

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A089/22
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AGENDA ITEM NUMBER:6.9	CITY WARD #: 1
APPLICANT:	City of Vaughan c/o Parks Development Department
AGENT:	Howard Nauboris and Duncan Prescott - Cosburn Nauboris Ltd. Gaetano Franco - Monarch Castlepoint Kipling South Development Ltd.
PROPERTY:	147 Klein Mills Road, Kleinburg ON
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I," Volume 2, Section 11.8 North Kleinburg-Nashville Secondary Plan
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed shade shelter/gazebo within the municipal park.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Walter Fischer		03/31/2022	Justification Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A089/22**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.9	CITY WARD #: 1
APPLICANT:	City of Vaughan c/o Parks Development Department
AGENT:	Howard Nauboris and Duncan Prescott - Cosburn Nauboris Ltd. Gaetano Franco - Monarch Castlepoint Kipling South Development Ltd.
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ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I," Volume 2, Section 11.8 North Kleinburg-Nashville Secondary Plan
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed shade shelter/gazebo within the municipal park.

The following variances are being requested from the City's Zoning By-law:

The subject lands are zoned OS1, Public Open Space Zone and subject to the provisions under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 15.0 metres is required to the accessory structure.	A minimum rear yard setback of 11.85 metres is proposed to the accessory structure.

The subject lands are zoned OS2, Open Space Park Zone and subject to the provisions under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum rear yard setback of 15.0 metres is required to the accessory structure.	A minimum rear yard setback of 11.85 metres is proposed to the accessory structure.

HEARING INFORMATION

Date & Time of Hearing: Thursday, May 12, 2022 at 6:00 p.m.

Watch the hearing live at:
[Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION	
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.	
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:	
That the general intent and purpose of the by-law will be maintained.	
That the general intent and purpose of the official plan will be maintained.	
That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.	
That the requested variance(s) is/are minor in nature.	
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	April 26, 2022	
Date Applicant Confirmed Posting of Sign:	April 22, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The depth of the property will not allow for the required 15m rear setback. We can achieve the 15m front and two side setbacks, unfortunately we are short by 3.15m for the required 15m rear setback which is adjacent to a natural open space trail system. The Park layout and design was originally approved by the City of Vaughan Parks Department.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.		No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to the variance application A089/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No comments received to date Forestry: Forestry has no comment. Horticulture: No comments received to date	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

