

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 1, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 16, 2016, as follows:

By receiving the following Communications:

- C1. John & Paulette Cutler, Westridge Drive, Vaughan, dated February 2, 2016;***
- C2. Ms. Ann-Marie Hawryshkewich, Rushworth Crescent, Kleinburg, dated February 2, 2016;***
- C3. Ms. Joan DiMichino, Treelawn Boulevard, Kleinburg, dated February 3, 2016; and***
- C4. Ms. Liberata Aquino, Napier Street, Vaughan, dated January 12, 2016.***

**1 OFFICIAL PLAN AMENDMENT FILE OP.15.006
ZONING BY-LAW AMENDMENT FILE Z.15.025
KLEINBURG VILLAGE DEVELOPMENT CORP.
WARD 1 - VICINITY OF STEGMAN'S MILL ROAD AND ISLINGTON AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated February 2, 2016 be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, representatives of the Kleinburg and Area Ratepayers' Association, residents, appropriate City staff and Regional Councillors to address issues raised;**
- 3) That the following deputations and Communications be received:**
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Vaughan, on behalf of the applicant;**
 - 2. Mr. Alfredo Cadati, Rafael & Bigauskas Architects, Sheppard Avenue West, Toronto, on behalf of the applicant;**
 - 3. Ms. Nitika Jagtiani, Keele Street, Vaughan, on behalf of M & J Zuccaro, Stegman's Mill Road, and Communication C10, dated January 20, 2016;**
 - 4. Ms. Suzi Recine, Hazelridge Court, Kleinburg;**
 - 5. Mr. Sam Gagliardi, Cardish Street, Kleinburg;**
 - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 - 7. Mr. Roger Dickinson, Donhill Crescent, Kleinburg;**
 - 8. Ms. Mary Anne Arthur, representing the Kleinburg & Area Ratepayers' Association, Kleinburg, and Communication C51, dated January 31, 2016;**
 - 9. Mr. Robert Klein, Daleview Court, Kleinburg;**
 - 10. Ms. Phu-My Gep, Old Humber Crescent, Kleinburg;**
 - 11. Mr. Frank Fallico, Kellam Street, Kleinburg;**
 - 12. Mr. Frank Greco, representing Heritage Hill Developments (II) Corporation, Kleinburg; and**
 - 13. Mr. Iain Craig, Stegman's Mill Road, Kleinburg; and**
- 4) That the following Communications be received:**
 - C40 Ms. Amy Reeves, Napier Street, Kleinburg, dated January 29, 2016;**
 - C41 Mr. Jeff Reeves, Napier Street, Kleinburg, dated January 29, 2016;**
 - C44 Mr. Ken Schwenger, President, Kleinburg & Area Ratepayers' Association, Kleinburg, dated January 29, 2016;**
 - C45 Ms. Lisa Ferri, Napier Street, Kleinburg, dated January 31, 2016;**
 - C48 Mr. Stan Kalkiewicz, Wishing Well Court, Kleinburg, dated January 31, 2016;**

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- C50 Mr. Dave Blakemore, dated January 31, 2016;**
- C55 Ms. Jillian Stambolich, Cardish Street, Kleinburg, dated February 1, 2016;**
- C56 Ms. Jennifer Gabaudan, dated February 1, 2016;**
- C58 Ms. Natalia Smolskaia, Fairlane Crescent, Woodbridge, dated February 1, 2016;**
- C59 Mr. Joe Caponio, John Street, Vaughan, dated February 1, 2016;**
- C60 Bob and Helen Wilson, Art Drive, Kleinburg, dated February 1, 2016;**
- C61 Mr. Swaroop Chari, dated February 1, 2016;**
- C62 Ms. Gina Hartly, dated February 2, 2016;**
- C63 Mr. Zaeem Masood, Via Borghese, Woodbridge, dated February 2, 2016;**
- C65 Ms. Grazina Matukas, Camlaren Crescent, Kleinburg, dated February 2, 2016;**
- C66 Mr. Nel vanGeest, Woodbridge, dated February 2, 2016;**
- C67 Ms. Carla Falcone, Napier Street, Kleinburg, dated February 1, 2016;**
- C69 Mariola and Dan Andrusky, Kellam Street, Kleinburg, dated January 12, 2016;**
- C70 Roy and Muriel Chittick, Treelawn Boulevard, Kleinburg, dated February 1, 2016;**
- C71 Ms. Anta Nicholls, Woodbridge, dated February 1, 2016;**
- C72 Ms. Marsha Lomis, Nashville Road, Kleinburg, dated February 1, 2016;**
- C73 Ms. Radana Mickovsky, Colton Crescent South, Woodbridge, dated February 2, 2016;**
- C74 Ms. Tertia Ferdinandusz, Beechnut Road, Vaughan, dated February 2, 2016;**
- C75 Mr. Dane Mugford, dated February 2, 2016;**
- C76 Mr. Mauro Di Lauro, Hazelridge Court, Kleinburg, dated February 2, 2016; and**
- C77 Ms. Helen Peacock, John Kline Lane, Kleinburg, dated February 2, 2016.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.15.006 and Z.15.025 (Kleinburg Village Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 8, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m, and to the Kleinburg and Area Ratepayers Association
- c) Comments Received:

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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. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a standard condominium development consisting of 30, three-storey single detached dwellings that are connected to, and accessed by, condominium common elements owned and operated by a condominium corporation, consisting of exterior building facades, an underground parking area entering from Stegman's Mill Road, five visitor parking spaces, an above-grade pedestrian promenade and internal driveway for emergency vehicles, a secondary driveway access to facilitate garbage and loading, and common landscaped amenity areas, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.15.006 to amend the policies in Volume 2 of VOP 2010 (The Kleinburg Core), specifically Section 12.4 respecting the design and compatibility criteria for new development within the "Village Residential" designation, including lot configuration and size, built form, scale and physical character of the surrounding developments, together with the following exceptions:

	VOP 2010 Official Plan Policy	Proposed Amendment
a.	Section 12.4.40.22 states, in part: <i>"Redevelopment of existing sites in the Kleinburg Core shall generally not exceed a maximum height of 9.5 m above finished grade."</i>	Notwithstanding Section 12.4.40.22, the maximum building height for the subject lands shall be 11 m (3-storeys) above finished grade.
b.	The "Village Residential" designation (Section 12.4.6.2) permits detached residential dwellings, defined in Section 9.2.3.1 (in part) as: <i>"A low-rise residential building up to three storeys in height, situated on a single lot and not attached to any other residential building."</i>	Notwithstanding Sections 9.2.3.1 and 12.4.6.2, a detached residential dwelling shall be defined as a building containing only one (1) dwelling unit that is separated from any other dwelling unit above finished grade, but may be connected to another dwelling unit or parking structure below finished grade.

2. Zoning By-law Amendment File Z.15.025 to rezone the subject lands from R1 Residential Zone (single detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m²) to R5 Residential Zone (30 single detached dwellings connected to, and accessed by, an underground parking area that will form part of the common elements to be owned and maintained by a future condominium corporation) and OS1 Open Space Conservation Zone (valleyland and buffers), as shown on Attachment #3, together with the following site-specific zoning exceptions to the R5 Zone standards of Zoning By-law 1-88:

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	Zoning By-law 1-88 Standard	R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
a.	Definition of “Lot”	A parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act would not be required for its conveyance.	The subject lands shall be deemed one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part-lot control, consent, and any easements or restrictions that are given.
b.	Definition of “Single Family Detached Dwelling”	A separate building containing only one (1) dwelling unit.	A building containing only one (1) dwelling unit that is separated from any other dwelling unit above finished grade, but may be connected to another dwelling unit or parking structure below finished grade.
c.	Permitted Uses	i) Single Family Detached Dwelling ii) Semi-detached Dwelling	Permit a maximum of 30 Single Family Detached Dwellings on one lot
d.	Minimum Number of Parking Spaces	3.0 parking spaces per dwelling unit for lots greater than 11 m frontage, and 2.0 parking spaces per dwelling unit for lots less than and equal to 11 m frontage.	Residential Dwelling Unit – 2.0 parking spaces / unit Residential Visitor Parking - 0.25 spaces / unit (Note: this standard is consistent with condominium projects including apartments and townhouses)
e.	Minimum Building Setbacks: i. Front Yard Setback ii. Rear Yard Setback	i. 4.5 m ii. 7.5 m	i. 3 m (Stegman's Mill Road) ii. 3 m

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f.	Minimum Distance Separation Between Dwellings	Zoning By-law 1-88 does not include a minimum distance separation between dwellings.	<p>i. The minimum distance between the side elevations of any two dwelling units shall be 3.0 m</p> <p>ii. The minimum distance between the front elevations of any two dwelling units shall be 11.5 m</p>
g.	Minimum Joint Ingress/Egress Driveway Width	7.5 m	6 m (Minimum for fire route)
h.	Minimum Landscaped Strip Width (Stegman's Mill Road)	6 m	1 m, and shall not prevent the provision of access driveways, intake shafts and access stairs across the said strip.
i.	Permitted Yard Encroachments	<p>i. Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard.</p> <p>ii. Exterior stairways, porches, balconies and a bay window may extend into a required interior side yard to a maximum of 1.8 m.</p>	<p>i. All exterior stairs, porches (enclosed or unenclosed), balconies and retaining walls may be permitted to exceed one-half storey in height in any yard.</p> <p>ii. Exterior stairways, porches, balconies and retaining walls may extend into a required front or rear yard to a maximum of 1.8 m.</p>
j.	Minimum Setback to Portions of Buildings Below Grade (Underground Parking Garage)	1.8 m	0 m

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k.	Minimum Setback to Access Stairs for Underground Parking Area	Subject to the setback requirements of the R5 Zone: i. Front - 4.5 m ii. Rear - 7.5 m iii. Interior Side - 1.2 m	Access stairs for an underground parking area shall have a 0 m setback to any lot line.
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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.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 357, 365 and 375 Stegman's Mill Road, located east of Islington Avenue, on the south side of Stegman's Mill Road, shown as "Subject Lands" on Attachments #1 and #2. The subject site consists of Lots 22, 23 and 24 on Registered Plan of Subdivision 11.▪ 57, 365 and 375
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated "Village Residential" by Section 12.4 in Volume 2 of VOP 2010 (Kleinburg Core). The designation permits detached dwelling units with a maximum permitted building height of 9.5 m, and there is no maximum density requirement.▪ The subject lands are located within the Kleinburg-Nashville Heritage Conservation District Plan, and are subject to Section 12.2.1.1a ("Heritage Conservation Districts") in Volume 2 of VOP 2010.▪ Section 12.4 in Volume 2 of VOP 2010 (Kleinburg Core) identifies compatibility criterion that directs new development to respect and reinforce the physical character of the Kleinburg Core. In addition, residential infilling in the Kleinburg Core shall be compatible with, and complementary to, the local lot pattern, size and configuration of adjacent developments.▪ As the proposed development is located in the Kleinburg Core and in proximity to an existing single detached subdivision comprising larger lots, the proposal does not address the compatibility criteria for new development, which is designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character. Therefore, the proposal does not conform to the Official Plan and an amendment to VOP 2010 is required.

