

May 28, 2019

Mayor Bevilacqua, Members of Council, Planning Dept.

Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1



Subject: **88 & 99 Nashville Road and Part of 10515 Highway 27 - Official Plan Amendment (OP.16.009) and Zoning By-law Amendment (Z.16.036) Applications**



Dear Members of Council:

Over the years, we have spent much time at Official Plan meetings and Community Consultations regarding the Kleinburg / Nashville Heritage Conservation District (KNHCD). The Official Plan (OP) should not be amended for the aforementioned applications, for the following community-based reasons.

Rationale for preparation of the Official Plan:

The rationale for the OP land use designation of Main Street Commercial on Nashville Road east of Regional Road 27 was to make sure that Kleinburg remains a Village Commercial entity. The commercial development on the northeast corner of Nashville Road and Regional Road 27 remains physically remote from the central Kleinburg commercial core. Yet, the tenants of the commercial property are members of the Kleinburg Business Improvement Area. They can only benefit from the chain of commercial entities that were envisioned in the OP. The OP was planned to ensure that Kleinburg remains a contiguous entity from Regional Road 27, along Nashville Road, and south along Islington to the anchor that is McMichael Gallery. Modifying the OP weakens that plan.

"Natural Areas" was an OP designation that responded to a key component that makes Kleinburg unique in Vaughan, and indeed, in Ontario. The two valleys of the Humber River, of which the subject property is a part, and their inherent treed banks, define a unique landscape that brings international visitors to Kleinburg and which have prompted our Council to call the Village the "Jewel of Vaughan".

It Takes a Village:

Renaming the Mixed Use OP designation to "Village Residential" does not make that land part of a Village. *It makes it a suburb!* The Village of Kleinburg needs more, not less, commercial space so that it does not become a one use (restaurant) space and so that it serves the growing community around it. The BIA should be interested in more commercial floor space to be sustainable. More floor space should reduce rents as basic economics would explain and lead to other than the spate of restaurants that are

slowly redefining Kleinburg. Kleinburg needs more commercial floor space so that there can be those stores that can serve us all, like corner stores and bakeries; something that we can walk to. The visibility of commercial enterprise at the entrance to the Village would provide notoriety, to the high volume traffic of Regional Road 27, of the Kleinburg Village location – an effective gateway to the Kleinburg commercial community.

Transportation Issues:

We cannot even get out of town by car at certain times of the day. We have to look at ways in which we can make this village more walkable. Access for vehicles to and from the site has not been fully addressed. The applicant's traffic study is not comprehensive and is inadequate in that it does not consider what the impact will be when / if the Doctor's House and the 14 other applications get approvals. Walkways need to be the connector between the intersection of Nashville Road and Regional Road 27. The OP envisioned this. But until commercial floor space is developed on Nashville, there is little connectivity. This project should expand the commercial realm and connect. And, sidewalk access to the plaza entrance across the street should be contemplated.

Natural Areas:

The applicant's changes also include removal of "Natural Areas"! Natural areas are what distinguish Kleinburg from other parts of Vaughan. If they take that away or erode the Natural Areas, it sets a precedent that will snowball. There are 15 other applications currently ready to replan the Village (see the attached Spirit centrefold). The main objective/goal of the KNHCD is to 'ensure to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg core area are protected'

Sense of Community:

Our major argument is the impact on the core values of a community. Community contribution should be a design component of any project in Kleinburg. This project has attempted to make connections architecturally; however, there is a lack of physical connectivity with the Village and with the commercial properties to the north and east. Inclusion of commercial frontage on Nashville Road and refined public access would start to address connectivity. We have requested a master plan or secondary plan for the Village of Kleinburg for over five years that would recognize connectivity and the comprehensiveness of traffic (including pedestrian and cycling) studies. There is a public park/cemetery east of the site, separated by one ownership (two lots) which could be linked by an expanded Nashville Road walkway (road widening) and/or by a rear trail (easement in the interim) separating the Montessori school site and this site. The OP 12.4.9.4 (Community Corridor) 'Nashville Road and Regional Road 27 are considered as important community corridors between the existing villages of Kleinburg and Nashville area. It is the connections that encourage 'Sense of Community'.

History of Like Developments:

The amalgamation of lots on this development should be of great concern, which is explicitly discouraged in the Kleinburg Nashville Heritage Conservation District Plan. It is a damaging precedent for the village. The amalgamation of lots is the developer's premise for removing the 'Natural Areas' designation. Let us consider another like development. The exemptions allowed for Stegman's Mill south of Napier Street was supposed to be site specific. However, this set a poor precedent. Interestingly, the Stegman's Mill project remains undeveloped after two years, we are told, because there is not the market for that style of residential development. Why would this similar, residential-only use want to replicate the ignominy of Stegman's Mill development? It seems that the proponent may have little experience with commercial development. But their inexperience should not define the planning of our community. As a community member, the applicant should be anxious to find a way to strengthen their village. How better to sell their product than to make it part of the greater Kleinburg community.

Community Consultation:

After attending two community meetings regarding the proposed development, we believe that specific elements of this application undermine important by-laws and OP requirements of the Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. We also attended various community consultations regarding the OP and KNHCD to establish and agree to guidelines for the future of the Kleinburg Community. KARA has not supported the proposed development in its current form, and we respectfully request that the applicant be requested to reconsider the changes, amend the current application and rescind the application for OP and Zoning Bylaw amendments.

We are unable to attend the June 4 Committee of the Whole, but we wish that this correspondence be a part of the consideration of Council.

Yours Truly,

A handwritten signature in cursive script, appearing to read 'Mark Inglis'.

Mark Inglis, MBA, OALA; and Lorraine Inglis, BA, BSW, MSW
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