

**DATE:** November 17, 2017

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM:** MAURO PEVERINI, DIRECTOR OF DEVELOPMENT PLANNING

**RE:** COMMUNICATION – COUNCIL MEETING, NOVEMBER 21, 2017  
RE: BY-LAW 158-2017

**OFFICIAL PLAN AMENDMENT OP.15.006  
ZONING BY-LAW AMENDMENT Z.15.025  
SITE DEVELOPMENT FILE DA.16.071  
KLEINBURG VILLAGE DEVELOPMENT CORP.  
WARD 1 – VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD  
ITEM NO. 2, REPORT NO. 35, CW - OCTOBER 3, 2017**

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### **Background**

The Committee of the Whole on October 3, 2017, considered a technical report (Item 2 of Report 35) from the Deputy City Manager, Planning & Growth Management regarding Official Plan Amendment, Zoning By-law Amendment and Site Development Files OP.15.006, Z.15.025 and DA.16.071 (Kleinburg Village Development Corp.) to facilitate a development proposal consisting of 28 dwelling units.

The recommendation in the technical report considered by Council states (in part):

“THAT Zoning By-law Amendment File Z.15.025 (Kleinburg Village Development Corp.), BE APPROVED, to rezone the subject lands from R1 Residential Zone, as shown on Attachment #2, to R5(H) Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleyland and buffers), in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the R5 Zone standards of Zoning By-law 1-88, as identified in Table 2 of this report, subject to the following condition:

- a) THAT the Holding Symbol “(H)” shall not be removed from the lands zoned R5(H) Residential Zone with the Holding Symbol “(H)”, as shown on Attachment #3, until:
  - i) the Focus Area Core Sanitary Servicing Strategy Study is completed and the Owner agrees to contribute towards the financing and/or the implementation of necessary downstream system improvements, to the satisfaction of the City.”

Subsequent to Council’s decision, the Development Engineering Department has advised that the condition identified above is no longer required as part of the development approval on the basis that the Focus Area Core Sanitary Servicing Strategy Study is substantially complete and that the financial contribution required towards the sanitary sewer system improvements will be secured via a development agreement, which is required as per recommendation 3.a) iii) of the technical report considered by Council.

### **Conclusion**

Based on the confirmation provided by the Development Engineering Department, the Development Planning Department can support the removal of the Holding Symbol “(H)” requirement, as it is considered appropriate and will not adversely impact Council’s approval. Accordingly, the Zoning By-law regarding the

subject zoning amendment application on Council's agenda for enactment on November 21, 2017, will not include the Holding Symbol "(H)" identified above.

Respectfully submitted,



MAURO PEVERINI  
Director of Development Planning

Copy to: Barbara A. McEwan, City Clerk  
Daniel Kostopoulos, City Manager

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