

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 14, 2021

WARD(S): 1

**TITLE: KLEINBURG VILLAGE DEVELOPMENT CORP.
ZONING BY-LAW AMENDMENT FILE Z.21.020
DRAFT PLAN OF SUBDIVISION FILE 19T-21V005
357, 365 AND 375 STEGMAN'S MILL ROAD
VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL
ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to rezone the subject lands to permit a residential Draft Plan of Subdivision having one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, for a total of 13 single detached dwelling units, as shown on Attachments 1 to 7.

Report Highlights

- The Owner proposes to rezone the subject lands to permit the development of one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.21.020 and 19T-21V005 (Kleinburg Village Development Corp.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 357, 365 and 375 Stegman's Mill Road, located east of Islington Avenue on the south side of Stegman's Mill Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 28, 2020

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the development of one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings ('Development') as shown on Attachments 1 to 7:

1. Zoning By-law Amendment File Z.21.020 to rezone the Subject Lands from "R5 Residential Zone" and "OS1 Open Space Conservation Zone", as shown on Attachment 1, to "R2 Residential Zone" and "OS1 Open Space Conservation Zone" as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1.
2. Draft Plan of Subdivision File 19T-21V005, as shown on Attachment 2, to facilitate a residential plan of subdivision consisting of the following:

| Lots/Blocks | Land Use | Area (ha) | Units |
|-------------|--------------------------------------------|-----------|----------|
| Lot 1 | Single Detached Dwelling (Freehold) | 0.05 | 1 |
| Block 1 | Single Detached Dwellings (Condominium) | 0.73 | 12 |
| Block 2 | Open Space - Walkway | 0.14 | |
| Block 3 | Open Space - Valley | 0.23 | |
| Total | | 1.15 | 13 units |

Vaughan Council previously approved a development containing 28 detached dwelling units on the Subject Lands

Vaughan Council, on October 24, 2017, approved Official Plan Amendment, Zoning By-law Amendment and Site Development Applications (Files OP.15.006, Z.15.035 and DA.16.071) to permit 28 detached dwelling units on the Subject Lands (the 'Original Proposal'). The Original Proposal included attached private garages and visitor parking areas located in an underground parking structure, and a pedestrian mews located at-

grade, all owned and maintained by a future condominium corporation, as shown on Attachment 8.

The three proposed single detached dwellings fronting on Stegman's Mill Road for the Original Proposal (Units 1, 2 and 28 shown on Attachment 8) were consistent with the residential building heritage styles and materials found in Sections 9.2.1 and 9.10.1 of the Kleinburg Nashville Heritage Conservation District Plan ('KNHCP'). The proposed dwellings (Units 6, 7 and 8) fronting on Stegman's Mill Road for the Development maintain the same traditional heritage design, materials, and landscape treatment as the Original Proposal.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Meeting was circulated: August 20, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Stegman's Mill Road in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: the extended polling area shown on Attachment 1, the Kleinburg and Area Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of August 31, 2021 by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[February 2, 2016, Committee of the Whole \(Public Hearing\) \(Item 1, Report No. 8\)](#)

[December 14, 2016, Heritage Vaughan Committee \(Item 1\)](#)

[October 3, 2017, Committee of the Whole \(Item 2, Report No. 35\)](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Village Residential" by the Kleinburg Core Area Specific Policy (Section 12.4) in Volume 2 of VOP 2010, and subject to site-specific Policy 12.4.13.4

- The “Village Residential” designation permits detached dwellings. Site-specific Policy 12.4.13.4 permits 28 detached dwelling units having attached underground garages with a maximum height of 9.85 m on the Subject Lands
- This Development conforms to VOP 2010

Amendments to Zoning By-law 1-88 are required to permit the Development

Zoning:

- “R5 Residential Zone” and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88, and subject to site-specific Exception 9(1454), which permits 28 detached dwelling units having attached underground garages
- The Owner proposes to rezone the portion of the Subject Lands zoned “R5 Residential Zone” to “R2 Residential Zone” in the manner shown on Attachment 3 to permit the Development
- The boundaries of the proposed “OS1 Open Space Conservation Zone” as shown on Attachment 3 remains unchanged from the Original Proposal
- The following site-specific zoning exceptions are required to permit the Development:

