



memorandum

DATE: OCTOBER 24, 2013
TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION - COUNCIL MEETING - OCTOBER 29, 2013
ITEM #19, COMMITTEE OF THE WHOLE - OCTOBER 15, 2013

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Item #	19
Report No.	42(cw)
Council - October 29/13	

OFFICIAL PLAN AMENDMENT FILE OP.12.008
ZONING BY-LAW AMENDMENT FILE Z.12.022
SITE DEVELOPMENT FILE DA.12.022
HERITAGE HILL DEVELOPMENTS (II) CORPORATION
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

Background

On October 15, 2013, the Committee of the Whole considered the above-noted Official Plan Amendment, Zoning By-law Amendment and Site Development applications and resolved:

"That consideration of this matter be deferred to the Council meeting of October 29, 2013, for an opportunity for staff, the applicant and the Kleinburg and Area Ratepayers' Association to meet and discuss outstanding issues and that if required such discussions take place at an evening meeting.

That staff provide a communication to the Council meeting of October 29, 2013, on the chronological details of community consultation with respect to this application."

Kleinburg and Area Ratepayers' Association Concerns

On October 21, 2013, the applicant, Kleinburg and Area Ratepayers' Association (KARA), and Vaughan Development Planning and Vaughan Development/Transportation Engineering staff met for over 2 hours to discuss the issues raised in KARA's Communication C10, which was received at the October 15, 2013, Committee of the Whole meeting. KARA advised of their concerns respecting the proposed number of amendments to the Official Plan and Zoning By-law, which included, but were not limited to:

- i) the building height exceeds 9.5 m in height, as required by the Official Plan and Zoning By-law 1-88;
- ii) the amendment to the definition of mixed-use development mainstreet to permit commercial and residential uses on the same lot rather than within the same building, whereas commercial would be located on the ground floor and residential would be on the upper floors; and,
- iii) the proposed 4 m rear yard setback to Building "C", whereas 15 m is required by the by-law.

The applicant presented a 3-dimensional computer model to visualize how the proposed development would look on the subject lands. Staff advised that a number of the proposed amendments to the Official Plan and Zoning By-law are result from the interest of Staff and applicant in maintaining and restoring the existing heritage buildings within the Kleinburg-Nashville Heritage Conservation District. The meeting concluded with the KARA representatives advising that they needed to meet with the rest of the KARA executive to discuss the proposal. The applicant and KARA also agreed to meet and discuss the proposal further at a future meeting, which was held in the evening of October 23, 2013 at the Kline House.

Communication Chronology

The applicant and KARA advised of their communications respecting the proposal:

- i) April 2012 – KARA met with the applicant. The applicant advised that he also provided a KARA Director with information respecting the proposal. This was prior to the June 22, 2012 submission of the proposal to the City.
- ii) October 30, 2012 – Letter (Communication C2 for Public Hearing of November 6, 2012) from S. Davis and family with comments on the proposed development.
- iii) December 17, 2012 – KARA submitted a letter to the City and copied to the applicant with comments on the development proposal, which was after the Public Hearing held on November 6, 2012.
- iv) April 2013 - the applicant advised that he provided revised plans to a KARA Director. The revised plans were as a result of staff and Design Review Panel comments.
- v) October 9, 2013 – KARA submitted a letter to the City and copied to the applicant with comments on the Committee of the Whole report dated October 15, 2013, as it relates to the development proposal.
- vi) October 11, 2013 – The Village of Kleinburg Business Improvement Association submitted Communication C12 dated October 11, 2013 for the October 15, 2013 Committee of the Whole advising that the Kleinburg BIA met on October 2, 2013 and passed the following motion supporting the proposal as follows:

"The Kleinburg Business Improvement Association supports the proposed Heritage Square Development at 10423 and 10429 Islington Avenue in Kleinburg."
- vii) October 15, 2013 – Both KARA and the applicant make a deputation at the Committee of the Whole meeting.
- viii) October 21, 2013 - the applicant, KARA and City Planning and Engineering staff met to discuss KARA's concerns. The applicant and KARA agreed to a subsequent meeting to discuss the proposal.
- ix) October 23, 2013 - the applicant and KARA met to discuss the proposal.

Conclusion

The Development Planning Department is satisfied that the proposal is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, should Council concur, the staff recommendation in the Committee of the Whole report can be adopted.

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning



JJ/cm

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning