

COMMITTEE OF THE WHOLE APRIL 7, 2008

OFFICIAL PLAN AMENDMENT FILE OP.06.027 MOLISE KLEINBURG ESTATES INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.027 (Molise Kleinburg Estates Inc.) BE APPROVED, specifically to amend Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) for the subject lands shown on Attachment #3, as follows:
 - a) redesignate the subject lands from "Special Use Golf" and "Valley Area" to "Serviced Residential", "Valley Area", and "Open Space", as shown on Attachment #2;
 - b) increase the maximum permitted residential density from 7.5 units per net residential hectare for lands within the "Serviced Residential" designation to a maximum of 8.0 units per net residential hectare (ie. from a maximum of 430 to 458 detached residential dwelling units, being an additional 28 units); and,
 - c) amend "Table A – Kleinburg-Nashville Community Plan Population Estimates" by increasing the Fully Serviced Population Estimate for Residential Phase 2A respecting the golf course lands by an additional 1,400 people, from "325" people to 1,725 people.
2. THAT the implementing Official Plan Amendment include the following policies:
 - a) require that the ultimate limits of the development for the subject lands be established and refined through the finalization of the zoning by-law amendment and subdivision process to the satisfaction of the City and the Toronto and Region Conservation Authority;
 - b) require the co-ordination of the proposed developments of both Official Plan Amendment Files OP.06.027 (Molise Kleinburg Estates Inc.) and OP.05.026 (Lake Rivers Inc.), to establish an integrated neighbourhood design that addresses transportation, transit, land use and sustainable community features, through the processing of the respective draft plan of subdivision applications; and,
 - c) require a minimum residential lot size of 0.2 ha for the lots located north of the open space block (identified on Attachment #2 as Block 462).

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

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 and Area Ratepayers Association. Through the circulation of this Notice, the Development Planning Department received a letter of concern regarding access, safety, traffic volumes on Nashville Road, and mail delivery. The applicant's traffic consultant has addressed these issues in a letter that was forwarded to the Kleinburg and Area Ratepayers Association (KARA), and to concerned residents. The Development Planning Department has not received any additional comments to date. The recommendation of the

a comprehensive report to a future Committee of the Whole meeting was ratified by Council on January 29, 2007.

Purpose

The Owner has submitted an application to amend the Official Plan (File OP.06.027), specifically OPA #601 (Kleinburg-Nashville Community Plan), to:

- i) redesignate the subject lands identified on Attachment #1 from "Special Use Golf" and "Valley Area" to "Serviced Residential", "Valley Area", and "Open Space", as shown on Attachment #2, to permit a residential subdivision consisting of 445 single detached residential lots, open space blocks, park blocks and an elementary school block; and,
- iii) increase the maximum permitted density for the subject lands shown on Attachment #1 from 7.5 to 8.0 units per net residential hectare (ie. from a maximum of 430 to 458 detached residential dwelling units, being an additional 28 units).

The Owner has submitted the following related applications, which will be considered in a comprehensive report to a future Committee of the Whole meeting:

- 1. An application to amend the Zoning By-law (File Z.06.068), specifically to rezone the subject lands shown on Attachment #1 from OS1 Open Space Conservation Zone and OS2 Open Space Park Zone to the appropriate residential and open space zone categories of By-law 1-88, to implement the proposed residential draft plan of subdivision shown on Attachment #2.
- 2. An application for Draft Plan of Subdivision (File 19T-06V14) approval for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision consisting of the following:

- 445 detached residential units (ranging from 12.8m to 21.3m frontages)	42.615 ha
- elementary school block	0.771 ha
- park blocks	7.288 ha
- stormwater management pond blocks	3.878 ha
- open space blocks	26.072 ha
- walkway, emergency access, and landscape buffer blocks	1.643 ha
- roads	12.472 ha
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 Area" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3, and are zoned OS1 Open Space Conservation Zone 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 that includes a club house and a 27 hole public course. The lands include naturalized areas along portions of the tributary of the Humber River that drains generally southeasterly through the site. The current access to the subject lands is via Coldspring Road, a local residential road. The TransCanada Pipeline

traverses through the northwest corner of the property. The surrounding land uses are shown on Attachment #1.

Land Use Policies/Planning Considerations

The Development Planning Department has reviewed the Official Plan Amendment application to redesignate the subject lands to "Serviced Residential", "Valley Area", and "Open Space", and to permit an increase in the maximum permitted density within the "Serviced Residential" designation for the subject lands shown on Attachment #2, in light of the following land use policies respecting the proposal.

a) **Provincial Policy Statement (PPS) and *Places To Grow***

In OPA #601, the subject lands (Kleinburg Golf Course) are designated "Special Use Golf" and abut the northerly boundary of the "Serviced Residential – Humber Trails" designation, located to the south of the property. The "Special Use Golf" policy allows a residential development of a minor nature, as an extension of the Humber Trails neighbourhood provided the development does not detract from the major use of the lands as a golf course and subject to servicing, environmental protection, and enhancement and overall integrated design being achieved. The "Serviced Residential" designation permits a maximum density of 7.5 units per net residential hectare. The application proposes to increase the maximum permitted density from 7.5 to 8.0 units per net residential hectare for the subject lands.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The following policies of the PPS support the redevelopment and intensification of land in the Settlement (Urban) Area:

"1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1) efficiently use land and resources;
- 2) are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

"1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."

"1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities."