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	<ul style="list-style-type: none">▪ As the proposed development is located in the Kleinburg Core and in proximity to an existing single detached subdivision comprising larger lots, the proposal does not address the compatibility criteria for new development, which is designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character. Therefore, the proposal does not conform to the Official Plan and an amendment to VOP 2010 is required.▪ The Owner has submitted an Official Plan Amendment Application to permit the proposed development in response to the compatibility criteria, height and permitted use requirements in the Official Plan.▪ Section 37 contributions are not required for the proposal as the subject lands are located outside of an intensification area where single detached dwellings are a permitted use and there is no maximum density requirement for this low-rise building form.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1 Residential Zone, which permits single detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m².▪ The Owner is proposing to rezone the subject lands from R1 Residential Zone to R5 Residential Zone to permit 30 detached dwellings connected to, and accessed by, an underground parking area that will form part of the common elements to be owned and maintained by a future condominium corporation, together with the site-specific zoning exceptions to the R5 Zone identified in the Purpose section of this report.▪ The Owner has submitted a Zoning By-law Amendment Application to implement the proposed zoning to facilitate the proposed standard condominium development.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in Section 12.4, Volume 2, of VOP 2010 respecting the design and compatibility criteria for new development in the “Kleinburg Core”, and with respect to the proposed height increase from 9.5 m to 11 m in light of adjacent development heights, grades, and Heritage Conservation District policies.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to facilitate the development of the subject lands as shown on Attachments #3 to #6, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, built form compatibility, building setbacks, height and traffic impact.
c.	Kleinburg-Nashville Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The existing buildings located at 357, 365 and 375 Stegman's Mill Road are designated under Part V of the <u>Ontario Heritage Act</u>, and are listed in the Vaughan Heritage Inventory given its location within the Kleinburg-Nashville Heritage Conservation District Plan (HCDP). The proposal must be reviewed by the Vaughan Development Planning Department – Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee. ▪ The Owner has submitted a Heritage Conservation District Conformity Report that assesses conformity to the HCDP, which must be approved by the Vaughan Development Planning Department.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Functional Servicing and Stormwater Management Report - Geotechnical and Soils Report - Stage 1 and Stage 2 Archaeological Assessment - Arborist Report - Environmental Noise Feasibility Study - Urban Design and Sustainability Brief

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e.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> ▪ The proposal must be considered by the DRP and the Owner must satisfactorily address the DRP's comments.
f.	Conceptual Site Plan / Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the proposed development shown on Attachments #3 to #6, should the subject applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application and will also be considered through the review of the Conceptual Site Plan provided with the subject applications as shown on Attachment #3: <ul style="list-style-type: none"> ▪ pedestrian and barrier free accessibility; ▪ proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private road and underground parking area; ▪ appropriate site design and building materials, orientation of units and upgraded elevations for units facing Stegman's Mill Road and visible flankage elevations, landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading; ▪ accessibility and location of the proposed underground parking area and residential visitor parking spaces; and, ▪ the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site.
g.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Standard Draft Plan of Condominium Application will be required to create a Condominium Corporation to address the tenure of the common elements (ie. exterior building façades, private driveway access and above-grade pedestrian promenades, underground parking garage, visitor parking, and landscaped areas), if approved.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if approved.

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i.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none">▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
j.	Allocation and Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
k.	Phase 1 ESA	<ul style="list-style-type: none">▪ The Vaughan Development Engineering and Infrastructure Planning Department must review and approve the Phase 1 ESA (Environmental Site Assessment) in support of the applications.
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands are located within the the Toronto and Region Conservation Authority (TRCA) Regulated Area under Ontario Regulation 166/06. The applications, including the proposed development limits, must be reviewed by the TRCA, and the Owner will be required to satisfy all conditions of the TRCA.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical 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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan & Proposed Zoning
4. Underground Parking Plan
5. Landscape Master Plan
6. Typical Elevations (Interior Streetscape)

Report prepared by: _____

Mark Antoine, Planner, ext. 8212
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Subject:

FW: Development in Kleinburg / Feb 2 City Hall Mtg

C	1
Item #	1 & 2
Report No.	8 (PH)
Council - February 16/16	

From: Iafrate, Marilyn

Sent: February-02-16 6:08 PM

To: 'John CUTLER'; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca

Cc: Ciampa, Gina

Subject: RE: Development in Kleinburg / Feb 2 City Hall Mtg

Thank you for your comments. I will forward your comments to the appropriate staff.

Regards,

Marilyn Iafrate

Councillor

Ward 1

905.832.8585 x 8344

marilyn.iafrate@vaughan.ca

To subscribe to my E-Newsletter, click [here](#)

From: John CUTLER [<mailto:john.cutler@rogers.com>]

Sent: Tuesday, February 02, 2016 5:54 PM

To: Iafrate, Marilyn

Cc: John Cutler; Paulette Cutler

Subject: Development in Kleinburg / Feb 2 City Hall Mtg

Marilyn at the Feb 2 (7pm) public meeting at City Hall, two proposed developments (30 Nashville & Stegman's Mill Road) will be discussed.

We will try to attend but wanted to voice our concerns to you over the notable deviations from the existing bylaws and official plan for the area.

The proposal for the building on Nashville will be much larger / much higher / provide much reduced set-back from the street / provide inadequate parking than the City bylaws and planning guidelines. I expect that the proposals for the 3 properties on Stegman's Mill also have significant deviations from Vaughan bylaws.

We struggle to understand why new development proposals are allowed to be considered when they are so much out of scope to Vaughan bylaws and out of character to the unique Kleinburg core. The current project (nearing completion) on Islington beside the public school is a good example of a building that is too large and too tall with NIL redeeming design or appearance features. Lets hope these two proposals do not go the same route.

Please advise if there are other depts / individuals at the city of Vaughan who we can direct our concerns.

Sincerely

John Cutler

Paulette Cutler

437 Westridge Drive

Subject:

FW: Unbridled Development in Kleinburg

C	2
Item #	1 & 2
Report No.	8 (PH)
Council - February 16/16	

From: Iafrate, Marilyn

Sent: February-02-16 10:26 PM

To: 'Ann-Marie'; Clerks@vaughan.ca

Cc: Ciampa, Gina

Subject: RE: Unbridled Development in Kleinburg

Thank you for your comments. I have ensured that the appropriate staff has been notified of your concerns.

Regards,

Marilyn Iafrate

Councillor

Ward 1

905.832.8585 x 8344

marilyn.iafrate@vaughan.ca

To subscribe to my E-Newsletter, click [here](#)

From: Ann-Marie [<mailto:amh@cambiurnsite.com>]

Sent: Tuesday, February 02, 2016 9:25 PM

To: Iafrate, Marilyn

Subject: Unbridled Development in Kleinburg

I have been a resident of Kleinburg since 1987. I am writing today to voice my opinion that the explosive development that is occurring in Kleinburg goes contrary to responsible planning practices, and contrary to the mandate set out in the GMS to preserve the village core and maintain Kleinburg as a heritage community. Volume and population density is growing out of control. Traffic volumes are already excessive. Entire tree canopies are reduced to wood chips in a matter of hours. Building setbacks, height and size restrictions are all spelled out in bylaws for a reason, and as residents of Kleinburg, we expect that the bylaws be adhered to. This is not something that the residents of Kleinburg should continually have to fight to try to maintain!

Stop the unbridled growth before it is too late, before everything that at one time represented Kleinburg, is lost forever.

Ann-Marie Hawryshkewich

43 Rushworth Crescent, Kleinburg, ON

From: Beauchamp, Alexandra
Sent: February-03-16 1:51 PM
To: Bellisario, Adelina
Subject: FW: proposed development in Kleinburg

C	3
Item #	1 & 2
Report No.	8 (P+1)
Council - February 16/16	

-----Original Message-----

From: Joan [mailto:jdemichino@rogers.com]
Sent: Wednesday, February 03, 2016 1:50 PM
To: Jeffers, Judy
Cc: Clerks@vaughan.ca
Subject: re: proposed development in Kleinburg

Hi

My name is Joan DeMichino and I reside at 258 Treelawn Blvd in Kleinburg.

Last night I attended my first ever council meeting. The topics I stayed for were the development on Stegman's Mills and 30 Nashville Rd.

These properties are not near my home but I do feel that they will affect the Kleinburg residents and change the feel of the town.

Firstly I feel sorry for the long time resident who may have these developments put up beside their homes. The first development which I feel has started the chain reaction is Heritage Square on Islington beside Kleinburg Public school. From the front the units look to be of reasonable height, but from the rear they are huge. I recall driving on Stegman's Mill and thinking to myself these poor people have to now look at this wall. So what has happened, 357, 365 and 375 Stegman's Mill have now sold their properties (I'm sure at a lower value than they should have received) and another developer is proposing to build 30 single family dwellings. The car traffic will increase in an area that is already congested. The movement in and out of this development is on a hill with a bend and with the only sidewalk that pedestrians can use. Traffic moves quickly and this area can be quite dangerous.

If this project is allowed to proceed, we then have 30 Nashville. This building is now a 32 unit condo building in the centre of town. If this building is allowed, I am sure the properties beside it will be forced to sell and then the next developer will come in and put up another concrete building and so on.

It is a slipper slope. Just take a drive down Woodbridge Avenue. Do we want to look like that; condo after condo after condo?

Our home in most cases is our most valuable possession. The owners of these properties do not care how their development will be affecting those who in a lot of cases have lived in Kleinburg for over 25 years. They want to make as much money as possible. How would they like it if someone build a 3 storey condo beside their house? I don't think they would.

The councilor from Thornhill asked the developer why come to council with a project that doesn't meet the guidelines. They do it because they can. They ask for a foot when they only really want 6 inches and the city gives them 8 inches so they're happy.

And everyone else?

I am not opposed to development in Kleinburg. If it wasn't for new development, I wouldn't live here. But let's be reasonable. Let's be neighbourly.

Thank you.

Joan

January 12, 2016

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

C	<u>4</u>
Item #	<u>1</u>
Report No.	<u>8 (PH)</u>
<u>Council - February 16/16</u>	

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025

I reside at 23 Napier St. in Vaughan.

I am opposed to the Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 356, 365 and 375 Stegman's Mill Road (the "Development").

The size and scale of the Development being proposed is in clear violation and fails to adhere to the City of Vaughan's Official Plan as approved by the Ontario Municipal Board on December 2, 2013 (the "Official Plan") and the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan").

My principal concerns are as follows:

1. **Size, Scale and Design:**

- The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building".
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- I am very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in

the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village.

2. **Parking & Traffic:**

- Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited.

3. **Negative Impact on Flora & Fauna:**

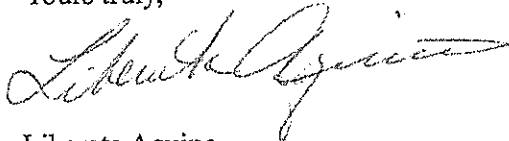
- The numerous mature trees in the district are a significant feature of the district and every effort must be made to preserve existing mature trees.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan's best interest to take measures to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly,



Liberata Aquino
Owner

c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association

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.

