

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 31, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 20, 2016, as follows:

By receiving Communication C3, from Ms. Marsha Lomis, Nashville Road, Kleinburg, dated September 14, 2016.

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DEVELOPMENT REVIEW IN THE KLEINBURG CORE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor lafrate, dated September 7, 2016, be approved;
- 2) That the deputation of Mr. David Brand, Camlaren Crescent, Kleinburg, and Communication C24, dated September 7, 2016, be received; and
- 3) That the following Communications be received:

C9 Ms. Mary Anne Arthur, Capner Court, Kleinburg; and
C10 Mr. Joe Latobesi, dated September 6, 2016.

Member's Resolution

Submitted by Councillor Marilyn lafrate.

Whereas, the village of Kleinburg is comprised of a narrow section of hilly landscape situated between two branches of the Humber River. The historic village is bounded by Highway 27 on the west and Stegman's Mill Road to the east; and

Whereas, the historic commercial district of Kleinburg has many heritage buildings, with mixed residential and commercial uses; and

Whereas, the population of Kleinburg is growing as new subdivision developments are being built; and

Whereas, the policies of the Vaughan Official Plan 2010 speak to very limited intensification in the Kleinburg Core Area and reflect Community concerns about retaining Kleinburg's unique and historic character; and

Whereas, Islington Ave., which serves as the primary access to the core, cannot be widened; and

Whereas, multiple development applications are coming forward within a short time period that could ultimately affect/change the current character and landscape of the Kleinburg core.

It is therefore recommended that staff ensure that any new development proposals in the Kleinburg Core be accompanied by required urban design, transportation and servicing studies which take into account potential impacts, including servicing and traffic constraints, associated with recently approved, planned and proposed developments in the Core Area and adjacent lands; and

that Council consider approving as part of the 2017 Capital budget a review and update of the "Kleinburg Nashville Heritage Conservation District Plan" to include a public consultation process which can inform the City's Municipal Comprehensive Review of the Vaughan Official Plan and the City-Wide Comprehensive Zoning By-law Review.

Magnifico, Rose

Subject: Development Review in the Kleinburg Core

c <u>3</u>
Communication
COUNCIL: <u>Sept 20 /16</u>
<u>CW</u> Rpt. No. <u>31</u> Item <u>31</u>

From: Marsha Lomis [<mailto:mlomis@rogers.com>]

Sent: Wednesday, September 14, 2016 10:41 PM

To: Clerks@vaughan.ca

Cc: Kleinburg and Area Ratepayers' Association

Subject: Development Review in the Kleinburg Core

I am writing to express my support for Councillor Marilyn lafrate's resolution on Development Review in the Kleinburg Core.

Thank you.

Marsha Lomis
151 Nashville Road
Kleinburg, ON L0J 1C0

Sent from Mail for Windows 10

c	<u>9</u>
	Communication
CW:	<u>SEPT 7/16</u>
Item:	<u>31</u>

From: mary.anne.arthur@rogers.com [<mailto:mary.anne.arthur@rogers.com>]

Sent: Tuesday, September 06, 2016 9:28 AM

To: Clerks@vaughan.ca

Subject: Resolution on Development Review in the Kleinburg Core

I would like to show my support for the resolution put forward by Councillor Iafrate with respect to Development Review in the Kleinburg Core. As a resident of Kleinburg, I am very concerned about the number of development proposals plans that are coming in the core area of Kleinburg. At a minimum, I would very much like them to be evaluated in co-ordination with each other to ensure they are in keeping with the City of Vaughan's Official Plan for Kleinburg and the Kleinburg/Nashville Heritage Plan.

Thank you.

Mary Anne Arthur
46 Capner Court, Kleinburg

c 10
Communication
CW: <u>SEPT 7/16</u>
Item: <u>31</u>

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

From: Joe Latobesi [<mailto:latobesi@icloud.com>]

Sent: Tuesday, September 06, 2016 10:48 AM

To: Clerks@vaughan.ca

Subject: Kleinburg

My family and I totally support Marilyn lafrates proposal for all new development proposals.
They must be accompanied be an urban plan studying traffic etc.,

Joe Latibesi

Sent from my iPhone

Magnifico, Rose

C 24 Communication CW: <u>Sept 7/16</u> Item: <u>31</u>

Subject: Member's Resolution - Development Review in the Kleinburg Core

From: David Brand [<mailto:dvdbbrand@hotmail.com>]
Sent: Wednesday, September 07, 2016 11:23 AM
To: Council; Clerks@vaughan.ca
Subject: Member's Resolution - Development Review in the Kleinburg Core

Below are comments regarding the above item on the Committee of the Whole agenda for September 7th.

