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Communication
CW (PM) – June 1, 2021
Item# - 6

From: Clerks@vaughan.ca
To: [Bellisario, Adelina](#)
Subject: FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue - REVISED SUBMISSION
Date: May-28-21 9:01:50 AM

From: Coles, Todd <Todd.Coles@vaughan.ca>
Sent: Friday, May 28, 2021 8:49 AM
To: Clerks@vaughan.ca
Subject: FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue - REVISED SUBMISSION

Please note that this replaces an earlier communication.

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From: Kathryn Angus <Kathryn.Angus@hhangus.com>
Sent: Friday, May 28, 2021 7:28 AM
To: Council@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Cc: Ciampa, Gina <Gina.Ciampa@vaughan.ca>
Subject: [External] Re: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue - REVISED SUBMISSION

To: Mayor Bevilacqua, Regional Councilors, Council, Todd Coles, City Staff

Re: **June 1 2021 Public Meeting, Item OP, 09.003 and Z.09.26: 10951 Kipling Avenue**

Please note this is a revised submission and supersedes the submission of May 27th 2021.

The Kleinburg and Area Ratepayer's Association (KARA) would like to submit the following preliminary comments related to this application.

(1) Location/Accessibility Such a facility needs to be within higher density development or in close proximity to existing urbanized areas or corridors, job employment areas or commercial districts. Accessibility (way finding) to the site will be a key consideration to whether this type of operation is at all appropriate. The collection of proposed uses poses a question as to its centrality to the larger Vaughan Community and ensuing access concerns.

Most of the roads in the vicinity (Teston / Stegman's Mill, Kipling, Kirby, Pine Valley) are two- lane rural roads, including steep grades in sections. Kipling terminates south of Teston Rd., Teston Rd turns into Stegman's Mill which terminates at Islington Ave. These roads for the most part would be considered substandard in their urban design criteria to accommodate this use.

We have particular concerns of the relationship between pedestrian, bicycle, and vehicular activity. There is no public transit, no sidewalks, no trails, no linkage other than rural roadways. The complex will be almost exclusively dependent on access by the car.

As the proposed use increases traffic volumes, the surrounding rural roads will become increasingly unsafe. Safe accessibility to these kinds of facilities is a key to their appropriate siting. These criteria are not present at this location.

2) Infiltration into and impact on the Kleinburg Village Core The impact of traffic that would find Islington Avenue the most convenient means of access / egress to/from the site is of major concern to KARA.

There is an ongoing focus on the part of our Association of the operational characteristics of the Islington /Stegman's Mill intersection and the traffic volumes on Islington through the village core. This will be further highlighted by the Streetscape improvements that are in process for Islington and the focus on a greater sense of pedestrian scale and "place making". Whether this increase in traffic will be to the net benefit of the village core is doubtful. KARA would like to see this added to as a matter for review in future staff reports.

(3) Environmental Preservation/Conservation Farm land is disappearing at an alarming rate in southern Ontario and we need to retain our agricultural land base. KARA strongly believes we should be encouraging as much agricultural land within Vaughan as possible and giving the small amount that is left a chance to survive for farming purposes. As these lands are within the protected countryside, Vaughan must be vigilant in safeguarding the protections afforded these lands outlined in intent and specific requirements of the Greenbelt Act and Greenbelt Plan.

The City of Vaughan is currently in the process of carrying out city wide focus studies as part of its Vaughan Tomorrow initiative and official plan review. The Kleinburg-Nashville Focused Study Area review will endeavour to identify and prepare policies to protect our significant resources. As such, KARA fully expects that all environmental and cultural resources will be conserved and protected.

The visioning process through the Vaughan Tomorrow initiative and official plan review creates a framework representing a comprehensive approach to defining the urban boundary and subsequent planning. This includes recreational/sports uses through the appropriate

placement of publically-funded community centres. This property, in our view, falls outside the important discipline and regimen of the integration criteria and process the framework will provide.

(4) Public / Private Dichotomy It is generally expected that recreational uses of this nature are best offered within the public context. Privately operated facilities are less certain in the long run. If land values increase or the policy environment becomes more favourable to development that generates the opportunity for a "higher and better" use (always measured in economic terms), then the owners may simply decide to redevelop again. In the public's hands, these kinds of facilities would have greater certainty and generally have a higher commitment to the public interest in the longer term.

(5) Site Alteration/Changes to Land Form The channel edge along the frontage of Kipling Avenue has been extended through a filling and grading operation adjacent to the "Valley and Stream Corridor".

We would like to see the technical details of the site alteration be part of the background analysis in future staff reports. This to include a review of the analysis, approval and monitoring process with respect to: Heritage evaluation; hydrological evaluation; storm water management; vegetation protection, impact to table land calculations, etc..

(6) Site Servicing While site servicing will be a matter for a future technical report on submitted plans, KARA has concerns with the availability of water and sewage servicing for this site.

(7) Community Input As this application winds through the planning process we would expect there to be greater input by stakeholders. This may best be accomplished by the applicant's direct outreach to the residents, our Association, and Kleinburg business owners, through one or more public meetings held within the community.

In conclusion, KARA is in support of recreational and sports facilities to serve local residents and their families. However, these facilities must be placed in the right location to practically, and with long-term stability, serve the greater community and public interest.

With the information provided to date, the KARA Board cannot recommend to its membership supporting the rezoning and Official Plan amendments being requested on lands in the protected countryside. With further information provided by the applicant on this proposal, our Association will likely have expanded comments at a later date. This application, irrespective of the proposed uses, represents an urbanization of this Greenbelt land.

Our position at this public hearing and to our membership is that these lands should remain zoned as agricultural and the Official Plan not be amended.

Sincerely

Kathryn Angus, President

Kleinburg & Area Ratepayers' Association