

Presentation to Committee of the Whole Public Hearing

February 5th, 2019

Brutto Consulting on behalf of Humberplex Developments Inc.

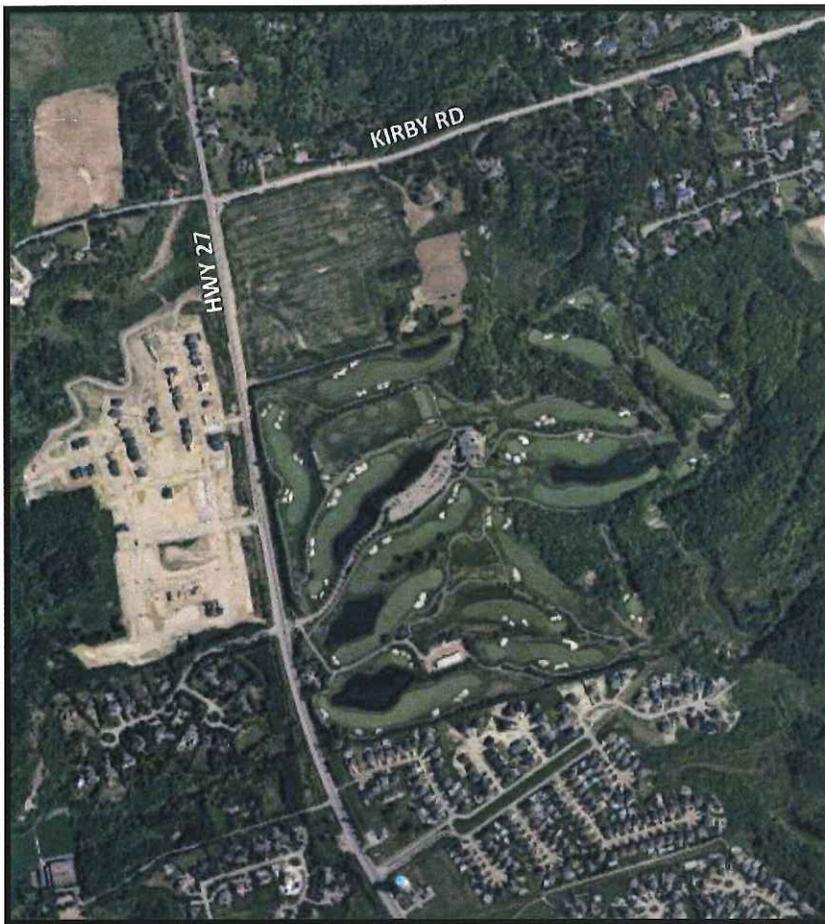
11363 & 11063/11191

Highway 27, City of Vaughan

File No. OP.17.007 and OP.17.008



Major Development for Kleinburg-Nashville



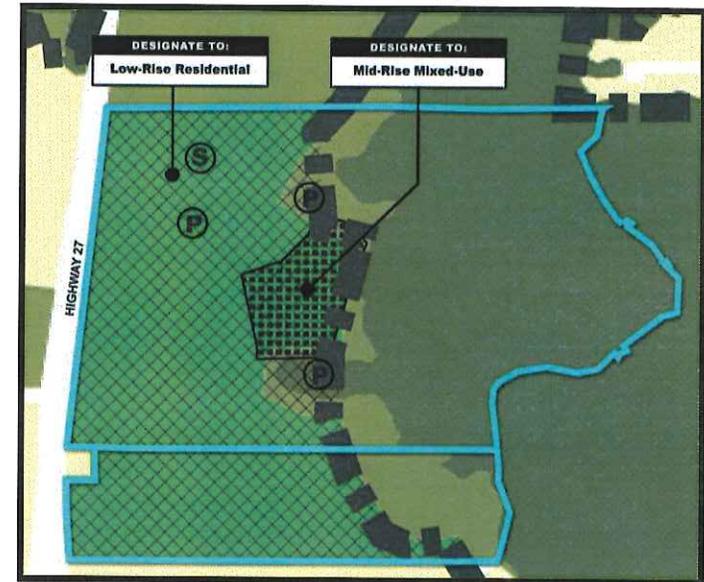
BEFORE



AFTER

OP Schedule Amendments

- The City is being asked to approve two Official Plan Amendments that would result in revisions to:
 - 1) Schedule 1 - Urban Structure
 - 2) Schedule 2 - Natural Heritage Network
 - 3) Schedule 3 - Environmentally Sensitive Areas (ESAs) and Areas of Natural Scientific Interest (ANSIs)
 - 4) Schedule 9 - Future Transportation Network
 - 5) Schedule 13 - Land Use
 - 6) Schedule 14c - Areas Subject to Site Specific Plans



Greenbelt (2017) Transition Policies

5.2.1 Decisions on Applications Related to Previous Site-Specific Approvals

Where an official plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 and any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the official plan approval are not required to conform with this Plan.

