

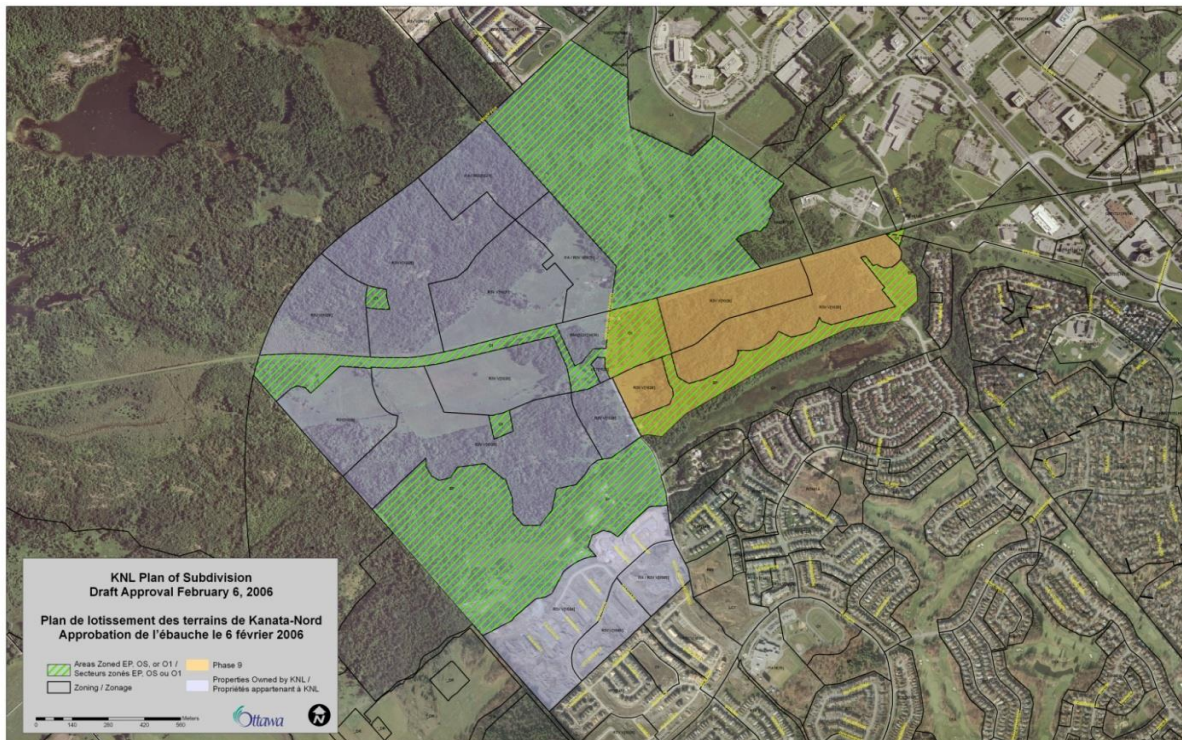
## **PLANNING RATIONALE: KNL DEVELOPMENTS INC. REZONING 300, 425, 535 and 605 Goulbourn Forced Road and unaddressed parcels**

KNL Developments Inc. has approvals in place to develop 566 hectares of land within the arc of Terry Fox Drive on land that had been designated for development since 1983. KNL received approval for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision from City Council in 2004 and approval by the Ontario Municipal Board in 2006. The development incorporated multiple phases of development.

Phase 7 is bounded by the Kizzell Wetland to the south, the untraveled First Line Road allowance to the west, the railway corridor to the north, and Goulbourn Forced Road to the east. Phase 8 is bounded by Terry Fox Drive to the north, the untraveled First Line Road allowance to the west, the railway corridor to the south, and Innovation Drive properties to the east. The Phase 8 lands are currently undeveloped and partially wooded. Phase 9 is bounded by Goulbourn Forced Road to the west, the railway corridor to the north, Beaver Pond Park to the south and Kimmins Court to the east.

