

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

October 28, 2013

To: Clerk's Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C	16
Item #	19
Report No.	42 (cw)
Council	October 29/13

Attn: Mayor; Members of Council; Judy Jeffers; John Mackenzie; Grant Uyeyama

cc: Angela Palermo, John Mifsud - Heritage Vaughan
Frank Greco, Heritage Hills Developments

Re: Council Meeting – October 29, 2013 - Official Plan Amendment File OP.12.008 and Zoning By-Law Amendment File Z.12.022 – Re 10429 and 10423 Islington Ave., Kleinburg

Dear Mayor, Members of Council, and planning staff,

On October 21, several KARA directors met with City staff and the developer of the subject lands, Mr. Greco to review the many OP and by-law exceptions being sought for this application and KARA's concerns with such. Subsequently, Mr. Greco and a few more of the KARA board met on October 23rd. We greatly appreciate staff and the developer taking the time to meet with us.

Whilst some of the concerns previously raised by KARA, namely height and parking, have been somewhat alleviated through these meetings, we are still severely disappointed that staff recommend approval of this development which is in direct contravention of OPA633 and its intent.

KARA worked closely with the City on the OMB hearing regarding the development at 10360 Islington, involving the same developer, and the subsequent OP amendments (633) which were put in place to preclude further development of this scale in the historic village. The intent as defined in OP633 is to (excerpts) "guide appropriate new development in the community", "retain the mainstreet commercial traditional character", and "it's compatibility with the existing building form and residential areas and uses within the village". Even more explicitly, the OP sought to "Ensure that residential development within the Kleinburg Core Area takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan...and remains at a village scale and complements the historic, rural village character and architectural heritage of the community."

When OP633 was written, multi-unit residential was intentionally and explicitly removed from the permitted uses. Included in the OP were the following clauses:

- "consolidation and severance of lands shall be discouraged"
- "Scale of development will complement the character and scale of the existing buildings"

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- "residential infilling within the village shall be permitted...provided the proposed lot or development is compatible in size, shape, and configuration with adjacent lots and the size and form of development located thereon "
- "New development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in negative impacts on adjacent properties, particularly with regard to overlook, shadows, wind and other environmental and compatibility factors."

We do not believe the proposed development meets these criteria of OP633 and struggle to comprehend how the City has come to believe it does. The scale of building and proximity to a residential property at the rear is completely inappropriate and sets a dangerous precedent for the rest of the main street commercial properties which back onto residential lots. We believe approval of this development will also lead to valid planning arguments to allow large scale development of the properties to the rear, the argument being that they would now be in keeping with the scale of the subject proposed development. That in turn sets precedent for full large scale development on Napier Street. We remain in our belief that a smaller scale development, further from the rear property line, is warranted for these lands.

KARA does appreciate and support the intentions of the developer to maintain the two heritage buildings at the front of the property, and to attempt screening at the rear of the building with large caliper trees. At our meeting of October 23rd, the developer also offered to better respect the current definition of 'mixed-use' by re-introducing ground-floor commercial in the form of 4 professional offices, and we agree with this change. Our Association strongly maintains that mixed-use development must be maintained and encouraged in the commercial village core, and stand-alone apartment buildings must not be allowed.

KARA is extremely concerned that a lack of "organizational memory" has occurred within the City planning department, and that all of the efforts hard-fought at the OMB to encourage village scale development and amend OPA 633 to specifically exclude multi-unit dwellings has been for naught. KARA hopes that City Council will seriously assess the impact of this proposal upon future development in the Kleinburg-Nashville Heritage Conservation District.

Sincerely,



Ken Schwenger

President – Kleinburg & Area Ratepayers' Association, on behalf of the KARA Board

From: Kara-Inc <kara@kara-inc.ca>
Sent: Monday, October 28, 2013 9:53 PM
To: Clerks@vaughan.ca
Cc: Schulte, Deb; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Marilyn Iafrate; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Shefman, Alan; Rotondo, Dolores; Simmonds, Tim; Jeffers, Judy; kara@kara-inc.ca
Subject: Council - Oct 29,2013 Report #42 - File OP.12.008 and Zoning By-Law Amendment File Z.12.022
Attachments: KARA Position Re Heritage Hill II - Council - Oct 29 2013.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please find attached KARA Board submission to Council for the October 29, 2013 meeting - Report #42 (item 19) of the Committee of the Whole

Official Plan Amendment File OP.12.008 and Zoning By-Law Amendment File Z.12.022 – (10429 and 10423 Islington Ave., Kleinburg) HERITAGE HILL DEVELOPMENTS (II) CORPORATION

Regards,
KARA Communications Committee