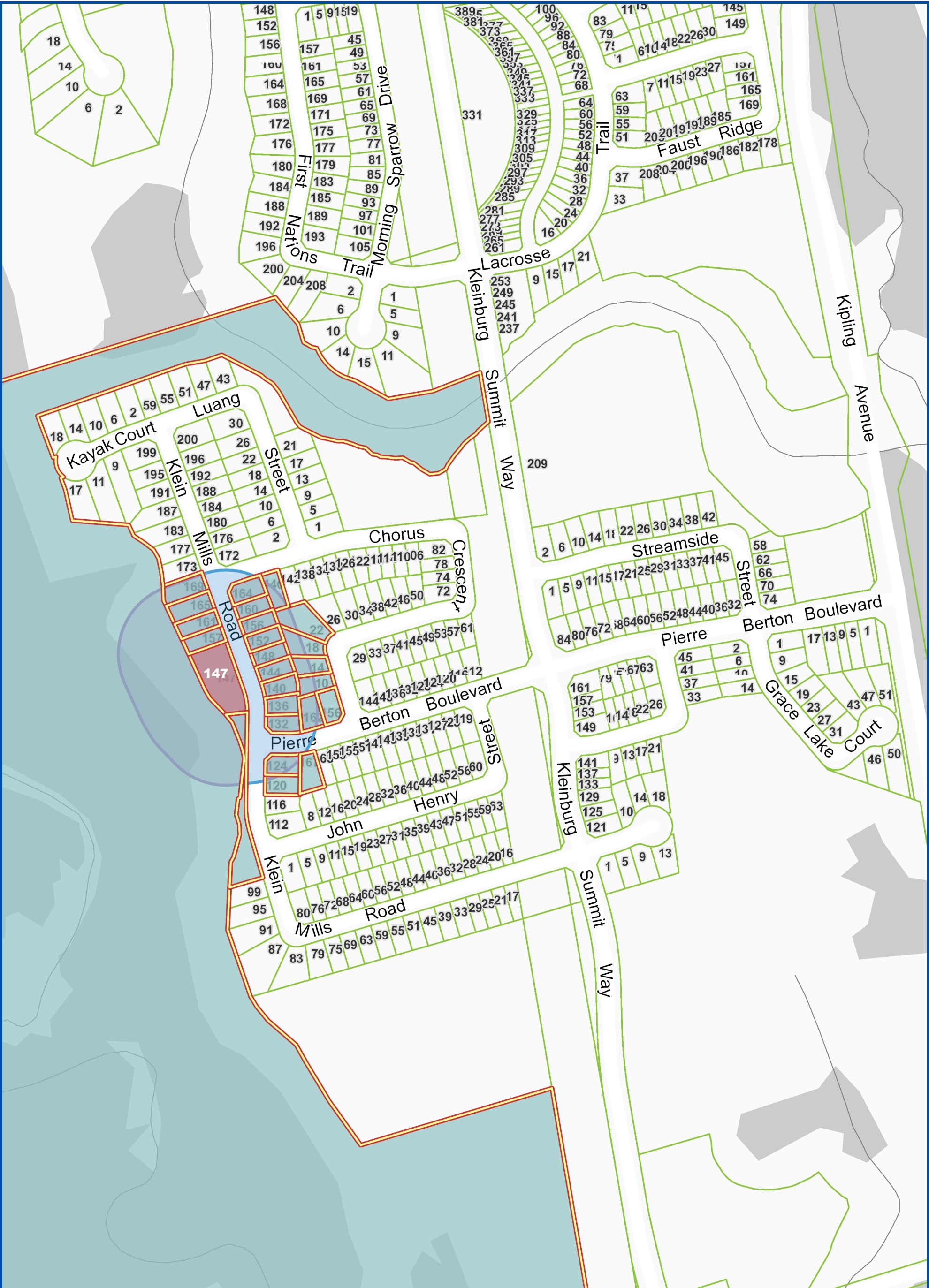
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	None	

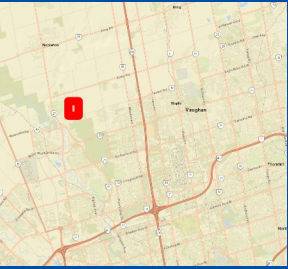
IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION – PLEASE READ	
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>	
<p>DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>	
<p>NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.</p>	