C10.2

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

C10.3

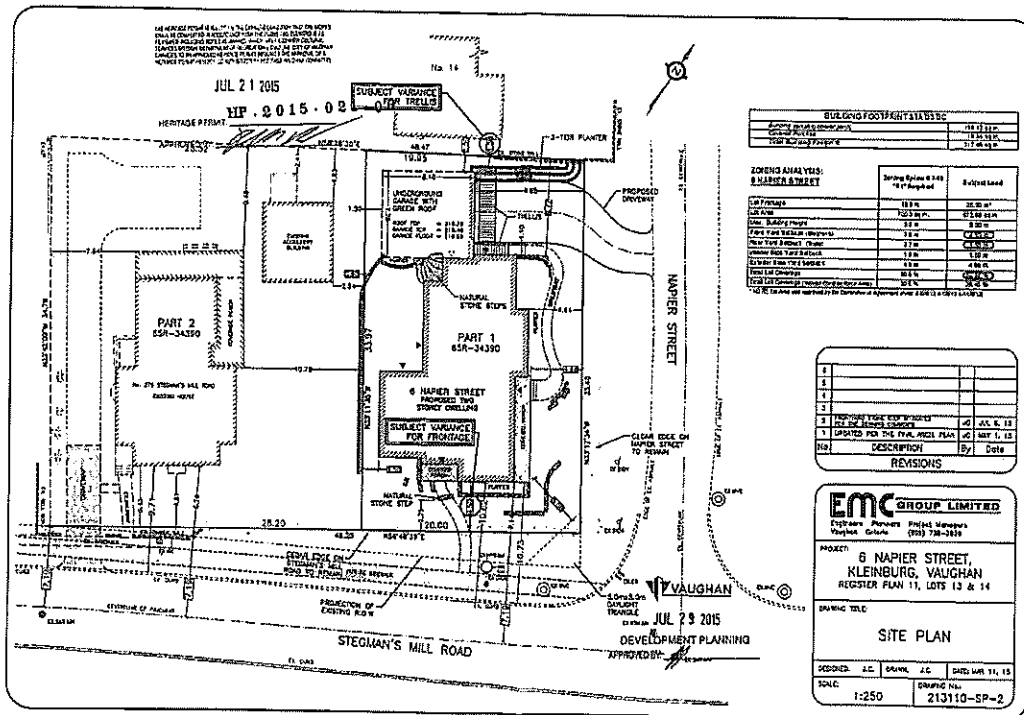


376 Stegman's Mill Road



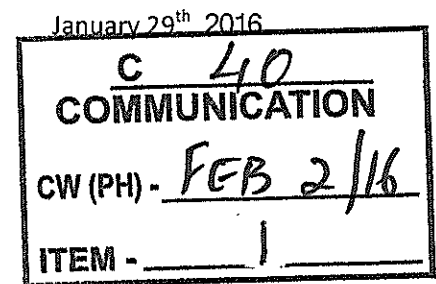
6 Napier Street (Currently Under Construction, Spring 2016)

C10.4



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

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025

My family and I reside at 99 Napier St in Kleinburg where we have lived for over 15 years. This community that we chose to call home for its rural surroundings was deemed by us as an ideal area to start our family. It's "walkable" nature, access to arts and culture and village feel has changed considerably over that time. Unchecked development however has created traffic and safety issues that now make it unsafe for my children to walk to their school. Our street is now used as a "bypass" for drivers choosing to avoid the daily traffic congestion on Islington Ave and Stegman's Mills. There are no side walks on Napier St and city planners chose that look to maintain the village feel. The lack of parking in the village already leaves Napier Street as overflow parking, resulting in unsafe passage for pedestrians. Sidewalks on Islington Ave are used for parking and are just not safe for children or adults to use. In short, the last thing this community needs is further densification.

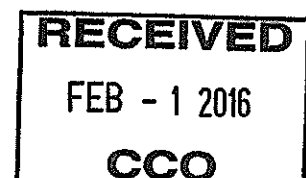
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- The numerous mature trees in the district are a significant feature of the district and every effort must be made to preserve existing mature trees.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan's best interest to take measures to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

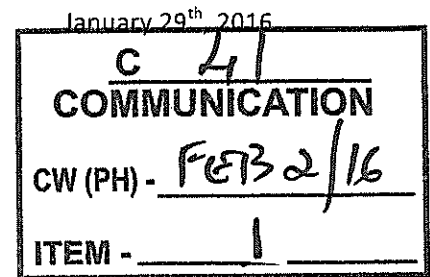
I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly,

Amy Reeves
99 Napier St., Kleinburg
905 893-4322

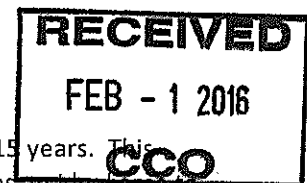
c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



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Jeff Reeves
99 Napier St., Kleinburg
905 893-4322

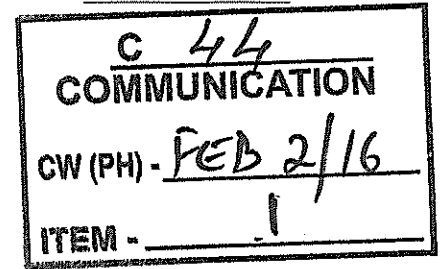
c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association

C 44.1
Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

January 29, 2015

Mayor & Members of Council, Clerks, City Planners
City of Vaughan
2141 Major Mackenzie Boulevard
Vaughan, ON
L6A 1T1



**Subject: OP.15.006 & Z.16.025 – Kleinburg Village Development Corp., Vicinity of
Sgtman's Mill Road and Islington, Kleinburg**

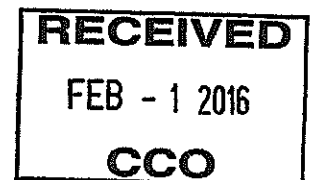
The OMB approved The City of Vaughan Official Plan (OP) 2010 Volume 2, in October 2014, just 14 months ago. This includes the area specific policies for Kleinburg as approved by the OMB in December 2013. A great deal of time and money was spent developing the plan and gathering input from the public and developers, and the evolution of the plan has involved many compromises from all stakeholders over the years.

Previous members of council, the community, and Heritage Vaughan had the foresight to recognize the importance of preserving the only destination village in the city of Vaughan and to designate Kleinburg/Nashville as a heritage conservation district. Protection of the rural character of the village and the heritage district was built into the new official plan. As part of the planning process, the City undertook a study entitled "Where and How to Grow" to aid in planning growth out to 2031. Intensification for Kleinburg was deemed minimal "in keeping with its heritage nature", and the targets set for the village were 80 units, 163 people. In the summary, the intensification capacity for Kleinburg was set at 100 people. Those targets have already been exceeded. What is the new target or plan to manage growth in the heritage conservation district?

If every application for new development in the village met the limits allowed for in the new plan (height, lot coverage, floor space index, set-backs, parking, etc.) the village would see significant growth and change from its current rural character. That was the growth which was planned for in the new OP. Now, however, it appears that most, if not all, applications for development in the village are not following the plan and require official plan and zoning by-law amendments to go even bigger. The village cannot sustain such growth while at the same time maintaining the heritage rural character. As such, KARA opposes development that is not in compliance with the new official plan and by-laws.

With respect to the subject application, KARA has the following comments:

1. The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building". Section 12.4.4.5 of the OP states "Any uses other than those stipulated in policies 12.4.5.2 and 12.4.6.2 are prohibited". The proposed development does not meet this requirement. Multi-unit or semi-detached residential is not a permitted use.



C44.2 Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

2. The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states “the consolidation or severance of lands shall be discouraged”. This application does not comply.
3. KARA is very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village. The official plan and the heritage district conservation plan were put in place specifically to prevent this from occurring. Some of the relevant excerpts from the plan supporting this include:

12.4.1.1. The following are the goals for the Kleinburg Core area:

a. General:

- i. Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area;

c. Residential Areas/Neighbourhoods:

- i. Provide for predominantly low-density residential development consistent with the character of the existing community;
- vi. Ensure that the residential development within the Kleinburg Core Area takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, adopted by By-law 183-2003 as amended by By-law No. 268-2003, and remains at a village scale and complements the historic, rural village character and architectural heritage of the community

d. Heritage:

- iii. Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas;
- iv. Ensure that development or redevelopment occurs in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan adopted by By-law 183-2003 as amended by By-law No. 268-2003 and

C44.3 *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

designated under Part V of the Ontario Heritage Act;

In addition, the Kleinburg-Nashville Heritage Conservation District Plan was designed to guide development in a manner which complements, but also protects, the existing rural heritage nature of the area. Specifically, section 9.5.3 "Residential Villages" from that plan state the area is and should be defined by:

"Generous lot sizes and modest house sizes in residential"

"In almost every case, new construction will be replacement houses on existing built lots"

"Recognize the smaller scale of historic village development as contrasted with modern suburban development"

Consolidating lots and allowing multi-unit condominium or apartment style developments in the residential village is not in accordance with the Official Plan or the Heritage District Conservation Plan and is explicitly not allowed.

4. KARA is concerned with ever increasing scale and massing of development in Kleinburg/Nashville. The proposed development is not in keeping with the neighbouring residential properties on Stegman's and on Napier St. The OP section 12.4.2.1 states "An important planning objective for the Kleinburg Core is to ensure that the scale of development is commensurate with the role of Kleinburg as an historic Local Centre". 12.4.4.6(a) states "Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this Plan, as detailed in the Kleinburg Nashville Heritage Conservation District Study and Plan, provided the proposed lot or development is compatible in size, shape and configuration with adjacent lots and the size and form of development located thereon." Further, section (b) states "For all development within the Kleinburg Core area, the urban design policies and heritage conservation policies set out in the Plan, as outlined in the Kleinburg/Nashville Heritage Conservation District Study and Plan, shall also apply". The design guidelines set out in OP sections 12.4.9.1 (b) require "predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas". Lastly, OP Section 12.4.10.22 states "New buildings, additions to buildings or the redevelopment of existing sites in the Core Areas of Kleinburg or Nashville shall generally not exceed a maximum height of 9.5 metres above finished grade". Multi-Unit, 11 metre high, condominium development in residential areas of the village is not aligned with the objective and policies of the OP and Heritage District Conservation Plan.
5. By-law compliance. This application requires many variances from the by-law 1-88. The OP, section 12.4.8.1 states "Detailed development standards applicable to the predominantly residential uses within the Kleinburg Core Area will be established in the City's Comprehensive Zoning Bylaw 1-88 with particular regard to lot frontages, setbacks, building height, landscaping and with the intent of maintaining the village scale and character of development". KARA is opposed to setbacks of 0m, exceeding height by 1.5M, non-conformance to minimum lot frontage and lot area, redefining lot

C444
Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

definition, redefining single family detached dwelling, and inadequate landscaping buffers.

6. Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited. Adding condos at the top of the hill will exacerbate those concerns.
7. KARA has significant concerns regarding storm water management for the proposed development. Given the high density and massive underground structure, we would like to see the plan to handle surface runoff. Erosion of the hillside, and flooding of Bindertwine Park must be addressed.
8. The Heritage District Plan acknowledges that the numerous mature trees in the district are a significant feature of the district and that every effort must be made to preserve existing mature trees. We would like to see a tree inventory and plan to save those trees.
9. KARA would like to see a comprehensive trails and connections plan for the Kleinburg/Nashville area, including connections with a larger city wide plan. We believe new developments should provide some benefit to the community and include linkages to parks, vistas, and trails that benefit the general population.

KARA is not opposed to development in the village. However, we believe that new development should be done in accordance with the plans and should respect the intent of the plans. We ask that such growth be used to improve the elements that make Kleinburg/Nashville unique.

Sincerely,



Ken Schwenger,
President – Kleinburg & Area Ratepayers' Association, on behalf of the KARA Board

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

January 31, 2016

C 45	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025

I reside at 60 Napier St in Vaughan.

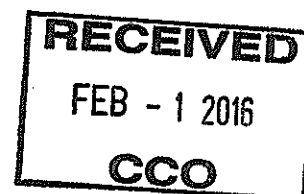
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I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly,



Lisa Ferri
60 Napier St, Kleinburg, ON L0J 1C0
416-8368142

c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association

Britto, John

From: Stan Malkiewicz <stan.malkiewicz@sbcglobal.net>
Sent: January-31-16 11:22 AM
To: Clerks@vaughan.ca
Cc: Iafrate, Marilyn
Subject: opposed to the Proposed developments to be discussed at Feb 02 City Hall meeting

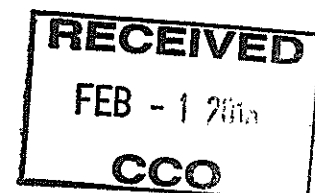
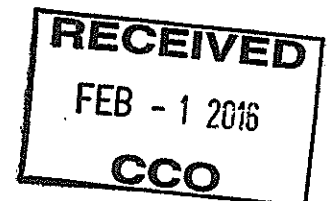
C 48
COMMUNICATION
GW (PH) - FEB 2/16
ITEM - 1 & 2

as a resident of Kleinburg, I am **vehemently opposed** to the proposed developments at 30 Nashville Rd and those on Stegman's Mill. They do NOT comply with Vaughan's Official Plan.