Where a zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), this approval may continue to be recognized through the conformity exercise described in section 5.3, and any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the use permitted by the zoning by-law are not required to conform with this Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provision of this Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with this Plan.

**THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 601**

ADOPTED THE ___ DAY OF ___, 2001

SIGNING OFFICERS

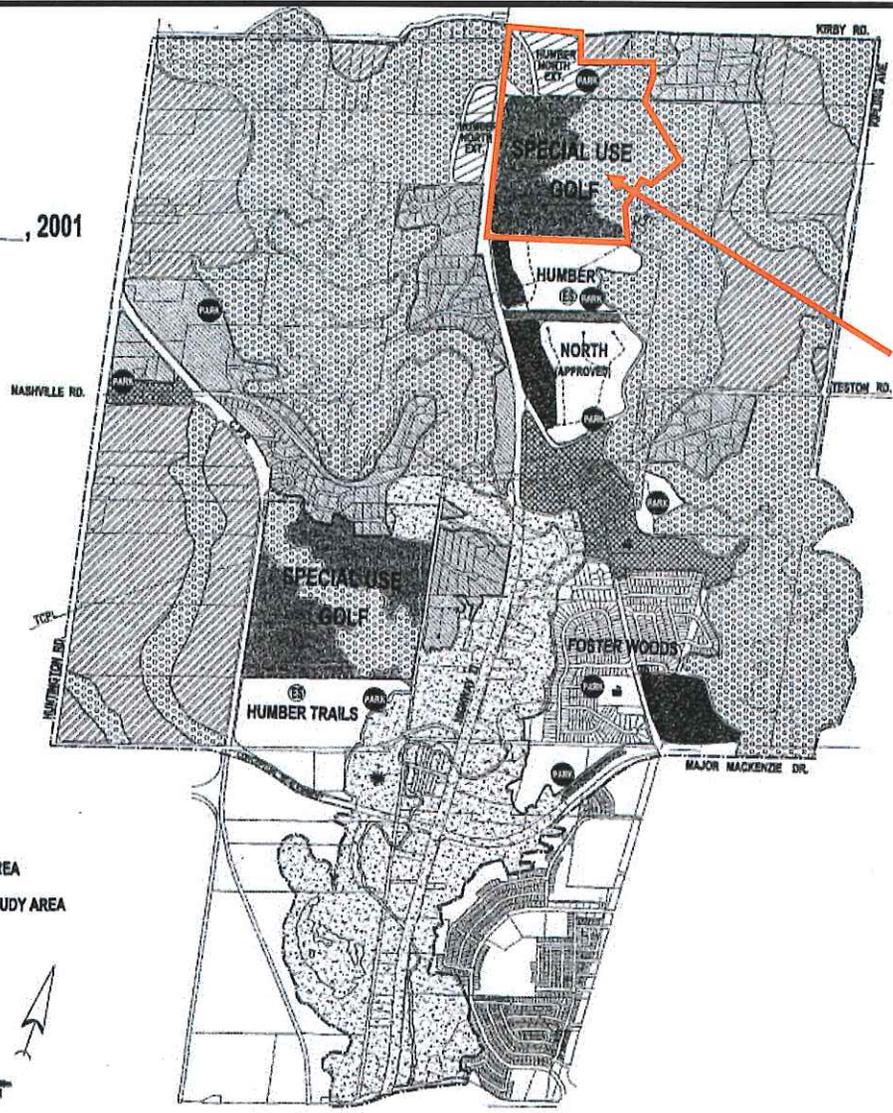
MAYOR

CLERK

LEGEND

-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  **SPECIAL USE - GOLF**
-  RURAL AREA
-  **VALLEY AREA**
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  LINEAR PARK
-  INTER-REGIONAL TRAIL
-  WASTE DISPOSAL ASSESSMENT AREA
-  HIGHWAY 27 VALLEY CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
-  AMENDMENT AREA

