

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 27, 2006

Item 1, Report No. 11, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 27, 2006.

**1 OFFICIAL PLAN AMENDMENT FILE OP.05.027
ZONING BY-LAW AMENDMENT FILE Z.05.059
PROMENADE PARK LIMITED
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006, be approved; and
- 2) That the following deputations and written submissions be received:
 - a) Mr. Mark Flowers, Davies Howe Partners, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, on behalf of the applicant;
 - b) Mr. M. L. Daiter, YRCC #834, 110 Promenade Circle, Suite #411, Thornhill, L4S 7W8, written submission dated February 20, 2006 and petition; and
 - c) Mr. Jacob Lapidus, 110 Promenade Circle, Suite #1107, Thornhill, L4S 7W8.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.027 and Z.05.059 (Promenade Park Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #210 (Thornhill Community Plan), as amended by site-specific OPA #590 by increasing the permitted maximum net residential density on the applicant's overall lands shown as Phases I and II on Attachments #2, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted under the Official Plan from 340 units to 373 units, which represents an increase of 33 units on the Phase II lands from the permitted 172 units to 205 units.
2. Amend the site-specific Zoning Exception 9(480) to By-law 1-88 by providing the following additional exceptions:
 - a) an increase in the permitted maximum building height for the southerly Phase II Building "B" as shown on Attachment #2, from 49m to 56.75m, thereby increasing the height of the apartment building from 16 to 19 storeys;
 - b) a decrease in the required minimum lot area per unit from 35m²/unit to 31.1m²/unit; and,

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- c) a decrease in the required minimum amenity space from 17,120m² to 10,182m², respecting the applicant's overall lands for the combined Phases I and II.

The above-noted amendments will facilitate approval of the related Site Development Application (File DA.05.061) for a 56.75m (19 storey) high, 205 unit residential condominium apartment building (Building "B") on the Phase II lands shown on Attachment #2. The Phase I lands are currently being developed for a 16-storey, 168 unit condominium apartment building (Building "A").

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of West Promenade and Promenade Circle, being Block 7 on Registered Plan 65M-2325, in Part of Lot 5, Concession 2, City of Vaughan. The 1.198 ha irregular-shaped lot has 66.85m frontage along West Promenade and a 178.85m flankage along Promenade Circle and is under construction with a 16-storey condominium apartment building being Phase I of the Promenade Park development (100 Promenade Circle), as shown on Attachment #2. The southerly portion of the site is vacant (88 Promenade Circle). The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #590 and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(480). The surrounding land uses are:

- North - residential apartment buildings (RA3 Apartment Residential Zone)
- South - West Promenade Road; open space park (OS2 Open Space Park Zone)
- East - Promenade Circle Road; Promenade Shopping Mall (C5 Community Commercial Zone)
- West - townhouse development (RA3 Apartment Residential Zone)

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Crestwood Springfarm York Hill Residents Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole Meeting.

Preliminary Review

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed increase in density, and built form perspective with respect to the increase in height of the Phase II building and decrease in the overall amount of amenity space for both phases;
- iii) the availability of servicing capacity for the additional 33 units in the Phase II development must be identified and allocated by Council, if approved, and
- iv) the impact on the level of traffic generation with the proposed 33 units in the Phase II building will be reviewed.

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Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed increase in density, and built form perspective with surrounding land uses.

Attachments

1. Location Map
2. Site Plan
3. West Elevation - Building "B"
4. North Elevation - Building "B"
5. East Elevation - Building "B"
6. South Elevation - Building "B"

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(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.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 27, 2006

Item 2 , Report No. 11, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 27, 2006.

