

C 80  
 COMMUNICATION  
 CW (PH) - FEB 2/16  
 ITEM - 2

# 30 Nashville Proposal: Topographical

Does this proposal maintain any Existing significant trees?



**PROPOSAL: ENTIRE TREE CANOPY WOULD BE THREATENED**

**VS  
 OFFICIAL PLAN:  
 OP**

**12.4.10.12."INVENTORY SIGNIFICANT TREES WITH THE GOAL OF MAINTAINING THE VILLAGE CHARACTER WHEREVER POSSIBLE"**

# 30 Nashville Proposal: Looking North

**DOES THIS PROPOSAL SATISFY THE  
RECOMMENDATIONS SUBMITTED IN  
ITS OWN TREE REPORT? NO**



**PROPOSAL: ENTIRE TREE  
CANOPY THREATENED**

**VS**

**OFFICIAL PLAN:**  
*OP 12.4.10.36. "CONSIDER  
THE LONG TERM HEALTH OF  
THE NATURAL FEATURE AND  
PROVIDE COMMENT ON THE  
IMPACT OF ADDITIONAL  
PARKING"*



# 30 Nashville Proposal: Looking East



**PROPOSAL:** BUILDING IS NOT  
COMPATIBLE  
WITH EXISTING STREETScape

**vs.**

**OFFICIAL PLAN:**

*OP.12.4.1.1. "sensitively manage  
The core area of Kleinburg through  
the re-inforcement of the  
traditional pattern of  
development...and unique  
environmental features which give  
the Village its special character"*

*OP.12.4.10.9. "enhance natural  
features and open spaces"*

*OP.12.4.9.4. "Consideration to the  
landscaping and streetscaping  
along the Nashville corridor to  
ensure that the rural character and  
vistas of the rural and natural  
landscapes are retained"*

## 30 Nashville Proposal:

**Is this building compatible  
with adjacent buildings?**

COMPARISON STAT	30 NASHVILLE PROPOSAL	ADJACENT BUILDINGS(average)	OFFICAL PLAN AND BY LAW 1-88 (MAXIMUM)
F.S.I.	1.35	0.2	0.6
SIZE	30,000 SF (2800 SM)	2500 SF (232 SM)	12,000 SF
FOOT PRINT	44%	10-15%	30%
HEIGHT	12.5m	7M	9.5M

**VS**

OFFICIAL PLAN: *OP 12.4.1.1.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."

iii.) **"Ensure core area development complements existing development in overall size and scale.**

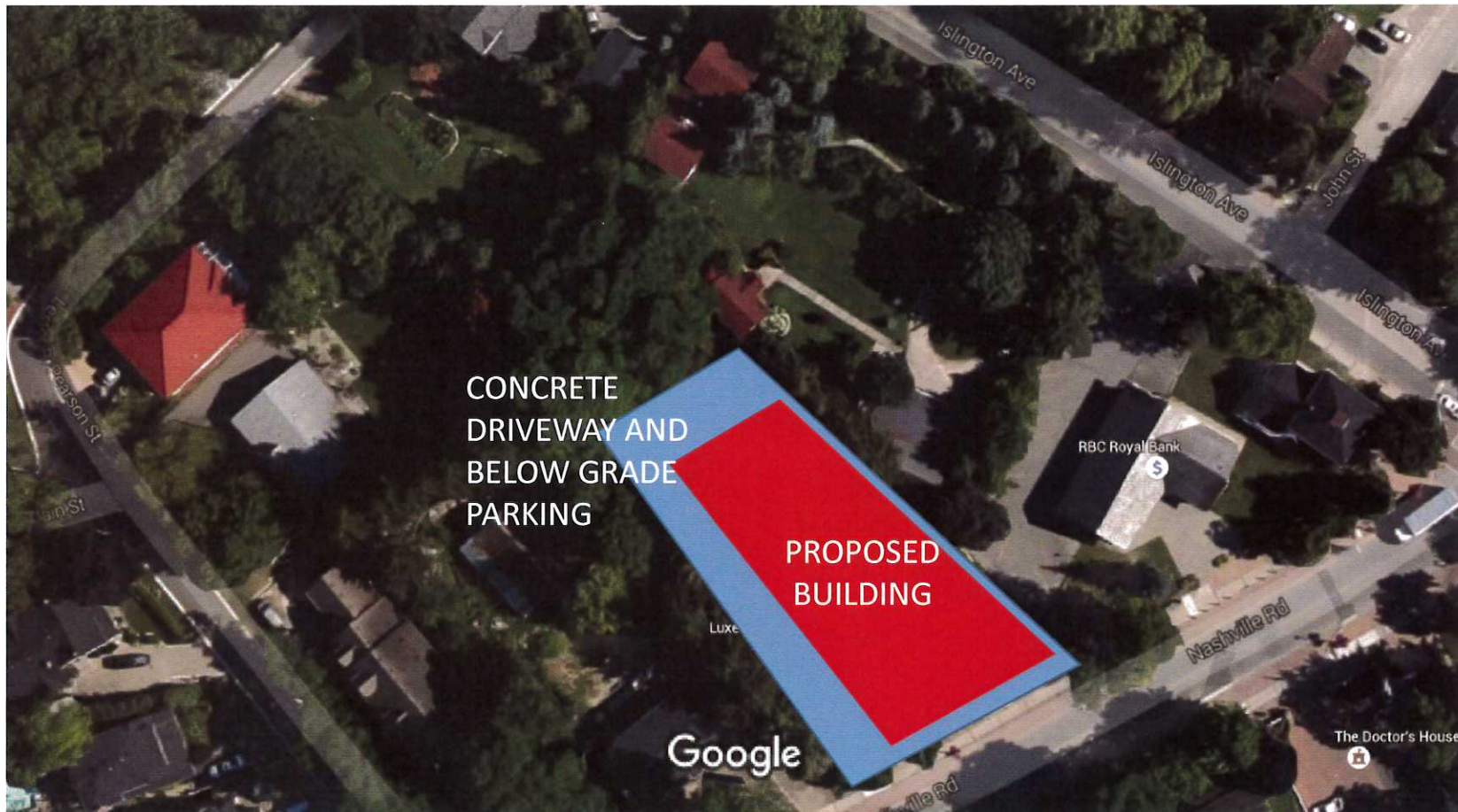
*12.4.9.1. c. ....ensure predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas."*