“1.5 Public Spaces, Parks and Open Spaces

Healthy, active communities should be promoted by:

- b) providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and where practical, water-based resources;”

In addition, the Province’s *Places to Grow*, the framework for implementing the Provincial vision for building stronger, prosperous communities by better managing growth to 2031, contains a number of policies that provide insight into evolving planning policy applicable to the proposed development, including:

“2.2.2 Managing Growth (in part)

1. Population, household and employment growth will be accommodated by:

- c) building compact, transit-supportive communities in designated greenfield areas;
- j) directing major growth to settlement areas that offer municipal water and wastewater systems...;
- k) prohibiting the establishment of new settlement areas;”

The subject lands are located with a designated “Greenfield Area”. *Places To Grow* defines a designated “Greenfield Area” as “the area within a settlement area that is not built up. Where the settlement area does not have a built boundary, the entire area is considered a designated greenfield area.” Policies that would apply to a designated “Greenfield Area” include (in part):

“2.2.7 Designated Greenfield Areas

3. New Development taking place in designated greenfield areas will be designated, planned, zoned and designed in a manner that -

- a) creates complete communities;
- b) creates street configurations, densities and urban form that support the early integration and sustained viability of transit services;
- c) provides a diverse mix of land uses to support vibrant neighbourhoods, including residential and employment uses; and
- d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

Both the PPS and *Places to Grow* define “intensification” as:

“The development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.”

The City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area, which is expected to be finalized by Late Fall 2008/Early Winter 2008. The Class EA Study will identify

servicing infrastructure improvements (i.e. water supply and sanitary services) required to support the build out of the planned and proposed developments for the Kleinburg-Nashville Community. The Official Plan requires development within the "Serviced Residential-Humber Trails" designation to be on full municipal water supply and sanitary services. The completion of the Class EA for the purposes of addressing the planned and proposed developments for the Kleinburg-Nashville Community will determine the infrastructure that is required to support the proposal. The proposal is in keeping with the infrastructure policies of the *PPS* and *Places To Grow*.

The application includes open space blocks (26.072 ha), 3 park/parkette blocks (7.288 ha), and a 15 m wide landscape buffer block (1.175 ha) abutting the CP Railway line along the westerly limit of the subject lands. The application proposes to provide a 0.771 ha block for an elementary school as shown on Attachment #2, which is to develop in conjunction with a school block in the Lake Rivers Inc. Draft Plan of Subdivision (File 19T-05V10) to the immediate south, should the Lake Rivers Inc. Plan be approved, to address the York Catholic District School Board student capacity requirements. The proposal is in accordance with the policies for the provision of public service facilities, public spaces, parks and open space, in the *PPS* and *Places to Grow*.

b) Region of York Official Plan

The subject lands are designated "Towns and Villages" by the Region of York Official Plan. The "Community Building" Section 5.2 of the Regional Official Plan acknowledges that the Region's Official Plan requires updating to incorporate the urban areas of the local municipalities into the Regional Official Plan's designated "Urban Areas". The subject lands shown on Attachment #3, which are designated "Special Use Golf" and "Valley Area" are within the City's urban area. Accordingly, the proposal to redesignate the subject lands to "Serviced Residential" and to increase the maximum permitted density within the "Serviced Residential" designation to a maximum of 8.0 units per hectare would be appropriate and in keeping with the Regional "Community Building" policies in Section 5.2.1 with respect to directing growth to the urban areas. Furthermore, the City, through the comprehensive review of the related Zoning By-law Amendment and Draft Plan of Subdivision applications will address the Region's policies in Section 5.2.7(j) to incorporate the Regional Greenlands System into the proposal through the provision of pedestrian accessible green space and local parks, and Section 5.2.7(q) to incorporate urban design criteria.

The Region has advised that the proposal, given its location, provides the opportunity to implement the Region's sustainable community objectives. The location of the proposal in the vicinity of Major Mackenzie Drive, and adjacent to the railway and valleylands, allows for a development, which could connect to the broader community with respect to transit along Major Mackenzie Drive, and a future GO Station along Major Mackenzie Drive and the railway, and energy alternatives and efficiencies within building designs. The opportunities for a sustainable community will be examined in greater detail through the review of the related Draft Plan of Subdivision application.

In accordance with Section 6.7 "Water and Sewer Strategies" of the Regional Official Plan, which requires the provision of water and sewer services, and the allocation and the phasing of water supply and sanitary sewer capacity, the City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services) required to support the build out of the planned and proposed developments, which was discussed in the *Provincial Policy Statement* and *Places To Grow* section of this report. The Region advised that the Class EA Study had accounted for a population of 325 people, as indicated in OPA #601, for the subject lands.

The proposed increase in density results in an additional 1,400 people, which was not included within the Class EA Study, and will need to be accounted for. The increased population will

require additional water supply and sanitary sewer servicing capacity. The proposal may be serviced by the infrastructure identified in the Class EA Study provided the City allocates servicing capacity to the proposal. The proposal would need to be phased, should it not be fully allocated servicing capacity. The Region requires the City to provide the unit and/or people count for allocation upon the completion of the Class EA Study and upon adoption of the Official Plan amendment for the proposal.

The Regional Official Plan includes policies, which encourage intensification of land uses within the urban area and sustainable development, which is supported by the appropriate transportation and servicing infrastructure. The proposal to increase the maximum permitted density from 7.5 units per net residential hectare (430 units) to 8.0 units per net residential hectare (458 units), and facilitating the proposed 445 detached residential dwelling units, would allow for the Region's objectives to be met.