What's the point of having an official Plan for the area if no one is prepared to follow it? We might as well fire the city Councillors and all those who are involved in the review and approval propose because their salaries are a waste of money if official Plans can be so easily abandoned. The whole reason for spending a lot of the taxpayers money and experts time was to develop a thoughtful and insightful set of development guidelines (the Plan) as the future of Kleinburg and surrounding area unfolds. You would never do this if you were running a business so why are we allowing city officials even the possibility of making decisions that are clearly against the interests of the taxpayers who pay their salaries?

We have a purposeful and highly studied Plan in place for the development of this region - either lets stick with it or get rid of the politicians and officials who are trying to sabotage it.

Stan Malkiewicz
18 Wishing Well Court
Kleinburg, ON
L0J 1C0



Britto, John

From: Dave Blakemore <blakemore.dave@gmail.com>
Sent: January-31-16 4:04 PM
To: Clerks@vaughan.ca; Iafrate, Marilyn
Subject: Public Meeting Tue Feb 2nd, 7:00pm at City Hall.

C 50	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

From:
Dave Blakemore
50 San Marko Place
Woodbridge ON
(905) 264-1199

I will unfortunately not be able to attend the meeting to be held Feb 2nd 7:00pm at City Hall but would like to express my thoughts.

I have recently been made aware of the proposal for two new housing projects in Kleinburg. I believe 62 units in total.

Has the city considered the impact of the additional residents on existing facilities. I am particularly concerned about the Kleinburg Tennis Club of which I am a member. I am not sure how close my numbers might work out, but I could see at 2.5 persons per unit a possible increase of some 200 residents to the area.

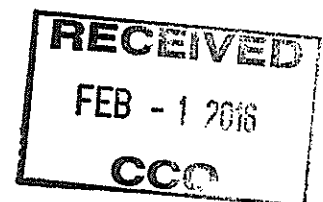
The last study done by tennis Canada indicates that between 15-20% of the population plays tennis. This study dates back to 2001 and I know that over the past few years participation in Canada has been on the rise. If this is the case and being as we are the only local facility in the area we could see an additional 30-40 membership requests which we would have a serious problem servicing...

[Link to Tennis Canada Study.:](#)

Our club works hard to provide opportunities for Kleinburg residents to stay fit and enjoy an active lifestyle while enjoying a recreational sport however we have already reached maximum capacity due to a lack of suitable court facilities. I am not sure what the Clubs policy might be in such a situation but I would presume they would reach a point where they would have to start turning potential members away and the overcrowding would start to erode the good work that the KTC Executive have put in over the years.

Question: Will the city help us to increase our capacity to service our increased population by providing more courts.

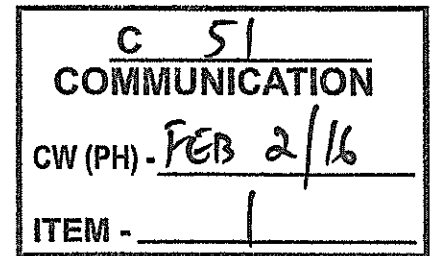
Dave Blakemore
blakemore.dave@gmail.com
www.daveblakemore.com



Britto, John

From: mary.anne.arthur@rogers.com
Sent: January-31-16 4:55 PM
To: Council; Bevilacqua, Maurizio; Di Biase, Michael; marioferri@vaughan.ca; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; DevelopmentPlanning@vaughan.ca; Policyplanning; Building@vaughan.ca; MacKenzie, John; Jankowski, Paul; Pearce, Andrew; Antoine, Mark; Kiru, Bill; Marrelli, Carmela; Bayley, Rob; kara@kara-inc.ca; louisezembal@rogers.com; Clerks@vaughan.ca; Committee of the Whole Public Hearing
Subject: 356, 365 and 375 Stegman's Mill Road, Kleinburg - File Nos.: OP.15.006 & Z.15.025

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025**

I reside at 46 Capner Court in Kleinburg.

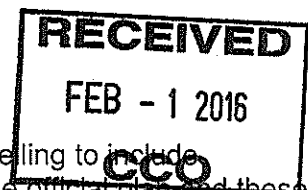
I am opposed to the Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 356, 365 and 375 Stegman's Mill Road (the "Development").

The size and scale of the Development being proposed is in clear violation and fails to adhere to the City of Vaughan's Official Plan as approved by the Ontario Municipal Board on December 2, 2013 (the "Official Plan") and the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan").

My principal concerns are as follows:

1. Size, Scale and Design:

- The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building".
- The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states "the consolidation or severance of lands shall be discouraged".



- I am very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village.

2. **Parking & Traffic:**

- Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited.

3. **Negative Impact on Flora & Fauna:**

- The numerous mature trees in the district are a significant feature of the district and every effort must be made to preserve existing mature trees.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan's best interest to take measures to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly,

Mary Anne Arthur

c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association

Britto, John

From: Jilian <jstambolich@yahoo.ca>
Sent: February-01-16 12:44 PM
To: Clerks@vaughan.ca
Cc: KTC Phu-My Gep; Iafrate, Marilyn
Subject: Put residents ahead of developers regarding the Kleinburg Tennis Courts

Good afternoon,

I am concerned about the ramifications to the safety and the availability of the tennis courts in Bindertwine Park because of the negative alterations to water runoff from the development in Kleinburg Village Proper. As one of the very **few** park and recreation areas for residents, please put the health and welfare of the tax paying people of Kleinburg ahead of the developers interests.

The executive at the Kleinburg Tennis Club will be present at the meeting.

With thanks,
Jilian Stambolich
6 Cardish Street
Kleinburg, On


<u>C 55</u>
COMMUNICATION
CW (PH) - <u>FEB 2/16</u>
ITEM - <u>1 & 2</u>

Britto, John

From: Jennifer Gabaudan <jennifer_righetti@hotmail.com>
Sent: February-01-16 1:06 PM
To: Clerks@vaughan.ca; marily.iafrate@vaughan.ca
Subject: Kleinburg Tennis Courts

<u>C 56</u>
COMMUNICATION
CW (PH) - <u>FEB 2/16</u>
ITEM - <u>182</u>

I am concerned about the development in Kleinburg Village Proper. The executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns.

Jennifer 

Britto, John

From: Natalia Smolskaia <smolskaian@yahoo.com>
Sent: February-01-16 1:26 PM
To: Clerks@vaughan.ca
Subject: My opinion on development in Kleinburg

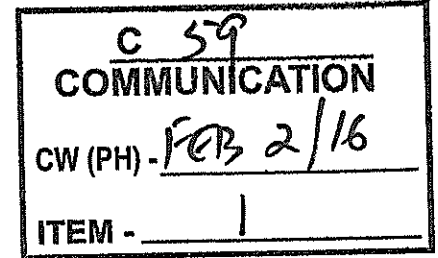
from Natalia Smolskaia
164 Fairlane Cres.
Woodbridgr, ON,
L4H 2G8

C 58	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

I am concerned about the development in Kleinburg Village Proper.
The executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns.

Britto, John

From: joe.caponio@sympatico.ca
Sent: February-01-16 2:10 PM
To: Council; Bevilacqua, Maurizio; Di Biase, Michael; marioferri@vaughan.ca; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; DevelopmentPlanning@vaughan.ca; Policyplanning; Building@vaughan.ca; MacKenzie, John; Jankowski, Paul; Pearce, Andrew; Antoine, Mark; Kiru, Bill; Marrelli, Carmela; Bayley, Rob; kara@kara-inc.ca; louisezembal@rogers.com; Clerks@vaughan.ca; Committee of the Whole Public Hearing
Subject: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT



February 1, 2016
Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025

I reside at 32 John Street in Vaughan.

I am opposed to the Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 356, 365 and 375 Stegman's Mill Road (the "Development").

The size and scale of the Development being proposed is in clear violation and fails to adhere to the City of Vaughan's Official Plan as approved by the Ontario Municipal Board on December 2, 2013 (the "Official Plan") and the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan").

My principal concerns are as follows:

1. Size, Scale and Design:

- The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building".

- The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states “the consolidation or severance of lands shall be discouraged”.
- I am very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village.

2. **Parking & Traffic:**

- Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman’s Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman’s where sight lines are limited.

3. **Negative Impact on Flora & Fauna:**

- The numerous mature trees in the district are a significant feature of the district and every effort must be made to preserve existing mature trees.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg’s fabric, character and integrity. The intensification proposed does not benefit the “Local Centre” context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan’s best interest to take measures to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

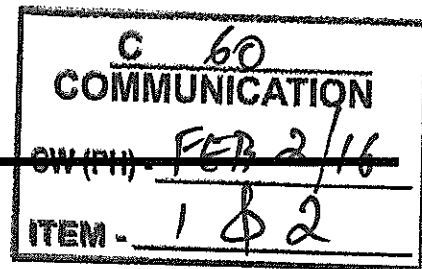
Yours truly,

Joe Caponio

c.c. Kleinburg and Area Ratepayers’ Association Inc.
Kleinburg Business Improvement Association

Britto, John

From: Helen Wilson <helenwilson@accuraterailroad.com>
Sent: February-01-16 2:14 PM
To: Bevilacqua, Maurizio; marioferri@vaughan.ca; Iafrate, Marilyn;
DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: OPA File OP.15.005, Zoning By-law Amendment File Z.15.024; OPA File OP.15.006,
Zoning By-law Amendment File Z.15.025



We are writing concerning Items 1 and 2 on the agenda for the council meeting scheduled for February 2, 2016 as specified above.

We have been residents of Kleinburg for 32 years and are deeply concerned with the two proposed developments which are high density and contrary to the official plan. We moved to Kleinburg in 1983 because of its historical nature, the spacious lots, the tree canopy and the uniqueness and character of the town. It appears to us that whether it is a proposed development or requested variance to a by-law for a new home replacing an older home our elected officials are turning a blind eye to the official plan or by-laws. We must maintain the low density and historic uniqueness of our town or become an extension of Toronto. Traffic congestion has become a major problem in Kleinburg and further development would paralyze the town. Parking is another problem in the core and these developments do not provide enough parking. These developments are being approved despite objection from the ratepayers association (KARA) and local residents.

Mark Inglis, a long time resident and an urban planner posted an open letter to Mayor Bevilacqua on his web site Yorkurbanist.com regarding the proposed development and outlook for the future of Kleinburg. I am attaching a copy of this letter for your reference. We concur with his opinions and implore all councillors to listen to the residents of Kleinburg to deny the developers re-zoning for these developments. Let us preserve the quaintness and historic appeal that attract visitors and families to Kleinburg. We are appealing to you: please preserve our town!!

<http://yorkurbanist.com/what-is-urban-design/distinguishing-vaughan-open-letter-to-mayor>

Bob and Helen Wilson
5 Art Drive
Kleinburg

Britto, John

From: SWAROOP CHARI <schari157@rogers.com>
Sent: February-01-16 2:17 PM
To: Clerks@vaughan.ca; Iafrate, Marilyn
Subject: development in Kleinburg Village Proper

C	61
COMMUNICATION	
CW (PH) -	FEB, 2/16
ITEM -	1 & 2

To whom it may concern

I am a resident of the Kleinburg area and live very close to the proposed development. My family and I have enjoyed and spend a considerable amount of time at Bindertwine park and tennis courts.

Unfortunately I will not be able to attend the meeting on Feb 7 but there are representatives from the Kleinburg Tennis Association that will be in attendance and can voice my concerns

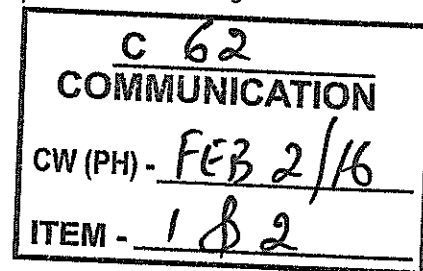
Thank you

Swaroop Chari

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:11 AM
To: Britto, John
Subject: FW: I oppose the Inappropriate Proposals for Development in Kleinburg

From: Gina Hartly [<mailto:hartly.gina@gmail.com>]
Sent: Monday, February 01, 2016 3:48 PM
To: Clerks@vaughan.ca
Cc: Iafrate, Marilyn; Robert Klein
Subject: I oppose the Inappropriate Proposals for Development in Kleinburg



As a resident of Kleinburg, I strongly oppose any further non-compliant construction in our historic village.

