

Kleinburg and Area Ratepayers' Association

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

October 9, 2013

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

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Communication
CW: <u>Oct 15/13</u>
Item: <u>19</u>

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

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

**Re: Committee of the Whole – October 15, 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,

KARA is astonished and appalled by the recommendation being made by the planning department to the Committee of the Whole on October 15, 2013 regarding the subject development proposal. KARA last met with the developer regarding the subject properties in April 2012 and voiced many concerns to council in December of 2012 (please read the attached letter). It appears those concerns have been ignored. Even more disturbing are the new proposals to change the definition of 'mixed-use' in the village and to allow 'off-site' parking to alleviate significant parking deficiencies.

For this development to proceed as proposed requires at least:

- 4 significant changes to the Official Plan,
- 30 exceptions to existing by-laws

The most significant of the original exceptions are outlined in our letter of December 2012. How staff can conclude that what will appear as a 4 storey building from the east, with a 4M set back, instead of the required 15M, just several metres from an existing residential home, is 'appropriate and compatible' with existing uses is beyond our comprehension.

KARA rejects staff's new interpretation of mixed-use, which would allow separate residential and commercial buildings to fall within the definition. We maintain our belief that mixed-use, with at-grade commercial uses, and residential units on the storey(s) above is most appropriate in the commercial core. We do not support the precedent this new interpretation will set for any heritage area in the City.

Including off-site parking in the calculations for parking requirements is also not acceptable. What happens in the future when properties are owned by separate entities? Parking pressures in the village have been of concern for many years now and parking at Canadiana Square and Canadiana House is challenging as it is. Parking requirements must be accommodated on site. The parking deficiencies for the

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proposed development highlight the fact the scope and scale of this development are not appropriate for the village core of a heritage district.

The rural nature and heritage appeal of the village of Kleinburg make it a unique attraction in the City of Vaughan. However, we appear to be on a course that will destroy the village's appeal as intensification and urbanization pressures increase in the area. Kleinburg has not been designated as an intensification area in the City of Vaughan and this development is not required to meet the City's plans.

KARA is still of the strong belief that a smaller scale development, one that is more visually attractive, in-line with the existing official plan and by-laws, and more fitting for a heritage conservation district, would be appropriate for this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Schwenger', written in a cursive style.

Ken Schwenger

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

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P.O. Box 202, Kleinburg, Ontario, L0J 1C0
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December 17, 2012

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

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

cc: Frank Greco, Heritage Hills Developments

Re: 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,

KARA met with the developer regarding the subject properties and reviewed a preliminary proposal in April 2012. We appreciate the developer meeting with us at that time, however, there were no details presented regarding the existing OP, by-laws, nor specific amendments required for the project. KARA has recently reviewed the detailed proposal and associated amendments as presented to the Committee of the Whole on November 6, 2012. We offer the following comments:

- KARA believes the overall scope and size of the proposed development is too large and the density is too high for the size of the property. The sheer number of required OP and by-law amendments required to make this proposal compliant is indicative of the disregard for both the governing OP and City by-laws. Significant concerns have been raised regarding traffic, safety, and impact to existing residential properties to the east. We believe that this scale of project just does not fit in the commercial core of a historic, heritage village.
- KARA opposes changing the Official Plan to allow ground floor residential in the commercial core. We believe mixed use, with at-grade commercial uses, is most appropriate in the commercial core.
- The maximum building height of 9.5m has been enforced throughout the village and should continue to be enforced without exception. The proposed height will create an eyesore from neighbouring properties.
- We would prefer to see more parking offered underground rather than close to the street. The 6 parking spaces proposed between the two existing houses should be moved further back on the property, ideally underground.
- Regarding permitted uses, KARA believes the current zoning by-law to be sufficient and we don't support the proposed prohibitions for these properties.
- Given the size of many vehicles today, we believe it inappropriate to reduce the minimum parking space size below the current by-law requirement.
- We already have parking issues in the village and believe any proposed development should meet the current City standards for minimum parking requirements.

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- Regarding landscaping strips, KARA would like to ensure that the space between the current houses and Islington Ave. be landscaped and maintained in a way to provide appropriate sight lines for traffic and pedestrian safety.
- The proposed development contains virtually no greenspace raising concerns that the paved parking lot surrounded by buildings will be visually unappealing from a streetscape perspective and detract from the aesthetic appeal of the main street.
- KARA believes the minimum rear yard (east) requirement of 15m in the existing by-law is essential to allow for appropriate landscaping and screening to minimize the visual and noise impacts of this development on the existing residential properties to the east.
- The proposed changes to the Maximum Lot Coverage (44% vs 30%) and the Maximum Gross Floor Area are not minor in nature and are further testament to our belief that the scale of this project is wholly disproportionate to the modest lot size and simply not suitable for a heritage village.
- We agree with staff comments that no encroachment of patios onto public right-of-ways should be allowed
- We are unclear as to the need to officially redefine the definition of 'lot' for the purposes of this proposal. We trust that the City's treatment and definition of lot should suffice.

KARA believes a smaller scale development, one that is more architecturally appealing, visually attractive, in-line with the existing official plan and by-laws, and more fitting for a heritage conservation district, would be appropriate for this site. We welcome the opportunity to work with the developer on such a plan.

Sincerely,



Ken Schwenger
President, KARA