2 **OFFICIAL PLAN AMENDMENT FILE OP.05.019**
ZONING BY-LAW AMENDMENT FILE Z.05.040
TONY GUGLIETTI AND GERMANA GUGLIETTI

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006, be approved;**
- 2) **That the deputation of Ms. Rosemarie Humphries, on behalf of the applicant, be received: and**
- 3) **That the following written submissions be received:**
 - a) **R. Alcorn, President, Alcorn & Associates Limited, 1 Valleywood Drive, Suite 1A, Markham, L3R 5L9, dated February 14, 2006; and**
 - b) **Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated February 16, 2006.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.019 and Z.05.040 (Tony Guglietti and Germana Guglietti) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #600 by redesignating the subject lands from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to facilitate residential apartment buildings and ancillary commercial uses at an overall site density of 150 units/ha, as shown on Attachment #2.
2. Amend By-law 1-88 by rezoning the subject lands from "A" Agricultural Zone, Rural Residential Zone and OS5 Open Space Environmental Protection Zone to RA2 Apartment Residential Zone (tableland) with site-specific exceptions and OS5 Open Space Conservation Zone (valleyland). The site-specific exceptions will include but not be limited to:
 - a. permit ancillary commercial uses within the RA2 Zone; and
 - b. require appropriate development standards, if the proposed is approved.

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive between Dufferin Street and Bathurst Street, in Part of Lot 20, Concession 2, City of Vaughan. The irregular-shaped site is comprised of two lots, which have a combined area of 3.14ha, 200m frontage along Major Mackenzie Drive and a depth of 192.71m.

The subject lands are designated “Medium Density Residential/Commercial” and “Valleylands” by OPA No.600 and zoned A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88, subject to site-specific Exception 9(779). The surrounding land uses are:

- North - Major Mackenzie Drive; Block 12 vacant future commercial and stormwater management pond (C4 Neighbourhood Commercial Zone and OS1 Open Space Conservation Zone)
- South - valleylands (OS5 Open Space Environmental Protection Zone)
- East - vacant/future residential, valleylands (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- West - valleylands (OS5 Open Space Environmental Protection Zone)

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole Meeting.

Preliminary Review

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

- i) the appropriateness and compatibility of the proposed redesignation to “High Density Residential/Commercial” to permit residential apartment buildings at increased density levels, together with commercial uses will be reviewed;
- ii) the impact of introducing a higher residential density on the entire Block 11 area with respect to allocation of water and sanitary sewage and associated phasing of services, stormwater management, school enrollment capacity, parkland dedication, and traffic, will be reviewed;
- iii) the impact of high density development within Block 11, but outside of the core Carrville District Centre, where the high density is anticipated and planned as a concentrated node for commercial and high density residential development, will be reviewed;
- iv) the appropriateness of the proposed rezoning of the tableland to RA2 Apartment Residential Zone and any appropriate exceptions to implement the proposal, if approved will be reviewed;
- v) the limits of the valleyland and buffer will be reviewed and confirmed with the Toronto and Region Conservation Authority, and zoned OS5 Open Space Conservation Zone;
- vi) the nature and appropriateness of the commercial uses will be reviewed; and,

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- vii) if the subject Official Plan and Zoning By-law Amendment applications are approved, the site and building design, parking, access, landscaping and engineering services to facilitate the apartment buildings and ancillary commercial uses will be reviewed upon submission of a site plan application(s).

Relationship to Vaughan Vision 2007

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

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed redesignation of the subject lands to “High Density Residential/Commercial” and rezoning to RA2 Apartment Residential Zone, to permit residential apartment buildings at a net density of 150 units/ha and ancillary commercial uses, and the impact on services and to the Carrville District Centre, will be reviewed.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(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.)

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Item 3, CW(PH) Report No. 11 – Page 2

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of 4.639 ha, located on the west side of Bathurst Street, south of Major Mackenzie Drive, within Planning Block 11, in Part of Lot 18, Concession 2, City of Vaughan. The site is vacant, and has frontage on Bathurst Street.

