

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

2

KLEINDOR DEVELOPMENTS INC.

WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012, be approved;
- 2) That the following deputations be received:
 1. Mr. Mark D. Yarranton, KLM Planning Partners Inc., Concord, on behalf of the applicant; and
 2. Mr. Claudio Travierso, Kleinburg and Area Ratepayers' Association, Kleinburg; and
- 3) That the following communication be received:
 - C4. Mr. Ken Schwenger, President, Kleinburg and Area Ratepayers' Association, Kleinburg.

The Commissioner of Planning recommends:

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

Communications Plan

- Date the Notice of a Public Meeting was circulated: August 10, 2012
- Circulation Area: 150 m and Kleinburg and Area Ratepayers' Association
- Comments Received as of August 21, 2012: None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 2, CW(PH) Report No. 35 – Page 2

Purpose

The Owner has submitted the following Zoning By-law Application (File Z.12.028) to amend Exception 9(1313) to Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, all with the addition of the Holding Symbol "(H)" to RD1 Residential Detached Zone One (minimum 18 m frontage and minimum 540 m² lot area), RD2 Residential Detached Zone Two (minimum 15 m frontage and minimum 450 m² lot area), RD3 Residential Detached Zone Three (minimum 12 m frontage and minimum 324 m² lot area), OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #3, to facilitate the development of 194 detached dwelling units, an elementary school, neighbourhood park and open space on 19.13 ha shown on Attachment #4, and amend the zoning standards of Zoning By-law 1-88 and Exception 9(1313) as follows:

	By-law Standard	Zoning By-law 1-88 Requirements for RD1, RD2 and RD3 Zone	Proposed Exceptions to Zoning By-law 1-88
a.	Minimum Interior Side Yard Abutting A Non-Residential Use Including A Walkway, Greenway, Buffer Block or Stormwater Management Block (Lots 1, 25, 75, 76, 187 and 188)	3.5 m	1.2 m
b.	Minimum Landscape Area abutting a Street Line	30 m in width abutting Major Mackenzie Drive	3.5 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 2, CW(PH) Report No. 35 – Page 3

Background - Analysis and Options

Location	<ul style="list-style-type: none">North of Major Mackenzie Drive, and west of Regional Road 27, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">“Serviced Residential-Humber Trails Central”, “Elementary School”, and “Neighbourhood Park” by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #686, and are identified in OPA #601 as being in a “Potential Groundwater Recharge Area/Potential Groundwater Discharge Area” (Schedule “B1”), and “Highway 27 Humber Valley Forest North Major Mackenzie (WL) with a Low Functional Rating” (Schedule “B4”).Official Plan #601 requires a community edge buffer with a width of between 30 m to 50 m abutting Major Mackenzie Drive. The stretch of Major Mackenzie Drive adjacent to the subject lands is to be realigned south of its current location, with the lands within the current alignment to be for local road and/or residential use, and therefore the Official Plan policy of a 30m to 50 m buffer is not applicable.“Low-Rise Residential” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board.Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, all with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1313).Application does not comply with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 2, CW(PH) Report No. 35 – Page 4

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed zoning on the subject lands will be reviewed in consideration of compatibility with other uses on the site and the surrounding land use context, and the future lotting and road pattern, and the proposed stormwater management pond facility to be located to the south (off-site) to accommodate the future residential use.
c.	Plan of Subdivision 19T-05V10	<ul style="list-style-type: none"> ▪ Plan of Subdivision 19T-05V10 (formerly Lake Rivers Inc.) is draft approved and Zoning By-law 31-2009 is in effect for the subject lands; ▪ Modifications are proposed to Plan of Subdivision 19T-05V10 including: the relocation of all (2) stormwater management ponds on the subject lands to one large facility located south of Major Mackenzie Drive on a former waste disposal site, shown as M4 Pits and Quarries Industrial Zone on Attachment #2; and, the increase in the berm width (Block 198) adjacent to the Railway right-of-way (Attachment #4) to accommodate a swale for stormwater management purposes; ▪ As a result of these modifications, the subject lands require a zoning amendment to address the lotting changes, road adjustments created, and the requested Phase 1 and Phase 2 boundary adjustment. ▪ A revised draft plan of subdivision has been submitted to correspond with the proposed zoning, which is currently being reviewed by all commenting City departments and external public agencies.
d.	Stormwater Management	<ul style="list-style-type: none"> ▪ The swale proposed within the berm (Block 198) adjacent to the railway right-of-way for stormwater management purposes must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority. ▪ The design requirements for the proposed stormwater management pond facility south of Major Mackenzie Drive must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority. ▪ The ownership of the stormwater management pond facility, south of Major Mackenzie Drive must be provided to the satisfaction of the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 2, CW(PH) Report No. 35 – Page 5