## **KNL DEVELOPMENTS INC. SUBDIVISION AND ZONING APPROVED BY OMB 2006**

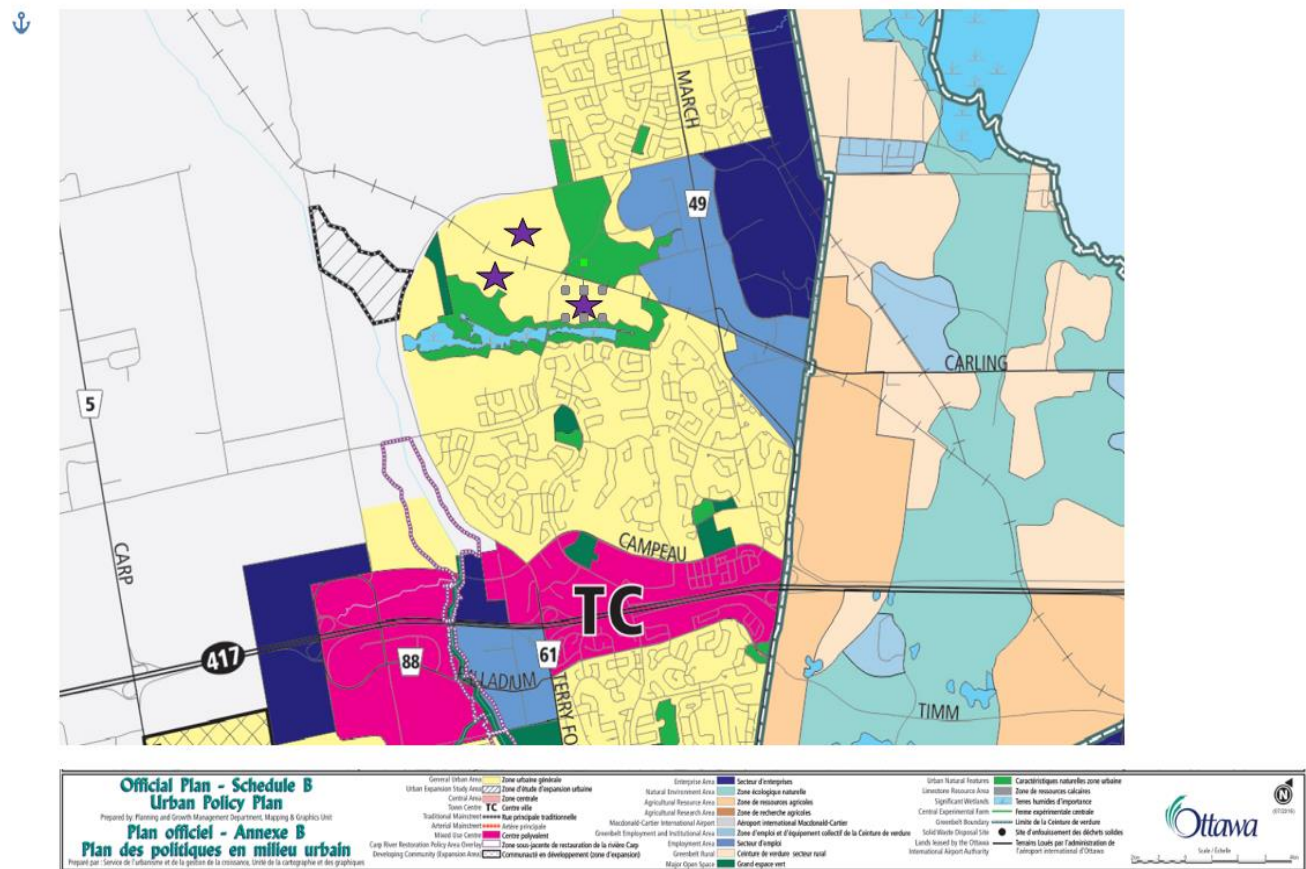
Phase 5 (lavender on plan) has been completed, Phase 9 (orange on plan) will be developed next, with Phase 7 and 8 (purple on plan) to develop later.



## OFFICIAL PLAN

The development lands in the KNL subdivision are designated as 'General Urban Area' in the Official Plan (indicated in yellow below). The three stars inserted on the excerpt of the Official Plan schedule below indicate the location of Phases 7, 8 and 9. This designation permits a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses, in order to facilitate the development of complete and sustainable communities. The proposed Zoning By-law Amendment is consistent with the goals, objectives and policies of the General Urban Area designation.

The lands within the KNL subdivision that were dedicated to the City for environmental protection purposes are designated Urban Natural Feature (indicated in green below) and are unaffected by this application.



## ZONING

The lands affected by this application were zoned for residential development by the OMB approval in 2006 and reflected the layout of the draft-approved plan of subdivision. The Phase 9 lands were subject to a rezoning in 2017 to reflect changes that were made to the draft plan of subdivision after the OMB approval. In 2010, City Council had approved the incorporation of a new 80-metre wide open space corridor through the central portion of the Phase 9 subdivision to provide a connection between the natural environmental lands around the Beaver Pond and Trillium Woods, which will be preserved as natural space for public use. The 2017 rezoning realigned the zoning boundaries to reflect the location of the 80-metre corridor within Phase 9.

The zoning of the Phases 7 and 8 currently still reflects the OMB-approved draft plan of subdivision from 2006. At the time of the draft approval, Goulbourn Forced Road was to be realigned within the Second Line Road allowance. However, an Environmental Assessment for Goulbourn Forced Road conducted in 2007 evaluated various options for the future alignment and recommended an alignment farther to the west than had been envisioned at the time of the KNL subdivision approval. The realignment of Goulbourn Forced Road means that the current zoning is inconsistent with the current road layout and configuration of the development parcels. The requested rezoning will realign the zoning boundaries to reflect the current plan of subdivision, similar to the rezoning that was undertaken for Phase 9 in 2017. KNL is currently constructing the north and south segments of Goulbourn Forced Road as approved by the Environmental Assessment. Development of Phases 7 and 8 will take place after construction of Phase 9 has been undertaken. The rezoning will reflect the distribution of environmental protection, open space and development lands established by high-level plans of subdivision that were registered for Phases 7, 8 and 9 in September 2016 as plans 4M-1570, 4M-1571 and 4M-1574. This application is to amend the zoning to reflect the revised location of open space blocks and other land use revisions to be consistent with the recently registered plans.

The zoning of most of the development lands is R3VV[1028] and R3VV[1029], a zone permitting detached, semi-detached and townhouse dwellings with site-specific provisions relating to yard setbacks. A rezoning to R4Z is requested for all the development parcels, to permit modest reductions in yard setbacks from those approved in 2006 to modern provisions that are typical for new suburban residential development. The R4 Zone permits a range of dwelling types and allows more flexibility to intersperse freehold townhouses within single-family residential development.