



KLEINBURG & AREA RATEPAYERS' ASSOCIATION INC.

KARA — community volunteers working on behalf of Kleinburg, Nashville, Purpleville & area

KARA Annual General Meeting

Thursday March 26, 2015
Kleinburg Public School Gym



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Agenda

- 7:00 pm – Opening Remarks and Committee Reports
 - President's Report
 - Treasurer's Report & Appointment of Auditor
 - Nominating Committee Report

- 7:30 pm – Kleinburg, Nashville and area – Yesterday, Today and Tomorrow
 - Who KARA is and what we do
 - Current Situation - Development and Traffic
 - Where we go from here
 - Q&A

- 8:30 pm – GTA West Team (new 400 series highway just north of Kleinburg)
 - Presentation
 - Q&A

- 9:00 pm - Adjourn



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Who KARA is and what we do

1. KARA promotes and protects our quality of life
2. KARA is a resident-driven advocacy group
 - Mission - *“to advance and represent the interests of the residents of Kleinburg, Nashville and area”.*
3. KARA keeps up-to-date
4. KARA informs the residents – **fill out “Keep me in-the-loop” form today**
5. KARA lobbies elected officials, city & regional planning staff, developers



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Who KARA is and what we do

- 1970 – KARA formed to fight a huge re-development plan- and they won!
- 1982 – KARA, City, and planner Matthew Lawson develop “The Kleinburg Plan”
 - Kleinburg community delineation by “tree belts”
 - Heritage protection of “old town” core as community centre
 - Streetscaping of Islington Avenue
 - Modest residential development north and south of town
 - Tree-lined streets and berming
 - Parkland areas
 - Walkways to link old town, McMichael, schools, residential areas, valley lands
 - Sewer and water expansion
- Since then – 145 KARA Directors, many volunteers over 39 years, have worked to this vision



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Who KARA is and what we do

- How does KARA work?
 - Monthly Board meetings
 - Publish 10 issues of “The Spirit” per year
 - Issue-based volunteer committees i.e. development/traffic, vision etc.
 - Receive and review City, Regional, Provincial and Developer submissions
 - Meet with elected officials, developers, and residents
 - Attend external meetings/workshops
 - Comprehensive review of significant developments
 - Give informal and formal feedback to developers, City, Region
 - Mobilize members on key issues



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Current Situation – Development and Traffic

- Official Plan Evolution
- Official Plan Highlights
- Kleinburg Nashville Secondary Plan - Guidelines
- Developments around Kleinburg
- Developments in the village of Kleinburg
- Where do we go from here?



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Official Plan Evolution

- Martin Smith property applications used vulnerabilities in the previous OP (601) allowing multiple family dwellings and increased massing.
- 2004 - Interim control by-law enacted to freeze development while vulnerabilities of the plan were addressed. Result : new OP (633) put in place.
- Applications evolved to multiple buildings surrounding the existing home.
- 2008 - City and KARA opposed the new application. OMB hearing scheduled and settlement negotiated with City to reduce scale. Also resulted in amendments to OP (633) to further protect the village.
- Vaughan executed detailed planning process ending in 2010 including the Kleinburg Nashville Secondary Plan



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Official Plan Highlights

- “heritage resources are to be protected to the fullest extent possible”
- “**core area development should complement existing development in overall size and scale**”
- “Commercial development should remain at a **village scale and complement historic, rural, village character**”
- “residential development should remain at village scale and complement historic, rural village character”
- “the commercial component should retain its pedestrian friendly form of development and compatibility with the existing building form and residential areas and uses within the village”



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Official Plan Highlights

- “The consolidation or severance of lands shall be discouraged”
- “main street commercial permitted uses means **limited small scale mixed use** developments on the main streets” ... “Small scale mixed-use developments with **at-grade commercial uses and an upper floor residential component.**”
- “the scale of development shall **complement the character and scale of the existing buildings** and shall generally not exceed a maximum height of 9.5 metres and have consideration for the scale, massing and use of existing development on abutting or adjacent properties”
- “the design shall be **in keeping with the existing scale and massing** of buildings within established commercial and residential areas”



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Official Plan Highlights

- “where redevelopment of wide lots is proposed, the built form shall **reflect the historic scale and pattern** of built form of the village and the adjacent and neighbouring properties”
- “new development shall be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings **does not result in negative impacts on adjacent properties**, particularly with regard to overlook, shadows, wind and other environmentally and compatibility factors”
- “new buildings shall generally **not exceed 9.5 metres** above finished grade”
- “within the Kleinburg-Nashville Heritage Conservation District, it is the intent of Council to **preserve and enhance the unique historical character** of the area”



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Official Plan Highlights

- “in reviewing construction proposals, the city will be guided by the principle that new construction should complement the immediate physical context and streetscape by being generally of the **same height, width and orientation of adjacent buildings**”
- Standalone **multi-unit dwellings were intentionally removed from the new plan**



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Kleinburg Nashville Secondary Plan: Guiding Principles (appr. OMB Nov 2012)

1. The protection and enhancement of natural heritage features and environmental resources.
2. New development shall protect and enhance the existing heritage features of the community.
3. All new development shall be designed to be compatible with the scale and character of the existing community.
4. All new development shall **reinforce the role of Kleinburg-Nashville within the City as a rural village centre**, while maintaining the integrity of the surrounding countryside area.



