

COMMITTEE OF THE WHOLE- JUNE 2, 2009

MOLISE KLEINBURG ESTATES INC. DRAFT PLAN OF SUBDIVISION 19T-06V14 COLDSRING & STEVENSON COMMUNITY TRAFFIC COMMITTEE WARD 1

The Commissioner of Engineering and Public Works and Commissioner of Planning, in consultation with the Solicitor/Litigation, recommend:

1. that this report be received in response to Council's direction of November 10, 2008; and
2. that staff be directed to attend the Ontario Municipal Board Hearing in support of the approved Molise Kleinburg Estates Inc., Draft Plan of Subdivision 19T-06V14.

Economic Impact

There is no economic impact associated with this report.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to inform Council on the outcome of the Community Committee that was formed with residents of both the Coldspring and Stevenson Avenue neighbourhoods for the purpose of reviewing the traffic plans and calming opportunities related to the Kleinburg Estates Inc. Draft Plan of Subdivision 19T-06V14.

Background - Analysis and Options

The Molise Kleinburg Estates Draft Plan of Subdivision is a 449 single detached lot residential subdivision located in the Kleinburg/Nashville Community as shown on Attachment No.1. The Molise draft plan integrates the redevelopment of the Kleinburg Golf Course and was approved by Council on November 10, 2008, subject to a number of conditions. The lands within the draft plan are bisected by an open space valley which naturally creates a north and south neighbourhood in the subdivision. The north neighbourhood contains 68 large lots with a minimum lot size of about 0.20 hectares. Two municipal road connections are provided to the north neighbourhood; a local road link to Coldspring Road in the vicinity of the existing golf course entrance, and a local road connection to Stevenson Avenue.

In response to a number of deputations, Council at its meeting of November 10, 2008 directed as follows:

1. *That staff prepare the required report addressing conveyance of the Stevenson road allowance open space to the TRCA and include any necessary easements for municipal services utilities;*
2. *That a community committee be established to review traffic plans and calming opportunities and solutions;*
3. *That this committee's report be provided to a future Committee of the Whole meeting; and*

4. *That the committee include three members from both Coldspring and Stevenson neighborhoods and Engineering staff and the Ward 1 Subcommittee.*

This report addresses Items 2, 3 and 4 of Council's direction above. Item 1 will be addressed in a subsequent report to the Committee of the Whole after the design of the municipal services in the Molise Kleinburg Estates subdivision has been completed and the ultimate alignment of Major Mackenzie Drive is confirmed through the Western Vaughan Individual Environmental Assessment.

Coldspring/Stevenson Community Committee

The members of the Coldspring/Stevenson Community Committee were:

Councillor Peter Meffe, Ward 1 Councillor
Frank Rossi – Coldspring
Bret Harris – Coldspring
Ron Viele – Coldspring
Ian Gray – Stevenson
Peter McFarlane – Stevenson
Mike Wixon – Stevenson
Bill Robinson, Engineering & Public Works Department
Andrew Pearce, Development & Transportation Engineering Department

The Community Committee met on February 2, 2009 and February 23, 2009 at the Kleinburg Public Library. The Committee meetings were held on a "without prejudice" basis due to a pending Ontario Municipal Board Hearing of an appeal of the Molise Kleinburg Estates, Draft Plan of Subdivision 19T-06V14.

Subsequently, the applicant prepared an amendment to the Preliminary Traffic Impact Study for the Molise Kleinburg Estates Inc. which was circulated to each member of the Community Committee. Staff followed up after the circulation of the additional traffic information but there was no interest from the Committee members in convening another meeting to discuss the matter further.

To date, despite ongoing without prejudice discussions no consensus has been reached on the subdivision's traffic plans.

Ontario Municipal Board Hearing

Prior to the Community Committee meetings, the City received an Ontario Municipal Board (OMB) Appeal of the Molise Kleinburg Estates Inc., Draft Plan of Subdivision 19T-06V14 from Mr. Frank Rossi, a resident of the Coldspring neighbourhood. The basis of the Appeal relates to the proposed road network and the alignment of the new access road that will intersect with Coldspring Road. Mr. Rossi is currently represented by Counsel as is the applicant. The OMB has scheduled a Hearing commencing July 22, 2009, for three days. To date, the parties have been unable to resolve the matter. Should the Appeal proceed, staff recommends that the City appear at the OMB in support of Council's approval of the Molise Draft Plan of Subdivision.

Relationship to Vaughan Vision 2020

This report is consistent with the Vaughan Vision 2020 strategic initiatives to enhance and ensure community safety, health and wellness, and plan and manage growth. Accordingly, this report is consistent with the priorities previously set by Council.

Regional Implications

There are no Regional implications associated with this report.

