

4. **OFFICIAL PLAN AMENDMENT FILE OP.06.027** **P.2007.4**
ZONING BY-LAW AMENDMENT FILE Z.06.068
DRAFT PLAN OF SUBDIVISION FILE 19T-06V14
MOLISE KLEINBURG ESTATES INC.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.027, Z.06.068 and 19T-06V14 (Molise Kleinburg Estates 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.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted the following applications:

1. An application to amend the Official Plan to redesignate the subject lands shown on Attachment #3 from "Special Use Golf" to "Serviced Residential" to facilitate a proposed draft plan of subdivision consisting of residential, open space, park and institutional (elementary school) uses.
2. An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from OS2 Open Space Park Zone to the appropriate residential and open space zone categories to implement the proposed residential draft plan of subdivision.
3. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision consisting of the following:

- 437 detached residential units	
(ranging from 12.8m to 21.3m frontages)	43.564 ha
- elementary school block	1.013 ha
- park block	8.882 ha
- stormwater management pond blocks	2.768 ha
- open space blocks	25.175 ha
- walkway, emergency access, and landscape buffer blocks	1.439 ha
- roads	<u>11.898 ha</u>
Total Site Area:	94.739 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Nashville Road, west of Regional Road #27, municipally known as 115 Putting Green Crescent, in Part of Lots 22, 23 and 24, Concession 9, City of Vaughan. The subject lands are designated "Special Use Golf" and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3, and are zoned OS1 Open Space Conservation and OS2 Open Space Park Zone by By-law 1-88, as shown on Attachment #1. The subject lands are currently developed with the Kleinburg Golf Club. The TransCanada Pipeline traverses through the northwest corner of the property. The surrounding land uses are:

- North - existing residential (RR Rural Residential Zone), residential (A Agricultural Zone), valleylands (OS1 Open Space Conservation Zone)
- South - vacant/proposed residential draft plan of subdivision 19T-05V10 (A Agricultural Zone)
- East - Stevenson Avenue; existing residential (RR Rural Residential Zone), open space and valleylands (A Agricultural Zone, OS1 Open Space Conservation Zone)
- West - CP Rail line; vacant (A Agricultural Zone)

On December 15, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Kleinburg & Area Ratepayers' Association. As of January 4, 2007, no 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 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 City's Official Plan, Regional Plan and Provincial policies, with respect to the appropriateness of redesignating the subject lands from "Special Use Golf" to "Serviced Residential" to permit the proposed residential development;
- ii) the Official Plan requires that a planning justification be prepared (which has been submitted by the Owner), which demonstrates the need for the proposed use, the suitability of the location for the proposed use, the provision of servicing, the compatibility of the proposed uses with the surrounding area, and the impact of the proposed use on the environment;
- iii) the subject lands are proposed to be redesignated from "Special Use Golf" to "Serviced Residential", which would form an extension of the Phase 2A Humber Trails Neighbourhood (ie. lands located immediately to the south and designated "Service Residential") as identified by OPA #601; prior to proceeding with the development of lands within the Phase 2A Humber Trails Neighbourhood Residential Area, the Official Plan requires the following:
 - a) completion of the Kleinburg-Nashville Servicing Strategy, and the identification of the preferred sanitary and water servicing options for Phase 2;
 - b) a review assessing the extent of housing and population growth in Phase 1; and remaining servicing capacity for residential growth in Phase 1;
 - c) the construction programme for necessary road improvements being established with respect to the widening of Regional Road #27 and the Major Mackenzie Drive extension west of Regional Road #27, including the C.P Railway crossing.
- iv) review will be given to the policies in the Official Plan that requires features such as valleylands and linkages for passive environmental, recreation and education to be protected; that the appropriateness of locating a storm water management facility within the valley lands be examined; and the establishment of the limits of development, which will include a minimum 10m ecological buffer;
- v) a comprehensive review of the various background reports which have been submitted in support of the proposed development, including but not limited to, a

master environmental and servicing plan, environmental impact statement, environmental site assessment, noise and vibration report, traffic report, woodland and edge management report, parks and open space master plan, archaeological report, development concept plan that includes the proposed residential development of the lands to the south (proposed subdivision 19T-05V10), and urban design and architectural guidelines;

- vi) the applications will be circulated to the Toronto and Region Conservation Authority, TransCanada Pipeline and CP Rail for review and comment;
- vii) the appropriateness of the proposed zoning and land uses, lotting and road patterns will be reviewed within the context of the surrounding Kleinburg Nashville community and the proposed residential development to the south of the subject lands.

