

C10.1

**M. & J. Zuccaro**  
376 Stegman's Mill Road  
Kleinburg, ON  
L0J 1C0

January 20, 2016

**City of Vaughan – Clerk's Department**  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

*(by hand delivery and email)*

**Attention: Ms. Rosa Magnifico, Clerk's Department**

Dear Madam:

**Re:           Application to Amend Official Plan (OP.15.006)  
              and Zoning By-Law (Z.15.025)  
              357, 365 and 375 Stegman's Mill Road  
              Part of Lot 24, Concession 8,  
              Community of Kleinburg, City of Vaughan**

C 10	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1

We are the owners of 376 Stegman's Mill Road and 6 Napier Street immediately north of the proposed development. We wish to make you aware of a number of concerns that we have with regard application(s) for the above noted properties.

We have carefully reviewed the submitted application(s) and we note that our main concerns are over how the frontage on Stegman's Mill Road is being treated with respect to:

- 1) The proposed location of the waste disposal and loading area does not complement the existing historic residential dwelling immediately to the north of the proposed development.
- 2) The proposed main vehicular access to the site offsets from Napier Street. The intersection of Napier Street and Stegman's Mill Road is dangerous due to poor visibility. It is noted that the current movement onto Stegman's Mill Road is controlled by a mirror which is an inappropriate traffic control measure. Thus, to improve the flow of traffic, we suggest that the main vehicular access to the site be realigned with Napier Street. It is noted that the vehicle lights from the proposed main access will cause a major nuisance to the approved dwelling (6 Napier Street) to be built shortly.
- 3) Ramp access to the below grade parking is too close to the existing roadway which would potentially create vehicle stacking and congestion problems on Stegman's Mill Road due to insufficient vehicle storage on site for residents turning into the garage. We understand that a Traffic Study has not been provided for the complete application and would strongly suggest that a Traffic Study be conducted to understand the dynamics of vehicular access, waste disposal and pedestrian interface for the site.
- 4) The height proportions of the dwellings fronting Stegman's Mill Road do not follow the flavour of the immediate residential neighbourhood. The proposed three (3) storey height for the dwelling(s) is inconsistent with that of abutting heritage residential dwellings to the north. We note that the proposed height is not at par with the current approvals in place.

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In conclusion, we note that the proposed treatment of the development on Stegman's Mill Road does not respect the local context of the existing residential dwellings immediately to the North (376 Stegman's Mill Road and 6 Napier Street). We note the proposed frontage along Stegman's Mill Road **requires further thought** to better complement the existing residential dwellings fronting the development. We enclose photographs of the area affected for your review.

We would be pleased to meet with staff and the developer to review our concerns.

We look forward to meet with Staff and the Developer to discuss the proposed development further. We thank you for your attention to this matter.

Sincerely,

  
Josie Zuccaro

c: Councillor Marilyn Iafrate  
Mr. John Mackenzie, Commissioner of Planning  
Mr. Ken Schwenger, KARA



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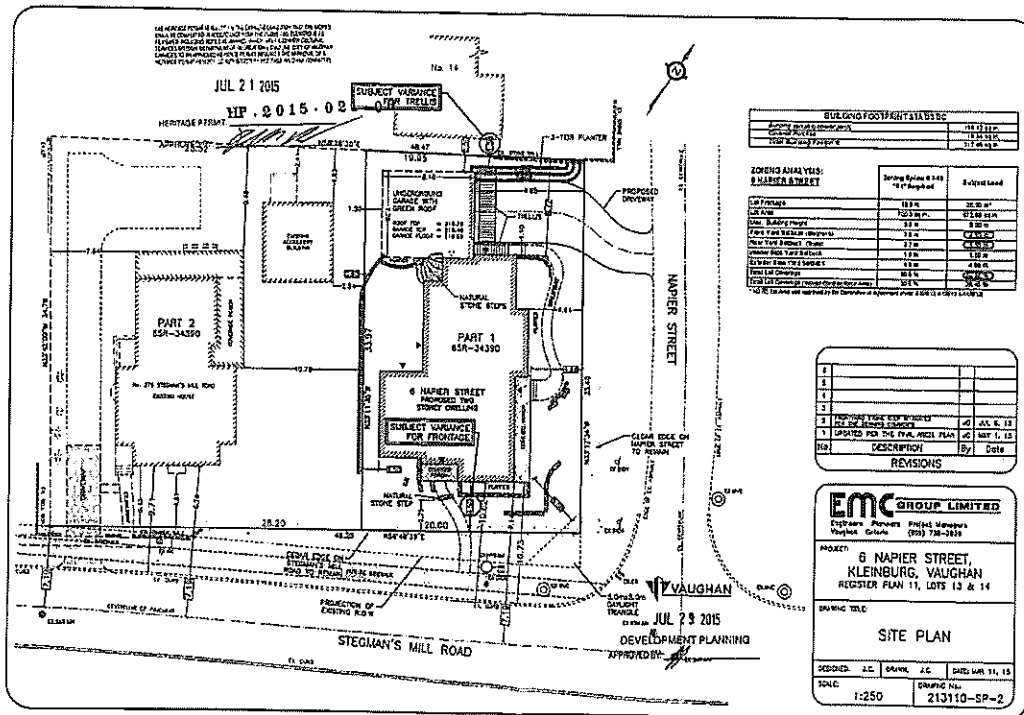


376 Stegman's Mill Road



6 Napier Street (Currently Under Construction, Spring 2016)

C10.4



Approved Site Plan for 6 Napier Street (Currently Under Construction, Spring 2016)