

COMMITTEE OF THE WHOLE (PUBLIC MEETING) –NOVEMBER 28, 2023**COMMUNICATIONS****Distributed November 24, 2023****Item No.**

- | | | |
|-----|--|---|
| C1. | Steve Kindree, Daleview Court, Kleinburg, dated November 8, 2023 | 3 |
| C2. | John Cutler, Kleinburg and Area Ratepayers' Association, dated November 20, 2023 | 3 |

Distributed November 27, 2023

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| C3. | Presentation material | 1 |
| C4. | Presentation material | 2 |
| C5. | Presentation material | 3 |

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Please note there may be further Communications.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Kentview Estates Inc. Proposed building - 10398 & 10402 Islington Ave
Date: Thursday, November 9, 2023 10:17:12 AM

From: Steve Kindree [REDACTED]
Sent: Wednesday, November 08, 2023 3:31 PM
To: Clerks@vaughan.ca
Subject: [External] Kentview Estates Inc. Proposed building - 10398 & 10402 Islington Ave

To Whom it May Concern.

I am opposed to the proposed building for two primary reasons.

1. The Driveway dumps more traffic on a very congested Islington Ave

With the current condo building driveway, McMichael's driveway, and the Kleinburg Public school access ways there is just too much traffic on this 250 yards stretch of Islington Ave. With the presence of the school and buses and parents picking up and dropping off children, another driveway or access point to Islington in the middle of this area is an unnecessary danger of having an car or vehicle versus a human accident. IF you have been in Kleinburg around 3:30 – 5:00 o'clock everyday you know that the traffic here is already impossible. Tempers flare and a life taking accident is just around the corner. The Village just does not have the capacity on Islington at this point to handle any more traffic.

2. Why 4 Story's.

The Village of Kleinburg is a tourist area. As such it brings in revenue to the village and to Vaughan. A good part of this attraction is the entire appearance of the village. We do not need buildings that are four stories high looming over the main street of the village. The current Condo building is restricted to 3 stories. When it was being built the tax payers of Kleinburg did not even want 3 stories. But Vaughan allowed it. This time it will be 4 . the next time it will be 5, then 6, then 7 etc. The Building should be restricted to no more than 3 stories, preferably 2.

Lets try hard to maintain the image of the down town area as one of a modern but quaint Ontario village.

The City of Vaughan always asks the residents for their opinions, but then allows developers to build what they want in the end. The Property taxes to Vaughan will not be any less if it restricts the height to 3 stories. The buildings at the front closest to Islington should be restricted to two stories, again matching the visual frontage of the old village.

I expect that the observations expressed in this letter will be ignored, but I thought I would express them.

Regards

Steven Kindree

■ Daleview Court
KLeinburg.

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Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg
Ontario L0J 1C0

To: Judy Jeffers / Development Planning
Todd Coles / Office of the City Clerk
Cc: Marilyn Iafrate
Re: Nov 28, 2023 Committee of the Whole Mtg (7pm)
Item: Kentview Estates, 10398-10402 Islington, Kleinburg
Date: November 20, 2023

C2.
Communication
CW(PM) – November 28, 2023
Item No. 3

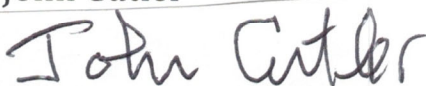
On Nov 28, 2023 a Public Mtg (Committee of the Whole) is planned.
One of the items on the agenda is to review a proposal by Kentview
Estates for its property at 10398/10402 Islington Avenue in Kleinburg.

Plans for this long abandoned site were thoroughly reviewed with KARA
(Kleinburg & Area Ratepaters' Association) directors on Sept 12, 2023
by the applicant (Kentview Estates/Royalpark Homes). Presenting
with the developer were the architects, landscape architect and project
planner associated with the project.

Based on information presented and questions answered, KARA
supports the project which will consist of 22 townhouse condominium
units housed in 5 blocks.

The current plan is much improved over a 2019 proposal for the site
and represents an attractive street facing appearance. The site lay-out
handles well the challenge of building beside and behind the existing
Bell building. Confirmation that parking will meet/exceed bylaw
requirements and that the developer plans to (upon completion of the
project) transfer ownership of the land not required for the building
envelope (ie the land sloping down to the Humber River) to TRCA was
viewed favourably. KARA welcomes this development that will replace
2 abandoned derelict houses and add to much needed housing units for
Kleinburg and Vaughan .

John Cutler



Secretary / Vice-President
Kleinburg & Area Ratepayers' Association

C3.

Communication

CW(PM) – November 28, 2023

Item No. 1



Statutory Public Meeting

Livwest North Inc. and Livewest South Inc. c/o Zzen
Group
Zoning By-law Amendment
6751 Highway 7