SCALE



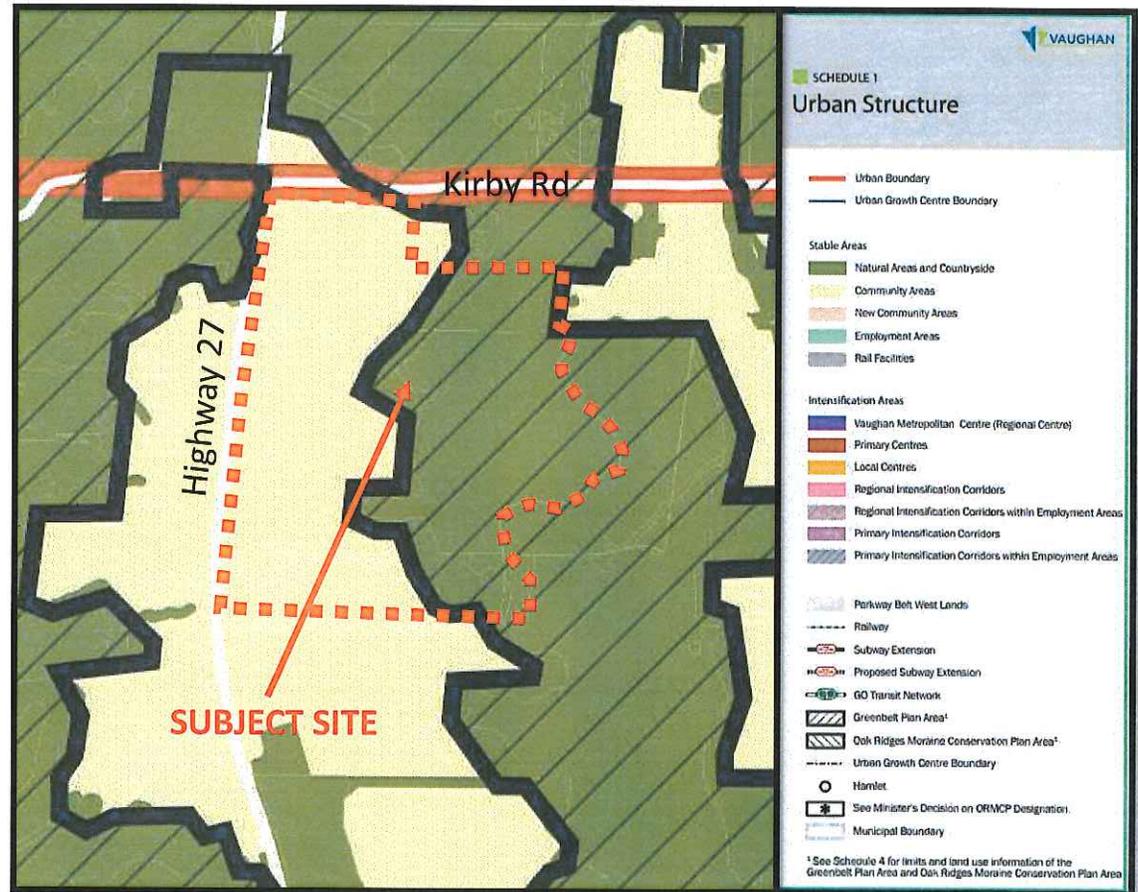
**KLEINBURG
NASHVILLE
COMMUNITY PLAN**

**SCHEDULE 'A'
LAND USE**

SUBJECT SITE

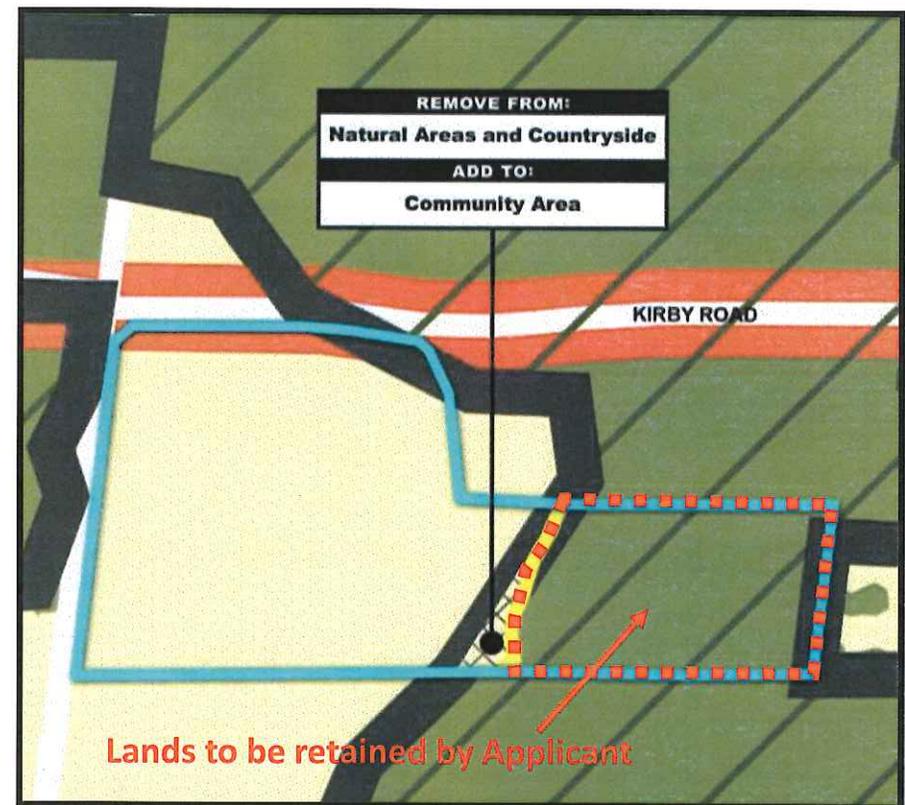
Intensification Areas of VOP (2010)

- The Subject Properties are not within the “Intensification Areas” of the VOP (2010).
- Kleinburg-Nashville is not identified as an Intensification Area.
- The VOP 2010 notes the following Intensification Areas:
 - Vaughan Metropolitan Centre;
 - Regional Intensification Corridors like Highway 7 and Yonge Street;
 - Primary Centers;
 - Primary Intensification Corridors such as Jane Street and Major Mackenzie Drive;
 - Key Development Areas which are Intensification Corridors that link and complement planning for Primary and Local Centers and Local Centers.
- The properties are considered “Stable Areas” and are designated “Natural Areas and Countryside” and “Community Areas” under Schedule 1 – Urban Structure of the VOP (2010).



Retaining Valley lands in Private Ownership (OP.17.007)

- As part of OP. 17.007 the applicant is proposing to retain the eastern part of the site generally associated with the Humber River Valley consisting of approximately 16 acres.
- It is general policy that environmental lands be transferred to a public body, either the City or the Toronto Region Conservation Authority (TRCA).
- The eastern portion of the of the Subject Lands designated “Natural Areas and Countryside” are proposed to be retained by the applicant.
- It is unclear to what the intent is in keeping this portion of the lands.