Please do NOT approve the harmful requests being made by property owners who do not have the greater good at heart, but are solely interested in personal profit at the expense of our heritage and cultural assets.

In the long term, approving inappropriate re-zoning requests and unattractive, incongruent land development use, will harm, not benefit our historic village.

There are valid reasons behind Vaughan's current Official Plans and zoning by-laws. Let's respect them and the people who envisioned them, believed in them and fought for them,

I call on you to help defend and respect Kleinburg's unique heritage aspects and not allow anyone to annihilate the charm that makes Kleinburg special in the name of progress. This is not progress but a flagrant misuse of our democratic system for personal, selfish and short sighted financial gain.

Thanking you in advance for representing the majority,

Gina Hartly

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:12 AM
To: Britto, John
Subject: FW: Tennis courts in Kleinburg

C	63
COMMUNICATION	
CW (PH) - FEB 2/16	
ITEM - 182	

-----Original Message-----

From: Zaeem Masood [mailto:zmasood@gmail.com]
Sent: Monday, February 01, 2016 3:51 PM
To: Clerks@vaughan.ca
Cc: lafrate, Marilyn
Subject: Tennis courts in Kleinburg

Hello,

I am concerned about the development in Kleinburg Village Proper and that the executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns."

Thanks,
Zaeem Masood
146 Via Borghese
Woodbridge, ON

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:19 AM
To: Britto, John
Subject: FW: town meetingFeb.2/16 Vaughan city hall

C	65
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 of 2

From: Louis Matukas [<mailto:matukas@sympatico.ca>]
Sent: Monday, February 01, 2016 5:34 PM
To: Clerks@vaughan.ca
Cc: Iafrate, Marilyn
Subject: town meetingFeb.2/16 Vaughan city hall

This is a letter of concern about the development in Kleinburg Village Proper .The executive of the Kleinburg Tennis Club
will be attending the meeting and will represent my concerns.

Grazina Matukas
135 Camlaren Cres.
Kleinburg On.L0J 1C0

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:19 AM
To: Britto, John
Subject: FW: February 2 Meeting

C 66	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

From: Nel van Geest [<mailto:nelvgeest@gmail.com>]
Sent: Monday, February 01, 2016 6:48 PM
To: Clerks@vaughan.ca
Cc: Iafrate, Marilyn
Subject: February 2 Meeting

To Whom it May concern,

"I am concerned about the development in Kleinburg Village Proper and that the executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns."

Nel vanGeest
Woodbridge, Ontario

Carla Falcone
45 Napier Street
Kleinburg, ON, L0J 1C0

C 67
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 1

February 1, 2016

Hon. Mayor Maurizio Bevilaqua, Council and City Staff
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Mayor, Council and City Staff:

Re: Application for an Official Plan Amendment and Zoning By-Law Amendment
356, 365 and 375 Stegman's Mill Road, Kleinburg
File No. OP.15.006 & Z.15.025

I reside at 45 Napier Street in Kleinburg. I have lived in Kleinburg for the past 11 years. My children attend Kleinburg Public School and I patronize the existing shops, restaurants and other establishments in the Village.

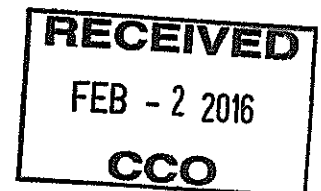
I fully support this application. I especially like the size and scale of the development. The homes facing Stegman's Mill Road are consistent and compatible with those on Napier Street. The architectural features of the entire development are fresh and very appealing. I do not, in any way, think this will detract from the charm and value of the Napier homes. In fact, it will have the opposite affect. This is an up-scale development of elegant and luxurious homes in an idyllic setting. Our community needs more of this and not less.

I would definitely consider living in one of these homes.

Yours truly,



Carla Falcone



January 12, 2016

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

C	69
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025

I reside at 30 Kellam St, Kleinburg , in Vaughan.

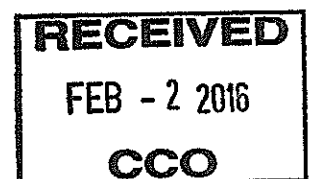
I am opposed to the Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 356, 365 and 375 Stegman's Mill Road (the "Development").

The size and scale of the Development being proposed is in clear violation and fails to adhere to the City of Vaughan's Official Plan as approved by the Ontario Municipal Board on December 2, 2013 (the "Official Plan") and the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan").

My principal concerns are as follows:

1. **Size, Scale and Design:**

- The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building".
- The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states "the consolidation or severance of lands shall be discouraged".
- I am very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village.



2. **Parking & Traffic:**

- Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited.

3. **Overcrowding of Facilities**

- Addition of these unplanned for high density dwellings will place further stress on already bulging school enrolment and post office.

4. **Negative Impact on Flora & Fauna:**

- The numerous mature trees in the district are a significant feature of the district and every effort must be made to preserve existing mature trees.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan's best interest to take measures to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly,

Marjolein and Dan Andrusky

c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:34 AM
To: Britto, John
Subject: FW: Public Hearing on Proposals for redevelopment at 30 Nashville Road and Stegman's Mill

c 70
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 182

From: Roy Chittick [mailto:perseus@ca.inter.net]

Sent: Monday, February 01, 2016 10:31 PM

To: Clerks@vaughan.ca

Subject: Public Hearing on Proposals for redevelopment at 30 Nashville Road and Stegman's Mill

Council,

We are strongly opposed to the plans under consideration to develop these two properties. In particular, the design of the building proposed for 30 Nashville Rd. will detract from the ambience of Kleinburg and its attraction as a unique village within the City of Vaughan. Moreover it will add to the already overload of traffic during the burdensome rush traffic from 7:00 a.m. to 9:00 a.m. and again from 3:00 p.m. to 6:00 p.m. With the potential of over 30 cars exiting on to an already jammed narrow street in the morning rush, in particular those attempting to turn left out of the driveway, it will exacerbate the length of time for actual Residents of the village who leave for business during those periods to reach their destination. We strongly encourage Council to grant no exceptions to the Official Plan. With respect to the proposed development off Stegman's Mill our concern is much more muted but we would point out that nonetheless it will, perhaps to a lesser degree, impede the already burdened traffic flow. With so much land available for development outside of the Village core both planned developments seem totally unwarranted.

Roy & Muriel Chittick
75 Treelawn Blvd.
Kleinburg, ON L0J 1C0

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:35 AM
To: Britto, John
Subject: FW: Proposed new development in Kleinburg village

C 71	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	182

From: anta nicholls [mailto:anta_nicholls@yahoo.ca]
Sent: Monday, February 01, 2016 11:38 PM
To: Clerks@vaughan.ca; Iafrate, Marilyn
Subject: Re: Proposed new development in Kleinburg village

Hello,

I live in Woobridge and as a frequent user of tennis court at Bindertwine Park being a member of Kleinburg tennis club, I am concerned about the development in Kleinburg Village Proper and our executives at the Kleinburg Tennis Club will be present at the meeting to represent my concerns.

Regards,
Anta Nicholls

[REDACTED]

From: M Lomis [mailto:mlomis@rogers.com]

Sent: Monday, February 01, 2016 11:46 PM

To: Clerks@vaughan.ca

Cc: Kleinburg and Area Ratepayers' Association

Subject: OP Amendment files: OP.15.006 and OP.15.005- Public Hearing, Feb. 2

C 72	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

Regarding:

1. **Official plan amendment file OP.15.006 zoning by-law amendment file Z.15.025 Kleinburg Village Development Corp. Ward 1 – Vicinity of Stegman's Mill Road and Islington Avenue**
2. **Official plan amendment file OP.15.005 zoning by-law amendment file Z.15.024 2385388 Ontario Inc. Ward 1 – Vicinity of Nashville Road and Islington Avenue**

I am writing to express my concern about these development projects in the historic village of Kleinburg that are requesting significant amendments to the existing Official Plan, Kleinburg/Nashville Heritage Conservation District Plan and City Bylaws.

I have previously expressed my view to Council that In order to allow time to properly assess and evaluate the combined impact of the numerous requests that developers are making to amend existing zoning by-laws, that the City of Vaughan freeze development for a period of time to allow all developers to coordinate plans and objectives, and for our Vaughan Council to fully assess and evaluate the combined impacts of these applications, each of which seems to be requesting that new developments be higher, bigger, denser, closer to lot lines and the street, and *failing to take into consideration traffic congestion/flow and pedestrian walkways along Islington Avenue in the Village.*

I am particularly concerned about the 30 condominium units to be squeezed into the Stegman's Mill/Islington area – the density is unacceptable to maintain the historic character of the Village (it would no longer be a "Village"). Indeed, the Village character is quickly disintegrating at the South end, and it appears that similar plans are proposed to destroy the Village character at the North end of the Village in Official plan amendment file OP.15.005 zoning by-law amendment file Z.15.024 2385388 Ontario Inc. Ward 1 – Vicinity of Nashville Road and Islington Avenue.

I am requesting that the Committee of the Whole respect the existing Zoning By-Laws, the intent of which are to retain the historic character of the Village of Kleinburg, rather than permitting such *de facto* "subdivision" amendments.

Thank you.

Marsha Lomis
151 Nashville Road
Kleinburg, ON
L0J 1C0
905-893-3540
e-mail: mlomis@rogers.com

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:38 AM
To: Britto, John
Subject: FW: Town Meeting February 2, 2016 @ 7pm

C 73	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

From: Mlckovsky, Radana [<mailto:Radana.Mlckovsky@peelregion.ca>]
Sent: Tuesday, February 02, 2016 9:10 AM
To: Clerks@vaughan.ca
Subject: Town Meeting February 2, 2016 @ 7pm

Hi,
I am very concerned with upcoming development happening in Kleinburg Village Proper which will impact on tennis courts currently utilized by a Kleinburg Tennis club (Bindertwine) which I am a member and a Treasurer of.

I am also disappointed with a lack of planning in Vaughan which goes in contrary to healthy, active lifestyles. My understanding is that the city is proposing to construct only 2 tennis courts at Weston & Major Mackenzie Rd which is insufficient given the growth in the Region.

Kleinburg Tennis Club will be present my and my family's concerns at the upcoming meeting today.

Sincerely,

Radana Mlckovsky
56 Colton Cr. S.
Woodbridge, ON
L4L 3L7

From: Tertia Ferdinandusz [mailto:tertia@bell.net]
Sent: Tuesday, February 02, 2016 10:05 AM
To: Clerks@vaughan.ca; Iafrate, Marilyn
Subject: New Housing Projects in Kleinburg

C 74
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 1 & 2

From: Tertia Ferdinandusz, 180 Beechnut Rd, Vaughan. 905-605-1545

I will not be able to attend the meeting to be held Feb 2nd 7:00pm at City Hall but would like to express my thoughts.

I have recently been made aware of the proposal for two new housing projects in Kleinburg. I believe 62 units in total. Has the city considered the impact of the additional residents on existing facilities. I am particularly concerned about the Kleinburg Tennis Club, of which I am a member, where there are only 3 courts (at Bindertwine Park). My family is actively involved in the Kleinburg Tennis Club, and we see the strain of serving the growing membership. They are an awesome organization, not for profit, and we don't know of any nearby/equivalent alternatives.

I am not sure how close my numbers might work out, but I could see at 2.5 persons per unit a possible increase of some 200 residents to the area. The last study done by tennis Canada indicates that between 15-20% of the population plays tennis. This study dates back to 2001 and I know that over the past few years participation in Canada has been on the rise. If this is the case and being as we are the only local facility in the area we could see an additional 30-40 membership requests which we would have a serious problem servicing.

