

Kleinburg and Area Ratepayers' Association

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June 17, 2010

To: Attention: Clerk's Department York Region, Mr. Denis Kelly
York Region Planning and Development Committee, Mayor J. Young

CC: City of Vaughan Mayor, Members of Vaughan Council
Commissioner of Planning York Region, Mr. Bryan Tuckey

Re: File No. OP.25.1 KARA Comments, Concerns and Questions re new OP and Kleinburg/Nashville Secondary Plans

The Kleinburg and Area Ratepayer's Association (KARA) has the following comments, questions and concerns with respect to the City of Vaughan's new Official Plan to the Region of York and its Planning and Development Committee:

KARA congratulates the City on the well articulated forward-thinking vision created for our City through this new Official Plan. We support the key concepts of sustainability, environmental and agricultural protection, pedestrian, bike and transit-friendly communities, and the creation of communities with beautiful senses of "place" that are represented within this plan. We also appreciate the dedicated efforts of City staff, consultants and City Council's Official Plan Committee to create this plan for the City.

KARA's specific comments on the draft Official plan are as follows:

- The population numbers proposed within this plan, detailed within the Hemson report and the City's recent staff report are dependent upon the City's secondary plans, which have recently released comprehensive reports, and just this week received public comments through public hearings. We strongly recommend that City Council and the Region, defer their decisions on the overall Plan, especially the critical matter of urban boundary expansion, until public comments on the secondary plans are heard, carefully evaluated and integrated into the overall plan.
- It is KARA's position that the City allow development and intensification to occur within the existing urban boundary over the next 5-10 years, followed by a comprehensive review (at the 5 and/or 10 year time frame) to determine whether a proposed urban boundary expansion is then required in the future. Our reasoning is as follows:
 - Maintaining the current urban boundary will encourage the residential marketplace to be creative with intensification opportunities
 - Over a 21-year period, we believe it unlikely that the City, Region and Province will be within a 15% margin of error in their estimations for

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densities, population growth or development (15% is the percentage of units now allocated for urban boundary expansion).

- Within this new plan, the proposed increase in population by 5980 units (17,500 people at a factor of 2.94) for the Kleinburg-Nashville area is far too much and far too fast for our heritage conservation district and surrounding areas
- Population will grow to over 21,000 (or more) from its current 3800 – over a five-fold increase in the next 20 years, compared to the relatively modest growth of 1100 to 3800 persons from 1975 to present day. We have already seen the approval of a very large new sustainable village with significant intensification proposed for south Nashville, alongside the large re-development of the former Kleinburg Golf Club for residential development. Let's first see how this works; how this huge increase affects our villages and how transportation and other service infrastructure evolve to serve this area.
- Once the City expands the urban boundary, it can not take it back. We suggest the City evaluate how the subway expansion impacts intensification plans in and around the City Centre. The City might also look at strategies to promote and encourage development more quickly along its intensification corridors, so that it might meet the desired residential targets.
- The likelihood of approval of secondary suites in the City of Vaughan might allow for perhaps thousands of new units, and once approved, the City could take actions to encourage home owners to take advantage of this relatively easy way to slightly increase densities within existing residential housing stock.
- The City and Region also need to do much more in developing a comprehensive economic development strategy for agricultural land preservation. Allowing urban expansion at this time, without such a strategy in place is premature. The City could then undertake an economic development plan with the Province and other municipalities for agricultural land renewal, which would also be subject to a review which would identify which lands have the highest potential for agricultural success, and which are more predisposed to development
- Similarly, the City also requires a comprehensive sensitive lands environmental review and inventory. Allowing further growth into green lands north of the currently built area without such a study (including some of the lands currently within the Kleinburg-Nashville secondary plan), could cause irreparable harm to sensitive environmental corridors, wetlands and species.
- KARA has concerns about the protection of environmentally sensitive lands within and abutting the expanded employment lands along

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Highway 400, and requests that the City and Region as part of the environmental study recommended above, review these proposed lands, and designate only the most appropriate areas of this parcel for employment lands.

- KARA believes that innovative planning can create 'sustainable and vibrant communities'; contrary to much of the planning that we have seen in the GTA in recent years. This includes building communities in which we can live, work, and play with much less dependency on the automobile, and much more friendly towards pedestrians, cyclists, and mass transit. Higher densities along transit corridors and easier access to transit must be encouraged.

Kleinburg-Nashville Focus Area Study and Secondary Plan:

Kleinburg and Nashville are historic villages on the edge of the GTA. We still have the luxury of farmland and green spaces to our north, and are blessed to have the Humber River Valleys as part of our natural landscape enjoyed by all. However, these spaces are being developed at a rapid pace and at densities out of character for historic villages. If not checked, the villages will be swallowed up and paved over. The designation of the historic district is meant to protect the villages; however, if they become surrounded with high density growth, they are not likely to survive as historic villages. KARA also believes that much of our Vaughan rural heritage has been lost and that we should be working to preserve that which we have left.

Many people are drawn to, and visit our area to enjoy the country feel, natural beauty of the Humber Valleys, historic charm of the villages, and open green spaces around Kleinburg and Nashville.

In general, KARA believes that Kleinburg, Nashville and area future development needs to be:

- Phased and modest given the very large developments recently approved for our area, the lack of transportation infrastructure especially east-west, lack of reliable transit corridors, Humber Valley lands and environmentally sensitive lands protection, proximity to and protection of the greenbelt, and the preservation of agricultural lands
- Respectful and encouraging of the heritage conservation district and historic villages of Kleinburg and Nashville
- Approved only after appropriate studies are complete for environmentally sensitive areas and an agricultural lands preservation economic strategy
- That the Kleinburg-Nashville Heritage Conservation District and commercial cores only develop in accordance with the newly modified OPA 633 with minimal

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intensification (Kleinburg Core 80 units over 20 years).

KARA thanks the Region of York for the opportunity to comment and give input into the Region's Planning and Development Committee's discussions concerning the City of Vaughan's new Official Plan, and the land budgeting process at the Region. We look forward to working together to achieve a sustainable, beautiful and livable City now and in the future.

Yours sincerely,

A handwritten signature in black ink, reading "Ken Schwenger". The signature is written in a cursive, flowing style.

Ken Schwenger
President, KARA