A Planning Justification report was prepared by J.H Stevens, Planning + Development Consultants in support of the development. The Development Planning Department has reviewed the report and concurs with the findings that the residential community is consistent with Provincial and Regional Planning policy.

c) City Official Plan Amendment #601

Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) designates the subject lands "Special Use Golf" and "Valley Area". The "Special Use Golf" policies are located within Section 4.5.2.2 Serviced Residential Area, Phase 2A Humber Trails Neighbourhood, which states that:

"It is noted that this area (Humber Trails Neighbourhood) abuts the southern boundary of the Kleinburg Golf Course. Part of the adjacent Golf Course in Residential Phase 2A development, is designated as "Special Use Golf", and is encouraged to continue as a major open space and landmark feature in the community. Limited residential development of a minor nature may be permitted as an extension of the Humber Trails neighbourhood provided the development does not detract from the major use of the lands as a golf course and subject to servicing, environmental protection and enhancement and overall integrated design being achieved."

In addition, Table A, in OPA #601, *Kleinburg-Nashville Community Plan Population Estimates* indicates that the estimated population for the Humber Trails Neighbourhood for the subject lands is 325 people (approximately 87 units) with the potential integration of the Kleinburg Golf Course into the residential neighbourhood.

The Official Plan provides objectives respecting growth in the Kleinburg-Nashville Community, which is to be at a moderate rate and be subject to a review of the water and sanitary sewer servicing infrastructure to ensure that the additional growth can be accommodated, while maintaining a rural village character. The City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements in order to accommodate the planned and proposed growth in the Kleinburg-Nashville Community. The Official Plan had estimated a population of approximately 325 people for the subject lands shown on Attachment #3 within the "Special Use Golf" designation. The "Serviced Residential" designation permits a maximum density of 7.5 units per net residential hectare. The proposal to integrate the golf course lands into the "Serviced Residential" designation, as well as, to increase the density to a maximum of 8.0 units per net residential hectare results in an increase of approximately 1400 people, which will need to be included into the Class EA Study respecting servicing, as the subject lands are to be developed on municipal water and sanitary sewer servicing.

Analysis (Density and Land Use)

The proposed "Serviced Residential" designation permits a maximum density of 7.5 units per net residential hectare for the lands. This would allow a maximum of 430 units based on a net developable area of 57.368 ha, which is the area of the residential dwelling units (42.615 ha), streets (12.472 ha), environmental linkages (0.116ha) and tableland valley buffer areas (2.165 ha) used in the calculation of density. The applicant is requesting to increase the maximum density to 8.0 units/ha, which may ultimately permit a maximum of 458 residential units. The proposed draft plan of subdivision on the subject lands (19T-06V14) shows 445 single detached lots, therefore allowing for the inclusion of an additional 13 lots. The applicant is requesting the flexibility for additional lots in order to address the potential relotting that may arise after the final limits of the buffer area are firmly established with the Toronto and Region Conservation Authority. The proposed housing form is appropriate for the community, which is predominantly detached dwelling units, while still meeting the objectives of the Official Plan to maintain a village character in the Kleinburg-Nashville Community.

The applicant is proposing to integrate the redevelopment of the Kleinburg Golf Course as an infill development into the existing and planned development pattern, characterized by large estate residential lots with a minimum size of 0.21 ha, with proposed residential lots ranging from 12.8 m frontages to 21.3m frontages. In support of this development, the applicant has submitted a corresponding Draft Plan of Subdivision application (19T-06V14) that proposes a total of 445 single detached lots. For the purpose of description, the subdivision can be divided into two parts, Part 1 and Part 2, as shown on Attachment #2, which are naturally divided by an open space/valley block (Block 462). The design concept for the plan utilizes the creek valley (Block 462) as a natural boundary between Part 1, being a rural residential and parkland development on the north side of the creek abutting the existing residences on Coldspring Road and Putting Green Crescent, and Part 2, a more urban residential area to the south forming part of the Humber Trails neighbourhood.

In Part 1 identified on Attachment #2, 65 lots with a minimum lot size of 0.2 ha (0.5 acres) are proposed north of the open space block, to serve as a transition with the existing rural residential lots to the north. Access to these lots is proposed from Stevenson Avenue, located on the east side of the lands, with an emergency road access provided to Coldspring Road. Two large open space blocks are also proposed adjacent to the existing residential development to the north, as well as a stormwater management pond. The Development Planning Department is recommending that the implementing Official Plan Amendment contain a clause that establishes a minimum lot size of 0.2 ha for the lots located north of the open space block, to ensure compatibility with the existing rural residential lots in the area.

In Part 2 identified on Attachment #2, the lands south of the open space feature contains 380 lots, with frontages ranging in size from 12.2 m to 21.3 m, and is proposed to be integrated with the planned Humber Trails community to the south. Access to Part 2 of the plan will be achieved via Major Mackenzie Drive, through the proposed development that abuts the subject lands to the south (Lake Rivers Inc., File 19T-05V10; maximum 312 lots comprising 132 lots with 18.3 m frontages and 180 lots with 15.3m frontages), as shown on Attachment #4. Part 2 of the plan includes a stormwater management pond and a school block that is intended to be combined with the Lake Rivers subdivision to create an elementary school site for the planned Humber Trails neighbourhood. The proposed lot sizes in Part 2 include 12.8 m frontages (65 lots), 15.2 m frontages (175 lots), 18.2 m frontages (103 units) and 21.3 m frontages (37 lots). The 12.1 m lots are located at the west end of the site adjacent to Street C and the 15 m wide landscape buffer (Block 463) located adjacent to the Canadian Pacific Railway line. In general, the lot sizes are in keeping with the adjoining proposed subdivision development to the south. If approved, the subject lands would be included in the Humber Trails community, that will be naturally separated from the existing surrounding community to the east by the Humber River and valleylands as shown on Attachment #3, and therefore, the slightly smaller lots will not adversely affect the existing surrounding community.