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

147 KLEIN MILLS ROAD, WOODBRIDGE

NOTIFICATION MAP - A089/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km

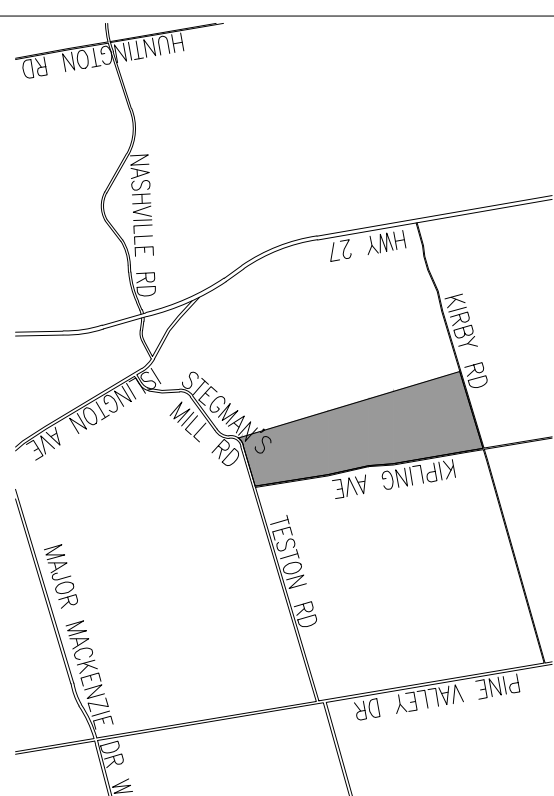
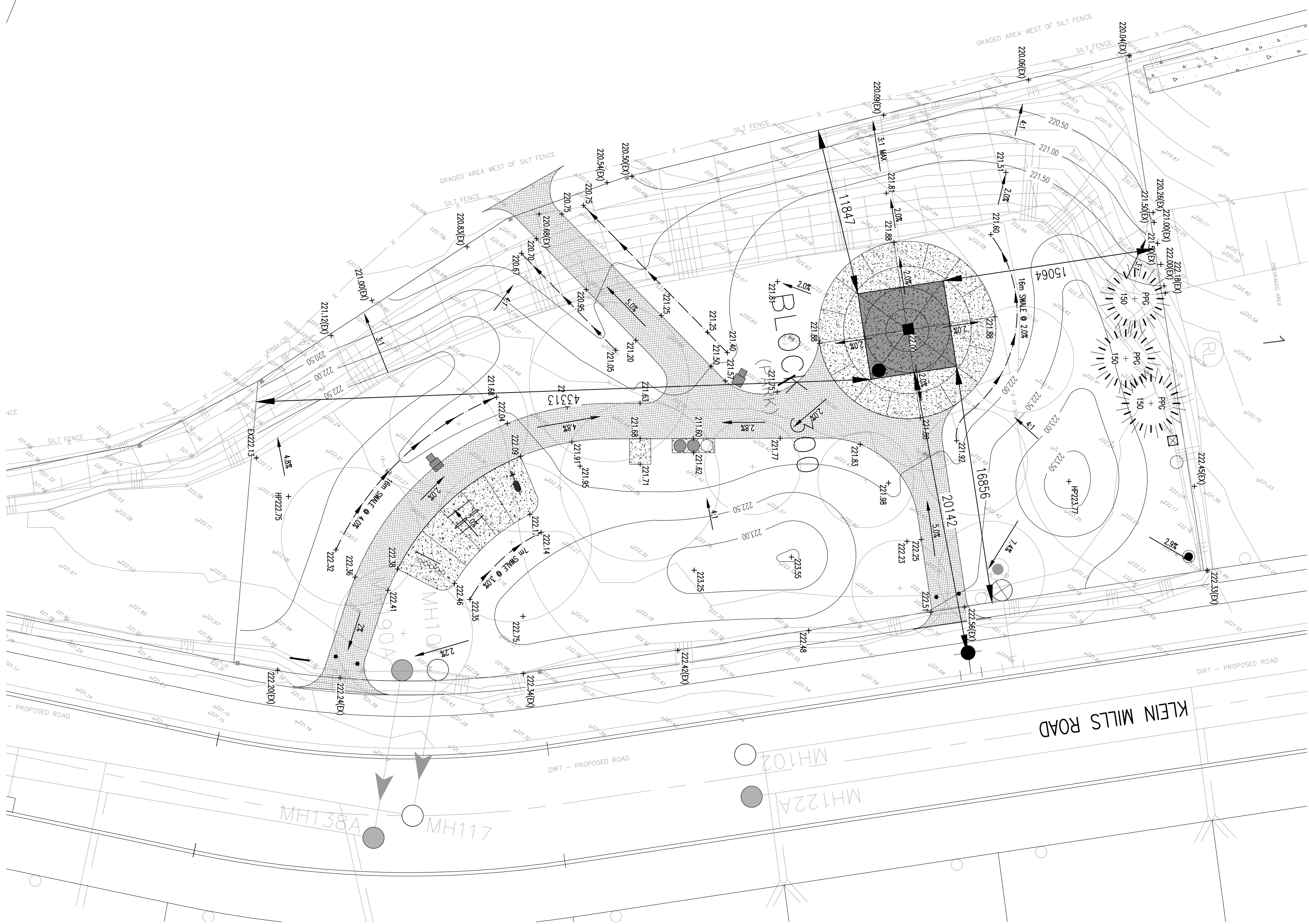
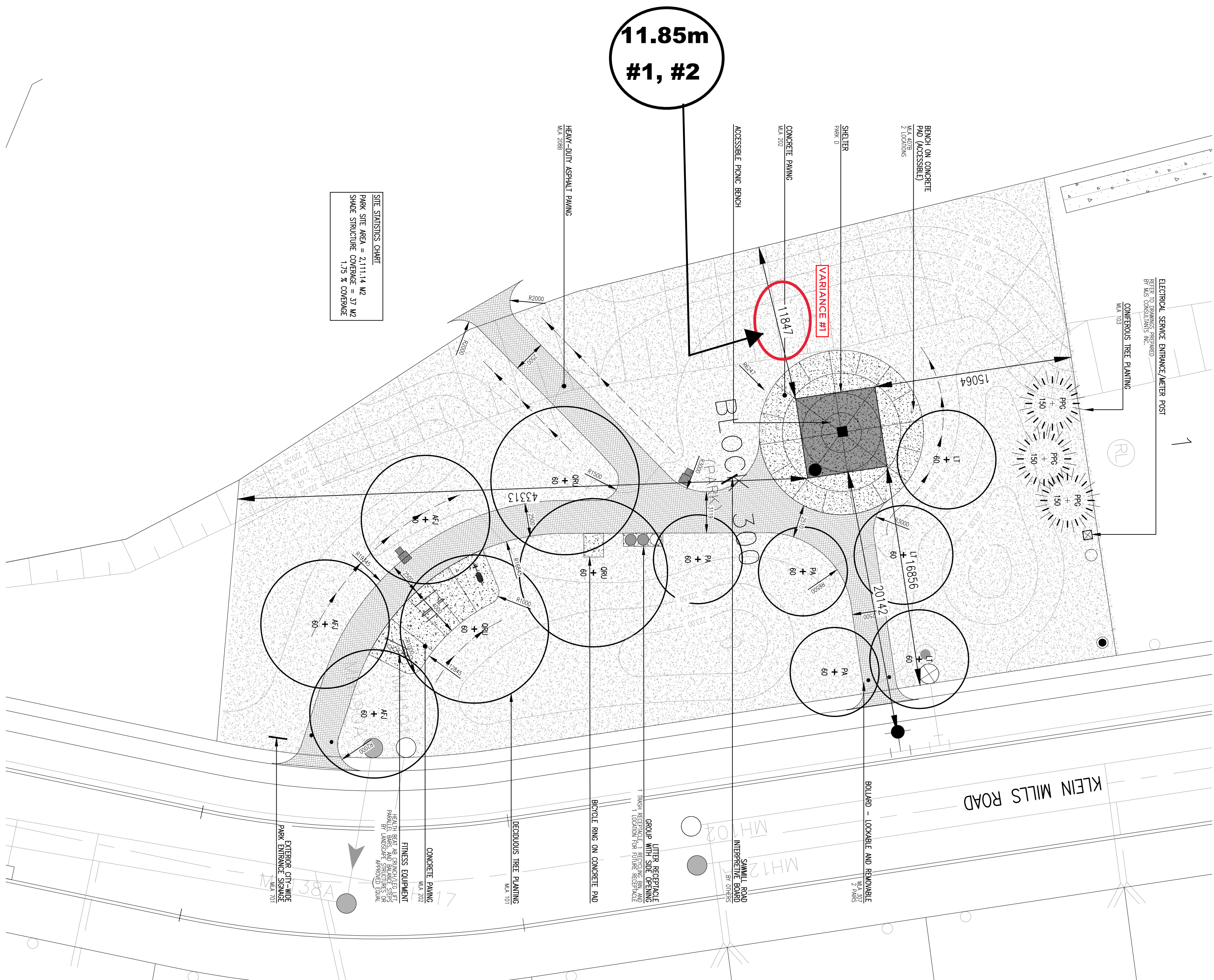