Relationship to Vaughan Vision 2007

The applicability of the 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 policies of the Official Plan, including the Kleinburg/Nashville Servicing Strategy, growth management, protection of environmental features, and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision (19T-06V14)
3. Concept Plan showing Proposed Subdivisions 19T-06V14 & 19T-05V10
4. OPA #601 (Land Use Designations)

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

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/CM

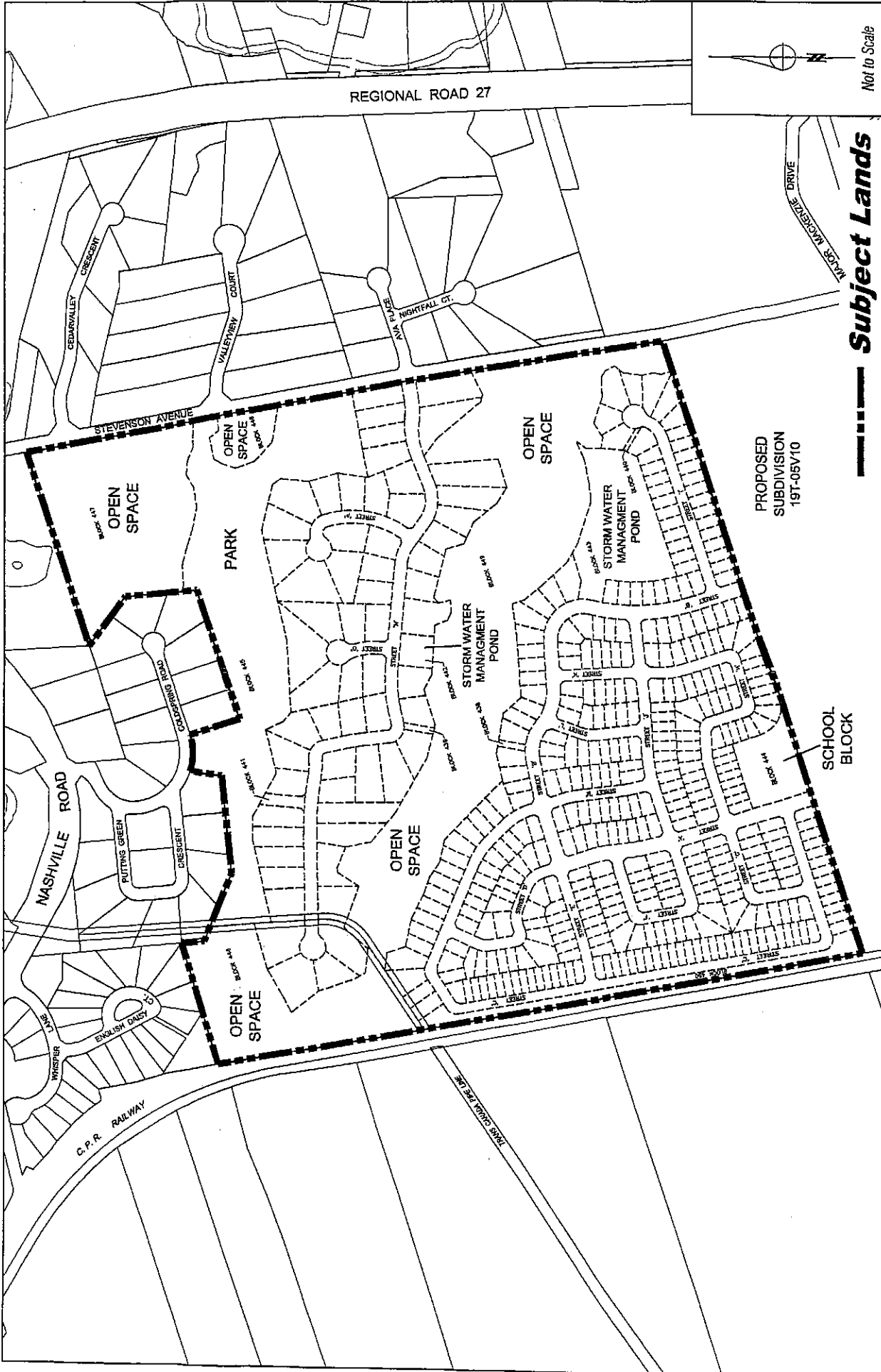


Attachment
 FILE No.: 19T-06V14,
 Z.06.068, OP.06.027
 November 30, 2006

City of Vaughan
The City Above Toronto
 Development Planning Department

Location Map
 Part Lots 22, 23, 24
 Concession 9
 APPLICANT: MOLISE KLEINBURG ESTATES INC.
 15 PUTTING GREEN CRESCENT