This is not even considering the fact that several club members come from neighboring communities like Woodbridge & Maple, where there are NO tennis clubs (not for profit) to serve them, other than Veneto (which is a private & expensive club).

[Link to Tennis Canada Study.:](#)

Our club works hard to provide opportunities for Kleinburg residents to stay fit and enjoy an active lifestyle while enjoying a recreational sport however we have already reached maximum capacity due to a lack of suitable court facilities. We have demand for programs & leagues that can easily fill 6 courts every day, but we are limited to working with only 3 courts at Bindertwine Park. With all of the work the KTC exec has done to build this membership, we would struggle to service a larger population, and we would be in desperate need of more tennis courts... The only other option would be to turn new members away.

Questions:

- Will the city help us to increase our capacity to service our increased population by providing more courts?
- Will the city consider building more courts nearby? 6 courts would be needed -- and would be in line with several public clubs in other communities in Mississauga, Scarborough, Milton, Brampton, etc.

Tertia Ferdinandusz

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 10:39 AM
To: Britto, John
Subject: FW: Bindertwine Park tennis courts

C 75	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	182

From: Dane Mugford [<mailto:mugfordd@hotmail.com>]
Sent: Tuesday, February 02, 2016 10:13 AM
To: Clerks@vaughan.ca
Cc: Iafrate, Marilyn
Subject: Bindertwine Park tennis courts

I am concerned about the development in Kleinburg Village Proper and that the executive at the Kleinburg Tennis Club will be present at the meeting to represent your concerns. We need more courts to meet the demands of the increasing population.

Sent from my Samsung device

DELIVERED VIA FACSIMILE

February 2, 2016

Hon. Mayor Maurizio Bevilacqua,
Deputy Mayor and Regional Councillor Michael Di Biase,
Regional Councillor Mario Ferri,
Regional Councillor Gino Rosati,
Councillor Marilyn Iafrate,
Councillor Tony Carella,,
Councillor Rosanna DeFrancesca,
Councillor Sandra Yeung-Racco,
Councillor Alan Shefman, and
City of Vaughan Planning and Development Staff
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

C 76	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1

Dear Mayor, Councillors and Planning and Development Staff:

**Re: Application for an Official Plan Amendment and Zoning By-Law
Amendment
357, 365 and 375 Stegman's Mill Road, Kleinburg
File Nos. OP.15.006 & Z.15.025**

My name is Mauro Di Lauro. I am a resident of Kleinburg and reside at 12 Hazelridge Court. I also work in Kleinburg and have operated businesses here for many years. I am the owner/operator of Avenue Cibi e Vini in the Village.

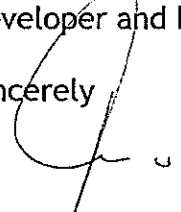
I have known this developer for many years as its principals patronize my restaurant. I am aware of other high quality developments by this builder/developer, in Kleinburg and elsewhere. They have kept me informed of their plans for this property from day one. I have been interested to see their plans and ideas refined and improved over time.

I find the proposed homes facing Stegman's Mill Road to be aesthetically pleasing and in keeping with the homes on Napier Street. The development is appealing in both architectural design and interior layout. The plan promotes pedestrian traffic throughout the Village and encourages other residents to walk along its pedestrian mews. I am intrigued by its lavish features, including private elevators, private underground garages, and exclusive rear yard amenity areas. This is a unique development that will attract affluent residents to the community and increase business in the Village Core.

This development merits support from the Kleinburg Community. It will certainly add prestige to what is becoming an exciting destination not only for residents of Vaughan but throughout the GTA. Notwithstanding that this development is in its very early stages it has created a buzz among the patrons of my restaurant.

We, as a community, should look at development proposals with an open mind. What was suitable in 1970 may not be appropriate in 2016. Our policy of blanket opposition to all developments has not served us well in the past and should be reconsidered. We should have meaningful dialogue with this developer and help ensure that a good proposal becomes even better.

Sincerely



Mauro Di Lauro

Britto, John

From: Beauchamp, Alexandra
Sent: February-02-16 3:21 PM
To: Britto, John
Subject: FW: Building in Kleinburg

C 77
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 182

From: Helen Peacock [<mailto:helenpeacock@rogers.com>]
Sent: Tuesday, February 02, 2016 3:16 PM
To: Clerks@vaughan.ca
Subject: Building in Kleinburg

Dear Sir

I am opposed to new buildings in Kleinburg that do not conform to the Official Plan that has been approved and is in effect. This is a village. We do not want or need huge buildings. I am opposed to the proposed development on Nashville Road, beside the Royal Bank. I am opposed to the huge condo development on Stegman's Mill. Please consider Kleinburg's citizens.

Helen Peacock 65 John Kline Lane, Kleinburg ON L0J 1C0
905-893-0574

1. **OFFICIAL PLAN AMENDMENT FILE OP.15.006 P.2016.3**
ZONING BY-LAW AMENDMENT FILE Z.15.025
KLEINBURG VILLAGE DEVELOPMENT CORP.
WARD 1 - VICINITY OF STEGMAN'S MILL ROAD AND ISLINGTON AVENUE

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.15.006 and Z.15.025 (Kleinburg Village Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 8, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m, and to the Kleinburg and Area Ratepayers Association
- c) Comments Received:

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. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a standard condominium development consisting of 30, three-storey single detached dwellings that are connected to, and accessed by, condominium common elements owned and operated by a condominium corporation, consisting of exterior building facades, an underground parking area entering from Stegman's Mill Road, five visitor parking spaces, an above-grade pedestrian promenade and internal driveway for emergency vehicles, a secondary driveway access to facilitate garbage and loading, and common landscaped amenity areas, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.15.006 to amend the policies in Volume 2 of VOP 2010 (The Kleinburg Core), specifically Section 12.4 respecting the design and compatibility criteria for new development within the “Village Residential” designation, including lot configuration and size, built form, scale and physical character of the surrounding developments, together with the following exceptions:

	VOP 2010 Official Plan Policy	Proposed Amendment
a.	Section 12.4.40.22 states, in part: <i>“Redevelopment of existing sites in the Kleinburg Core shall generally not exceed a maximum height of 9.5 m above finished grade.”</i>	Notwithstanding Section 12.4.40.22, the maximum building height for the subject lands shall be 11 m (3-storeys) above finished grade.
b.	The “Village Residential” designation (Section 12.4.6.2) permits detached residential dwellings, defined in Section 9.2.3.1 (in part) as: <i>“A low-rise residential building up to three storeys in height, situated on a single lot and not attached to any other residential building.”</i>	Notwithstanding Sections 9.2.3.1 and 12.4.6.2, a detached residential dwelling shall be defined as a building containing only one (1) dwelling unit that is separated from any other dwelling unit above finished grade, but may be connected to another dwelling unit or parking structure below finished grade.

2. Zoning By-law Amendment File Z.15.025 to rezone the subject lands from R1 Residential Zone (single detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m²) to R5 Residential Zone (30 single detached dwellings connected to, and accessed by, an underground parking area that will form part of the common elements to be owned and maintained by a future condominium corporation) and OS1 Open Space Conservation Zone (valleyland and buffers), as shown on Attachment #3, together with the following site-specific zoning exceptions to the R5 Zone standards of Zoning By-law 1-88:

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
a.	Definition of “Lot”	A parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act would not be required for its conveyance.	The subject lands shall be deemed one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part-lot control, consent, and any easements or restrictions that are given.

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
b.	Definition of "Single Family Detached Dwelling"	A separate building containing only one (1) dwelling unit.	A building containing only one (1) dwelling unit that is separated from any other dwelling unit above finished grade, but may be connected to another dwelling unit or parking structure below finished grade.
c.	Permitted Uses	i) Single Family Detached Dwelling ii) Semi-detached Dwelling	Permit a maximum of 30 Single Family Detached Dwellings on one lot
d.	Minimum Number of Parking Spaces	3.0 parking spaces per dwelling unit for lots greater than 11 m frontage, and 2.0 parking spaces per dwelling unit for lots less than and equal to 11 m frontage.	Residential Dwelling Unit – 2.0 parking spaces / unit Residential Visitor Parking - 0.25 spaces / unit (Note: this standard is consistent with condominium projects including apartments and townhouses)
e.	Minimum Building Setbacks: i. Front Yard Setback ii. Rear Yard Setback	i. 4.5 m ii. 7.5 m	i. 3 m (Stegman's Mill Road) ii. 3 m
f.	Minimum Distance Separation Between Dwellings	Zoning By-law 1-88 does not include a minimum distance separation between dwellings.	i. The minimum distance between the side elevations of any two dwelling units shall be 3.0 m ii. The minimum distance between the front elevations of any two dwelling units shall be 11.5 m

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
g.	Minimum Joint Ingress/Egress Driveway Width	7.5 m	6 m (Minimum for fire route)
h.	Minimum Landscaped Strip Width (Stegman's Mill Road)	6 m	1 m, and shall not prevent the provision of access driveways, intake shafts and access stairs across the said strip.
i.	Permitted Yard Encroachments	<p>i. Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard.</p> <p>ii. Exterior stairways, porches, balconies and a bay window may extend into a required interior side yard to a maximum of 1.8 m.</p>	<p>i. All exterior stairs, porches (enclosed or unenclosed), balconies and retaining walls may be permitted to exceed one-half storey in height in any yard.</p> <p>ii. Exterior stairways, porches, balconies and retaining walls may extend into a required front or rear yard to a maximum of 1.8 m.</p>
j.	Minimum Setback to Portions of Buildings Below Grade (Underground Parking Garage)	1.8 m	0 m
k.	Minimum Setback to Access Stairs for Underground Parking Area	<p>Subject to the setback requirements of the R5 Zone:</p> <p>i. Front - 4.5 m ii. Rear - 7.5 m iii. Interior Side - 1.2 m</p>	Access stairs for an underground parking area shall have a 0 m setback to any lot line.

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.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 357, 365 and 375 Stegman's Mill Road, located east of Islington Avenue, on the south side of Stegman's Mill Road, shown as "Subject Lands" on Attachments #1 and #2. The subject site consists of Lots 22, 23 and 24 on Registered Plan of Subdivision 11.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated "Village Residential" by Section 12.4 in Volume 2 of VOP 2010 (Kleinburg Core). The designation permits detached dwelling units with a maximum permitted building height of 9.5 m, and there is no maximum density requirement.▪ The subject lands are located within the Kleinburg-Nashville Heritage Conservation District Plan, and are subject to Section 12.2.1.1a ("Heritage Conservation Districts") in Volume 2 of VOP 2010.▪ Section 12.4 in Volume 2 of VOP 2010 (Kleinburg Core) identifies compatibility criterion that directs new development to respect and reinforce the physical character of the Kleinburg Core. In addition, residential infilling in the Kleinburg Core shall be compatible with, and complementary to, the local lot pattern, size and configuration of adjacent developments.▪ As the proposed development is located in the Kleinburg Core and in proximity to an existing single detached subdivision comprising larger lots, the proposal does not address the compatibility criteria for new development, which is designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character. Therefore, the proposal does not conform to the Official Plan and an amendment to VOP 2010 is required.▪ The Owner has submitted an Official Plan Amendment Application to permit the proposed development in response to the compatibility criteria, height and permitted use requirements in the Official Plan.▪ Section 37 contributions are not required for the proposal as the subject lands are located outside of an intensification area where single detached dwellings are a permitted use and there is no maximum density requirement for this low-rise building form.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1 Residential Zone, which permits single detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m².▪ The Owner is proposing to rezone the subject lands from R1 Residential Zone to R5 Residential Zone to permit 30 detached