**THIS BUILDING PROPOSES TO BE 15 X THE SIZE OF ADJACENT BUILDINGS!**



# 30 Nashville Proposal:

Is this building in scale  
to adjacent buildings?



# 30 Nashville Proposal: Is this building well justified?



## 9.0 Planning Review

- In order to appeal to an up market sector of the population, the building is designed with an underground parking lot. This improves all weather convenience for residents and provides additional security. The Official Plan encourages underground parking. However in order to justify the additional expense of this feature, the building has been enlarged which affects the FSI and coverage components of the Official Plan and Zoning Bylaw. The scale of the building however remains in keeping with the streetscape (current and future) and the area. The rear portion of the building does not have significant visibility from the public realm.

**IS THIS CONSIDERED GOOD PLANNING JUSTIFICATION TO THE CITY,? IT SHOULD NOT BE THE BURDEN OF THE COMMUNITY IF THIS DEVELOPER CANNOT AFFORD TO PAY ITS AMMENTITES. FURTHER THE UNDERGROUND PARKING PROPOSED IS 35 % BELOW THE MINIMUM STANDARDS (BY LAW 1-88)**

30 Nashville Proposal: **Has a comparison been made to an existing heritage building?**

This Proposal is dissimilar to the buildings in the village. And does not provide a relationship to any of the existing heritage buildings in the area.

Vs

Official Plan: *OP 12.4.1.1.d iii "Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19<sup>th</sup> and early 20<sup>th</sup> Century heritage buildings in these core areas"*



30 Nashville Proposal: What is the intensification strategy for Kleinburg Core? Does it benefit the Local context?

The “**Where and How to Grow**” Study :**Directions on future growth in the City of Vaughan to 2031** (an additional resource to the Vaughan Official Plan) presents the following for the Kleinburg Core:

*-**80 additional units:** This capacity has been met with the latest two apartment buildings.*

*-“The Kleinburg Core area offers very few parcels that are appropriate for Intensification” pg 59 VOP (where and how to grow)*



## 30 Nashville Proposal: **Is this Building sustainable?**

- 1.) In the past 5 years our schools added portable classrooms. Will the increase in growth from this proposal, affect our local school?
- 2.) What is the community benefit of this proposal?
- 3.) Does this building provide and sustainable development features?