The comprehensive review of the related Zoning By-law Amendment Application (Z.06.068) and Draft Plan of Subdivision Application (19T-06V14) will require that the objectives of the Official Plan to maintain a rural village character in the Kleinburg-Nashville Community along with the inclusion of providing a sustainable community, be addressed.

As previously noted, the applicant has submitted a Planning Justification Report prepared by J.H. Stevens, Planning + Development Consultants in support of the proposed development. Below is a summary of the findings of that report:

“The application is appropriate and constitutes good planning for the following reasons:

- a) Consistent with Provincial and Regional Policy (ROPA 19, PPS, *Places to Grow*);
- b) Consistent with the City’s Kleinburg Nashville Community Plan;
- c) Compatible with adjacent land uses;
- d) Provides for the comprehensive development of the Humber Trails neighbourhood;
- e) Enhanced housing mix by contributing to a range and mix of housing units within both the specific neighbourhood and overall community;
- f) Public benefits through the conveyance of considerable parkland to the City of Vaughan and dedication of valleyland to the TRCA.”

The Development Planning Department has reviewed the Planning Justification Report and concurs with the findings.

Kleinburg-Nashville (Rural Area) Community Plan Review

The rural area of the Kleinburg-Nashville Community Plan (OPA No. 601, as amended) is the subject of one of four Focused Area Review Studies to be undertaken as part of the New Vaughan Official Plan process. On March 25, 2008, the Committee of the Whole approved the Terms of Reference for the study and to initiate the process of retaining the required consulting services to undertake the work. The Study is expected to begin in Spring 2008 and to be completed in approximately 12 months.

The purpose of the Focused Area Review of Kleinburg-Nashville is to prepare a secondary plan and to establish an updated land use and urban design framework for the rural areas within the Community Plan. A review and analysis of existing conditions within and surrounding the study area will be required, including land use, transportation networks, heritage resources, community structure, etc. Special consideration will be given to determining: issues associated with lands adjacent to natural resource and greenbelt areas; how to protect for the re-alignment of Major Mackenzie Drive and the Highway 427 Corridor extension and appropriate land uses and densities; sustainability issues, and; impact on, integration and connectivity with existing and planned uses in the surrounding community.

The subject lands are not within the Focussed Area Review, but are adjacent to a large rural area that is located on the west side of the CPR tracks and north of Major Mackenzie Drive, which is included within the Focused Area Review. In light of the scope of work to be done by the study and the issues that need to be addressed, appropriate policies should be included in the site-specific official plan to co-ordinate development with the adjacent lands (if possible, depending on the land uses proposed) and to establish an integrated neighbourhood design that addresses aspects such as vehicular and pedestrian connectivity, transit, land use, storm water management, community facilities and sustainable community features, where possible and appropriate, at the draft plan of subdivision stage.

City Engineering Department

The Engineering Department and pertinent external agencies (TRCA) have received the required Master Environmental and Servicing Plan (MESP) prepared in support of the applications, as well as, the required traffic study, noise report, and environmental and servicing reports. Any outstanding issues or revisions requested by the Engineering Department are being forwarded to the applicant to address through the processing of the related subdivision application. All issues arising through the review of the Draft Plan of Subdivision and Zoning By-law Amendment applications will be included in a separate technical report to a future Committee of the Whole meeting, should this application be approved.

Archaeological Assessment

The City's Cultural Services Department has reviewed the proposal and advises that prior to final approval of a plan of subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry.

The Cultural Services Department also advises that a portion of the plan (Block 461) in the proposed draft plan of subdivision is located within the Kleinburg-Nashville Heritage Conservation District, and therefore, any proposed changes and or construction on this portion of the subject property will require the approval of a Heritage Permit application in addition to any other approvals. Attachment #2 shows Block 461 as an "Open Space" block to form part of the valley system.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal and does not have any objection to the approval of the Official Plan Amendment application at this time, on the basis that the site-specific Official Plan Amendment contain a provision requiring that the ultimate limits of development will be established/refined through the finalization of the zoning by-law amendment and subdivision process. A condition of approval has been included in the recommendation of this report to this effect.

Canadian Pacific Railway

Canadian Pacific Railway (CPR) has been circulated the development proposal and has no objection to the approval of the Official Plan Amendment application. CPR has issued conditions of subdivision approval, if the related subdivision application is approved at a subsequent Committee of the Whole meeting.

TransCanada Pipeline

The TransCanada Pipeline traverses the subject lands at the northwest corner of the site and is identified as Blocks 459 and 460 on Attachment #2. The draft plan does not include any residential lots within these blocks as per TransCanada's requirements. TransCanada Pipeline has issued conditions of draft plan approval for the related subdivision application.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the proposal and has no objection to the approval of the Official Plan Amendment Application provided the application co-ordinates the proposed developments of both Official Plan Amendment File OP.06.027 (Molise Kleinburg Estates Inc.) and Official Plan Amendment File OP.05.026 (Lake Rivers Inc.), and establishes an integrated neighbourhood design that addresses transportation, transit, land use and sustainable community features.