The subject lands are located within the Carrville–Urban Village and designated “Medium Density Residential/Commercial” by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant/future townhouses (RT1 Residential Townhouse Zone)
- South - vacant/future medium density residential/commercial (A Agricultural Zone)
- East - Bathurst Street; existing residential dwellings (Town of Richmond Hill)
- West - detached residential under construction (RD3 and RD4 Residential Detached Zone Three and Four)

The subject lands are located immediately to the east of an adjacent residential plan of subdivision (File 19T-95044), also owned by the applicant, which was approved on February 28, 2005, and is being developed, as shown on Attachment #2.

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to properties in the Town of Richmond Hill. To date, no written comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, and the Toronto and Region Conservation Authority regulations;
- ii) the applications will be reviewed in the context of the approved Block 11 Plan and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses, density, tenure, and built form;
- iii) the proposed Official Plan designation and zoning category for the subject lands will be reviewed with respect to their appropriateness, range of permitted uses, and specific policies and development standards required to implement the proposed plan, if approved;
- iv) the applicant must submit supporting studies, including a planning justification report, an urban design master plan, noise, wind, shade, and traffic reports, to address the appropriateness of the high density residential proposal;
- v) the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

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

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Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, 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. In particular, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed uses from a land use impact, density and built form perspective with the surrounding land uses.

Attachments

1. Location Map
2. Context Plan
3. Proposed Development Concept

Report prepared by:

Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/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.)

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The “Prestige Area” designation in the Official Plan provides opportunities that require high visual exposure, good accessibility, and an attractive working environment, and permits a wide range of office, business and civic uses, that are to be implemented through the EM1 Zone. The “Service Node” policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and as such the proposed rezoning of the subject lands to C7 Service Commercial Zone would conform to the Official Plan.

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Pine Valley Village Ratepayers Association. This notice listed "Pet Grooming Establishment", which is a permitted use in the C7 Zone, as a use to be excluded from the subject lands. However, the applicant has since amended their application to include the said use, which will be reviewed together with the other proposed service commercial uses. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) review will be given to the appropriateness of the proposed rezoning from EM1 to C7 Zone and compatibility of the proposed service commercial uses with the other permitted uses in the surrounding area; and,
- ii) review will be given to identifying any zoning exceptions to the C7 Zone, particularly with respect to parking (given the higher commercial standard), which will be addressed in the technical report.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of rezoning the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, will be reviewed in consideration of the Official Plan (Service Node) policies and C7 Zone standards, to identify and address any exceptions to the C7 Zone, if the application is approved.

Attachments

1. Location Map
2. Site Plan-Approved by Council June 8, 2005

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

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(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.)

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Item 5, Report No. 11, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 27, 2006.