Table 1:

| | Zoning By-law 1-88 Standard | R2 Residential Zone Requirement | Proposed Exceptions to the R2 Residential Zone Requirement |
|----|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| a. | Definition of “Lot” | A parcel of land fronting on a public street separate from any abutting land. | A parcel of land fronting on a public street or private condominium road separate from any abutting land. |
| b. | Definition of “Street Line” | The dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street. | The dividing line between a lot and a street, a private condominium road, or a lot and a reserve abutting a street. |
| c. | Maximum Front Yard Encroachment for Exterior Stairways | 1.8 m | 2.5 m (Units 2 to 12) 2.1 m (Unit 13) |
| d. | Maximum Rear Yard Encroachment for an Uncovered Deck | 1.8 m | 1.83 m (Units 1, 2 and 5) |

| | Zoning By-law 1-88 Standard | R2 Residential Zone Requirement | Proposed Exceptions to the R2 Residential Zone Requirement |
|----|-------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------|
| e. | Maximum Driveway Width for a Lot Greater than 12 m | 9 m | 9.6 m (Unit 6) |
| f. | Minimum Lot Area | 450 m ² | 380 m ² (Unit 4) 337 m ² (Unit 5) |
| g. | Minimum Front Yard Setback | 4.5 m to the dwelling 6.4 m to a garage | 4.3 m to the dwelling (Unit 7 only) 6 m to a garage (all lots/units) |
| h. | Minimum Rear Yard Setback | 6 m | 1.25 m (Unit 6) |
| i. | Minimum Interior Side Yard Setback | 1.2 m | 0.95 m (Unit 1) 0.6 m (Unit 13) |
| j. | Minimum Exterior Side Yard Setback | 4.5 m | 2.7 m (Unit 7) |
| k. | Maximum Lot Coverage | 40% | 51% (Units 1 to 5 and 9 to 13) |
| l. | Maximum Building Height | 9.5 m | 9.85 m (Units 1 to 5 and 9 to 13) |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP'), VOP 2010 and the Kleinburg Core Area Specific Policy in Section 12.4 of VOP 2010 |
| b. | Appropriateness of Amendments to Zoning By-law 1-88 | <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | Kleinburg Nashville Heritage Conservation District Plan ('KNHCP'). | <ul style="list-style-type: none"> ▪ The Subject Lands are located in the KNHCP and are designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee |
| d. | Draft Plan of Subdivision File 19T-21V005 and Draft Plan of Condominium File 19CDM-21V003 | <ul style="list-style-type: none"> ▪ Should the Applications be approved, the required Draft Plan of Subdivision and Condominium conditions will be included to address site access, road alignments and connections, servicing and grading, condominium tenure, environmental, noise, and other municipal, regional and public agency and utility requirements |
| e. | Related Site Development Application | <ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.21.023 to be reviewed with the Applications in a future comprehensive report |
| f. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications which are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |
| g. | Allocation and Servicing | <ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council |
| h. | Urban Design Guidelines | <ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the design guidelines of the KNHCP |
| i. | Public Agency/Municipal Review | <ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards |
| j. | Sustainable Development | <ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Sustainability Policies and Metrics Program. The Development provides an Overall Application score of 27 and shall achieve a minimum Bronze score of 31 |
| k. | Parkland Dedication | <ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy |
| l. | Required Part Lot Control Application | <ul style="list-style-type: none"> ▪ The Owner is required to submit an Exemption from Part Lot Control Application to establish Parcels of Tied Land (‘POTLs’) to create individual lots for detached dwellings |

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the comprehensive report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Mark Antoine, Senior Planner, Development Planning Department, ext. 8212.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision - File 19T-21V005
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations Facing Stegman's Mill Road (Units 6, 7 and 8)
6. Typical Building Elevations Facing Private Road (Units 1-3, 9-13)
7. Rendering (Fronting Stegman's Mill Road)
8. Approved Site Plan - File DA.16.071

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