The redesignation and increase in density proposal was not considered as part of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area, and will need to be accounted for. Additional water supply and sanitary servicing capacity will be required to accommodate the proposal. This review will need to be completed, prior to the related subdivision application being recommended for approval by the City.

Conclusion

The Development Planning Department has reviewed Official Plan Amendment File OP.06.027 to redesignate the subject lands from "Special Use Golf" and "Valley Area", to "Serviced Residential", "Valley Area", and "Open Space", as well as, to increase the maximum permitted density from 7.5 units per net residential hectare (430 units) to 8.0 units per net residential hectare (458 units) to permit a 445 unit residential draft plan of subdivision on the subject lands shown on Attachment #3, in accordance with the applicable policies of the *Provincial Policy Statement, Places To Grow*, Regional Official Plan and OPA #601, and the area context.

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement and Places to Grow Act, can be supported by Regional Official Plan policies, and would result in development that is appropriate and compatible with the context of the existing community. The Toronto and Region Conservation Authority has no objection to the approval of the Official Plan Amendment application, provided that the implementing official plan amendment contains a provision requiring that the ultimate limits of the development for the subject lands be established and refined through the finalization of the zoning by-law amendment and subdivision process to the satisfaction of the City and the Toronto and Region Conservation Authority.

The Development Planning Department recommends that the implementing official plan amendment include a provision that the lots located north of the open space block (ie. Block 462) in Part 1, as shown on Attachment #2, maintain a minimum lot size of 0.2 ha, to ensure compatibility with the existing rural residential development to the north.

The related Zoning By-law Amendment Application (File Z.06.068) and Draft Plan of Subdivision Application (File 19T-06V14) to facilitate a residential plan of subdivision consisting of approximately 445 detached dwelling units, a park, elementary school block and 3 stormwater management facilities will be considered in a separate comprehensive report to a future Committee of the Whole meeting.

The Development Planning Department can support the approval of the Official Plan Amendment Application, subject to the conditions in the recommendation of this report.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision 19T-06V14
3. Kleinburg/Nashville Community Plan (OPA 601) – Land Use Schedule
4. Consolidated Draft Plans of Subdivision 19T-06V14 (Molise Kleinburg Estates Inc.) and 19T-05V10 (Lakes Rivers Inc.)

Report prepared by:

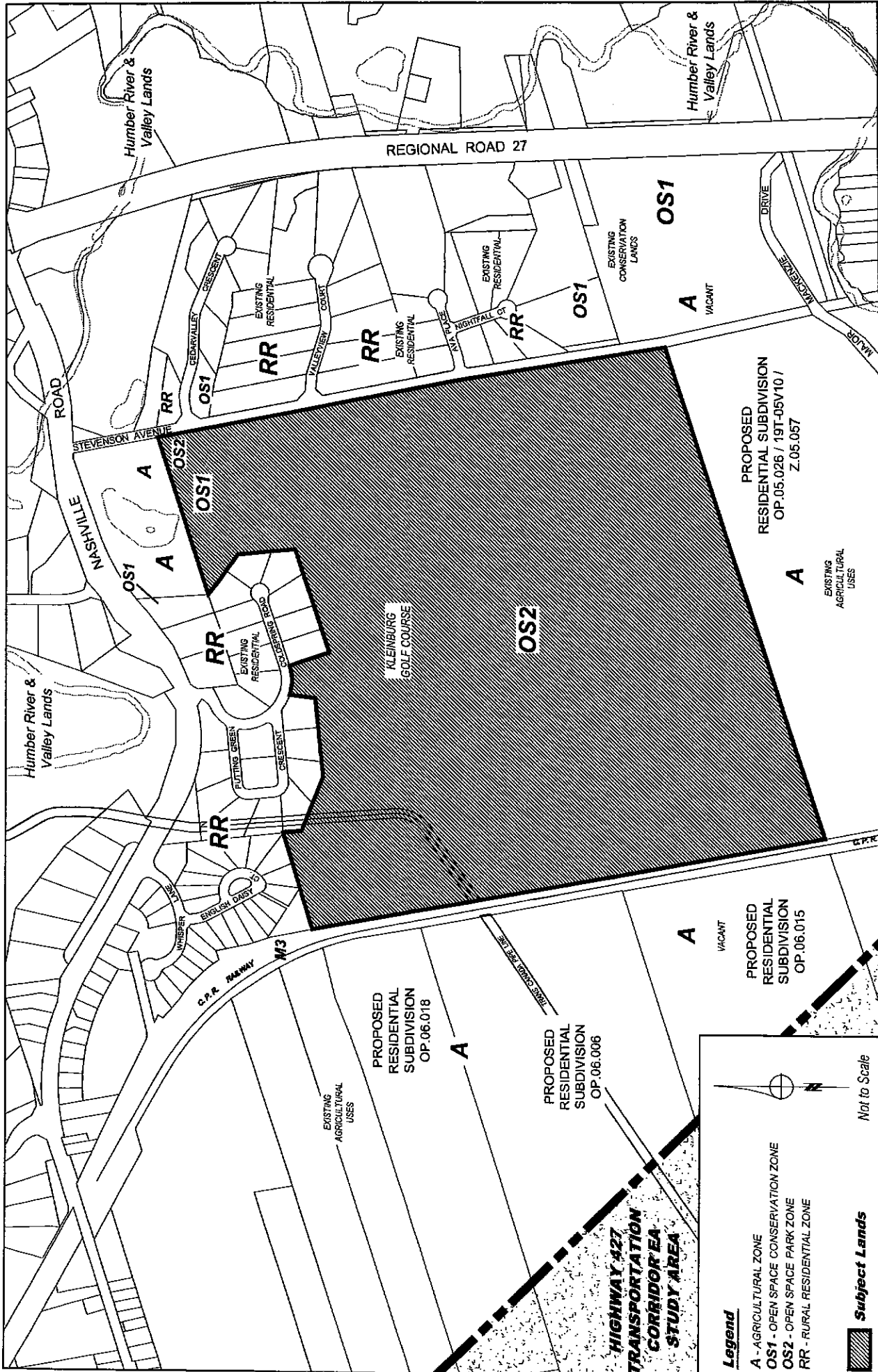
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