Conclusion

Pursuant to Council direction, a Coldspring/Stevenson Community Committee was formed and met twice at the Kleinburg Public Library on February 2, 2009 and February 23, 2009. Consensus amongst the Committee members could not be reached on the traffic plan. Accordingly, this matter will be addressed at the upcoming Ontario Municipal Board Hearing scheduled for July 22, 2009.

Attachment

Attachment No.1 – Location Plan

Report prepared by:

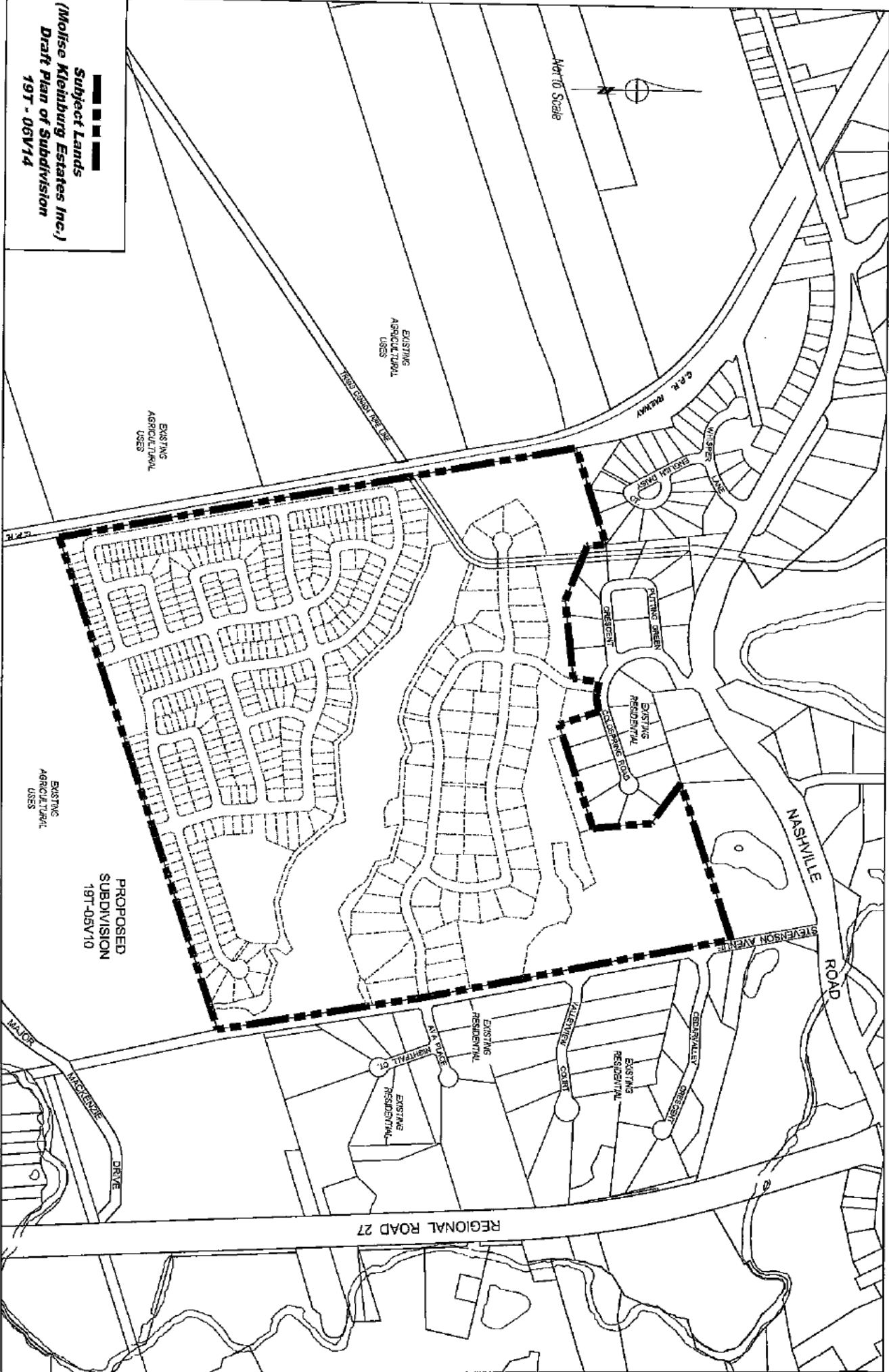
Andrew Pearce, Director of Development & Transportation Engineering, Ext. 8255
Claudia Storto, Solicitor/Litigation


Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering
and Public Works

John Zipay,
Commissioner of Planning

Andrew Pearce, C.E.T.
Director of Development & Transportation Engineering




Subject Lands
 (Molise Kleinburg Estates Inc.)
 Draft Plan of Subdivision
 197-05V/14

Location Map

Part Lots 22, 23, 24
 Concession 9

NORTH/NOUVEAU/NE/EST/197-05V/14



The City Above Toronto

Development & Transportation Engineering

Attachment