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Intensification Capacity and Assumptions from 2010 (Where and How to Grow)

Priority Area	Intensification Capacity
Vaughan Corporate Centre	10,000 - 15,000
Highway 7	5,000 - 6,500
Centre Street	4,000 - 5,000
Steeles Corridor	5,500
Yonge Street	5,000 - 7,000
Vaughan Mills	5,000 - 9,000
Jane / Major Mackenzie	1,000 - 2,000
Woodbridge Core	1,000
Maple GO & Core	1,500 - 2,000
Vellore Centre	1,000 - 2,000
Rutherford GO	300
Kleinburg Core	100

Intensification Assumptions

The Kleinburg Core area offers very few parcels that are appropriate for intensification. The historic core is also covered by Heritage Conservation District policies. The parcels identified include the large surface parking lot associated with the Doctor's House Restaurant and an abandoned lot containing a three-bay garage. This Opportunity Area represents the smallest amount of intensification in the built areas of the City in keeping with its heritage nature.



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Intensification Capacity and Assumptions from 2010 (Where and How to Grow)

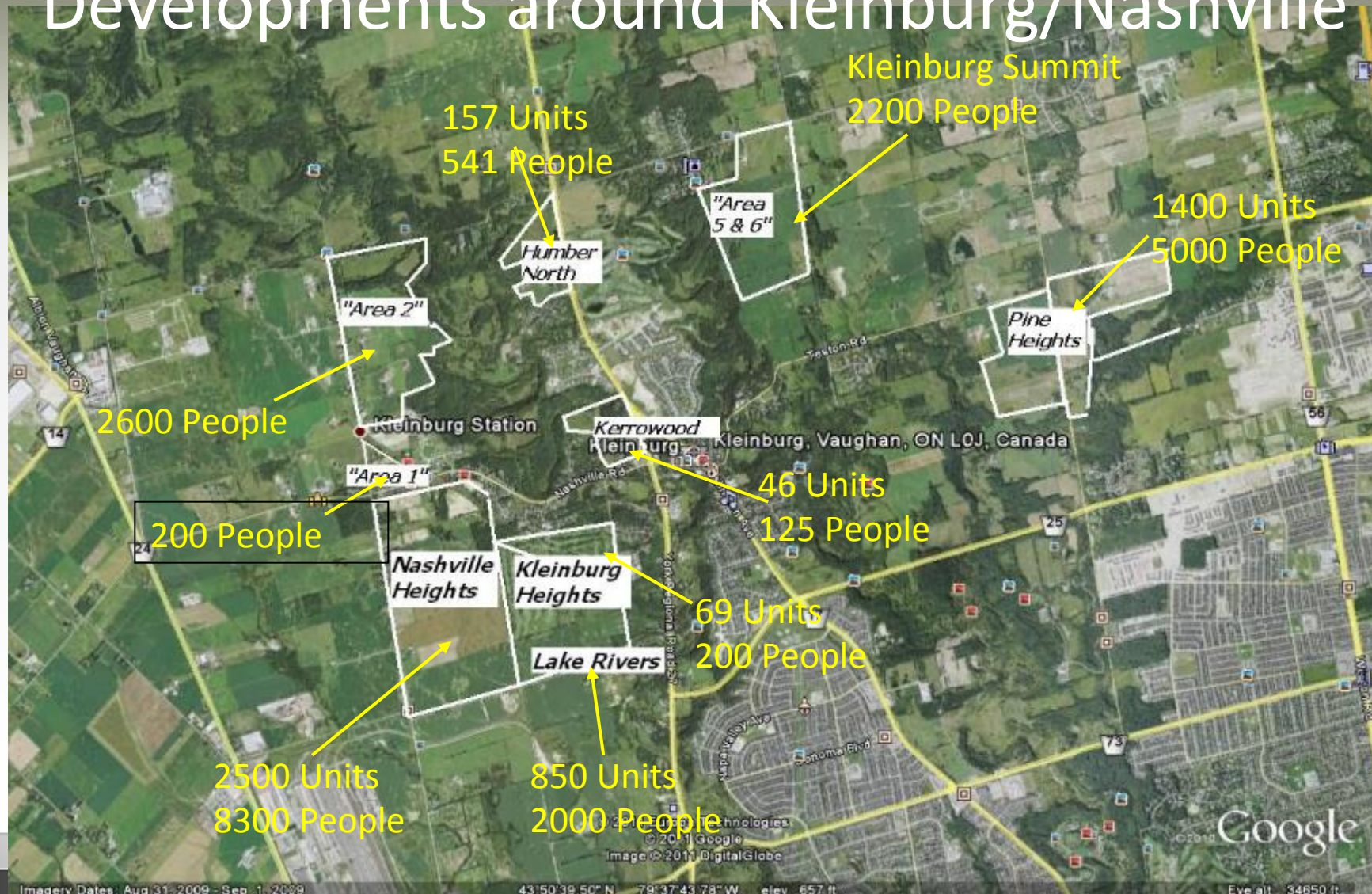




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Developments around Kleinburg/Nashville