30 Nashville Proposal :

**Does this proposal provide the  
Minimum parking requirements?**

Proposal of parking spaces = **43**

**Vs**

By-Law 1-88(dated January 1, 2015) = **64**  
= **35% parking shortage**

**There is already a parking shortage in the village.**

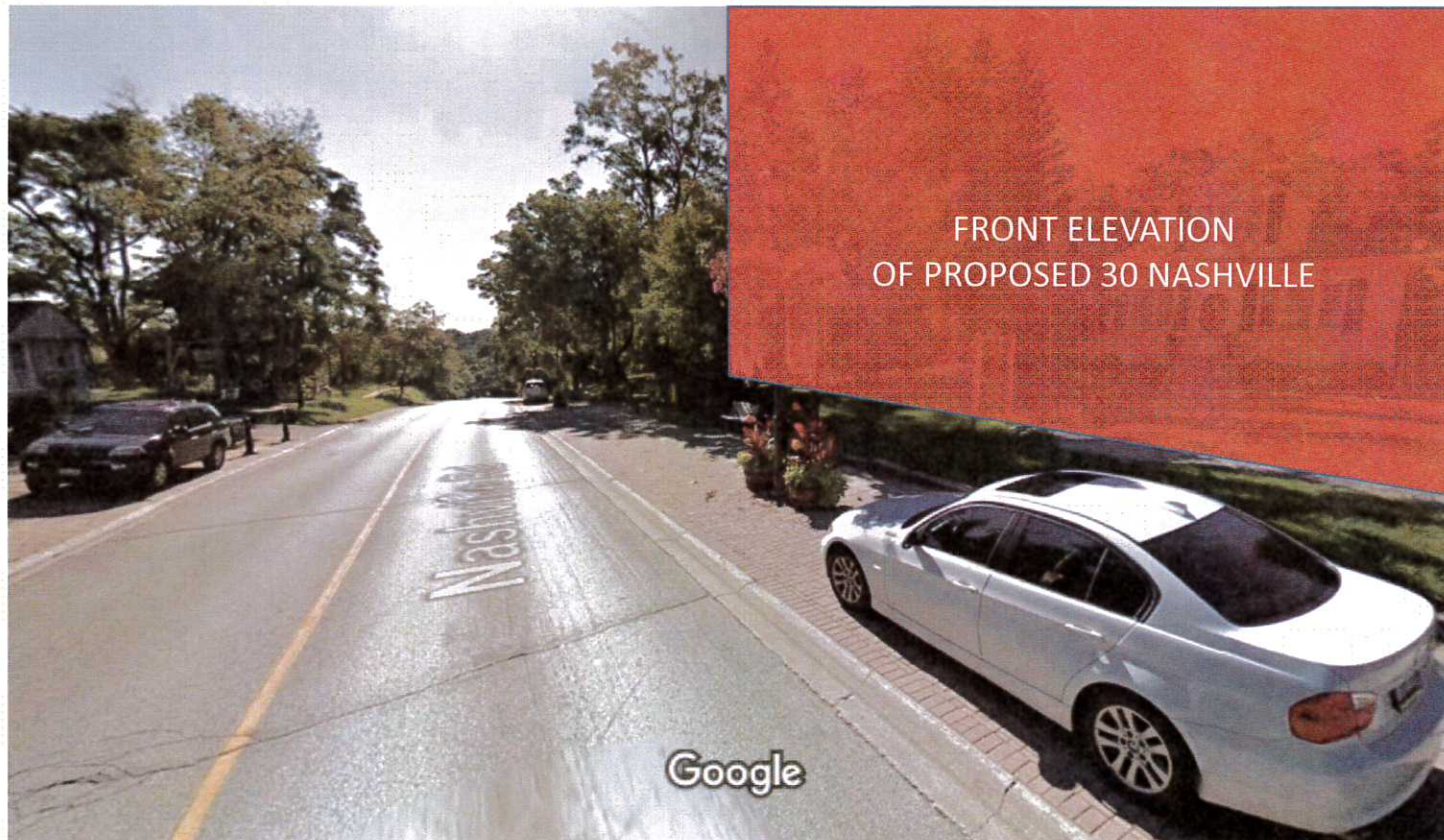
i.e: Restaurants, Yoga studio, Banquet Hall, and latest development

Has an overall parking generation assessment been made for our village?  
(per O.P.12.4.10.34)



