

C 15.1

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Sent: January-13-16 9:04 AM

To: lafrate, Marilyn; DevelopmentPlanning@vaughan.ca; Policyplanning; MacKenzie, John; Jeffers, Judy; Bayley, Rob

Cc: Ken Schwenger; Ken Nieuwhof; Mary-Anne Arthur; kara@kara-inc.ca; Robert Klein; Mark Tatone

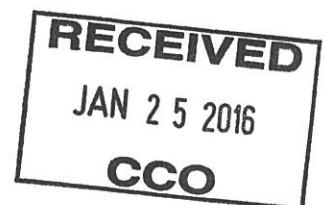
Subject: Meeting January 6, 2016 - 30 Nashville Road Application

Attached is the meeting memorandum for the meeting held January 6, 2016 at the City Hall Planning Department offices. The meeting was set up by Bob Klein and attended by two planning staff members and 4 KARA representatives.

Please review the memo. Email to all any changes that you think might be required to further reflect the meeting. If there are no changes, then this memo reflects KARA's concerns, recommendations and opposition to the development proposal for 30 Nashville Road.

Kleinburg and Area Ratepayers Association
Mark Inglis
Secretary

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COMMUNICATION	
CW (PH) -	FEB 2/16
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Meeting Memorandum

KLEINBURG AND AREA RATEPAYERS ASSOCIATION

January 6, 2016

Attendees: City of Vaughan – Melissa Rossi; Judy Jeffers

KARA – Mark Inglis; Ken Schwenger; Ken Nieuwhof; Mary Anne Arthur

SUBJECT: 30 Nashville Road

Bob Klein set up a meeting to discuss three properties with the area planners including Judy Jeffers, Mark Antoine, Melissa Rossi and Roy McQuillin. Mark Antoine was unable to attend and Roy McQuillin sent Melissa Rossi to represent the Policy planning department. Bob Klein was unable to attend.

Only the 30 Nashville Road application was discussed. The following are comments made by KARA representatives.

1. Ken Nieuwhof referenced the document Where and How to Grow, authored by Urban Strategies, which indicates that Kleinburg goal/capacity, in 2010, should be to increase by 100. The capacity was reached with the following two projects, Averton and Frank Greco development north of Kleinburg Public School. Intensification, to which this study focused, did not foresee Kleinburg addressing Vaughan's response to Places to Grow. Melissa confirmed that Kleinburg was not designated for intensification. Excerpt from Where and How to Grow.

Table 9: Summary of Intensification Capacity Analysis

Priority Area	Intensification Capacity
Vaughan Corporate Centre	10,000 - 15,000
Highway 7	5,000 - 6,500
Centre Street	4,000 - 5,000
Steeles Corridor	5,500
Yonge Street	5,000 - 7,000
Vaughan Mills	5,000 - 9,000
Jane / Major Mackenzie	1,000 - 2,000
Woodbridge Core	1,000
Maple GO & Core	1,500 - 2,000
Vellore Centre	1,000 - 2,000
Rutherford GO	300
Kleinburg Core	100