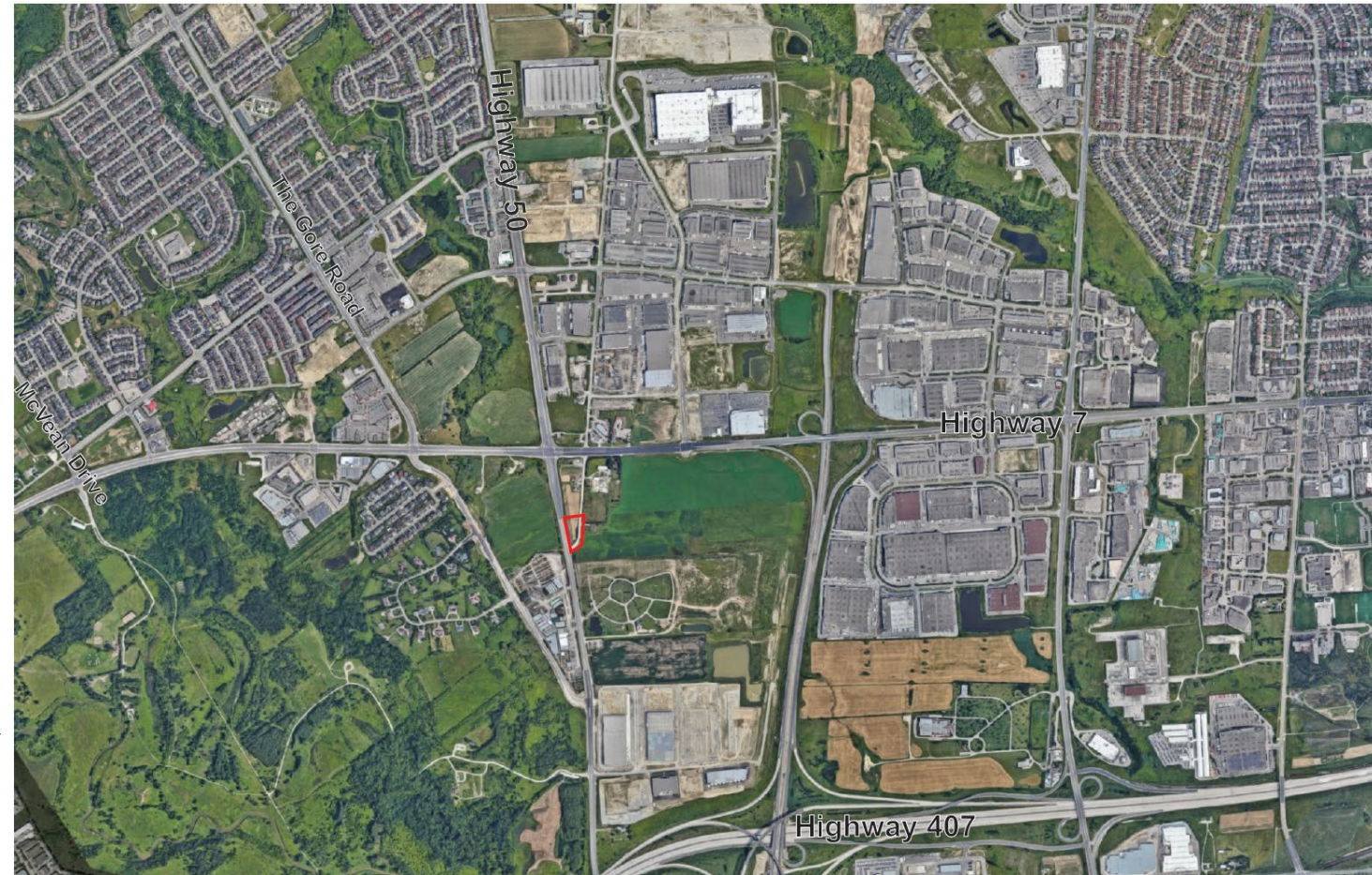
WARE MALCOMB



November 28, 2023

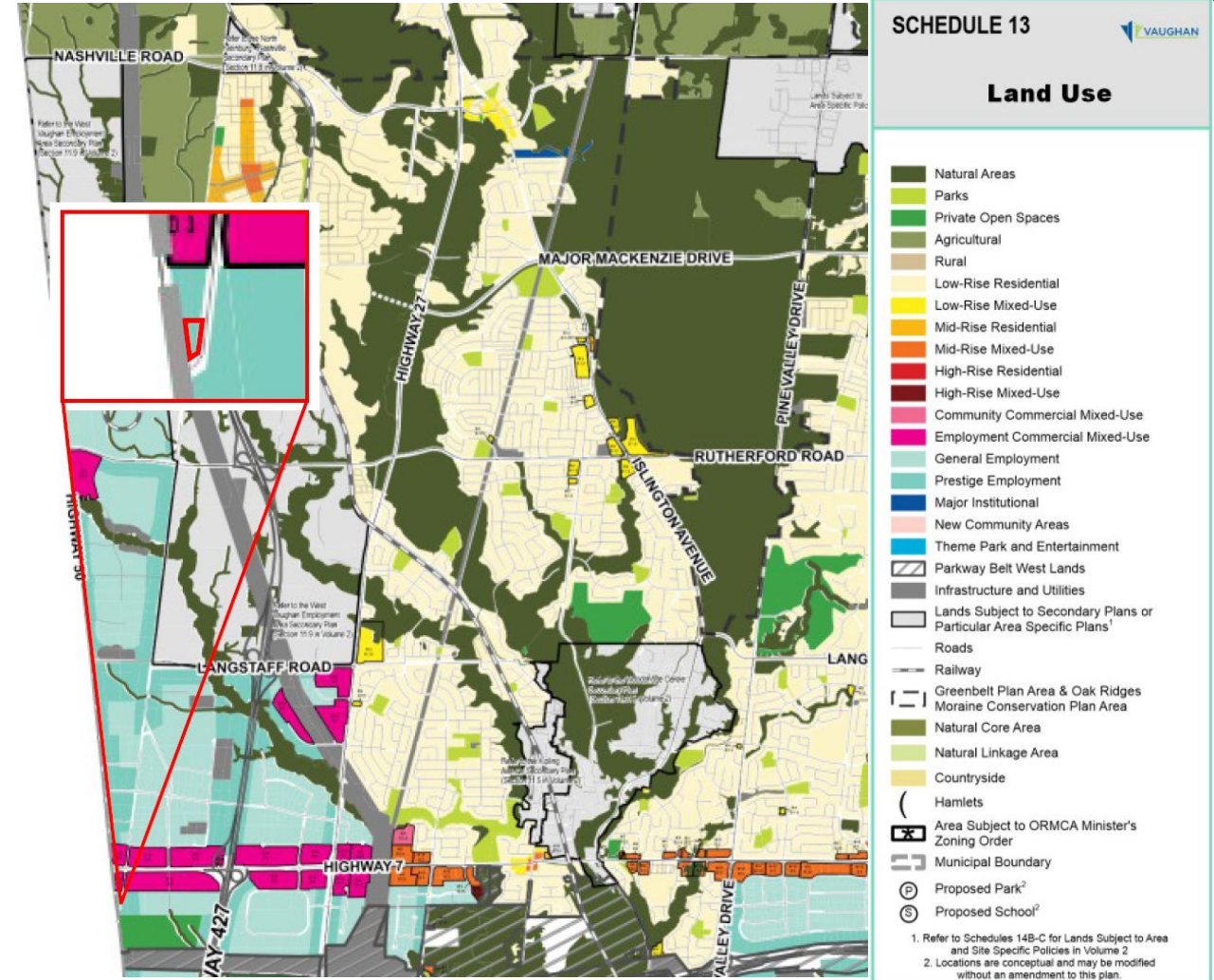
Location & Context

- Address: 6751 Highway 7 & 850 Gibraltar Road
- Lot Area: 3.2 hectares
- Adjacent Land Uses:
 - North: Agricultural field employment lands
 - East: Vacant Agricultural
 - South: Cemetery, hydro utility corridor
 - West: Employment lands



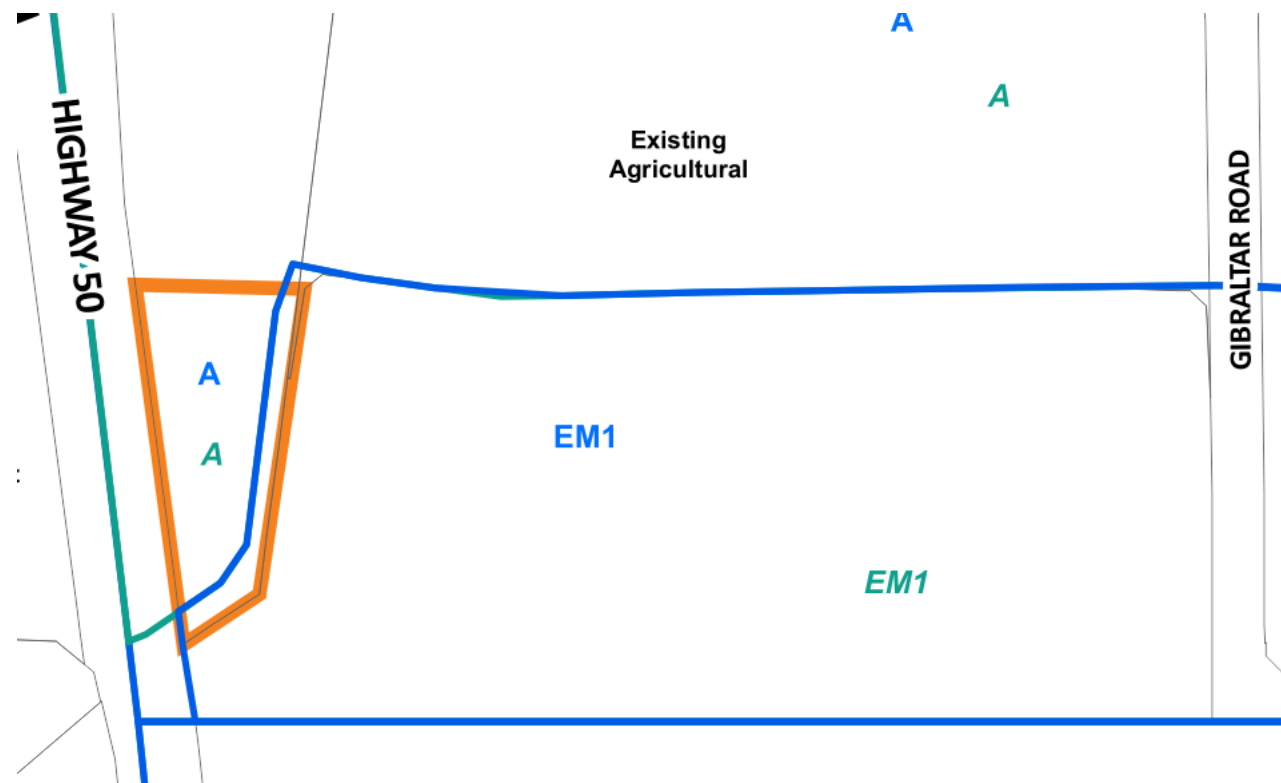
Existing Official Plan Policy

- VOP Designation: Prestige Employment
- Permitted Uses: A range of industrial, manufacturing, warehousing and offices



Existing Zoning

- Zoning By-law 001-2021
 - A - Agricultural Zone
- Zoning By-law 1-88
 - A – Agricultural Zone



Zoning By-law 1-88

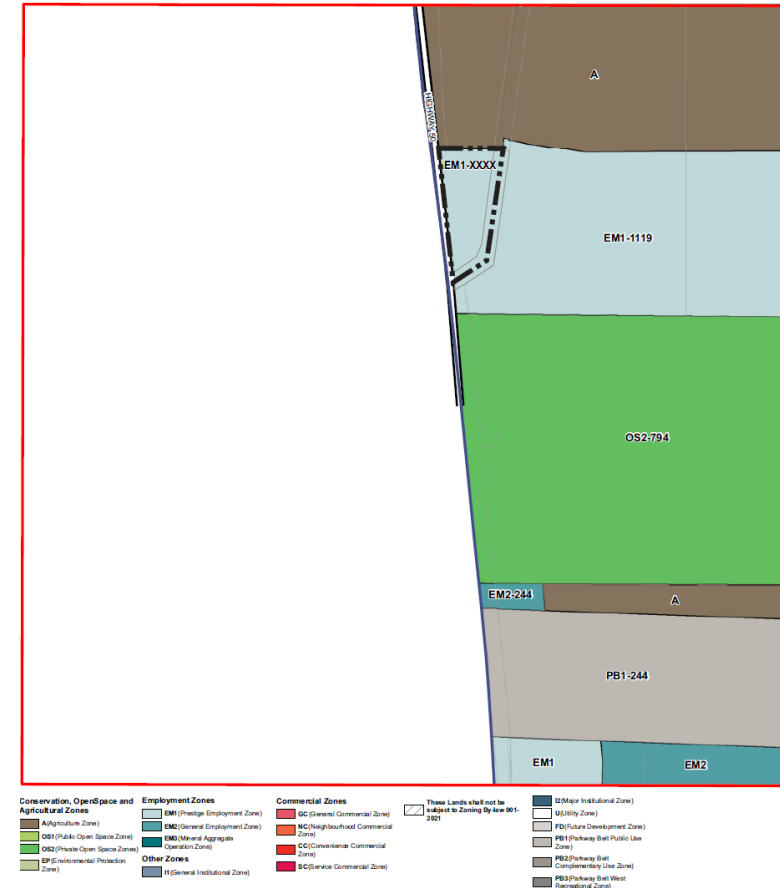
Zoning By-law 001-2021

 Lands Subject to Zoning by-law Amendment

Proposed Zoning By-law Amendment

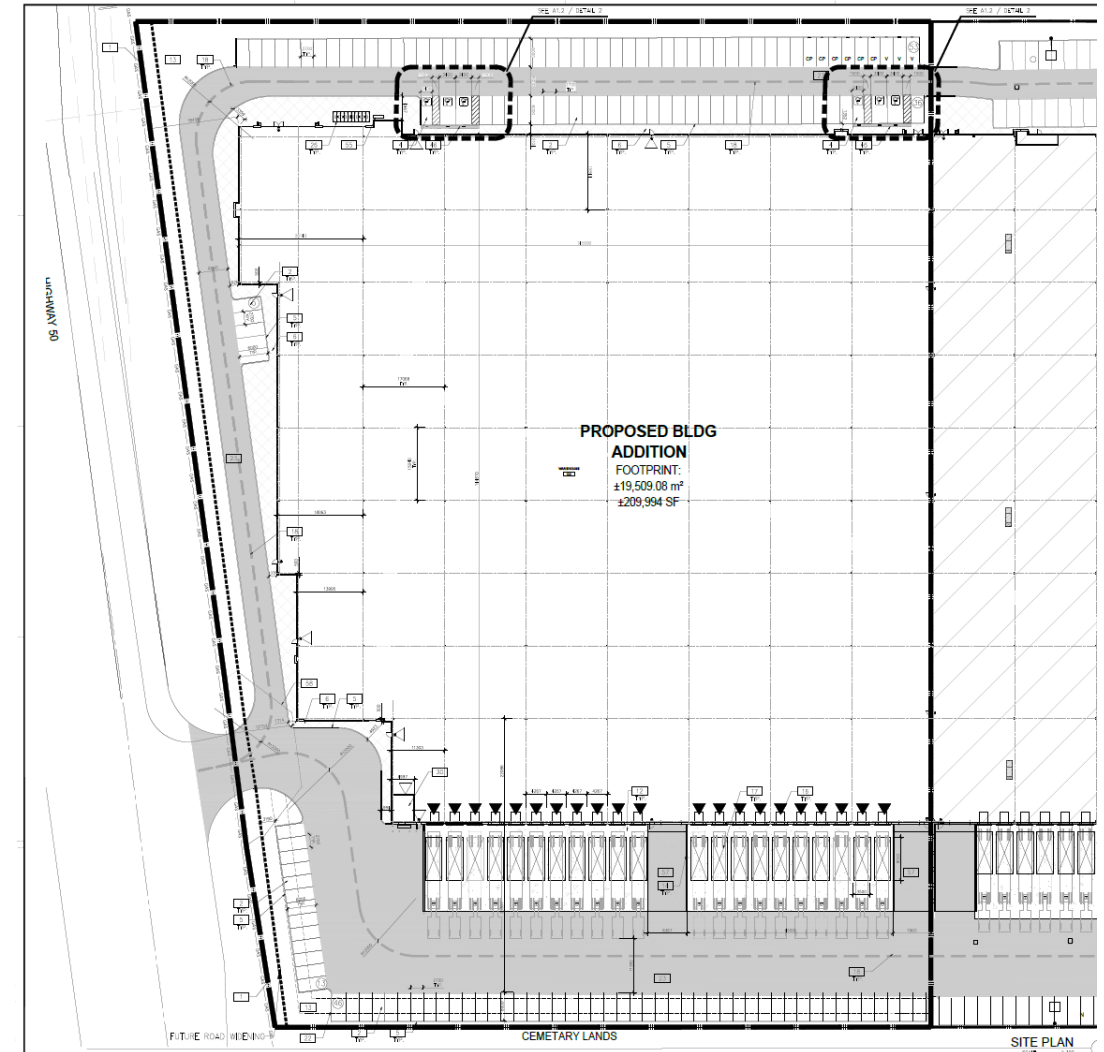
- Zoning by-law 001-2021
 - EM1 - Prestige Employment Area Zone
- Zoning by-law 1-88
 - EM1 – Prestige Employment Area Zone

Zoning By-law 001 - 2021
Schedule A | Map 21



Proposed Site Plan

- Building Type: One Storey Warehouse
- Access: Highway 50
- Parking: 153 parking spaces
- Expansion of Approved Site Plan at 850 Gibraltar Road



Rendering



Thank You

Questions and Comments

Zunaira Butt
Junior Planner

KLM Planning Partners Inc.

Zbutt@klmplanning.com

905.669.4055

STATUTORY PUBLIC MEETING

3899 & 3901 HIGHWAY 7,
+ 40 & 60 WINGES ROAD

CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.23.009)
ZONING BYLAW AMENDMENT (Z.23.017)

GALLU CONSTRUCTION INC.

NOVEMBER 28, 2023

C4.

Communication

CW(PM) – November 28, 2023

Item No. 2

WESTON
CONSULTING

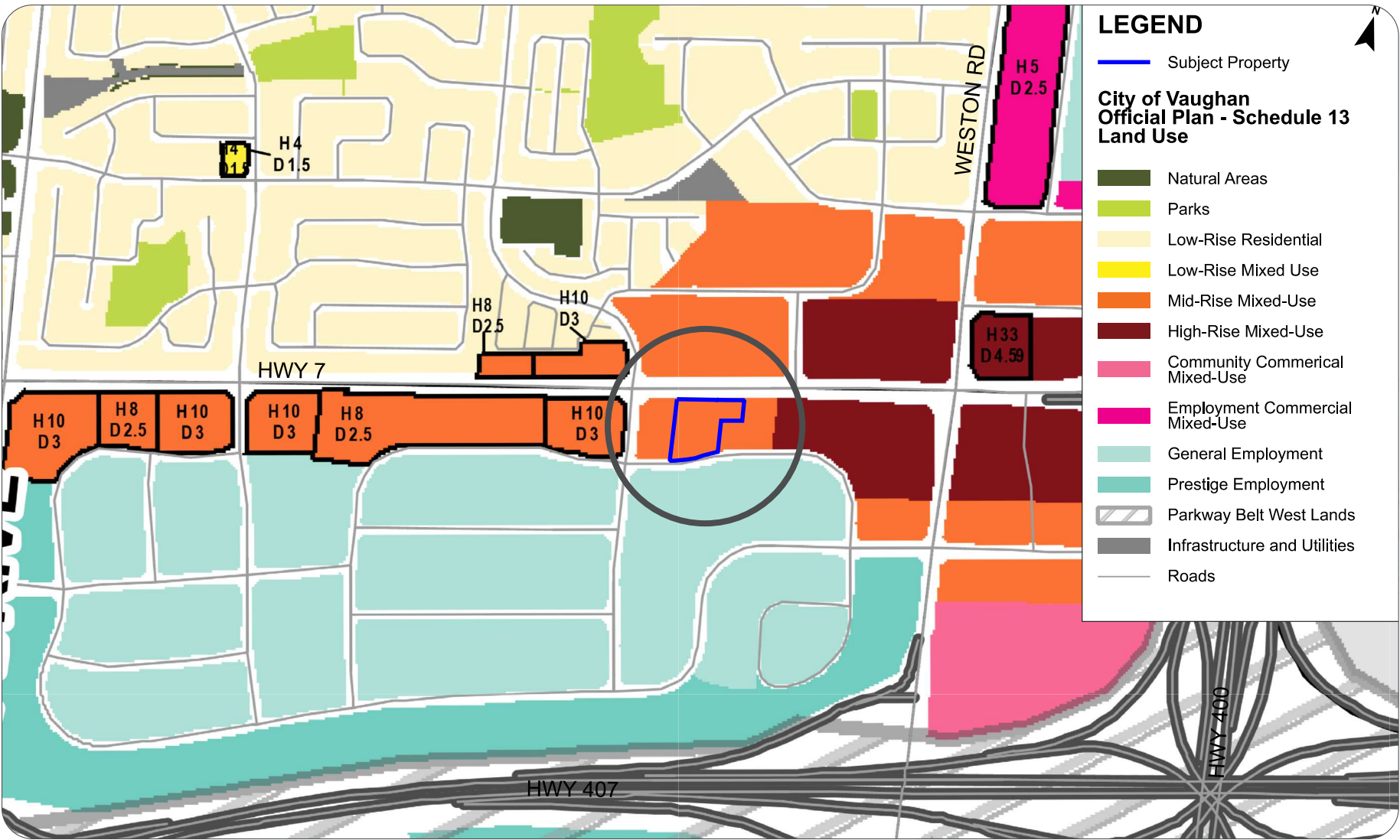


SUBJECT PROPERTY



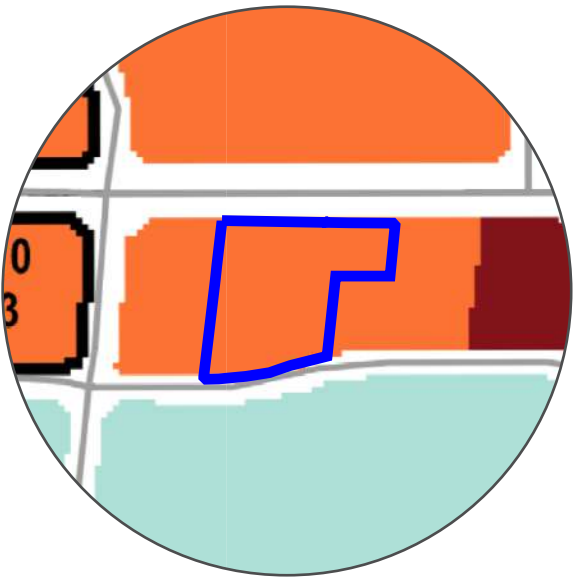
- **Area:** 16,026 sqm (1.6 hectares)
- **Frontage:** 153 along Highway 7, and 109 m along Wings Road
- **Location:** Southeast Quadrant of the Ansley Grove Road and Highway 7 Intersection
- **Current Use:** Commercial / Employment

PLANNING FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN

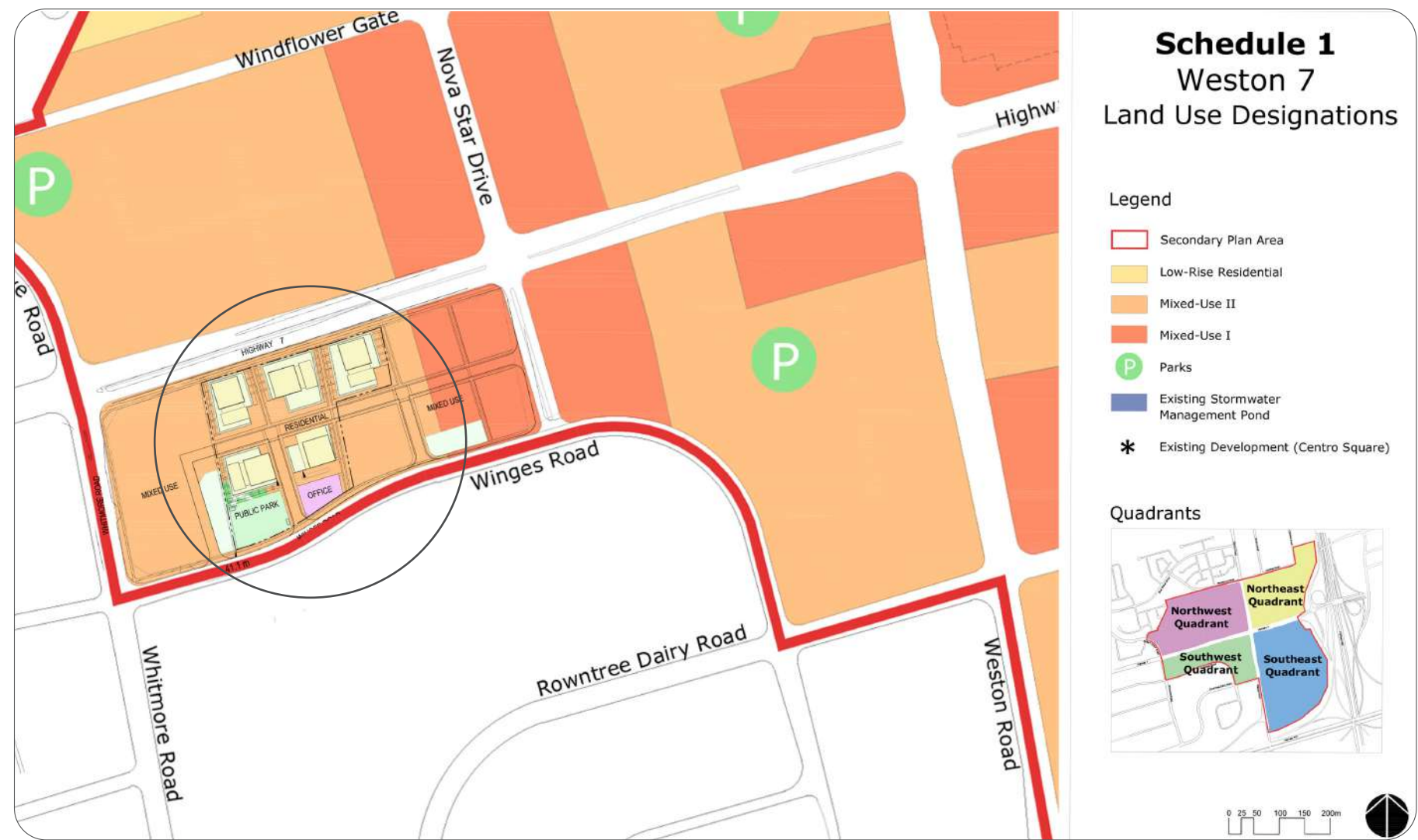


City of Vaughan Official Plan – Schedule 13 - Land Use

- Existing Urban Structure Designation:
 - Primary Centre
- Existing Official Plan Designation:
 - Mid-Rise Mixed-Use
- Proposed Official Plan Designation:
 - High-Rise Mixed-Use

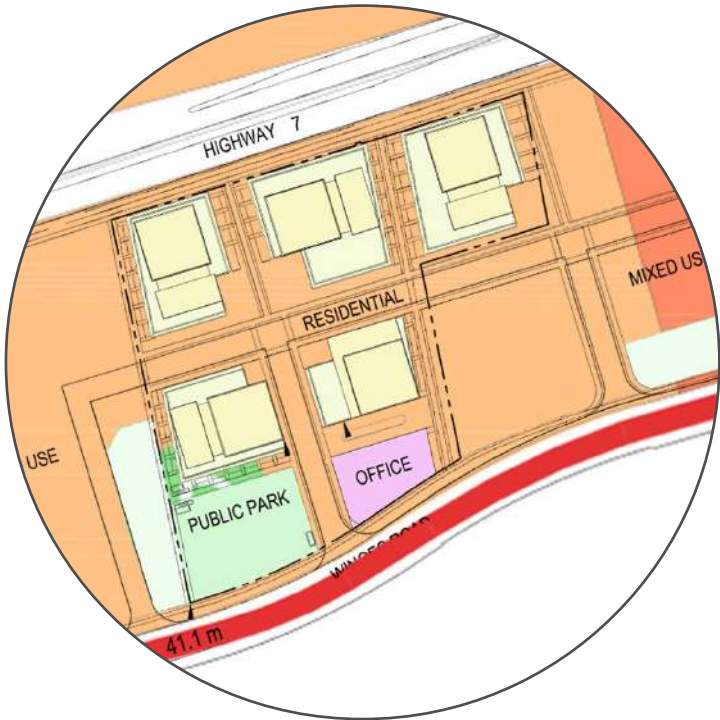


PLANNING FRAMEWORK – WESTON 7 SECONDARY PLAN

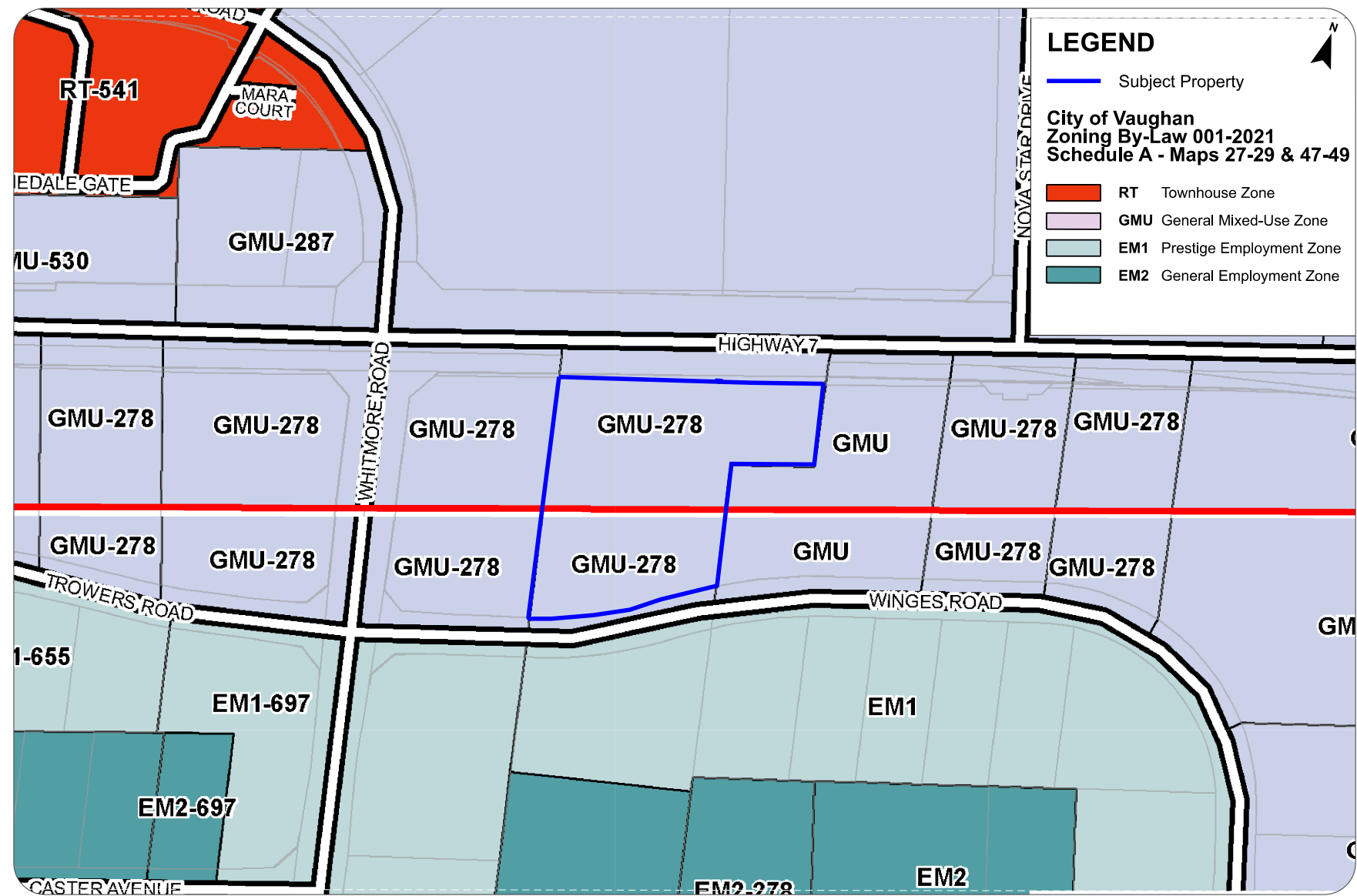


Weston 7 Secondary Plan

- **Proposed Secondary Plan Designation:**
 - Mixed Use II
- **Proposed Height Designation:**
 - High-Rise I