e.	Major Mackenzie Drive Re-Alignment	<ul style="list-style-type: none">▪ The future land uses (lotting and road pattern) between the subject lands and the realigned Major Mackenzie Drive must be conceptually addressed to ensure appropriate zoning requirements are established.▪ Road access to the stormwater management pond facility to the south of the realigned Major Mackenzie Drive must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
f.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, cycling to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, etc, will be reviewed and implemented through the draft plan of subdivision process, if approved.
g.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application and required stormwater management facilities must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York 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 application will be considered in the technical review of the application, together with comments from the public and 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. Proposed Zoning (Phase 1)
4. Modified Draft Approved Plan of Subdivision 19T-05V10
5. Current Zoning Exceptions 9(1313)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 2, CW(PH) Report No. 35 – Page 6

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(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.)

Kleinburg and Area Ratepayers' Association

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

September 4, 2012

Attention: Clerk's Department
City of Vaughan, Committee of The Whole
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C 4
COMMUNICATION
CW (PH) - <u>SEPT 4/12</u>
ITEM - <u>2</u>

**Re: Exceptions to Development Standards for Kleindor Developments Inc.
(File Z.12.028, related file 19T-05V10)**

KARA has recently reviewed the subject application for exception to development standards regarding this new development on the north side of Major Mackenzie Drive, west of Hwy 27.

KARA has a long history of influencing development in the Kleinburg, Nashville, and surrounding areas. Our goal has been to manage development in such a way as to protect, to the greatest extent possible, the existing heritage and character of the area, as well to minimize the impacts of new developments and roadways on residential properties. We have fought to maintain appropriate buffers between major roadways and residential properties in order that natural landscaping and berms may be used to reduce the sights and noise experienced by homeowners. Most developments in the area have been built with a 30m buffer. Where such buffers do not exist, we get many noise complaints from residents.

We believe that reducing the buffers could likely lead to the need for sound attenuation walls in the future. Such walls are not in keeping with the rural character of the area and the heritage district contained therein.

KARA is opposed to the removal of the 30m buffer from this development. For all the reasons stated above, we believe the 30m buffer is required to maintain the character and natural attenuation features implemented in most areas around our villages.

Regarding the request to reduce interior side yard to 1.2m abutting OS2 Open Space Park, we'd like to understand the need for the request and review the plans for those properties and the park in more detail. We do not want this to set precedence for other properties in the area.

We are always willing to meet with developers to review such requests, development plans and progress.

Sincerely,



Ken Schwenger
President, KARA

RECEIVED

SEP 4 - 2012

CLERK'S DEPT.

Fernandes, Sybil

From: Ken Nieuwhof <nieuwhof@sympatico.ca>
Sent: Monday, September 03, 2012 10:52 PM
To: Clerks@vaughan.ca
Cc: Rosati, Gino; Schulte, Deb; Iafrate, Marilyn; Bevilacqua, Maurizio; Di Biase, Michael; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; kara@kara-inc.ca
Subject: Committee Of Whole - File Z.12.028 - KARA Comments
Attachments: KARA Position Re Kleindor Developments Exception to Develo..pdf

Please see the attached letter from KARA stating our comments and position regarding the subject file.

Regards,

Ken Nieuwhof
Chair, KARA Traffic and Development Committee

2. ZONING BY-LAW AMENDMENT FILE Z.12.028 P.2012.24
KLEINDOR DEVELOPMENTS INC.
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.028 (Kleindor Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability 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 a Public Meeting was circulated: August 10, 2012
- b) Circulation Area: 150 m and Kleinburg and Area Ratepayers' Association
- c) Comments Received as of August 21, 2012: None

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Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 21,
Concession 9