## 30 Nashville Proposal:

**Does the proposal  
promote safety?**

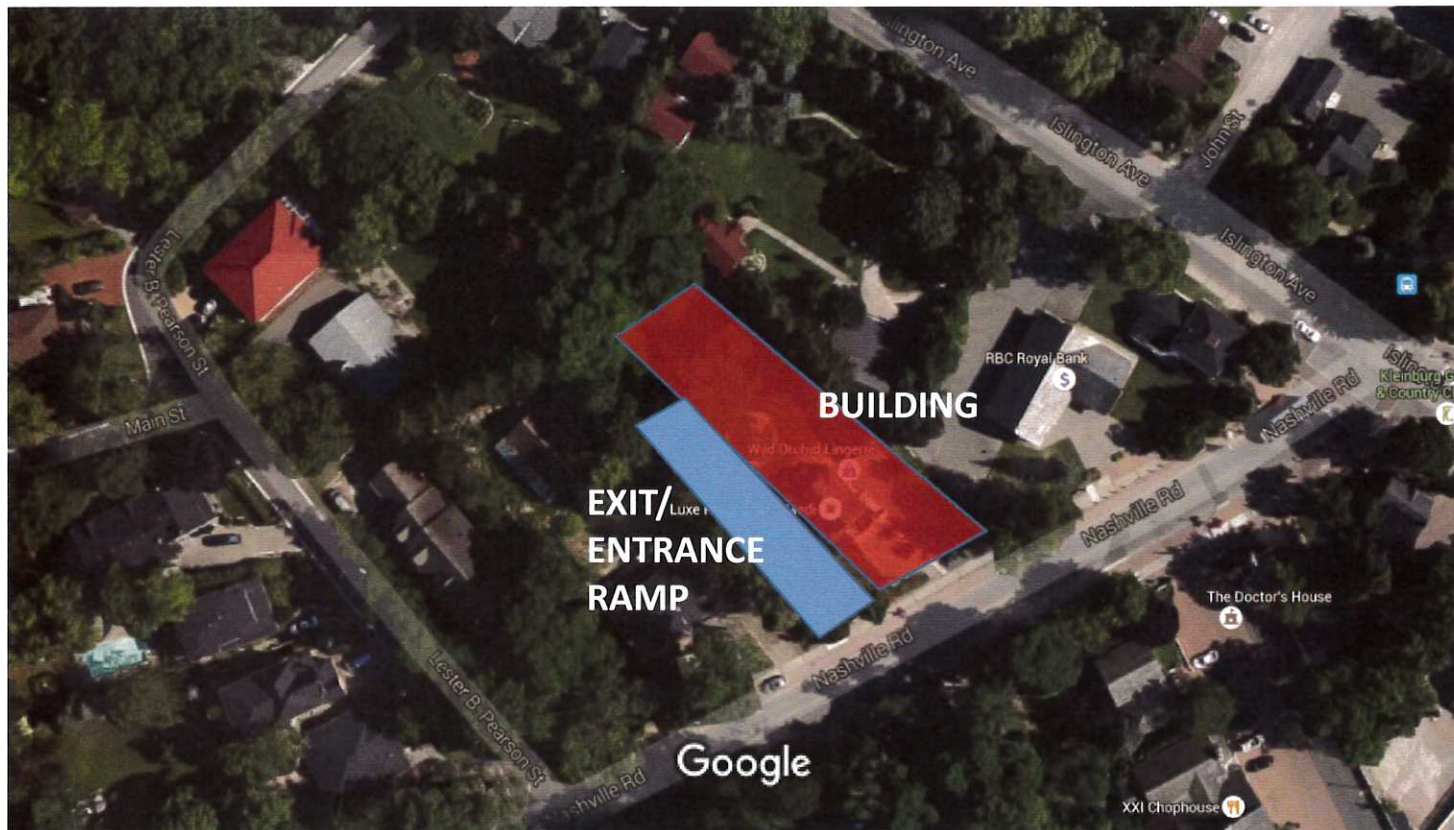


**PROPOSAL:** IS 2M  
SETBACK AT AN  
INTERFERED VIEW  
FROM 2-LANE  
EMERGENCY ROUTE  
vs.

**OFFICIAL PLAN:**  
*O.P.12.4.1.1.ix.*  
*"ENCOURAGE  
PHYSICAL DESIGN  
WHICH PROMOTES  
SAFETY AND  
SECURITY"*

# 30 Nashville Proposal:

**Does the proposal ensure a pedestrian friendly street?**



ENTRANCE AND EXIT  
IS HINDERED BY  
TOPOGRAPHY AND  
STREETPARKING.  
IS THIS SAFE FOR  
PEDESTRIANS,  
DRIVERS AND  
EMERGENCY VEHICLES?

VS

OFFICIAL PLAN

*O.P.12.4.11.1. "The city shall  
Ensure that Islington and  
Nashville Rd.(east of #27)  
Function as pedestrian  
Friendly main streets."*



## 30 Nashville Proposal:

**Has a Heritage Report been Provided?  
Has a Qualified Heritage Architect been  
involved?**

The proposal for 30 Nashville has not submitted a heritage report

**Vs.**

Official Plan:

*OP 12.4.10.35: "The City shall also require the following items to be submitted by an applicant/landowner:*

*A Heritage property assessment shall :*

*a.Be prepared by a qualified heritage professional; and*

*b.Describe the impact of proposed development on the existing buildings and streetscape"*

*OP 12.4.12.3."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 Conservations District and Plan"*

30 Nashville Proposal: Has the Vaughan Official Plan been approved by the Ontario Municipal Board (OMB)?

The title block to the Kleinburg Area Specific Plan states ***“APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013”***