Created By:
Infrastructure Delivery
Department
April 21, 2022 8:31 AM

Projection:
NAD 83
UTM Zone
17N

LAYOUT/PLANTING PLAN

GRADING PLAN



LEGEND

CHAIN LINK FENCE
(REFER TO SUBMISSION DRAWINGS PREPARED
CONCERNING MAINTENANCE) (000100T 000114)

SEDIMENT CONTROL FENCING

CONCRETE PAVING

BENCH ON CONCRETE PADS

BICYCLE RING ON CONCRETE PAVEMENT

○

DECIDUOUS STREET TREE
(REFER TO SUBMISSION DOMINOS PREPARED
BY COSBURN NAUBORGS - PROJECT #2011)

DETAIL NUMBER
1
DRAWING NUMBER
11

PLANT KEY
PLANT SPECIES

PROPOSED ELEVATION
+ 444.79 (CA)

SWALE

BY M&S CONSULTANTS INC)

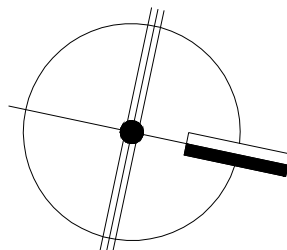
Base plan information received in digital format from SC Consulting Group Ltd and received November 24, 2016

20	Park D – Shelter Building Permit	DP	22.01.19
19	Park B – As Constructed	DP	20.09.22
18	Issued for 2020 Construction	DP	20.05.20
17	Park A – As Constructed	DP	19.11.07
16	Golfing Revisions	DP	19.10.01
15	Park B Golfing Revisions	SW	19.09.17

Approved as to form in reliance upon the professional skill and ability of the landscape architect, Costum Moulton's Limited, as to design and specifications.

This drawing must not be scaled.

Invalid Unless Signed Original



cosburn nauboris LTD
landscape architects
cosburnnauboris.co.uk



VAUGHAN
DEVELOPMENT PLANNING DEPARTMENT—URBAN DESIGN SECTION

MONARCH CASTLEPOINT KIPLING SOUTH DEVELOPMENT LTD
CITY OF VAUGHAN

PARK D

Drown by	MB	Score	1:200
Checked by	HN	Plot Date	2022-01-19
Approved by	HN	Project	2160

Drowning No.

15

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 12, 2022

Name of Owner: City of Vaughan c/o Parks Infrastructure Planning & Development Department. Walter Fischer, Manager, Parks Delivery

Location: 147 Klein Mills Road

File No.(s): A089/22

Proposed Variance(s) (By-law 001-2021):

1. A minimum rear yard setback of 11.85 m is proposed to the accessory structure.

By-Law Requirement(s) (By-law 001-2021):

1. A minimum rear yard setback of 15.0 m is required to the accessory structure.

Proposed Variance(s) (By-law 1-88):

2. A minimum rear yard setback of 11.85 m is proposed to the accessory structure.

By-Law Requirement(s) (By-law 1-88):

2. A minimum rear yard setback of 15.0 m is required to the accessory structure.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I," Volume 2, Section 11.8 North Kleinburg-Nashville Secondary Plan

Comments:

The Owner is requesting to permit a shade structure within Klein Mills Park, with the above noted variances.

The Development Planning Department has no objection to the proposed variances as the proposed shade structure and neighbourhood park has been reviewed by the Parks Infrastructure Planning & Development Department. The reduction to the rear yard setback is minor in nature and required to facilitate the park due to the irregular shape of the lot. The property backs onto a walking trail, which will not be impacted by the reduced rear yard setback.