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2. Mark Tatone and his wife own the property adjacent to the west side of the applicant property. They will be adversely affected by the massing of the building, location of service areas (garbage, loading and driveway), setback from the street, safety of access, and effect of the development construction on the line of mature spruce that is on the property line separating the properties. He will be expressing his concerns in separate documentation and has contacted Judy Jeffers.
3. The building is three times the allowable maximum floor space. The building is 12.5m height, 3m higher than the allowable height restriction of the zoning bylaw. The rear setback allowed by the bylaw is 15m, but the applicant has only 7.35m. This creates a mass of building not in keeping with the rural village character with language described in the Official Plan and Heritage Conservation District study.
4. Parking standards have not been met. Required: 64. Proposed: 43. The Heritage Conservation District study clearly indicated that a city-wide review of parking standards is to be undertaken. The results have not been produced. What we do know is the Frank Greco's property north of KPS had to borrow capacity from an existing development to achieve his required parking. This was confirmed by an OMB hearing. The Avenue restaurant is using valet parking to address their inadequate parking situation. The new development cannot achieve their goal of a 'high-end' development without adequate and accessible parking in Kleinburg. There is no adequate transit servicing Kleinburg to argue that parking can be reduced. Melissa asked if Kleinburg wants additional service. The achievement of adequate service for the future developments was agreed to be out of the scope of what the attendees could address.
5. The arborist report provided by the applicant indicates that the existing trees must have a 3m buffer from the trunk of the tree where no excavation should take place. The applicant has not addressed the requirements of the arborist report. Indeed ISA guidelines and York Region Forestry department suggest that a tree will be stressed if there is any change within 1m of the dripline of trees (dripline is 5m for the line of spruce). This is the recommended setback. The trees on the east and west property lines are shared with the neighbouring properties. These trees cannot be saved if the applicant constructs the underground parking to the extent shown, close to the property boundary. Paving over the tree roots would also adversely affect the survivability of the trees. Spruce root systems are lateral, mostly close to the soil surface. The Heritage Conservation Study recommends that the City should undertake a Tree Inventory/Preservation By-law. This has not been prepared. There has recently been a mature tree saved behind the former Jeremy's store on Islington Avenue south of Kellam Street, as a result of residents' and business owners' concerns. Losing these mature spruce would have even greater impact.
6. We discussed the Heritage of Kleinburg. The Kleinburg-Nashville Heritage Conservation Study states: "The intent of this Study and Plan is to provide clear and readily understood guidance to the City of Vaughan and its citizens for the conservation of important historical, architectural, and landscape elements in the District, and for the design of new development and redevelopment that preserves and enhances the District's heritage character." The applicant has not provided an indication of how he is addressing the requirements of the Heritage Conservation Study. If the trees are removed, then the significant 'landscape elements' of the

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site will detrimentally affect the character of the village. The mass of the building is incompatible with the adjacent buildings on the east and west sides. One, the Tatone house, is a two storey heritage house recently enhanced within the guidelines. The east side features a one-storey bank building and the heritage Kline House, both part of the same property. The mass of the proposed building and its close setback to the street will overwhelm the historical architecture of the Tatone home and Kline House. The bank building and Tatone home are set back 10-20m from the street, effectively creating a courtyard in front of the bank and broad street vistas.

7. It is the broad street vistas that contribute to the streetscape's unique character. The application would abruptly interfere with the rhythm of the street. The Heritage Conservation Study also indicated that the City's Development Planning Department should undertake a streetscape master plan. Without that report directing new development, the proponents are left without guidance. The stakeholders are left without input to the future character of the village. The Planning department is proposing a streetscape study, but the terms of reference for a consultant is pending.
8. Commercial floor space is supposed to be the entire first floor of the building. The planner for the applicant, Riepma Consultants Inc., states that the "rear portion of the ground floor is better suited to residential uses". The planner has therefore included only 155.11sm of commercial floor space compared to 2530.82sm of residential. Kleinburg suffers the inadequacy of retail floor space to enhance it as a tourist destination. Any reduction of the required commercial floor space only belittles Kleinburg to a suburban residential community, not the local downtown character that the City, Kleinburg residents and Kleinburg businesses relish.
9. Lot coverage is 44%, almost 1.5 times the allowable limit of 30%. This is much of the reason why the massing of the site is overwhelming the character of the Village of Kleinburg.
10. An economic Development Strategy is being updated according to Melissa.
11. Access to Nashville Road is difficult for the Tatone family in the mornings. This access will have visibility impeded by the proximity of the building to the road and by the additional exiting vehicles from the subject property.
12. KARA's recommendations:
 - a. The project should respect the existing bylaws in force;
 - b. The setback from the street, building character and landscape should be compatible with the adjacent land uses and enhance the broad streetscape of Nashville Road;
 - c. The setback from the rear of the property should meet the bylaw requirements;
 - d. The height of 9.5 in the bylaw should be met;
 - e. The trees should be preserved as part of the village character. The trees are not owned by the applicant, however all measures possible should be taken to ensure that the village character is not impeded by their removal or demise.
 - f. The project should be reviewed in context with proposals elsewhere in the village, as requested by June 22, 2015 letter from KARA to John Mackenzie requesting a combined review. Combined with 7 pending applications, traffic, safety, and commercial impacts could be collaboratively addressed.

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- g. This project in particular would benefit a combined submission with the adjacent commercial properties to the northeast (Marie-Louise Wcislo) and east (RBC Bank and Kline House) to ensure compatibility and heritage conservation. At the very least, the project should indicate context with existing and proposed developments within 150m of the property.