Applicant:
Kleindor Developments Inc.
N:\DFT\1 ATTACHMENTS\2\12 028.dwg



Attachment

File: Z12 028
Related File: 19T-05V10
Date:
July 27, 2012



Location Map

Location: Part of Lot 21,
Concession 9

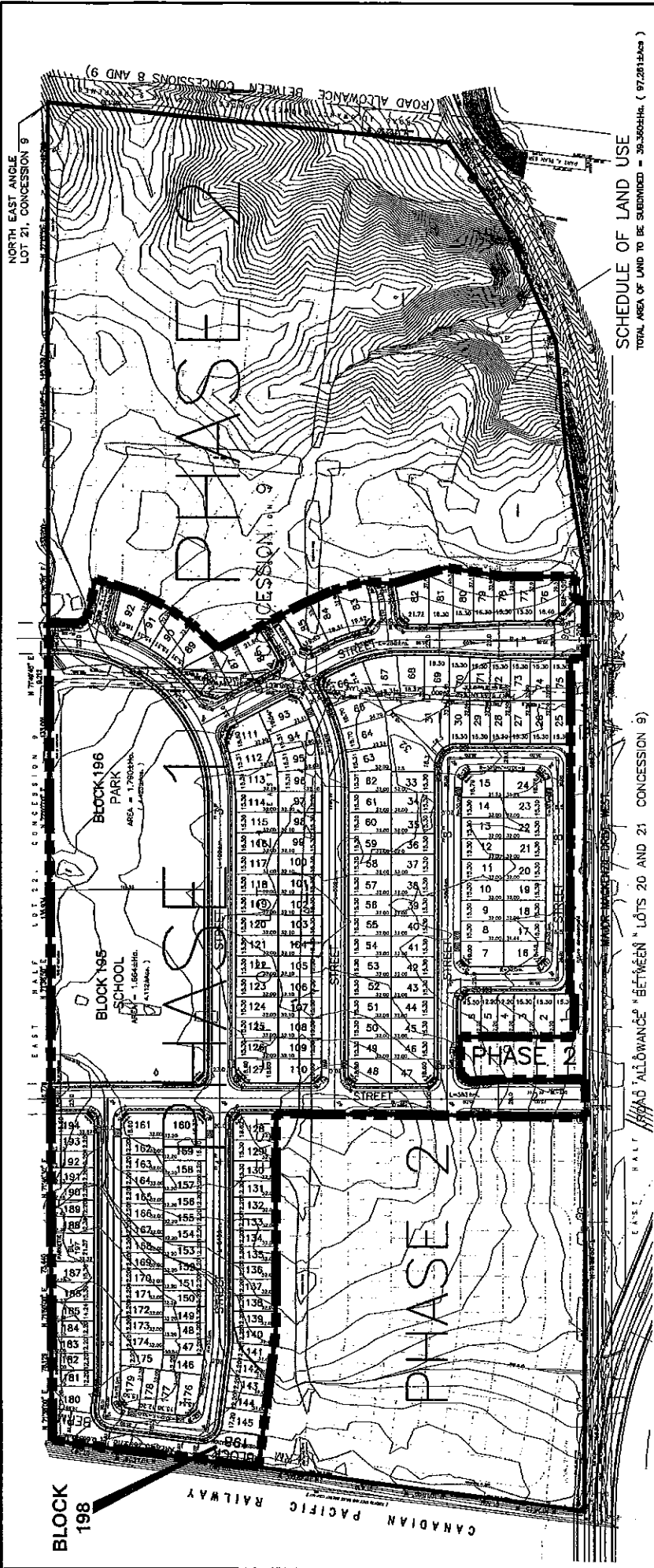
Applicant:
Kleindor Developments Inc.
N:\271\ATTACHMENTS\21\2-2008.dwg



Attachment

File: Z.12.028
Related File: 19T-05V10
Date:
July 27, 2012

2



SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 36,366.44ha. (97,281.42ac)

PHASE 1

TOTAL AREA FOR PHASE 1 = 19,131.14ha. (47,274.42ac)

DETACHED OVERLANDS

LOTS	BLK.	BLK. AREA	BLK. UNITS	BLK. AREA
1-3, 7-30, 33-43, 70-80, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000				

SUBTOTAL	194	184	9,638
BLK. 155 - SCHOOL	1		1,664
BLK. 156 - PARK	1		1,790
BLK. 157 - PARK	1		1,069
BLK. 158 - PARK	1		1,069
BLK. 159 - PARK	1		1,069
BLK. 200 - ROAD WIDENING	1		0,102
BLK. 201-227 - 5.0m. RESERVE	37		5,541
TOTAL			19,131.14

PHASE 2

TOTAL AREA FOR PHASE 2 = 20,225.30ha. (49,775.50ac)

Not to Scale

Modified Draft Approved Plan of Subdivision 19T-05V10

Applicant:
Kleinor Developments Inc.

Location: Part of Lot 21,
Concession 9

N:\DFT\1 ATTACHMENTS\2.12.025.dwg

Attachment

File: 2.12.025
Related File: 19T-05V10

Date:
July 27, 2012

VAUGHAN
Development Planning Department



Not to Scale

PHASE 2

PROPOSED
INTERIOR SIDE YARD
EXCEPTION FROM
3.5m TO 1.2m
ABUTTING OS2 ZONE
(OAK TREE BLOCK)

ZONING BY-LAW AMENDMENT

TO REZONE THE SUBJECT LANDS TO RD1, RD2, RD3,
OS1, AND OS2 ZONES TO FACILITATE THE
DEVELOPMENT OF 194 DETACHED UNITS IN PHASE 1.

Proposed Zoning (Phase 1)

Location: Part of Lot 21,
Concession 9

Applicant:
Kleindor Developments Inc.

\\DF\1 ATTACHMENTS\212028.dwg



Development Planning Department

Attachment

File: Z.12.028
Related File: 19T-05V10

Date:
July 27, 2012

3