Accordingly, the Development Planning Department can support the required variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
Chris Cosentino, Senior Planner

Lenore Providence

Subject: FW: [External] RE: A089/22, REQUEST FOR COMMENTS - Vaughan - 147 Klein Mills Road, Kleinburg

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: April-21-22 10:22 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A089/22, REQUEST FOR COMMENTS - Vaughan - 147 Klein Mills Road, Kleinburg

Good morning Lenore,
The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Lenore Providence

Subject: FW: [External] RE: A089/22, REQUEST FOR COMMENTS - Vaughan - 147 Klein Mills Road, Kleinburg

From: York Plan <yorkplan@trca.ca>

Sent: April-19-22 12:26 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: A089/22, REQUEST FOR COMMENTS - Vaughan - 147 Klein Mills Road, Kleinburg

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Manager – Toronto, Durham & York East Review Areas

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



Lenore Providence

Subject: FW: [External] RE: A089/22, REQUEST FOR COMMENTS - Vaughan - 147 Klein Mills Road, Kleinburg

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: April-19-22 11:03 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A089/22, REQUEST FOR COMMENTS - Vaughan - 147 Klein Mills Road, Kleinburg

Hello Lenore

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon

	<div>Associate, External Liaison</div> <div>Right of Way Control Centre</div> <div>140 Bayfield St, Fl 2</div> <div>Barrie ON, L4M 3B1</div> <div>T: 705-722-2244/844-857-7942</div> <div>F :705-726-4600</div>
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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
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Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Walter Fischer		03/31/2022	Justification Letter

Lenore Providence

Subject: FW: Background on Shade Structure & Park Construction - Klein Mills Park Block 55

From: Walter Fischer <Walter.Fischer@vaughan.ca>

Sent: March-31-22 8:48 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Christine Vigneault <Christine.Vigneault@vaughan.ca>; Lauren White <Lauren.White@vaughan.ca>

Subject: Background on Shade Structure & Park Construction - Klein Mills Park Block 55

Good morning Lenore,

Further to our conversation earlier in the week and, ahead of our discussion this morning, I am providing the following background on the development of the Klein Mills Park in the Block 55 development area.

Block 55 contains 4 neighbourhood park blocks in separate phases of the subdivision. All the park works and the associated construction of each park was secured through a Subdivision Amending Agreement based on the City's Developer Build Policy. Each of the 4 parks contain a variety of infrastructure including playground equipment, fitness equipment, shade structures, art features, walkways and plant material. As a result, the developer Monarch Castlepoint, hired a Landscape Architectural firm, Cosburn Nauboris Ltd. to design and tender all four parks in one package.

The tender was awarded to Geoscape Contracting back in fall 2018 but only for the first 3 parks since the planning for the last phase (park 4) had not yet started. In 2020, Parks Infrastructure submitted a budget request in order to allow the 4th park, Kleinburg Mills, following the completion of the first 3 parks and the completion of a 2nd amending subdivision agreement. With all the 2020 approvals in place, the construction began in early fall 2021 on Klein Mills Park and the site is now approximately 80% complete.

Both the consultant and the developer have been acting as the City's Agents to implement the four parks based on the Subdivision Amending Agreements and associated Capital budgets.

The reason why a Minor Variance is required for Klein Mills is due to the site's triangular shape. All previous parks did not require a MV as the structure locations were central to the park design and beyond the 15 metre offset requirement. The only offset that does not meet this requirement is the rear yard offset of 11.85 metres. Currently, the structure has already been installed based on the manufacturer's engineered shop drawings and details.

Trusting the above provides additional information to support our MN application. If there are any additional questions, I can be reached for details.

Regards,

Walter Fischer, OALA, CSLA

Manager, Parks Delivery

Parks Infrastructure Planning & Development

Office: 905-832-8585, ext. 8861 | walter.fischer@vaughan.ca

City of Vaughan | Infrastructure Development

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca