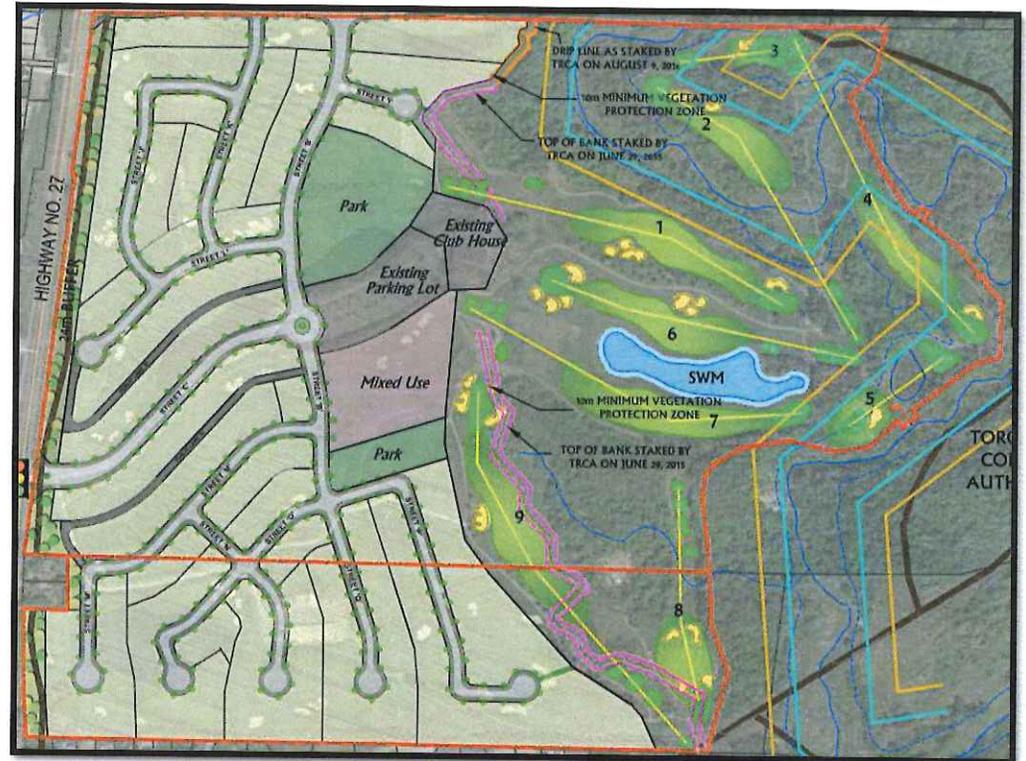
Community Outreach

- There has been **no formal outreach** to the immediate local community to the south that we are aware of, yet a considerable amount of technical work has been undertaken on the subject applications.
- This development is a major departure from the existing development on site. Particularly in respect of the golf course lands.
- There was no indication in OP 601 or VOP (2010) that the tableland portions of the golf course would be considered for such dense residential development.
- The development of these lands will have far reaching implications on the community as a whole.



Golf Course Uses in Natural Area

- The applicant advises simply that the expansion or relocation of the clubhouse further into the “Natural Areas” is not contemplated.
 - This is no guarantee that it would not happen.



Proposed Golf Course Uses in Natural Area

Prematurity

- Should **Private Open Space** (golf courses included) be re-designated, the VOP (2010) requires that appropriate alternate land uses be determined through an Official Plan Amendment process and be subject to an **Area Specific Study**.
- The City is being asked to process two Official Plan Amendments **without** the benefit of an Area Specific Study.
- The Official Plan Amendment applications also do not include a cap on density.
 - The proposed residential uses may range from single detached home to townhouses and **up to 12 storey buildings**
- The development of these lands will have far reaching implications on the community as a whole. It is far too simplistic to include only the subject lands without proper regard for implications on the wider community.
- The proposed OPAs are premature and fundamentally flawed from the perspective of proper community planning.

POPULATION & DENSITY

The development will have an estimated population of 780 people, 20 jobs and will achieve a density of approximately 11 units per hectare and approximately 43 residents and jobs per hectare. The population and density for the proposed development may change through the planning process as layout, unit type and yield are determined in conformity with the VOP 2010 and this Official Plan Amendment (OPA).

OFFICIAL PLAN AMENDMENT

Amendments to Schedules 9 and 13 in Volume 1, Schedule 14-C in Volume 2, and to site-specific policies in Volume 2, Chapter 13 of the City of Vaughan's Official Plan are required to implement the proposed redevelopment of the site.

LAND USE

The "Low-Rise Residential" Official Plan designation proposed for the lands will permit ground related built form such as single detached dwelling units and townhouses, as well as parks and stormwater management facilities.

Extract from Addendum to Planning Opinion Report for OP.17.007 (Dec 5th, 2018)

POPULATION & DENSITY

The development, including the golf course, will have an estimated population of 1,500 people, 360 jobs and will achieve a density of approximately 10 units per hectare and approximately 41 residents and jobs per hectare. The population and density for the proposed development may change through the planning process as layout, unit type and yield are determined in conformity with the VOP 2010 and this Official Plan Amendment (OPA).

OFFICIAL PLAN AMENDMENT

Amendments to Schedules 9 and 13 in Volume 1, Schedule 14-C in Volume 2, and to site-specific policies in Volume 2, Chapter 13 of the City of Vaughan's Official Plan are required to implement the proposed redevelopment of the site.

LAND USE

The "Low-Rise Residential" Official Plan designation proposed for the lands will permit ground related built form such as single detached dwelling units and townhouses. "Mid-Rise Mixed-Use" permits mid-rise mixed-use buildings up to a max height of 12 stories.

Extract from Addendum to Planning Opinion Report for OP.17.008 (Dec 5th, 2018)

Concluding Comments

- Validity of applying Greenbelt Plan Transition Policies
- Disposition of Valleylands (Public vs. Private)
- Communications with most affected community
- Significant changes to VOP 2010
- Approval of Official Plan Amendments prior to full consideration of densities and built form is premature
- The first order in the planning process should be the determination of Transition Policies