

**From:** Jeffers, Judy  
**Sent:** Thursday, October 24, 2013 2:40 PM  
**To:** Magnifico, Rose; Bellisario, Adelina; Britto, John  
**Subject:** Correspondence from Frank Greco for the October 29, 2013 Council Age of the Whole Agenda  
**Attachments:** HERITAGE SQUARE\_VIEW FROM ISLINGTON.pdf

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Item #	19
Report No.	42 (CW)
Council -	OCTOBER 29/13

Please include the below e-mail and its attachment as a Communication from Frank Greco on the October 29, 2013 Council Agenda respecting Item 19 on the October 15, 2013 Committee of the Whole Agenda (Official Plan Amendment File OP.12.008, Zoning By-law Amendment File Z.12.022 and Site Development File DA.12.022 (Heritage Hill Developments (II) Corporation), Ward 1 – Vicinity of Islington Avenue and Nashville Road.

Thank-you.

JUDY JEFFERS, MCIP RPP  
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**From:** frank.greco@sympatico.ca [mailto:frank.greco@sympatico.ca] **On Behalf Of** frank@heritagehill.ca  
**Sent:** Thursday, October 24, 2013 1:48 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Marilyn Iafrate  
**Cc:** Kam, Shirley; Rotondo, Dolores; Uyeyama, Grant; Jeffers, Judy; Marrelli, Carmela; MacKenzie, John  
**Subject:** Mtg w KARA

Dear Mr. Mayor, Local & Regional Councillors,

We met with KARA and city staff on Monday and again with several KARA Board members on Wednesday night. Each meeting lasting 2 1/2 hours. Below is a summary of discussions around KARA concerns. The only significant concern remains around the "at-grade" residential units in the larger building at the rear. This component was recommended in the larger rear building that does not have direct access/relationship to pedestrian traffic along the street/ sidewalk. This change to OP 633 was recommended by the Design Review Panel (adding more landscaping and reducing surface parking) & Urban Design staff at the City. It has resulted in a better plan and provides for 4 "at-grade" one-storey rental units for seniors living in Kleinburg. Staff recommends approval of the plan. The latest rendering of the project is attached.

The parking concerns, building massing and rear yard setback concerns expressed by KARA have been essentially alleviated by the 2 meetings and 3D Lumen RT model of the project shown to KARA members. We have committed and ensured KARA members to holding timely and regular meetings with them for any and all future applications by our family in Kleinburg. I hope that KARA takes us up on that commitment for better communication also.

I ask for your support at Tuesday's Council meeting.

Sincerely,  
Frank Greco

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**From:** frank.greco@sympatico.ca [mailto:frank.greco@sympatico.ca]  
**Sent:** Thursday, October 24, 2013 12:25 PM  
**To:** Uyeyama, Grant; Jeffers, Judy; Marrelli, Carmela  
**Cc:** frank.greco@sympatico.ca; Phil Greco; falviani@gmail.com  
**Subject:** Mtg w KARA

Hi Grant, Judy & Carmela;

RE: Meeting with KARA Board re: 10423 & 01429 Islington Ave., Kleinburg

We met with several members of the KARA Board last night at Kline House. Meeting went for 2.5 hours. Members of KARA present were: Ken Schwengger, Ken Niuewhof, Bob Klein, Claudio Travierso and David Brand.

We had the opportunity to present the plans and discuss staff's recommendation. We discussed at length the 4 main issues of KARA's concerns/ objections:

1. **Parking deficiency**- we discussed the reasons for the deficiencies as a "worst case scenario" being restaurant uses in both Buildings A and B. We clarified the meaning of off-site or shared parking and how it would be implemented via an Easement on Canadiana Square property and how parking can better be managed via the tenant leases and terms (ie all Heritage Square store owners and staff to park at Canadiana Square).

I believe that this concerns was alleviated to a large extent. We did all agree that a Comprehensive Parking Strategy is required for the Village of Kleinburg to address "shared parking" and better use of potential parking sites (ie the Church parking lot, parking on the boulevard towards Treelawn Blvd., village "Parking Signs" at these locations etc.).

2. **Rear Yard Setback**- we presented the Landscape Plans showing the rear yard "Landscape Buffer", size of trees, privacy fencing, cedars along fence. Much of this concern has been addressed thru the landscape plan. The 3D model using LumenRT software, was used to illustrate what the landscaping would appear from the rear yard of the property directly behind the site. I believe that this concern has been alleviated somewhat.

3. **Building Massing and Scale**- this concern was discussed and illustrated thru other larger buildings in the village core recently built or approved. The distance and perspective from Islington Ave to the larger Building C was discussed and illustrated thru the 3D model in LumenRT software. Although still a concern, viewing the 3D model helped alleviate some of the concern.

4. **Residential At-Grade in Building C**- This is perhaps KARA's biggest concern. The concern is primarily around whether approving it at this site could set a precedent for other sites. I expressed the following reasons for the change in the proposal to permit residential at grade in the rear building:

i. After meeting with the DRP and Urban Design staff, it was felt that the site would benefit by reducing the parking and increasing the landscaped area especially in front of Building C;

ii. Removing the 12 parking spaces in front of Building C required a reduction in commercial space (office space) at grade in Building C. Office space at grade without the parking would not be viable or sustainable. That space was converted to residential use and hence KARA's concern;

iii. Building C is about 150 ft from the roadway, at does not shared a direct relationship to pedestrian traffic like that in Buildings A & B very close to the sidewalk. Requiring at-grade commercial in a building that does not has a good relationship to the street is not the same as that in Buildings A & B. Hence, the impact of at grade residential use does not take away from the intent of OPA 633 with respect to at-grade commercial;

iv. Residential at grade with single storey "flats" is the most sought after and desirable living space by seniors currently living in Kleinburg. The older demographic prefers to live in these types of suites, instead of 2 storey loft type suites with stairs.

v. The property is over 200 ft deep. This depth allows the larger Building C and maintain the two heritage buildings at the front. Most other properties in the core are not this deep. Maintaining heritage buildings and proposing similar multi-residential buildings at the rear for other properties in the core would be extremely difficult and virtually impossible with respect to parking, unless other off site parking was available. This is not the case today.



The KARA members argued that leaving the office component on the Ground floor and associated parking in front of Building C is preferred. They will ask their members if they agree to this. The applicant agreed to discuss this option with city staff & the partners to see if there is any willingness to revisit the site plan. At this late stage in the process, it is unlikely to reach an agreement on making this significant change once again. This change would result in delaying the approval process after nearly 17 months of consultations with city Planning, Urban Design, Cultural Services, Engineering and Building Standards staff, Heritage Vaughan & the Design Review Panel.

It was agreed by everyone that the applicant/ Greco & KARA should communicate on a timely and regular manner for future applications in the Village of Kleinburg. We briefly discussed two more upcoming site developments.

The Council item is due back on Oct 29th, next Tuesday for a final vote.

Regards,

Frank Greco

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