

Subject: Sept. 17, 2018 Public Hearing Agenda - Item 3 - Files OP.16.009, Z.16.036 +
19T-18V006 - Highview Building Corp Inc

PUBLIC HEARING COMMUNICATION C3

Date: Sept 17/18 **ITEM NO. 1**

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Sent: July-23-18 9:01 AM

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Subject: 89 & 99 Nashville Road and Part of 10515 Hwy 27

Mayor Bevilacqua, Members of Council, Planning Dept.

Re: 89 & 99 Nashville Road and Part of 10515 Highway 27

Official Plan Amendment (OP.16.009) and Zoning By-law Amendment (Z.16.036) Applications

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our concerns to the proposed development, as noted below. After attending a community meeting 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. KARA cannot support the proposed development in its current form and we respectfully request that the applicant be requested to reconsider and amend the current application.

1. The amalgamation of lots on this development should be of great concern, which is explicitly discouraged in the Kleinburg Nashville Heritage Conservation District Plan (KNHCD). It is a damaging precedent for the village. The exemption for Stegman's Mill was supposed to be site specific. However, this is now starting to become the norm.

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'. The OP 12.4.9.4 (Community Corridor) 'Nashville Road and Hwy 27 are considered as important community corridors between the existing villages of Kleinburg and Nashville. Consideration shall be given to the landscaping and streetscaping along these corridors to ensure that the rural character and vistas of the rural and natural landscapes are retained. The visibility of development in such areas from major roads and corridors should be minimized.'

Does this not open the door to future lot amalgamation on Islington? Instead of the small and charming shops, will we see applications to create larger retail or restaurants operating in the village?

Community contribution should be a design component of any project in Kleinburg. Section 5.2.6 'Community Support' "To foster community support for, pride in, and appreciation of the heritage character of the district, and to promote the need to conserve this character for future generations"

The project has attempted to make connections architecturally, however, there is a lack of physical connectivity with the Village and with the commercial property to the north. 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.

2. Access for vehicles to and from the site has not been fully addressed. The traffic study is not comprehensive and is inadequate in that it does not consider what the impact will be when / if the Doctors House gets approval for expanded hotel room accommodation. The adjacent landowner to the east is also awaiting the results of this application to move forward with another residential development. This will further increase traffic.

The proposal included shared access with the Montessori entrance for loading/ garbage pick up/ drop off. We believe it will be dangerous to have the garbage and loading dock access be shared with the Montessori school. Delivery trucks/ loading areas and children are not a good combination and by sharing the Montessori access – does this not pose a risk to the students of the school.

3. Overly congested due to the density, we do not see how pedestrians can move comfortably through the complex. Walkways seem to be narrow or too close to incoming / outgoing vehicles. The entrance/exit on Nashville Road needs to be considered again in relationship to the traffic flow, the traffic light to the west, the poor visibility to oncoming cars from the hill to the east on Nashville Road, and the slippery, steep grade of the hill during winter storms. The city and Region should “walk the talk” of providing pedestrian-friendly streets to reduce the use of cars, particularly in a small, historical village such as Kleinburg. For example, there is no clear pedestrian access to the plaza entrance across the street.
4. We remain firm on the current height restriction. The height limits requested have not been applied to the podium that has been designed on the west face, along Hwy 27. The original bylaw requires no higher than 9.5 height. The building height as shown on Plan A4-07 shows 11.5m height above the podium deck (underground parking and access from Regional Road 27). The podium deck height varies between 7.5 and 10.0 according to the verbal presentation. The total height at the southwest corner of the building is proposed to be 21.5m.
5. There is no commercial. 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 now defining Kleinburg.
6. The proposed development attempts an historically attractive and Village compatible building on the NE corner. The mass of construction detracts from the intents of the KNHCD (see item 1). This is relevant since the developer promoted his development as being an impressive "gateway" to Kleinburg. The gateway to our community should consider the existing amount of tree canopy on these three lots for its visual impression defining Kleinburg.

The architectural design of the units (aside from the two historical houses) on Nashville Road would look better if the brickwork were more compatible with the brickwork of the buildings in the plaza on the northeast corner, i.e., more elaborate/decorative, with similar two colours and architectural details emphasized. There were also questions / concerns on what the backyards would look like for the units backing onto Highway 27: the need for a fence and /or substantial landscaping.

Regards

Kathryn Angus, President

Kleinburg & Area Ratepayers' Association