	<p>dwelling connected to, and accessed by, an underground parking area that will form part of the common elements to be owned and maintained by a future condominium corporation, together with the site-specific zoning exceptions to the R5 Zone identified in the Purpose section of this report.</p> <ul style="list-style-type: none"> ▪ The Owner has submitted a Zoning By-law Amendment Application to implement the proposed zoning to facilitate the proposed standard condominium development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in Section 12.4, Volume 2, of VOP 2010 respecting the design and compatibility criteria for new development in the “Kleinburg Core”, and with respect to the proposed height increase from 9.5 m to 11 m in light of adjacent development heights, grades, and Heritage Conservation District policies.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to facilitate the development of the subject lands as shown on Attachments #3 to #6, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, built form compatibility, building setbacks, height and traffic impact.
c.	Kleinburg-Nashville Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The existing buildings located at 357, 365 and 375 Stegman's Mill Road are designated under Part V of the <u>Ontario Heritage Act</u>, and are listed in the Vaughan Heritage Inventory given its location within the Kleinburg-Nashville Heritage Conservation District Plan (HCDP). The proposal must be reviewed by the Vaughan Development Planning Department – Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee. ▪ The Owner has submitted a Heritage Conservation District Conformity Report that assesses conformity to the HCDP, which must be approved by the Vaughan Development Planning Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Functional Servicing and Stormwater Management Report - Geotechnical and Soils Report - Stage 1 and Stage 2 Archaeological Assessment - Arborist Report - Environmental Noise Feasibility Study - Urban Design and Sustainability Brief
e.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> ▪ The proposal must be considered by the DRP and the Owner must satisfactorily address the DRP's comments.
f.	Conceptual Site Plan / Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the proposed development shown on Attachments #3 to #6, should the subject applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application and will also be considered through the review of the Conceptual Site Plan provided with the subject applications as shown on Attachment #3: <ul style="list-style-type: none"> ▪ pedestrian and barrier free accessibility; ▪ proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private road and underground parking area; ▪ appropriate site design and building materials, orientation of units and upgraded elevations for units facing Stegman's Mill Road and visible flankage elevations, landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading; ▪ accessibility and location of the proposed underground parking area and residential visitor parking spaces; and, ▪ the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site.
g.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Standard Draft Plan of Condominium Application will be required to create a Condominium Corporation to address the tenure of the common elements (ie. exterior building façades, private driveway access and above-grade pedestrian promenades, underground parking garage, visitor parking, and landscaped areas), if approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if approved.
i.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
j.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
k.	Phase 1 ESA	<ul style="list-style-type: none"> The Vaughan Development Engineering and Infrastructure Planning Department must review and approve the Phase 1 ESA (Environmental Site Assessment) in support of the applications.
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The subject lands are located within the the Toronto and Region Conservation Authority (TRCA) Regulated Area under Ontario Regulation 166/06. The applications, including the proposed development limits, must be reviewed by the TRCA, and the Owner will be required to satisfy all conditions of the TRCA.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical 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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan & Proposed Zoning
4. Underground Parking Plan
5. Landscape Master Plan
6. Typical Elevations (Interior Streetscape)

Report prepared by:

Mark Antoine, Planner, ext. 8212
Carmela Marrelli, Senior Planner, ext. 8791

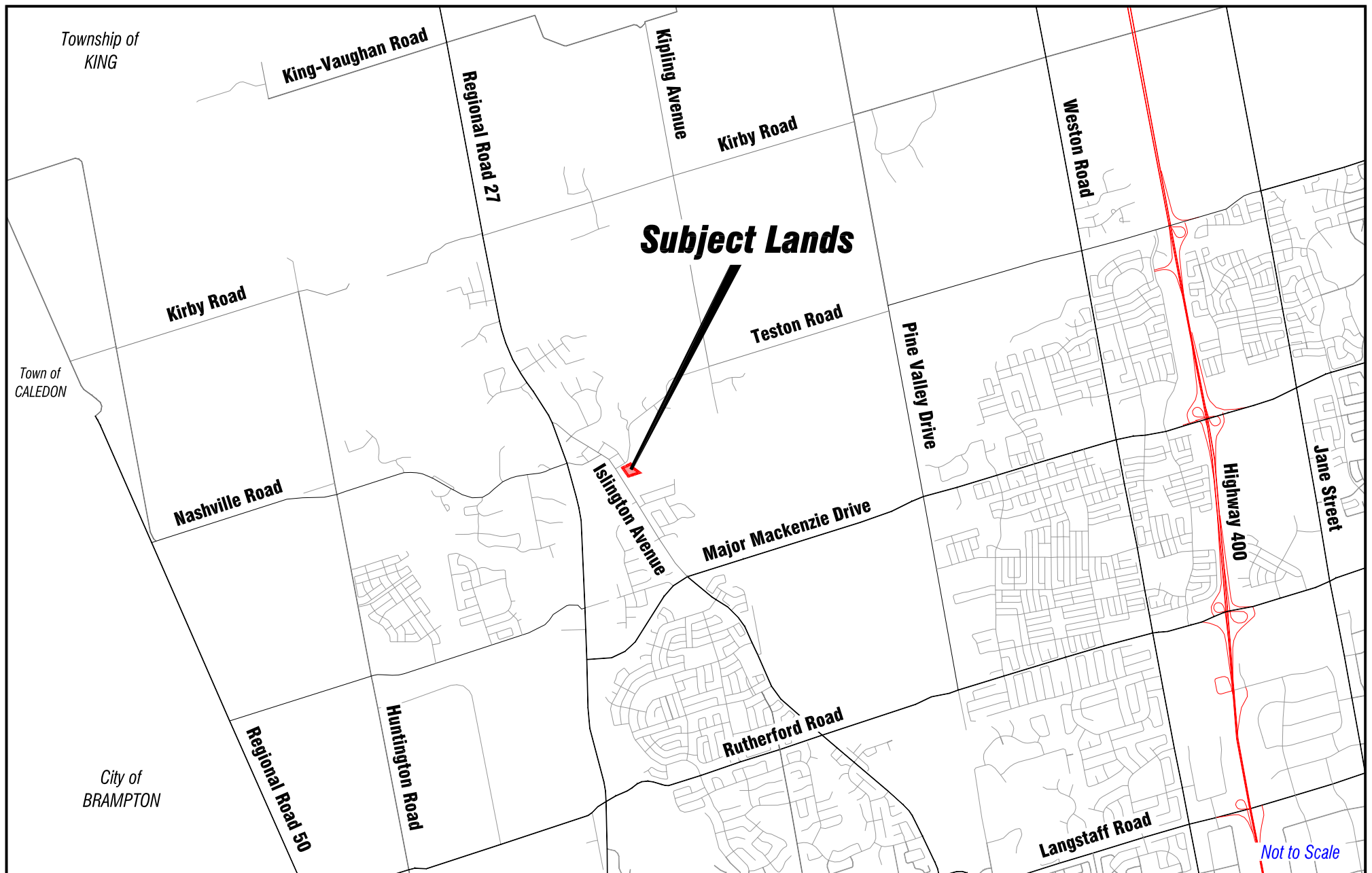
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Kleinburg Village Development Corp.

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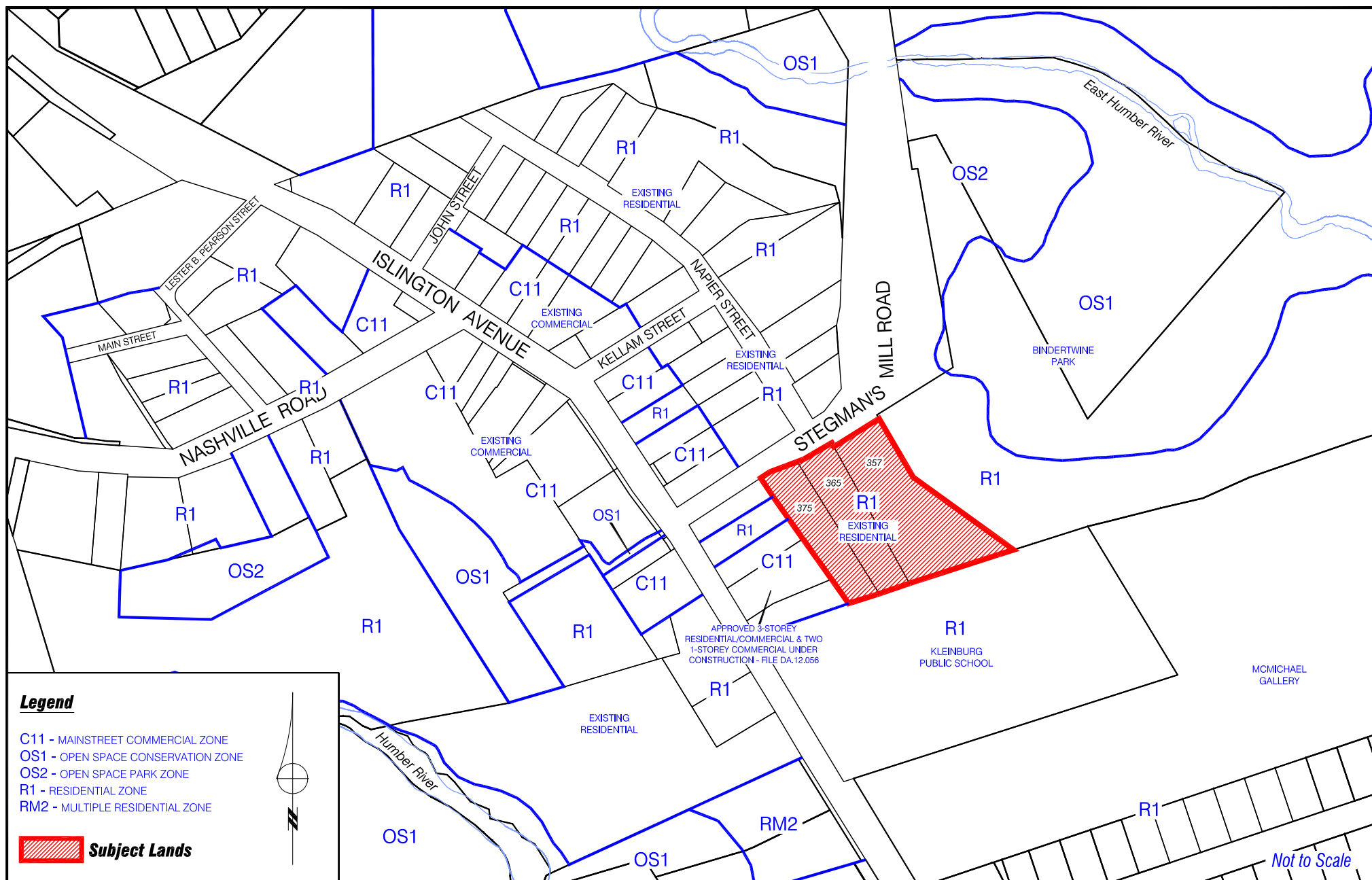


Attachment

FILE(S):
OP.15.006, Z.15.025

DATE:
February 2, 2016

1



Location Map

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Kleinburg Village Development Corp.

