

# *Kleinburg and Area Ratepayers' Association*

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May 7, 2014

To: Attention: Clerk's Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
CC: Mayor, Members of Council

c <u>2</u>
Communication
cw: <u>May 13/14</u>
Item: <u>4</u>

**Re: City of Vaughan - Notice - Committee of the Whole Meeting - May 13, 2014 - Proposed Revised Block 55 East Plan**

**Re: Block 55 (Z.13.041, 19T-13V008, Z.13.042, 19T-13V009) - Zoning by-law amendment/draft plan of subdivision May 14, 2014 PH notice**

The electronic version of the staff report just today, May 7, 2014 appeared on the City's website for the subject Committee of the Whole meeting scheduled for May 13, 2014 at 1:00 pm. In the notice emailed to our association on May 1, 2014 the notice indicated the report was already available for public view. In fact it was not.

It is also puzzling why a public hearing on May 14, 2014 for 2 applications (Z.13.041, 19T-13V008, Z.13.042, 19T-13V009) for by-law amendments and plans of subdivision in block 55 can be scheduled only one day after a decision on the block 55 application is scheduled. It gives the appearance that it presupposes the outcome of a decision of Council. One might also wonder if the objective is anything but the fostering of meaningful public participation and consultation. We are of the opinion that it is unreasonable to expect ordinary citizens, residents and community volunteers to read, digest and prepare for back to back meetings one day apart on the same planning block.

There were a number of issues and concerns that KARA raised in both our deputation and in our written submission in November of 2013, that we have not received a response to from the City. To mention just a couple of examples, in this COW May 13, 2014 staff report and the May 14 notice we see that many of our concerns have not been addressed, for example the number of residential units being proposed are still much greater than in our view the secondary plan allows. Density in block 55 was something that KARA fought hard and long for. We understood that was established in no uncertain terms during the OP review process and to the Kleinburg community 30pph represented a maximum density, which formed an agreement between the City and the community. We also cannot support development in the special study areas. The expectation remains that this should be a single home detached community (no semi-detached, no townhouses, no condos) as was voiced in other deputations at the public hearing.

KARA also has concerns with respect to OP.09.003 for the proposed and totally inappropriate recreational facility on Kipling Ave in the greenbelt. KARA made it quite clear that should recreational facility application move forward, as we now understand it will, we could not support any roads through the greenbelt to the south to Teston and to the north to Kirby.

In addition, we now understand that PowerStream is proposing a new Kleinburg transformer station (#4) facility at 5400 Kirby Road immediately north of Block 55. Under consideration in the PowerStream proposal is a communication tower that could exceed 7 stories. These are all interrelated and in our view will, in a holistic sense, need to be taken into consideration in what is happening in this entire area, in and around block 55. We believe that the materialization of these proposals demands changes to the block plan. This in part is why we appealed to Council to consider this application pre-mature.

We are also concerned that the block plan does not give any consideration or in any way factors in secondary suites. Secondary suites are provincially mandated yet the staff report is absolutely silent with

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respect to them and their impact on density and traffic in block 55. Unit counts should be factored down in respect to the projected uptake of secondary suites which we understand can be as high as 20% as experienced in Vancouver.

KARA now sees that the May 14<sup>th</sup> staff report identifies a number of variances and exemptions being proposed. KARA would not support these, notwithstanding any similar exemptions that might have been granted in the past. We would not recognize exemptions unless there are compelling reasons to do so. Changing the rules to conform to the applicant's plan is not a compelling reason.

We request that the May 13<sup>th</sup> COW proposed block plan 55 and the May 14<sup>th</sup> public hearing for Z.13.041, 19T-13V008, Z.13.042, 19T-13V009 be deferred to future dates more appropriately space out to allow sufficient time for the block plan application to be dealt with to an appropriate conclusion before the process for further applications on block 55 be considered. KARA comments and those of other members of the public with respect to the Block 55 East application we feel have not been appropriately addressed in the May 13<sup>th</sup> staff report.

Respectfully Submitted by the  
Kleinburg and Area Ratepayers' Association Board of Directors,  
Ken Schwenger  
President