/CM

GRANT UYEVAMA
Manager of Development Planning



Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE

Subject Lands

Not to Scale

Attachment 1

FILE No.: 19T-06V14,
Z.06.068, OP.06.027

March 25, 2008



The City Above Toronto

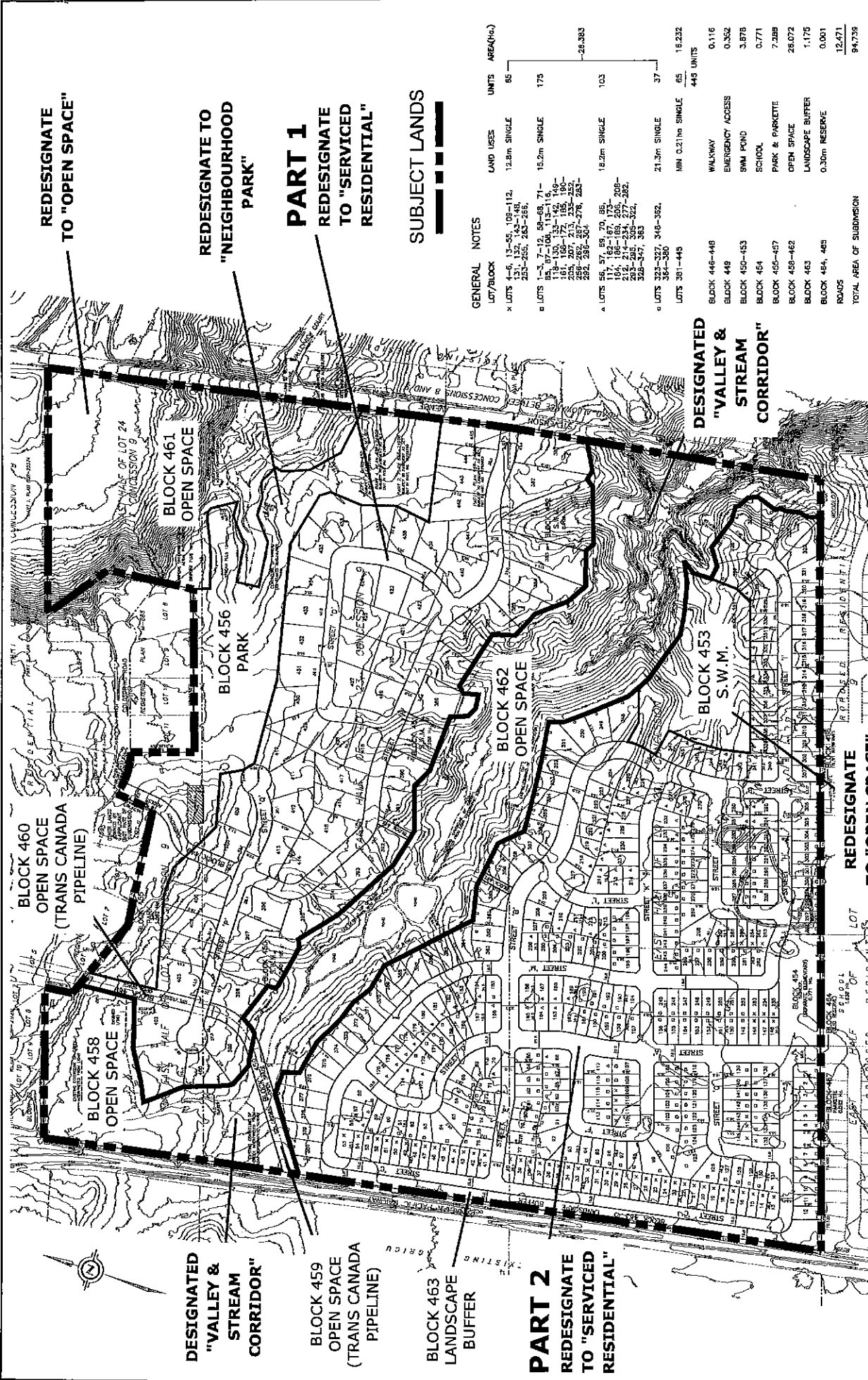
Development Planning Department

Location Map

Part Lots 22, 23, 24
Concession 9

APPLICANT: MOLISE KLEINBURG ESTATES INC.
15 PUTTING GREEN CRESCENT

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REDESIGNATE TO "OPEN SPACE"

DESIGNATED "VALLEY & STREAM CORRIDOR"

BLOCK 459 OPEN SPACE (TRANS CANADA PIPELINE)

BLOCK 463 LANDSCAPE BUFFER

PART 2 REDESIGNATE TO "SERVICED RESIDENTIAL"