Sincerely,

David Brand
232 Camlaren Crescent
Kleinburg ON L0J 1C0
905 893 1254

Development in Kleinburg Village

Currently, there are at least nine proposals for developments in various stages of planning. The properties border Islington Avenue, Nashville Road and Stegman's Mills Road, all within the core of Kleinburg village. Where plans have been submitted they have proposed increasing the number of residential units usually requiring rezoning and amendments to By-laws and the Official Plan.

Even if these proposed developments adhere to the current Official Plan, By-Laws, zoning and the Kleinburg-Nashville Heritage Conservation District Plan they will result in intensification in the Village core, change the look and of the Village and add to the traffic. As long as these, and future, developments respect the Plans and By-Laws we have no complaint. We understand that all of Kleinburg is not intended to be a fossil record of late 19th and early 20th century evolution.

We also understand that there can be good reasons for modifying plans as peculiar circumstances arise or are encountered. However, piecemeal approvals on a per project basis which may not individually have much effect on the village when multiplied by an order of magnitude can have a quite different effect. For example, to grant a height variance for one project has an effect. To grant a height variance for a number of buildings has a

quite different and much greater effect. This is a classic case of the whole being much greater than the sum of its parts.

We believe that of all the heritage conservation districts in Vaughan, Kleinburg is by far the most intact. From The Doctor's House to the McMichael Gallery the area attracts visitors because of its heritage, its appearance, character and the services it offers. It is one of the very few tourist destinations in Vaughan. It is different from Vaughan Mills and the Highway 400/Highway 7 plazas. It is different from Concord. It is different from Thornhill. If it ends up looking the same, those visitors will fade away, business will decline and Kleinburg will lose its uniqueness.

Therefore we wholeheartedly support the recommendation that staff require studies taking into account potential impacts associated with recently approved, planned and proposed developments in the village core and adjacent lands. We think this will be a major contribution to managing development without destroying the charm and heritage of the village.

We also wholeheartedly support the recommendation that Council consider approving a public consultation process in reviewing and updating the Kleinburg-Nashville Heritage Conservation District Plan to input into the Official Plan review and Zoning By-law review. We feel that public input in the process is essential to achieving a result acceptable to all parties and to preserving the qualities that make Kleinburg attractive and unique.

David Brand

7th September, 2016



MEMBER'S RESOLUTION

Date:	SEPTEMBER 7, 2016 – COMMITTEE OF THE WHOLE
Title:	DEVELOPMENT REVIEW IN THE KLEINBURG CORE
Submitted by:	COUNCILLOR MARILYN IAFRATE

Whereas, the village of Kleinburg is comprised of a narrow section of hilly landscape situated between two branches of the Humber River. The historic village is bounded by Highway 27 on the west and Stegman's Mill Road to the east; and

Whereas, the historic commercial district of Kleinburg has many heritage buildings, with mixed residential and commercial uses; and

Whereas, the population of Kleinburg is growing as new subdivision developments are being built; and

Whereas, the policies of the Vaughan Official Plan 2010 speak to very limited intensification in the Kleinburg Core Area and reflect Community concerns about retaining Kleinburg's unique and historic character; and

Whereas, Islington Ave., which serves as the primary access to the core, cannot be widened; and

Whereas, multiple development applications are coming forward within a short time period that could ultimately affect/change the current character and landscape of the Kleinburg core.

It is therefore recommended that staff ensure that any new development proposals in the Kleinburg Core be accompanied by required urban design, transportation and servicing studies which take into account potential impacts, including servicing and traffic constraints, associated with recently approved, planned and proposed developments in the Core Area and adjacent lands; and

that Council consider approving as part of the 2017 Capital budget a review and update of the "Kleinburg Nashville Heritage Conservation District Plan" to include a public consultation process which can inform the City's Municipal Comprehensive Review of the Vaughan Official Plan and the City-Wide Comprehensive Zoning By-law Review.

Respectfully submitted,

Marilyn Iafate
Councillor, Ward 1
Maple/Kleinburg