

**Britto, John**

c 37.1

**From:** Beauchamp, Alexandra  
**Sent:** January-29-16 11:46 AM  
**To:** Britto, John  
**Subject:** FW: Questions\Concerns\Comments for Proposed Development 30 Nashville Road  
**Attachments:** re op15005 z15024 30 Nashville Questions.docx

<p>c 37 <b>COMMUNICATION</b> CW (PH) - FEB 2 / 16 ITEM - 2</p>
--

---

**From:** Frank abreu [<mailto:frank.abreu@rogers.com>]  
**Sent:** Friday, January 29, 2016 11:38 AM  
**To:** Jeffers, Judy; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Marilu Abreu; Iafrate, Marilyn  
**Subject:** Questions\Concerns\Comments for Proposed Development 30 Nashville Road

Good Morning, I would like to submit these questions, concerns and comments in regards to the proposed development of 30 Nashville Road.

Thank you,

Frank

Date: January 28, 2016

C 37.2

Re: 30 Nashville Road – Proposed Development

Attention: **Judy Jeffers and city staff planners**

Attached are my questions below re: file no: 30 Nashville File Name: 2385388 Ontario Inc. and File Numbers: OP.15.005 & Z.15.024

**Question 1**

The number of parking spaces provided in this proposal is in contradiction to BY-LAW # 1-88 (jan 1 2015). Parking in this area is already insufficient (Currently there is a massive parking shortage; Greco's newest property is 23 parking spaces short out of 59 required, both blossom, avenue, villaggio and doctor's house all pose parking shortages).

Why should the village compromise for anything less than the minimum requirement of parking spaces? And why can this plan not be designed in a way to accommodate a lawful amount of parking?

This development will only increase the volume of cars parked on the boulevard along Nashville and Islington. I fear that the over flow will begin parking on Lester B Pearson which is a narrow road to begin with.

**Question 2**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan: 12.4.4.1 states "All development within the Mainstreet Commercial area, identified on Map 12.4.A, will be subject to the Urban Design Policies of this Plan, the Kleinburg Nashville Heritage Conservation District Study and Plan, a Streetscape Master Plan, a parking Study with a view to potentially establishing a municipal parking lot, and inventory of significant trees, a Tree Preservation By-law, and other studies as identified in this plan"

Has a Streetscape Master Plan been provided?

**Question 3**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan: 12.4.9.1. states " Achieving quality design is recognized as an important objective for the Kleinburg Core area. Outlined below is a set of comprehensive design policies which apply to the Core Area. The design policies set out general criteria for the development of public and private lands within the Core Area and include: a. the provision of a clearly defined public realm; b. predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas; c. safety, comfort and accessibility in the pedestrian environment."

C 37.3

What has this proposal recognized as an “important objective for the Kleinburg core area”?

Is this proposal “predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas?”

What type of roads are i) Nashville and ii) Islington. If they are used for emergency purposes, will the location and quantity of egress prevent safety in any way?

How does this proposal “promote safety, comfort and accessibility in the pedestrian environment”?

#### **Question 4**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.10.19 states “To promote safety and security in public places, including streets, parks and open space, parking and public use areas, the following measures are encouraged:

- a. the design and siting of new buildings should provide opportunities for visual overlook and ease of physical access to adjacent streets, parks open space and public areas;
- b. direct views to parks, open spaces and public use areas should be provided from adjoining streets
- d. a consistent level of streetscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage should be provided to ensure ease of access for the pedestrian and the enjoyment of public streets and of the outdoor spaces”

How does this proposal provide opportunities for visual overlook? Will this coupled with the existing street parking prohibit view from Islington looking west down Nashville.

Will the direct view to the valley lands will be prohibited from this building (when on the north side of Nashville looking west)?

Is this proposal in scale with its neighboring properties to the east and west?  
If not, how does it provide a “consistent level of streetscape design?”

#### **Question 5**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.10.34. states “ when reviewing applications for variances to the minimum required parking standards in the city’s comprehensive Zoning By-Law, in addition to items normally considered, the city shall also require the following items to be submitted by an applicant/ landowner:

- a. A Parking Generation Assessment”

Has a parking generation assessment been provided?

C37.4

**Question 6**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.11.1. states “ The city shall continue to ensure that Islington Ave and Nashville Rd. (east of Regional Rd. 27) function as a pedestrian friendly village main streets”

How does this proposal contribute to function as a pedestrian friendly village? Will it be difficult for pedestrians to see cars exiting from the underground ramp, if the building prohibits a clear view from pedestrians walking from Islington west on to Nashville.

**Question 6**

How does this development benefit the community and its residents?