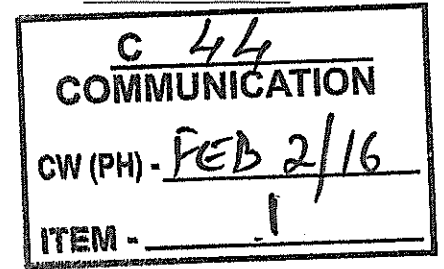


C 44.1
Kleinburg and Area Ratepayers' Association

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January 29, 2015

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



**Subject: OP.15.006 & Z.16.025 – Kleinburg Village Development Corp., Vicinity of
Stegman's Mill Road and Islington, Kleinburg**

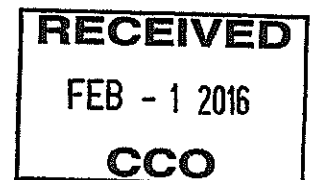
The OMB approved The City of Vaughan Official Plan (OP) 2010 Volume 2, in October 2014, just 14 months ago. This includes the area specific policies for Kleinburg as approved by the OMB in December 2013. A great deal of time and money was spent developing the plan and gathering input from the public 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 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 the following comments:

1. The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building". Section 12.4.4.5 of the OP states "Any uses other than those stipulated in policies 12.4.5.2 and 12.4.6.2 are prohibited". The proposed development does not meet this requirement. Multi-unit or semi-detached residential is not a permitted use.



C44.2 *Kleinburg and Area Ratepayers' Association*

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2. The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states “the consolidation or severance of lands shall be discouraged”. This application does not comply.
3. KARA is very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village. The official plan and the heritage district conservation plan were put in place specifically to prevent this from occurring. Some of the relevant excerpts from the plan supporting this include:

12.4.1.1. The following are the goals for the Kleinburg Core area:

a. General:

- i. Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area;

c. Residential Areas/Neighbourhoods:

- i. Provide for predominantly low-density residential development consistent with the character of the existing community;
- vi. Ensure that the residential development within the Kleinburg Core Area takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, adopted by By-law 183-2003 as amended by By-law No. 268-2003, and remains at a village scale and complements the historic, rural village character and architectural heritage of the community

d. Heritage:

- iii. 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;
- iv. Ensure that development or redevelopment occurs in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan adopted by By-law 183-2003 as amended by By-law No. 268-2003 and

C44.3 *Kleinburg and Area Ratepayers' Association*

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designated under Part V of the Ontario Heritage Act;

In addition, the Kleinburg-Nashville Heritage Conservation District Plan was designed to guide development in a manner which complements, but also protects, the existing rural heritage nature of the area. Specifically, section 9.5.3 "Residential Villages" from that plan state the area is and should be defined by:

"Generous lot sizes and modest house sizes in residential"

"In almost every case, new construction will be replacement houses on existing built lots"

"Recognize the smaller scale of historic village development as contrasted with modern suburban development"

Consolidating lots and allowing multi-unit condominium or apartment style developments in the residential village is not in accordance with the Official Plan or the Heritage District Conservation Plan and is explicitly not allowed.

4. KARA is concerned with ever increasing scale and massing of development in Kleinburg/Nashville. The proposed development is not in keeping with the neighbouring residential properties on Stegman's and on Napier St. The OP section 12.4.2.1 states "An important planning objective for the Kleinburg Core is to ensure that the scale of development is commensurate with the role of Kleinburg as an historic Local Centre". 12.4.4.6(a) states "Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this Plan, as detailed in the Kleinburg Nashville Heritage Conservation District Study and Plan, provided the proposed lot or development is compatible in size, shape and configuration with adjacent lots and the size and form of development located thereon." Further, section (b) states "For all development within the Kleinburg Core area, the urban design policies and heritage conservation policies set out in the Plan, as outlined in the Kleinburg/Nashville Heritage Conservation District Study and Plan, shall also apply". The design guidelines set out in OP sections 12.4.9.1 (b) require "predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas". Lastly, OP Section 12.4.10.22 states "New buildings, additions to buildings or the redevelopment of existing sites in the Core Areas of Kleinburg or Nashville shall generally not exceed a maximum height of 9.5 metres above finished grade". Multi-Unit, 11 metre high, condominium development in residential areas of the village is not aligned with the objective and policies of the OP and Heritage District Conservation Plan.
5. By-law compliance. This application requires many variances from the by-law 1-88. The OP, section 12.4.8.1 states "Detailed development standards applicable to the predominantly residential uses within the Kleinburg Core Area will be established in the City's Comprehensive Zoning Bylaw 1-88 with particular regard to lot frontages, setbacks, building height, landscaping and with the intent of maintaining the village scale and character of development". KARA is opposed to setbacks of 0m, exceeding height by 1.5M, non-conformance to minimum lot frontage and lot area, redefining lot

C444
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definition, redefining single family detached dwelling, and inadequate landscaping buffers.

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. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited. Adding condos at the top of the hill will exacerbate those concerns.
7. KARA has significant concerns regarding storm water management for the proposed development. Given the high density and massive underground structure, we would like to see the plan to handle surface runoff. Erosion of the hillside, and flooding of Bindertwine Park must be addressed.
8. The Heritage District Plan acknowledges that the numerous mature trees in the district are a significant feature of the district and that every effort must be made to preserve existing mature trees. We would like to see a tree inventory and plan to save those trees.
9. KARA would like to see a comprehensive trails and connections plan for the Kleinburg/Nashville area, including connections with a larger city wide plan. We believe new developments should provide some benefit to the community and include linkages to parks, vistas, and trails that benefit the general population.

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