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COMMUNICATION
CW (PH) - FEB 2/16
Date: January 29, 2016 2

Dear Judy Jeffers and City Staff Planners,

Date: January 29, 2016

Below are my questions, concerns and comments.

Question 1:

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

12.4.1.1. iv. states "Ensure, to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg Core area are protected in accordance with the Kleinburg-Nashville Conservation District Study and Plan",

How does this proposal do so for the building when: the Kleinburg-Nashville Heritage Conservation District Study and Plan 9.5.1 indicates "New development within the district should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style".

Further, What heritage building is used as reference and precedent for this proposal?

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:

12.4.1.1 iv. States "Establish policies to implement the Kleinburg-Nashville Heritage Conservation District Plan as per Part V of the Ontario Heritage Act?

How does this proposal do so?

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:

12.4.1.1.b viii states "Ensure that commercial development takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, ensure it remains at a village scale and ensure it complements the historic, rural village character and architectural heritage of the community"

How does this proposal "ensure it remains at a village scale, ensure and complement the historic, rural village character and architectural village of the community" when the contrast in stats are as follows:

- a) in size, all adjacent buildings are 200SM vs this proposal at 3000SM.?
- b) in Height, all adjacent buildings are no more than 7M, this proposal is 12.5 M.?

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c) in Lot coverage, all adjacent buildings are under 20%, this proposal indicates 44%.?

d) in scale, all adjacent buildings have a FSI of 0.2 vs this building proposing 1.35?

e) in geometry, all adjacent buildings, have perimeters that are more than just one rectangle, this proposal is one big rectangle?

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:

12.4.1.1. d. i. states "Protect and preserve the existing heritage features including building and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other legislation".

Does this proposal retain any of the existing vegetation and trees on its property? If not, why should this proposal be inconsistent with V.O.P?

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:

12.4.1.1.d.iii states "Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas".

What historical building/s is this proposal referencing in terms of scale, massing and architectural design in the area?

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:

12.4.1.1.d.vii states "promote an understanding of, and an appreciation for the community's heritage among local residents and visitors"

Has an understanding of/and appreciation for the community's heritage among local residents and visitors been made? i.e. is there any supporting document that represents community involvement on design and purpose?

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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:

12.4.4.6. states "Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this Plan, provided the proposed lot or development is compatible in size shape and configuration with adjacent lots and the size and form of the development thereon"

How does this proposal "subject itself to conformity" when:

- a) in size, all adjacent buildings are 200SM vs this building at 3000SM. (15X differential)?
- b) in Height, all adjacent buildings are no more than 7M, this building is 12.5 M.?(40% differential)
- c) in Lot coverage, all adjacent buildings are under 20%, this building proposes 44%.?
- d) in scale, all adjacent building have a FSI of 0.2 vs this building proposing 1.35?
- e) in geometry, all adjacent building have perimeters that are more than just one rectangle, this proposal is one big rectangle?

Question 7:

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 of public and private lands within the Core Area and include:....

- d. compatibility and enhancement of the unique rural village heritage character of the community and
- e. a recognition and description of the standards established with the Kleinburg-Nashville Heritage Conservation District Study and Plan"

What are the features of this proposal that enhance the unique rural village heritage character of the community?

How does this proposal recognize the Kleinburg-Nashville Heritage Conservation District Study and Plan"(i.e. in what ways can this proposal compare itself to the heritage district plan?)

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Question 8

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.b. states " ...to be submitted...A heritage property assessment which includes an analysis of existing landscape and tree conditions, the impact the proposed parking area will have on these site conditions and other characteristics that contribute to the character of the Kleinburg-Nashville Conservation District and any existing buildings.

Will existing landscape and tree conditions be threatened? Is this in conformity to the Kleinburg Nashville Heritage District Study and Plan?

Further,

12.4.10.35 states "The heritage property assessment shall:
a. Be prepared by a qualified heritage professional"

Has a heritage property assessment prepared by a qualified heritage professional been provided with this proposal?

Question 9

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

12.4.12.3.c.iv. states "Zoning applications for commercial or mixed-use development within the Mainstreet Commercial area, or the remainder of the Kleinburg Core Area shall be supported by the following information...a preliminary report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development, with particular regard to the Kleinburg-nashville Heritage Conservation District Study and plan"

Has a preliminary report, prepared by a qualified heritage architect been provided? If so, is this in contravention of the official plan?

Regards,

Marilu Abreu