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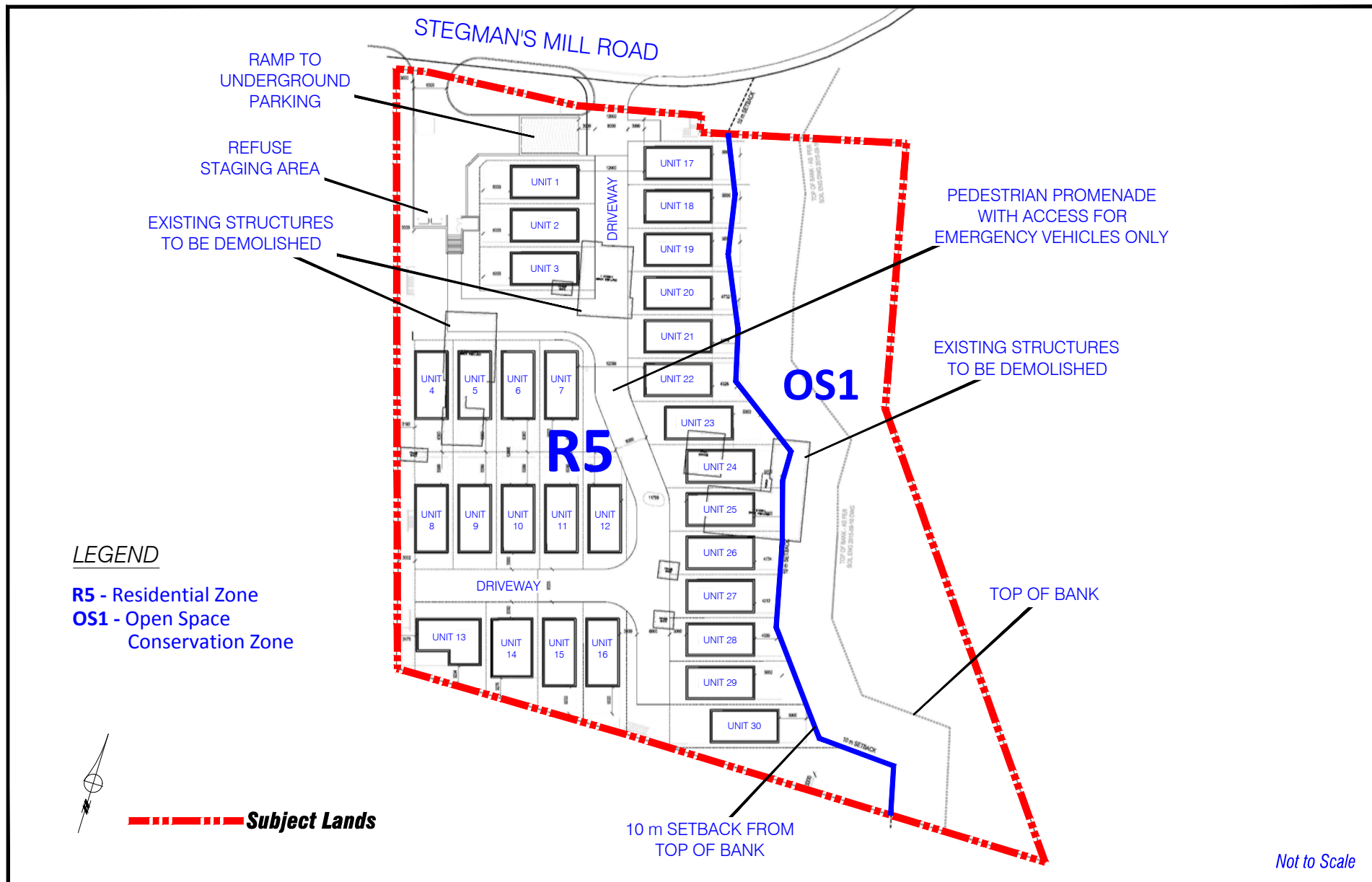


Attachment

FILE(S):
OP.15.006, Z.15.025

DATE:
February 2, 2016

2



Conceptual Site Plan & Proposed Zoning

APPLICANT: Kleinburg Village Development Corp. LOCATION: Part of Lot 24, Concession 8

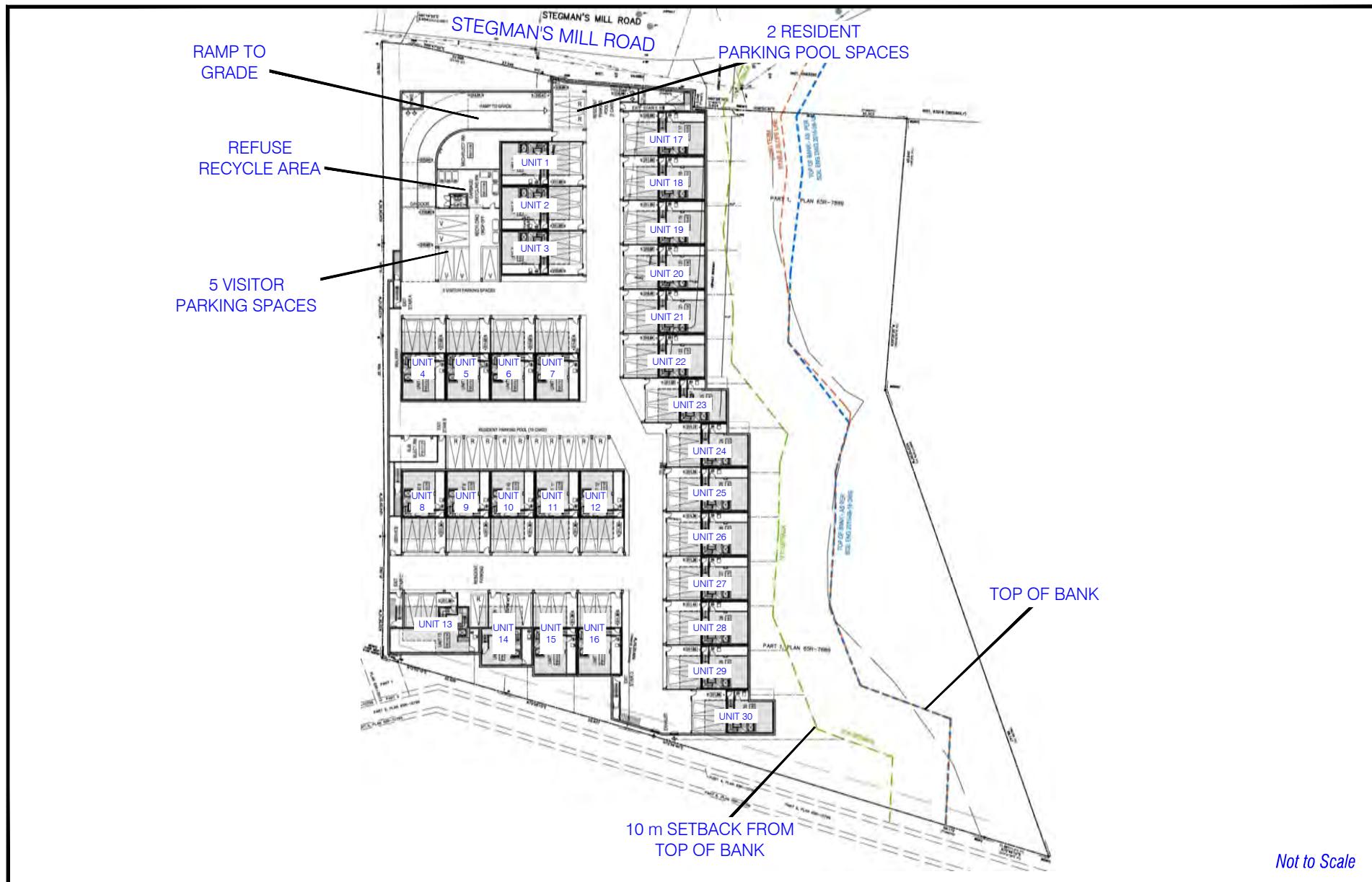


Attachment

FILE(S): OP.15.006, Z.15.025

DATE: February 2, 2016

3



Underground Parking Plan

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Kleinburg Village Development Corp.

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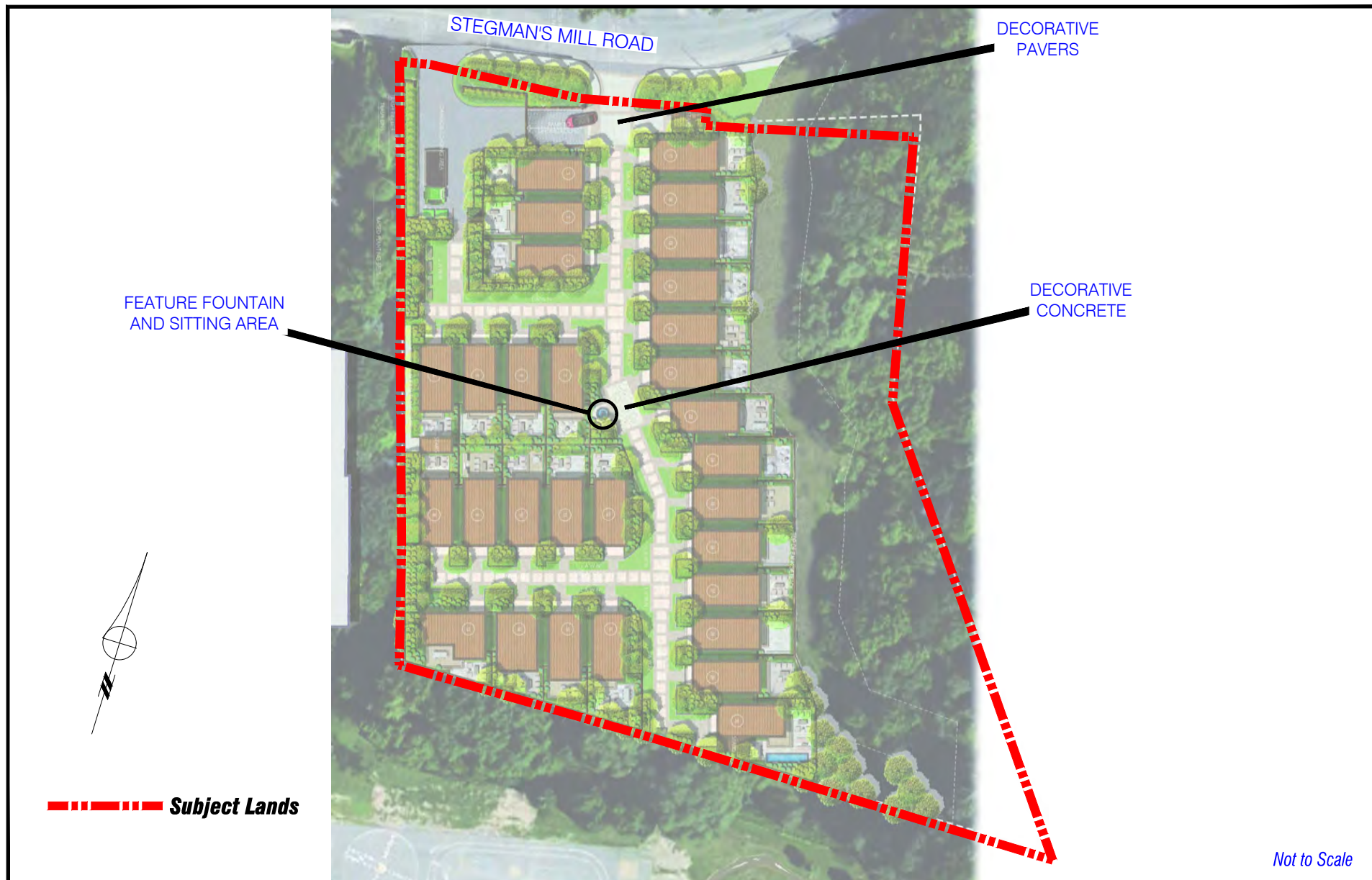


Attachment

FILE(S):
OP.15.006, Z.15.025

DATE:
February 2, 2016

4



Landscape Master Plan

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Kleinburg Village Development Corp.

N:\GIS_Archive\Attachments\Z\Z.15.025\z.15.025.dwg



Attachment

FILE(S):
OP.15.006, Z.15.025

DATE:
February 2, 2016

5



Not to Scale

Typical Elevations (Interior Streetscape)

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Kleinburg Village Development Corp.

N:\GIS_Archive\Attachments\Z\Z.15.025\z.15.025.dwg



Attachment

FILE(S):
OP.15.006, Z.15.025

DATE:
February 2, 2016

6