BLOCK 458 OPEN SPACE

BLOCK 456 PARK

BLOCK 461 OPEN SPACE

BLOCK 462 OPEN SPACE

DESIGNATED "VALLEY & STREAM CORRIDOR"

REDESIGNATE TO "OPEN SPACE"

REDESIGNATE TO "NEIGHBOURHOOD PARK"

PART 1 REDESIGNATE TO "SERVICED RESIDENTIAL"

SUBJECT LANDS

GENERAL NOTES	LOT/BLOCK	LAND USES	UNITS	AREA(ha)
x LOTS 4-6, 13-55, 108-112, 131, 132, 143-148, 253-255, 263-265,		12.8m SINGLE	85	
o LOTS 1-3, 7-12, 56-68, 71-85, 97-108, 113-116, 181-186, 174, 195, 196, 209, 207, 213, 232-252, 282, 289-307, 276, 283-292, 329-337, 346-352,		15.2m SINGLE	175	
a LOTS 57, 69, 70, 95, 104, 186-189, 206, 208-212, 214-234, 277-282, 328-347, 383		18.2m SINGLE	103	-28.383
o LOTS 325-327, 346-352,		21.3m SINGLE	37	
o LOTS 301-445		MIN 0.21m SINGLE	65	15.222
			445 UNITS	
BLOCK 446-448		WALKWAY		0.116
BLOCK 449		EMERGENCY ACCESS		0.352
BLOCK 450-453		SWM POND		3.878
BLOCK 454		SCHOOL		0.771
BLOCK 455-457		PARK & PARKETTE		7.289
BLOCK 458-462		OPEN SPACE		25.072
BLOCK 463		LANDSCAPE BUFFER		1.175
BLOCK 464, 465		0.30m RESERVE		0.081
ROADS				12.471
TOTAL AREA OF SUBDIVISION				94.756

