

# *Kleinburg and Area Ratepayers' Association*

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April 25, 2016

Mayor & Members of Council, Clerks, City Planners  
City of Vaughan  
2141 Major Mackenzie Boulevard  
Vaughan, ON  
L6A 1T1

C 17  
Communication  
CW (PH)  
May 3, 2016

Item - 5

**Subject: OP.16.002 & Z.15.038 & DA.15.091 – 10432 & 10422 Islington Ave. - 2383717  
Ontario Ltd. - Art & Soul Dance Studio (old Kleinburg Gas Station)**

The City of Vaughan Official Plan (OP) 2010 Volume 2, includes the area specific policies for Kleinburg as approved by the OMB in December 2013. A great deal of time and money was spent developing the plan and gathering input from the public and developers, and the evolution of the plan has involved many compromises from all stakeholders over the years.

Previous members of council, the community, and Heritage Vaughan had the foresight to recognize the importance of preserving the only destination village in the city of Vaughan and to designate Kleinburg/Nashville as a heritage conservation district. Protection of the rural character of the village and the heritage district was built into the new official plan. As part of the planning process, the City undertook a study entitled "Where and How to Grow" to aid in planning growth out to 2031. Intensification for Kleinburg was deemed minimal "in keeping with its heritage nature", and the targets set for the village were 80 units, 163 people. In the summary, the intensification capacity for Kleinburg was set at 100 people. Those targets have already been exceeded. What is the City's new target or plan to manage growth in the heritage conservation district?

If every application for new development in the village met the limits allowed for in the new plan (height, lot coverage, floor space index, set-backs, parking, etc.) the village would see significant growth and change from its current rural character. That was the growth which was planned for in the new OP. Now, however, it appears that most, if not all, applications for development in the village are not following the plan and require official plan and zoning by-law amendments to go even bigger. The village cannot sustain such growth while at the same time maintaining the heritage rural character. As such, KARA opposes development that is not in compliance with the new official plan and by-laws.

With respect to the subject application, KARA has recently met with the owner and developers and walked the site. We greatly appreciate their openness and the opportunity to work with the owner on the plans for the site. In response to the City's request for comments, KARA offers the following preliminary comments based on our current understanding of the project:

1. The proposed development calls for redefinition of mixed used to include some residential at the back of the main floor. We appreciate that this will be offset by additional commercial space on the upper floors.
2. The west side of Islington, from Major Mackenzie, all the way into the village, consists of buildings/developments which have generous setbacks from the street. We would like to see the front set back increased somewhat to incorporate more green landscaping that

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further complements the streetscape on that side of the street. We believe in line with the church would be more appropriate.

3. KARA has opposed all developments that exceed the 9.5m height allowed by the OP and by-laws. We are aware of different methods used to calculate height and want proper assurance that the height of the proposed development is in keeping with the intent of the OP and does not exceed the height of adjacent buildings.
4. We appreciate that the FSI has been kept to the max allowed in the OP. However, we are concerned that the lot coverage proposed at over 39% is almost 1/3 more than the 30% allowed.
5. KARA has concerns with the amount and the content of fill on the property. We would like assurance that the site and bank be properly remediated and restored with natural materials. The slope of the bank should not be too steep to allow pedestrian access to the valley. We would like to see some public access to the valley, and linkage with a broader trail system.
6. Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. We would like to see a traffic study which evaluates the effects of all the currently known proposals which will add over 1000 additional residents in the village core.
7. Parking in the village is also of significant and growing concern. With each new development, parking gets ever harder to find. Parking deficiencies for new developments exacerbates the issue. KARA would like assurance that the parking provided for this new development is sufficient to handle all of the commercial and residential requirements, including visitors. We are also concerned that Islington Avenue will become the drop-off and pick-up site for the dance studio and would like to see measures taken that ensure drop-off and pick-up traffic is fully accommodated on the site, not on the street. The parking prohibition on the west side of Islington should remain and be enforced.
8. KARA would like to receive comments from the design review panel (DRP) regarding this development for consideration in providing further comments on the application.

KARA is not opposed to development in the village. However, we believe that new development should be done in accordance with the plans and should respect the intent of the plans. We ask that such growth be used to improve the elements that make Kleinburg/Nashville unique.

Sincerely,



Ken Schwenger,

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