5

**KLEINBURG CORE AREA POLICY REVIEW
OFFICIAL PLAN AMENDMENT FILE OP.06.004
ZONING AMENDMENT FILE Z.06.004
AMENDMENTS TO OPA 601 (KLEINBURG NASHVILLE COMMUNITY PLAN) AND
CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW 1-88
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006, be approved;
- 2) That staff be requested to forward this report to the McMichael Canadian Art Collection for their comments;
- 3) That the presentation of Mr. Ted Davidson, TD (Consultants) Inc., 167 Lakeshore Road East, Mississauga, L5G 4T9, be received;
- 4) That the following deputations and written submissions be received:
 - a) Mr. Ian H. Mitchell, representing Kleinburg and Area Ratepayers Association and representing himself as a resident, 245 Camlaren Crescent, Kleinburg, L0J 1C0 and written submission;
 - b) Mr. Christopher Caldwell, 30 Kellam Street, Kleinburg, L0J 1C0 and written submission dated February 17, 2006;
 - c) Ms. Tina Rogers, 30 Kellam Street, Kleinburg, L0J 1C0, on behalf of Kleinburg Business Improvement Association;
 - d) Mr. Roger Dickinson, 133 Donhill Crescent, Kleinburg, L0J 1C0 and written submission dated February 17, 2006;
 - e) Mr. Hugh Dawson, 10384 Islington Avenue, Box 82, Kleinburg, L0J 1C0;
 - f) Mr. Tony Spina, 10402 Islington Avenue, Box 789, Kleinburg, L0J 1C0 and written submission dated February 20, 2006;
 - g) Mr. Richard Jennings;
 - h) Mr. Paulo Irani, 40 Nashville Road, P.O. Box 87, Kleinburg, L0J 1C0;
 - i) Mr. Frank Greco;
 - j) Mr. Joe Vallescura, 10449 Islington Avenue, Kleinburg, L0J 1C0; and
 - k) Ms. Elisa Vallescura, 10446 Islington Avenue, Kleinburg, L0J 1C0; and
- 5) That the following written submissions be received:
 - a) Mr. Yurij Michael Pelech, Senior Planner, EMC Group Limited, 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, both dated February 20, 2006;
 - b) Zena and Paul Reinhardt, Reinhardt Enterprises and Kleinburg Book Company, dated January 27, 2006;
 - c) Mr. Jason Park, Goodman and Carr LLP, 200 King Street West, Suite 2300, Toronto, M5H 3W5, dated February 20, 2006;
 - d) Geri Harper, Chair, Kleinburg Business Improvement Area, Box 152, Village of Kleinburg, L0J 1C0, dated February 17, 2006; and
 - e) Hugh and Mary Jennings, 10398 Islington Avenue, Kleinburg, L0J 1C0, dated February 20, 2006.

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Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.004 and Z.06.012 BE RECEIVED; and that any issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

There is no financial impact on the City.

Purpose

The purpose of the proposed amendments to OPA 601(Kleinburg – Nashville Community Plan) is:

- 1) to incorporate recommendations and policies contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan, as adopted by By-law No. 183-2003, into OPA 601; and
- 2) to review and provide appropriate policies with respect to massing, scale and built form.

The purpose of the proposed amendments to By-law No. 1-88, the City's Zoning By-law is:

- 1) to provide appropriate zoning and development standards to implement the policies contained within OPA 601 as amended.

Background – Analysis and Options

Background

On April 19, 2004 Council directed staff to undertake a land use planning study for the Kleinburg Core Area and provide Terms of Reference for that study. The Terms of Reference were subsequently prepared and approved at the June 28, 2004 Committee of the Whole Meeting.

The goal of the study was to review the policies within OPA 601 "to determine how they could be improved to implement an appropriate character of permitted 'Mainstreet commercial' uses/buildings in order to protect the historical character of the Kleinburg Core Area."

The objectives of the study as presented in the Terms of Reference are:

"...To ensure the outcome of this study is compatible with the scale and massing addressed within the Kleinburg-Nashville Heritage Conservation District Plan;

To review OPA No. 601 with respect to development standards for permitted 'Mainstreet Commercial' land uses on Islington Avenue and Nashville Road, including mixed use and multiple family residential development; and

To identify appropriate planning instruments / means of implementing the findings and recommendations pursuant to the Planning Act;"

An Interim Control By-law was adopted on June 28, 2004 and renewed on June 15, 2005. The purpose of these By-laws was to provide the City with the opportunity to undertake the above study and preserve the current character of the village. The Interim Control By-law is scheduled to lapse on June 15, 2006.

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The consultant's report and an outline of the proposed amendments to the Official Plan and Zoning By-law 1-88 were made available to the public on January 31, 2006. (Attachment 4)

Site Description

The study area is generally associated with the Kleinburg Core Area designation contained within OPA 601 and further refined in the Terms of Reference for the Kleinburg Core Area Policy Review. (Attachment 1) The location of the Kleinburg Core Area, where changes to the Official Plan and Zoning By-law are proposed, is primarily along Islington Avenue between The McMichael Art Gallery and Highway 27, the lands fronting onto Nashville Road between Islington Avenue and Highway 27 and includes the "back streets" within the community.

The lands within the study area consist of a mix of tablelands and valleylands. A complete description of the topography and history of the community is available in the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Land Use Status

OPA 601 designates the study area lands as "Core Area". The suggested modifications respect this designation and suggest a framework in which to enhance the policies and development environment within the Village of Kleinburg.

Community Consultation

Prior to advertising for the public hearing, a series of focus group consultations were held. These included two meetings with the Kleinburg Area Ratepayers Association (KARA), a meeting with the Kleinburg Business Improvement Area (BIA), two presentations to Heritage Vaughan and a community meeting organized by KARA.

At these meetings staff and the consultant presented the purpose of the study and general changes that are being proposed. The comments and concerns received from the various stakeholders at these meetings have been considered in the preparation of the proposed amendments and will be commented on in greater detail within the Technical Report to the Committee of the Whole. Issues identified at these meetings included, traffic, parking, street-scaping, size of the commercial area, multi-unit residential buildings and preserving the general character of the community.

Summary of Issues Identified by the Consultant

1. OPA 601 preceded the Kleinburg Nashville Heritage Conservation District Study and Plan. Within OPA 601 there are references and guidance that a heritage conservation district study and plan should be prepared. As the Heritage Conservation District Study and Plan have been completed and adopted by Council, the consultant has recommended that OPA 601 be amended to incorporate the policy recommendations contained within the Study and Plan. In order to empower comprehensive development standards in an implementing zoning by-law, policies and development criteria contained within OPA 601 requires revision. The recommended revisions will include new standards that are reflective of the intent of the Kleinburg-Nashville Heritage Conservation District Study and Plan.
- 2) The consultant has recommended that the role of Heritage Vaughan be more clearly explained in the development review process for Kleinburg.

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- 3) The consultant has recommended that the current “Core Area” designation be further refined to distinguish between the residential “back streets” and the “mainstreet commercial area” associated with Islington Avenue. This would provide a policy framework that would more clearly define the residential and commercial areas and the permitted uses in each designation. (Attachment 2)
- 4) The City’s Comprehensive Zoning By-law 1-88, was prepared prior to OPA 601 and the Kleinburg-Nashville Heritage Conservation District Study and Plan. As a result, the commercial development standards and permitted uses within By-law 1-88 are not consistent with the policies and development standards contained within OPA 601 and the Kleinburg Nashville Heritage Conservation District Study and Plan. The consultant recommends amendments to By-law 1-88 to provide a development framework that recognizes and preserves Kleinburg’s unique character and landscape. Recommended changes include a new commercial zone category (Mainstreet Commercial MC1 Zone), standards related to height, parking, landscaping, yard setbacks, Floor Space Index and calculation of lot coverage. The new zone will provide for more appropriate uses than what is currently contained within By-law 1-88. The proposed Mainstreet Commercial (MC1) zone would replace the existing C1, C3 and C6 zones within the Kleinburg Core and contain uses that are more in keeping with the policies in OPA 601 and the Kleinburg-Nashville Heritage Conservation District Study and Plan. (Attachment 3)

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined in the technical report to the committee.

Conclusion

The above issues will be considered in the technical review of the consultant’s recommendations, 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. In particular, issues with respect to integrating the policy recommendations contained within the Kleinburg-Nashville Heritage Conservation District Study and Plan refining the “Core Area” designation of OPA 601 Kleinburg-Nashville Community Plan and the creation of a new zone category and the permitted uses within this category will be examined.

Attachments

1. Study Location
2. Kleinburg Core Area Map Comparison
3. Kleinburg Zoning Map Comparison
4. Consultant’s Report, Ted Davidson (Consultants) Inc., January 2006, **Members of Council Only**

Report Prepared by:

Aaron Hershoff, Planner 1, ext 8320
Duncan MacAskill, Sr. Planner, ext 8017
Wayne McEachern, Manager Policy Planning / Urban Design, ext 8026

RF

(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.)