Attachment 2

FILE No.: 19T-06V14,
Z.06.068, OP.06.027

March 25, 2008

City of Vaughan
The City Above Toronto
Development Planning Department

Proposed Draft Plan of Subdivision 19T-06V14

APPLICANT: MOLISE KLEINBURG ESTATES INC. 15 PUTTING GREEN CRESCENT

Part Lots 22, 23, 24
Concession 9

NORTH ATTACHMENTS: pop.05.0272.08.06_1506v14.dwg

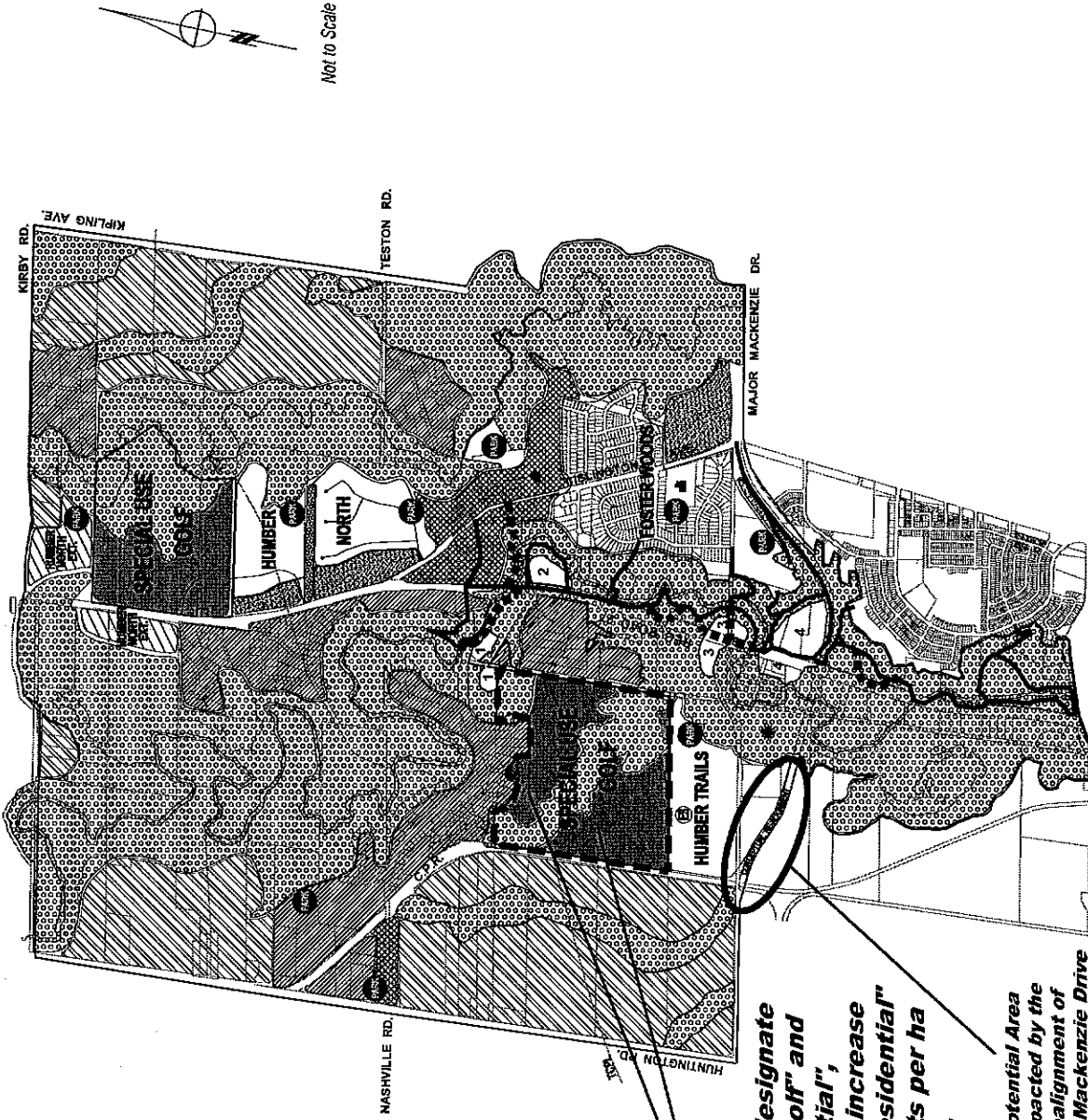
LEGEND

- 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

Subject Lands

Amendment to Official Plan #601 to redesignate the Subject Lands from "Special Use Golf" and "Valley Area" to "Serviced Residential", "Valley Area", and "Open Space" and to increase the density permitted in the "Serviced Residential" designation from a maximum of 7.5 units per ha to a maximum of 8 units per ha.

Potential Area Impacted by the Realignment of Major Mackenzie Drive



Not to Scale

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

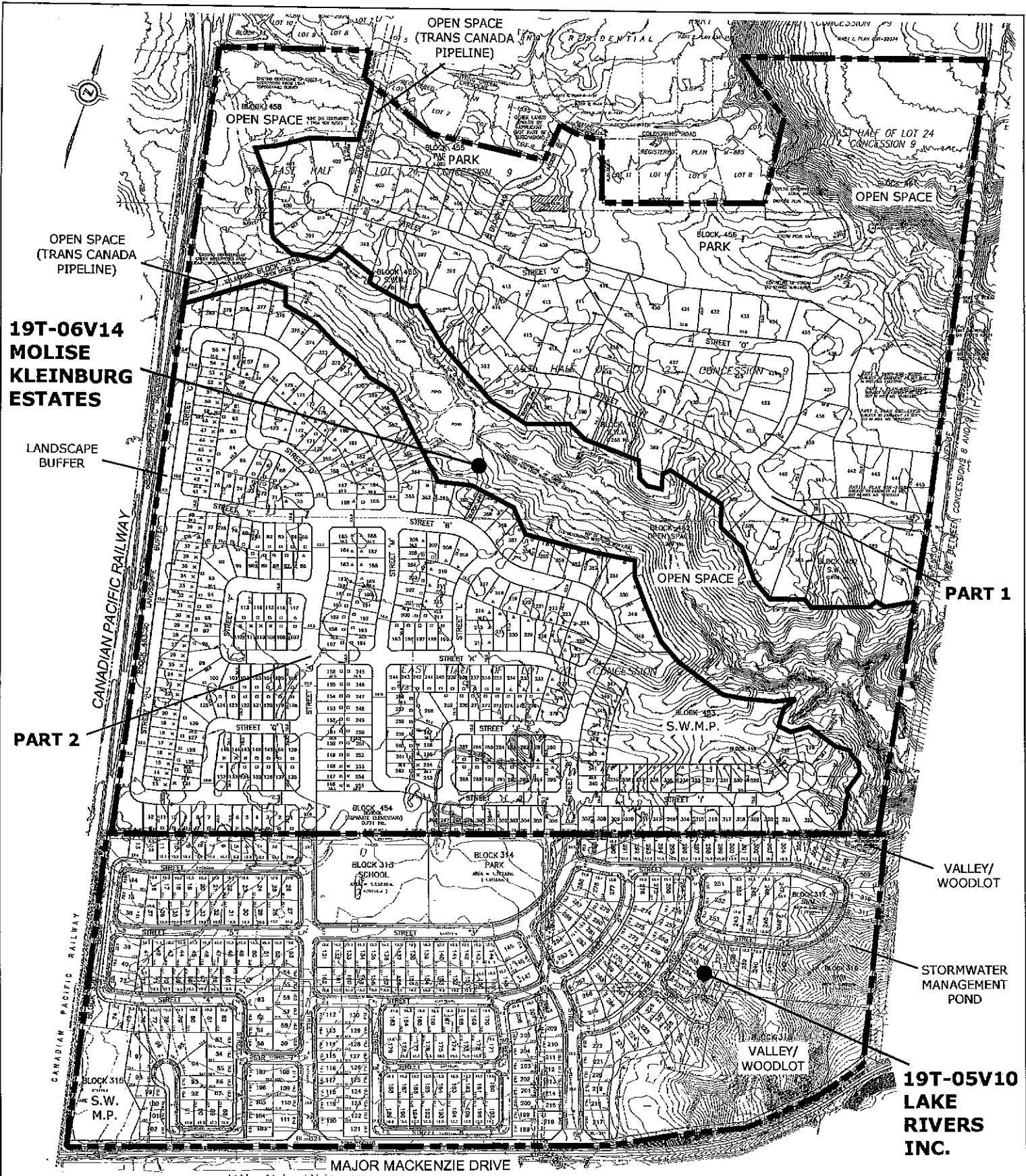
APPLICANT: MOLISE KLEINBURG ESTATES
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Development Planning Department



**Consolidated Draft Plans of
Subdivision (Plan 19T-06V14 &
Plan 19T-05V10)**

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INC. 15 PUTTING GREEN CRESCENT

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Attachment

FILE No.: 19T-06V14,
Z.06.068, OP.06.027

March 25, 2008

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