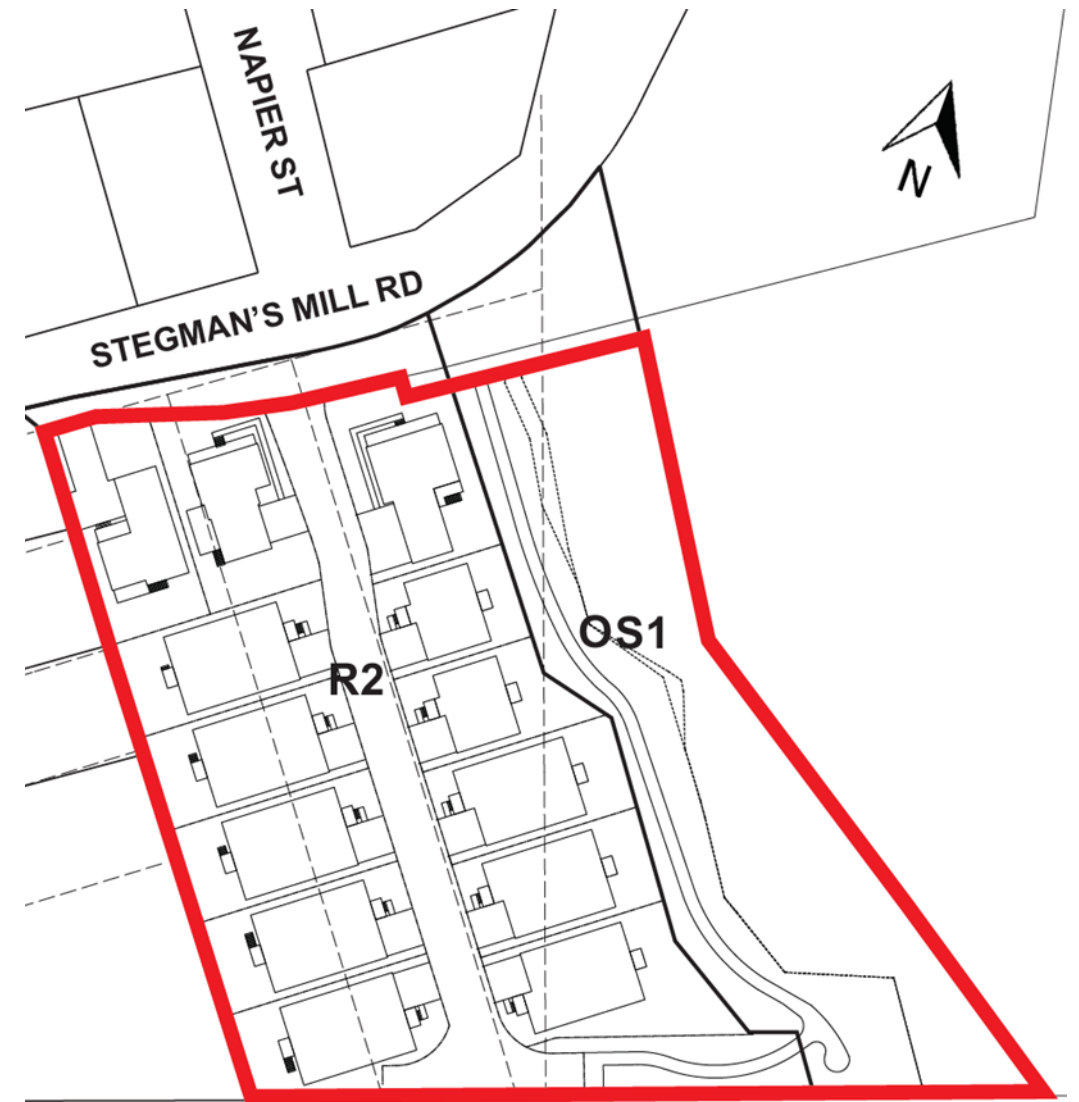
Draft Plan of Condominium (Common Element)

- Required to create the private internal condominium road.
- The internal road and pathway connection to be maintained by a Condominium Corporation on behalf of the homeowners who will have access to their freehold lot from the private internal road.



Purpose of Zoning By-law Amendment Application

- Rezone the subject property from R5 Residential Zone to R2 Residential Zone on the developable tableland.
- Maintain the current OS1 Open Space Conservation Zone on the lands located on the subject property beyond the development limits.



Studies Submitted in Support of Applications

- Planning Justification Addendum prepared by KLM Planning Partners Inc.
- Sustainability Metrics and Summary Letter prepared by KLM Planning Partners Inc.
- Soil Volume Calculations prepared by Popovich Associates.
- Original Arborist Report prepared by Davey Resource Group.
- Arborist Report Addendum prepared by Amy Choi Consulting.
- Original Cultural Heritage Impact Assessment Report and Cover Letter prepared by ERA Architects Inc.
- Cultural Heritage Impact Assessment Report Addendum prepared by M.W. Hall Corporation.
- Functional Servicing and Stormwater Management Report (includes Water Balance, and Erosion and Sediment Control Plan) prepared by Valdor Engineering.
- Noise Feasibility Study prepared by HCG Engineering.
- Original Phase 1 ESA prepared by Toronto Inspection Ltd.
- Original Phase 2 ESA prepared by Soil Engineers Ltd.

Landscape Rendering



357, 365, 375 Stegman's Mill Road
Kleinburg Village Development Corp.
CITY OF VAUGHAN

Questions?

- Presentation by: Grant Uyeyama with KLM Planning Partners Inc.
- Contact information: guyeyama@klmplanning.com