CITY OF VAUGHAN ZONING BY-LAW 001-2021



- Existing Zoning Classification:
 - General Mixed-Use GMU-278

- Proposed Zoning Classification:
 - High-Rise Mixed-Use HMU-XXX

City of Vaughan Zoning By-law 001 - 2021



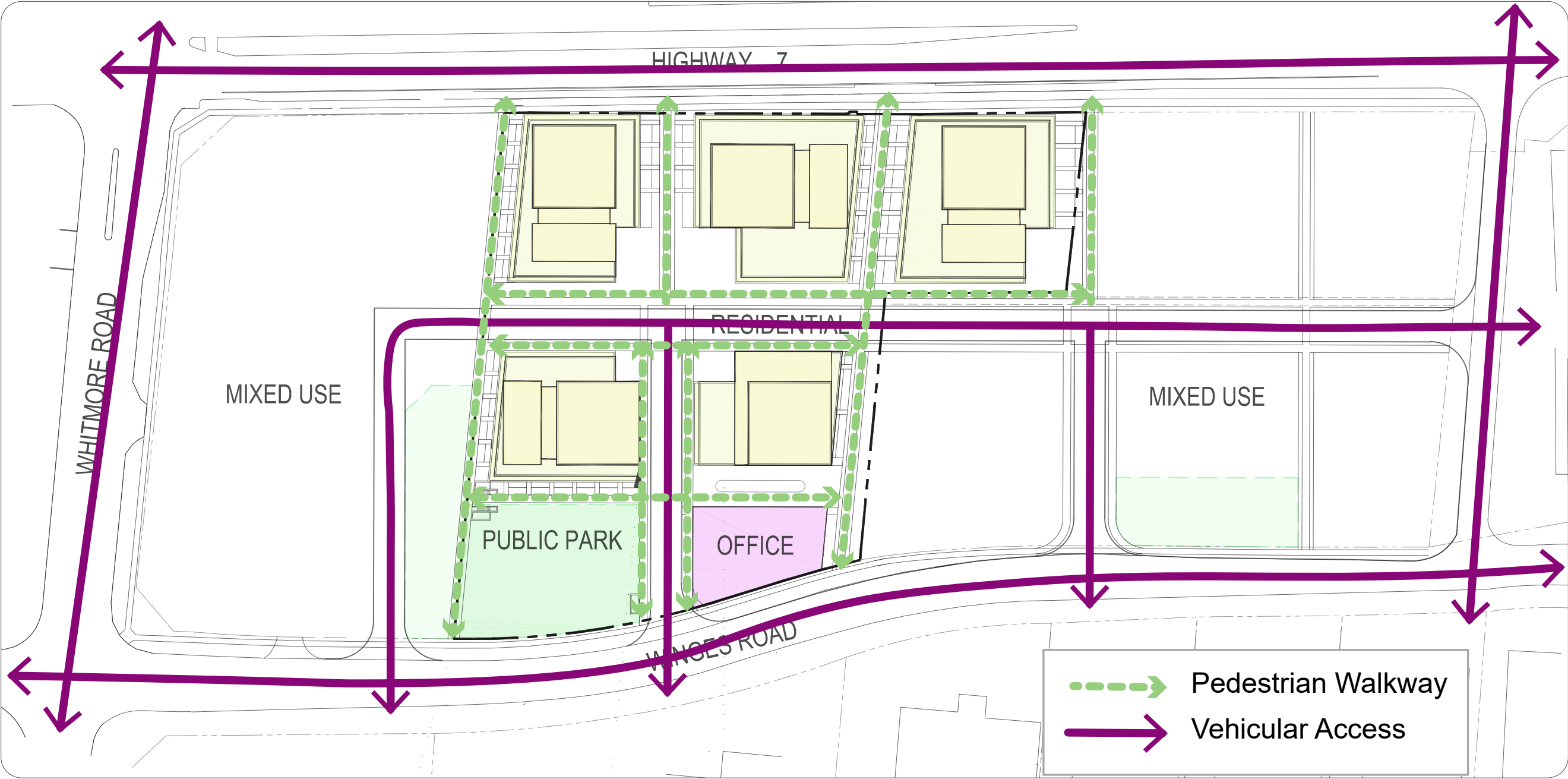
PROPOSED DEVELOPMENT



Site Plan, Prepared by Varchitecture Inc & Studio 185

- Gross Floor Area (GFA): 138,082.14 m²
- FSI: 9.57
- Height: 8 - 38 storeys
- Number of Dwelling Units: 1,981 units
 - 1-Bedroom units: 1,273 (64%)
 - 2-Bedroom units: 337 (17%)
 - 3-Bedroom units: 371 (19%)
- Non-Residential GFA: 6,134 m²
- Number of Parking Spaces: 1,579 spaces
 - Parking Rate for Residents: 0.6/unit
 - Parking Rate for Visitors: 0.15/unit
- Amenity Area: 5,750 m²