ARCTIVATION/EST/19T/06V14/06/Map/06.027.dwg



Proposed Draft Plan of Subdivision 19T-06V14

APPLICANT: MOLISE KLEINBURG ESTATES
 INC. 15 PUTTING GREEN CRESCENT

Part Lots 22, 23, 24
 Concession 9



The City Above Toronto

Development Planning Department

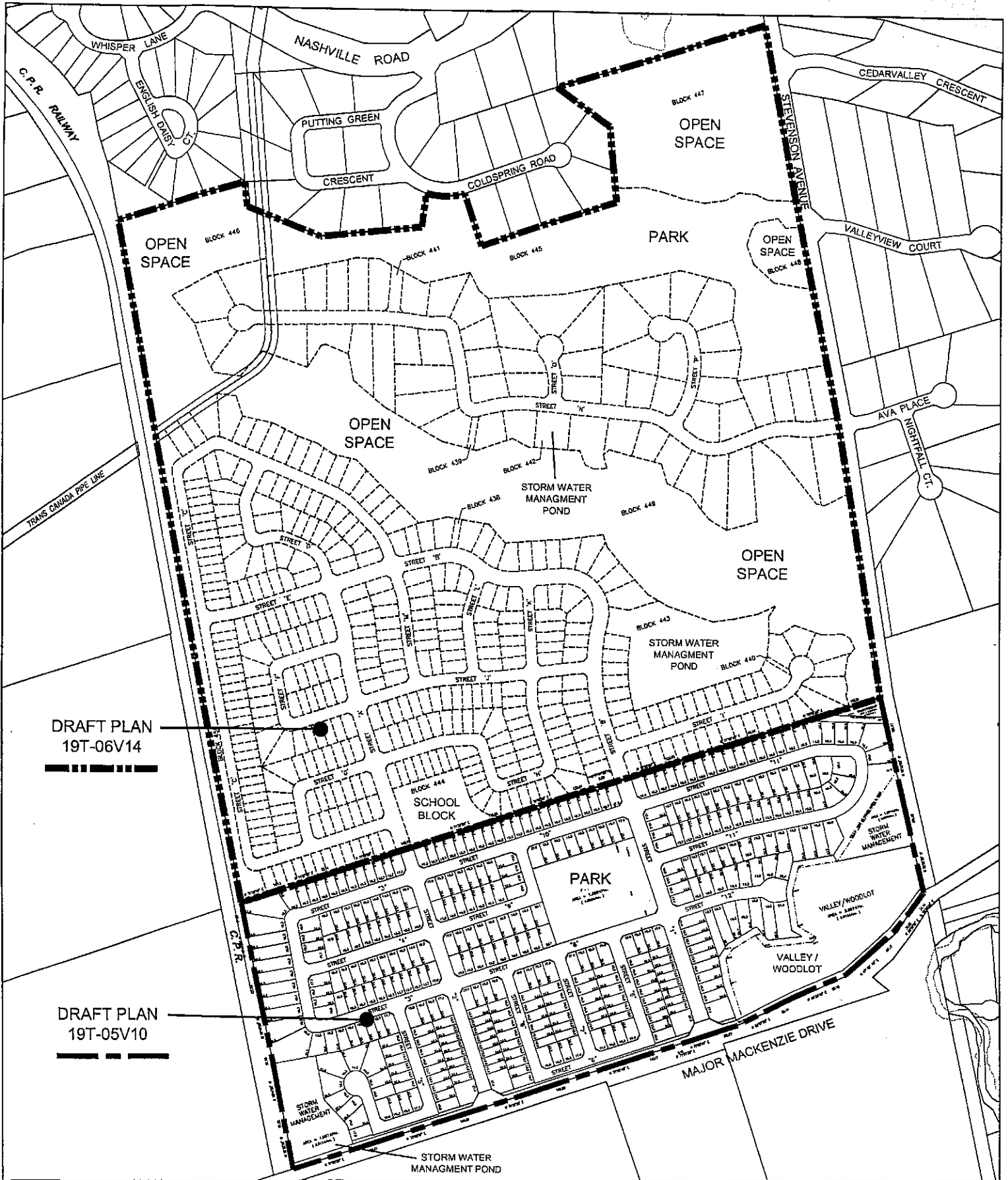
Attachment 2

FILE No.: 19T-06V14,
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November 30, 2006

Subject Lands

Not to Scale



**Concept Plan Showing Proposed
Draft Plan of Subdivisions
19T-06V14 & 19T-05V10**

APPLICANT: MOLISE KLEINBURG ESTATES
INC. 15 PUTTING GREEN CRESCENT

Part Lots 22, 23, 24
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The City Above Toronto