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The first real test of new official plan:





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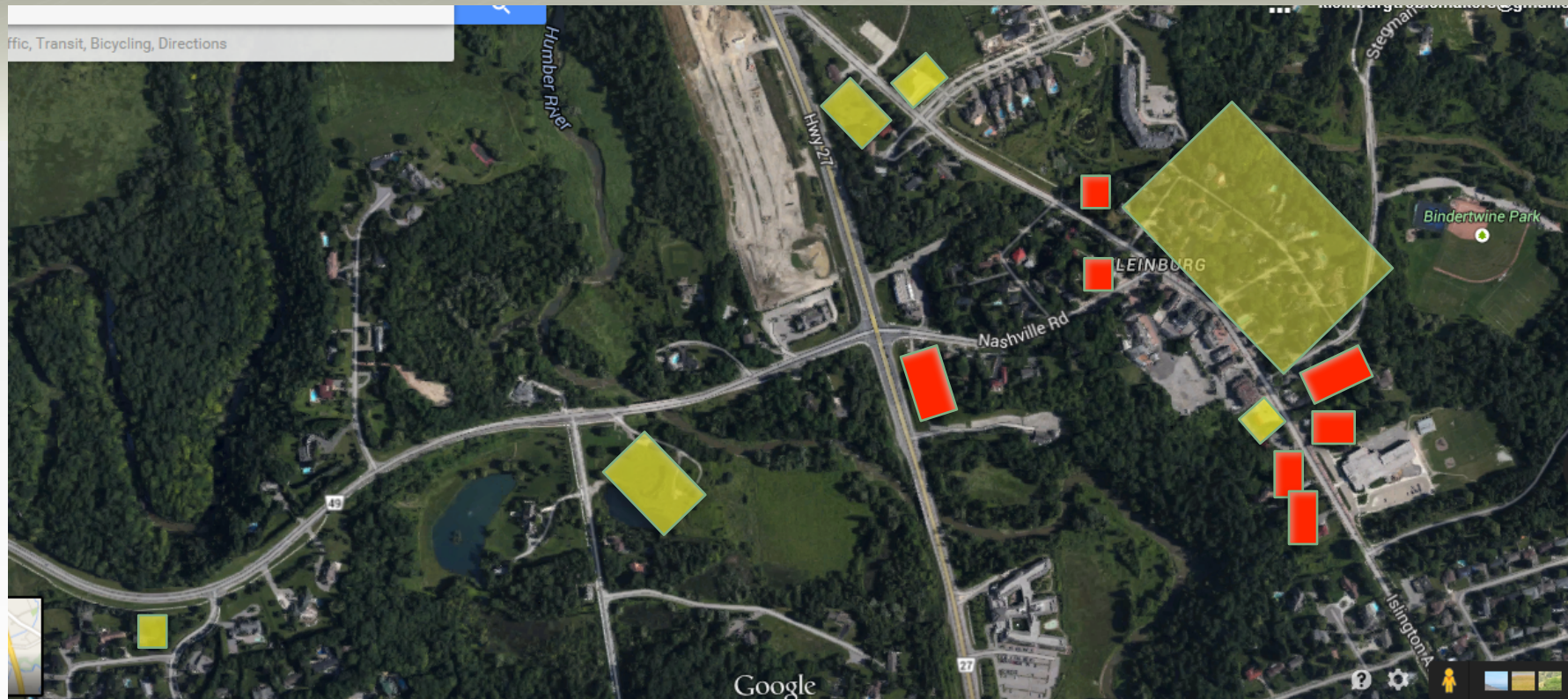
Kleinburg Village Core Development

- Averton (opposite School) – 34 Units
- Heritage Hill II (next to KPS on north side) – 28 Units
- Behind Bell building – 43 units? 4, 5, 6 stories (from back) ?
- Stegman's Mill – 3 properties S. side – 31 units
- Next to bank – 30+ units?
- Gas station property - ?
- North end of village - ??
- Nashville & 27 – 120 units! (up to 7 stories from 27)



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Kleinburg/Nashville Villages at Risk

- Islington Avenue, Napier Street, John Street
- Firehall
- Nashville/27
- Stevenson & Nashville
- Coldspring & Nashville
- Nashville Road
- Traffic is already a huge issue! This will only exacerbate the problem.



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Would you prefer to see development like this?...





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... or like this?





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Where we go from here

We believe many current applications and proposals are not in keeping with the OP & by-law and are evaluating the following actions:

- Requesting the city implement interim control by-law to allow review of OP and by-law to protect the village and allow for heritage district appropriate development
- Petition – letters to city, councillors – we would like Official Plan and the intent of the Official Plan and by-law followed!
- Funding
 - 1972 KARA raised \$25k and successfully fought development which would have radically changed Kleinburg
 - need to raise money now to prepare and add credibility (\$50k - \$100k+)
- We need your support! We need your help!