SITE ACCESS



PROPOSED DEVELOPMENT - 3D MASSING



3D Massing, Prepared by Varchitecture Inc & Studio 185



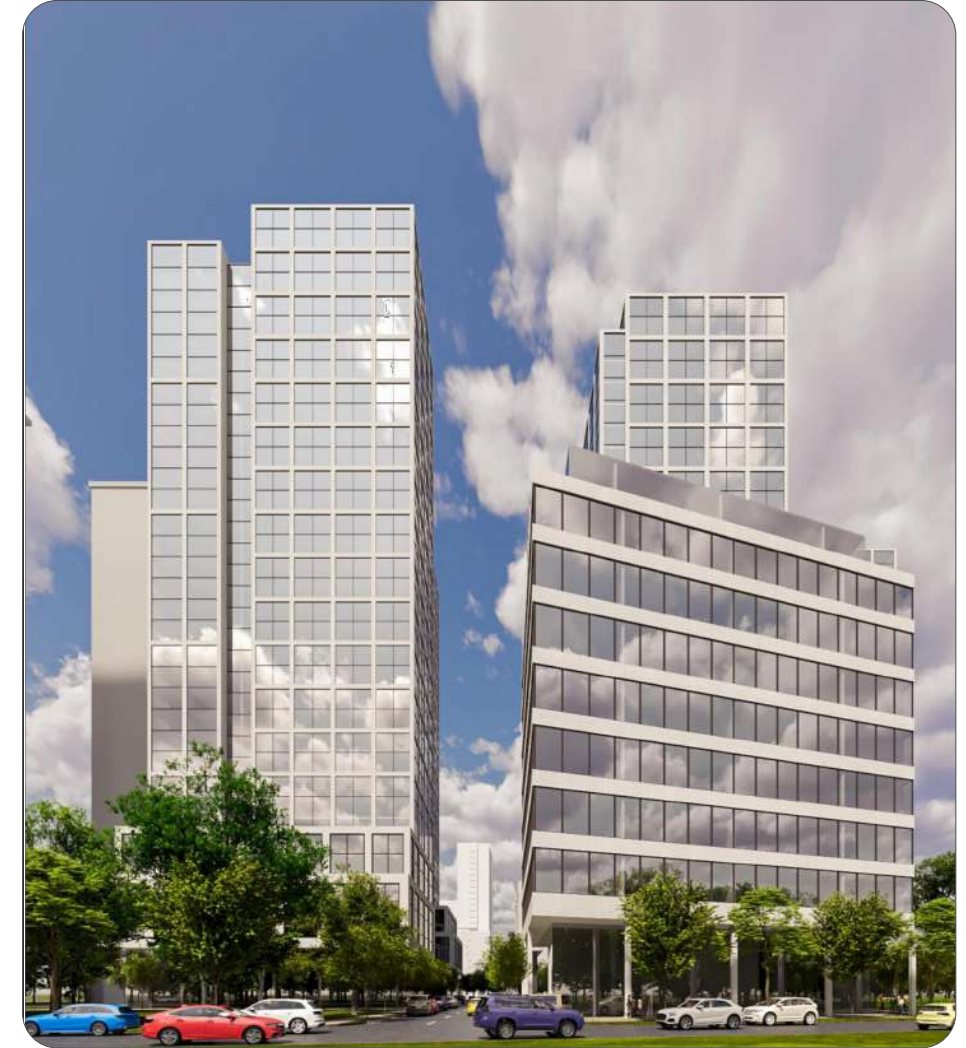
PROPOSED DEVELOPMENT - RENDERS



View Looking South From Highway 7



View of Driveway Facing West



View Looking North From Wings Rd

Renders, Prepared by Varchitecture Inc & Studio 185

PROPOSED DEVELOPMENT - PHASING



PHASE 1



PHASE 2



PHASE 3

PROPOSED DEVELOPMENT - PHASING



PHASE 1



PHASE 2



PHASE 3

PROPOSED DEVELOPMENT - PHASING



PHASE 1



PHASE 2



PHASE 3

PROPOSED DEVELOPMENT - PUBLIC REALM



Landscape Plan, Prepared by Landscape Planning

Thank You
Comments & Questions?

Michael Vani, BURPI, MCIP, RPP
Associate
Weston Consulting

905-738-8080 (ext. 252)
mvani@westonconsulting.com



STATUTORY PUBLIC MEETING

KENTVIEW ESTATES INC.

10398 & 10402 ISLINGTON AVENUE

CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.18.022)
ZONING BY-LAW AMENDMENT (Z.18.035)

NOVEMBER 28, 2023

C5.