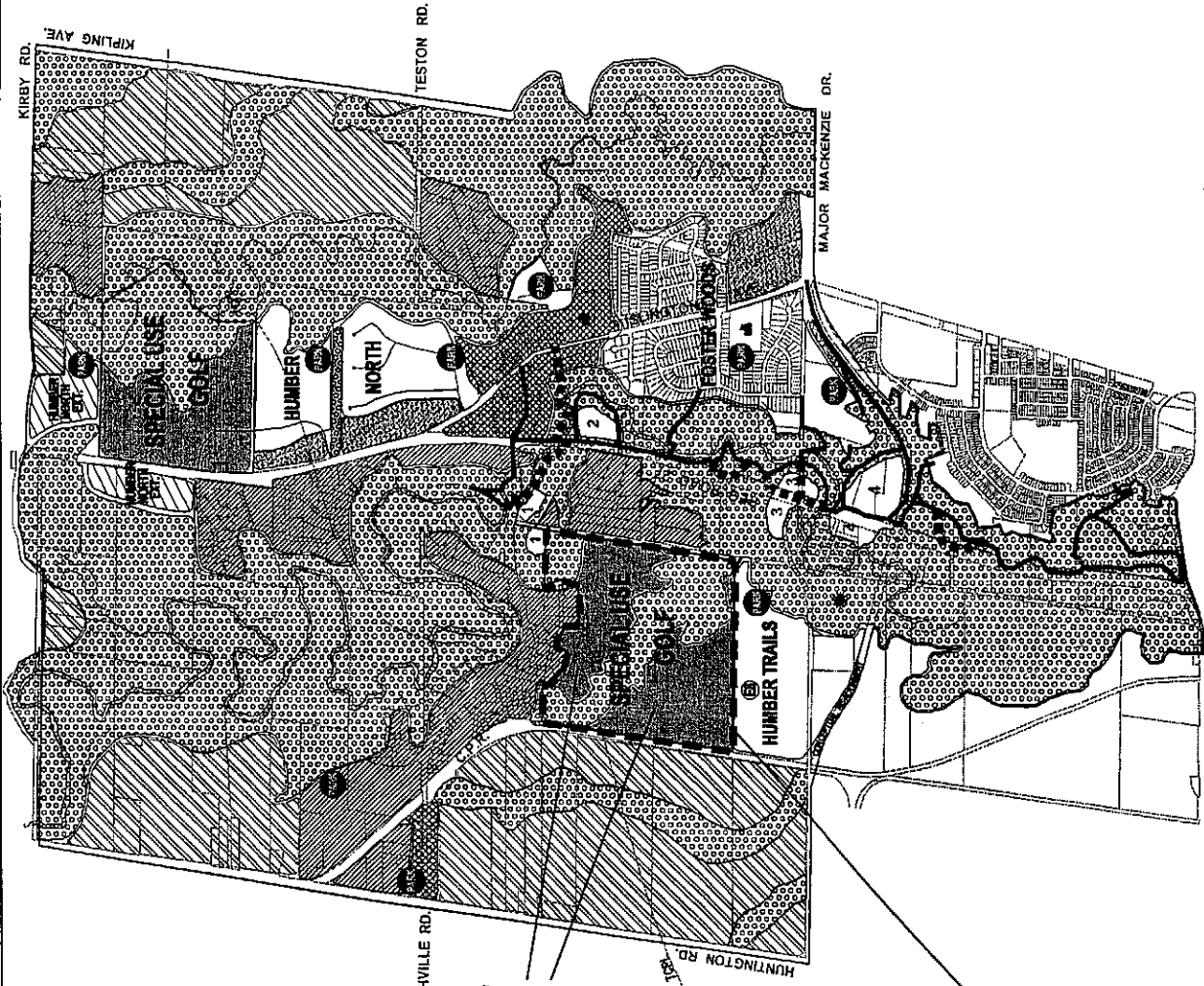
Development Planning Department

Attachment

FILE No.: 19T-06V14,
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January 8, 2007

3



- LEGEND**
- SERVICED RESIDENTIAL
 - FUTURE RESIDENTIAL
 - SUBURBAN RESIDENTIAL
 - CORE AREA
 - SPECIAL USE - GOLF
 - RURAL AREA
 - VALLEY & STREAM CORRIDOR
 - OPEN SPACE
 - NEIGHBOURHOOD PARK
 - LINEAR PARK
 - INTER-REGIONAL TRAIL
 - WASTE DISPOSAL ASSESSMENT AREA
 - REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
 - REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
 - ELEMENTARY SCHOOL
 - AMENDMENT AREA
 - VALLEY POLICY AREAS 1 TO 4
- REDESIGNATE
"SPECIAL USE GOLF"
TO "SERVICED
RESIDENTIAL"**
- Subject
Lands**

Kleinburg/Nashville Community Plan (OPA 601) - Land Use Schedule

APPLICANT: MOLISE KLEINBURG ESTATES
INC. 15 PUTTING GREEN CRESCENT

Part Lots 22, 23, 24
Concession 9



Development Planning Department

January 8, 2007

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