Communication

CW(PM) – November 28, 2023

Item No. 3

WESTON
CONSULTING

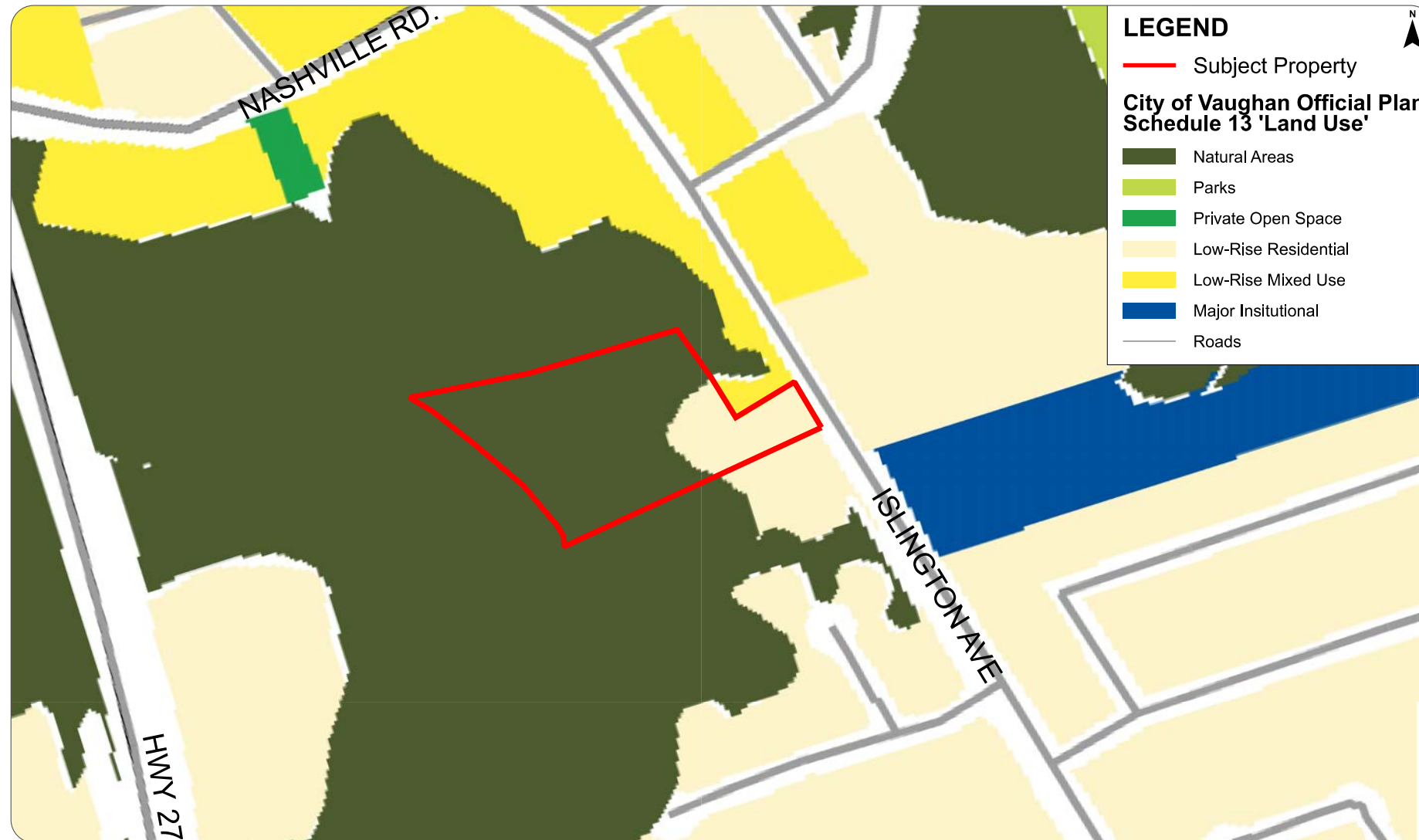


AREA CONTEXT



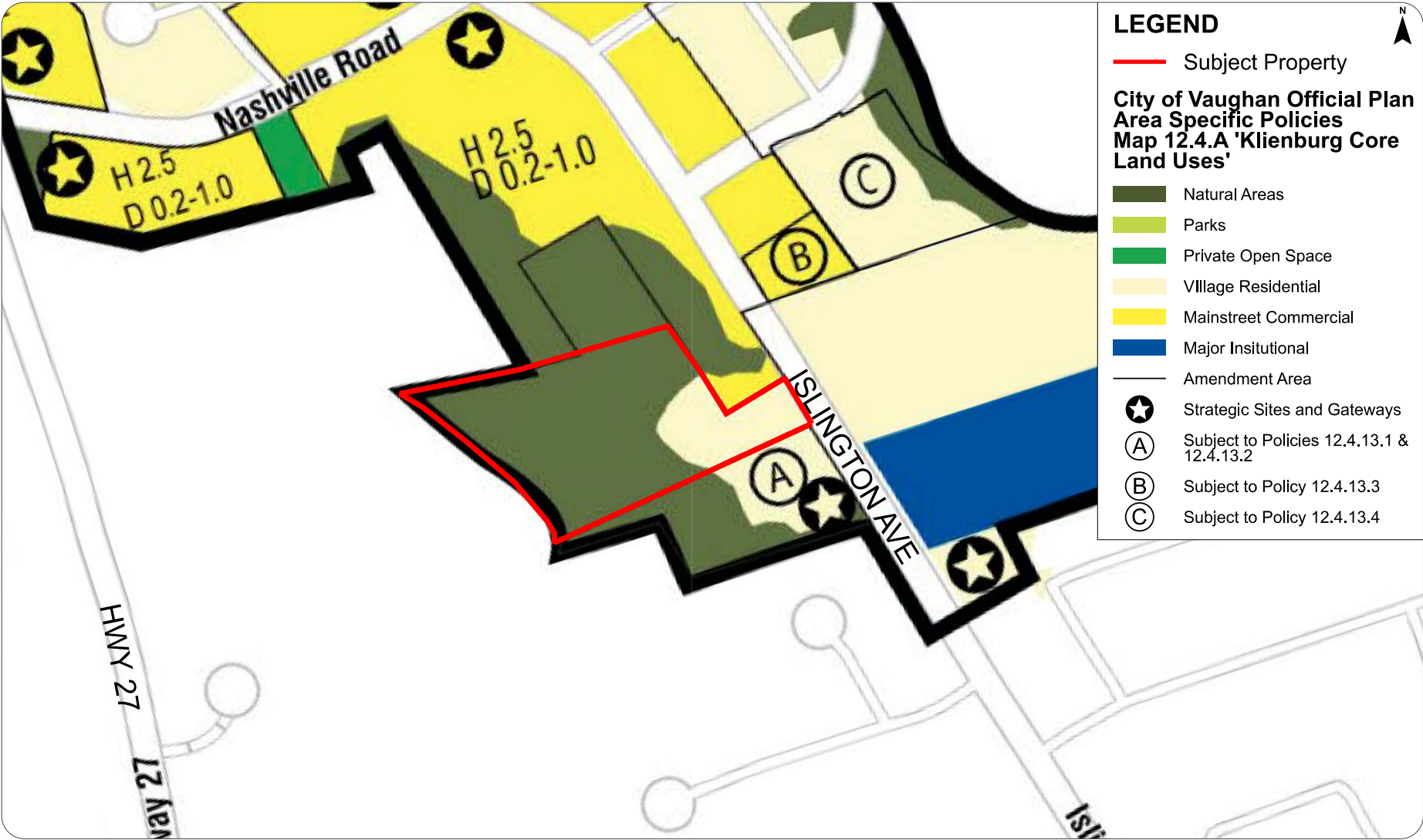
- **Size:** 2.18 hectares
- **Current Land Use:**
 - Open Space
 - (2) single detached residential lots
- **Site Frontage:** 33 metres along Islington Avenue

POLICY CONTEXT – VAUGHAN OFFICIAL PLAN



- **Land Use Designation:**
 - Low-Rise Residential
 - Natural Areas
- Located within a “*Local Centre*”
- Located within the Kleinburg-Nashville Heritage Conservation District

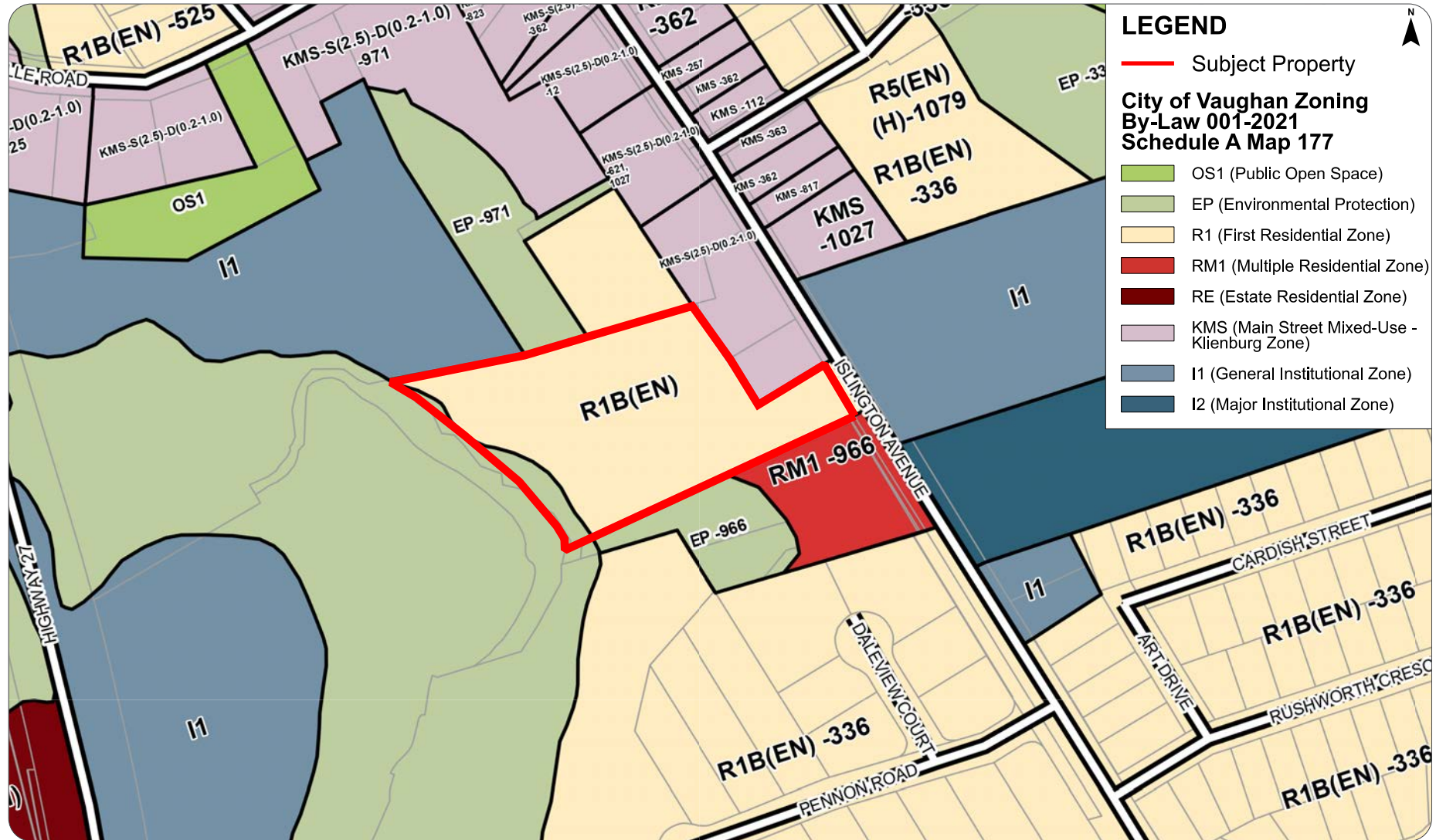
KLEINBURG CORE (AREA SPECIFIC POLICY 12.4)



- Designated as:
 - Village Residential
 - Permits detached residential dwellings
 - Natural Areas



ZONING BY-LAW 001-2021



- Zoned as *R1B – First Density Residential Zone*.

PREVIOUS DEVELOPMENT PROPOSAL



Previous Site Plan



Previous Render

PROPOSED DEVELOPMENT



Site Plan

RENDERING



Colour Rendering



ELEVATIONS



Colour Elevations



BUILDING SECTIONS



Cross Sections



Thank You
Comments & Questions?

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