

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – FEBRUARY 1, 2011**

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**COMMUNICATIONS**

**Distributed February 1, 2011**

- C1. Ms. Frances D'Aversa, dated February 1, 2011 *(Item 3)*
- C2. Mr. Ken Schwenger, KARA, dated January 31, 2011. *(Item 3)*

**Please note there may be further Communications.**

|                                            |            |
|--------------------------------------------|------------|
| <b>PUBLIC HEARING<br/>COMMUNICATION C1</b> |            |
| Date: Feb 1/11                             | ITEM NO. 3 |

Belvedere Estates Ratepayers Association  
 128 Gidleigh Park Cres.  
 Woodbridge, Ontario  
 L4H 1H9  
 905-851-7699

February 1, 2011

By Fax Transmission

City Clerk, Mr Jeffrey A. Abrams  
 Mayor and Members of Council  
 City of Vaughan  
 2141 Major Mackenzie Drive  
 Vaughan, Ontario  
 L6A 1T1

Dear Mayor and Members of Council:

**Re: Nashville Heights Proposed Block Plan 61 West**

I am writing to you on behalf of the Belvedere Estates Ratepayers Association with respect to the Nashville Heights item on Tuesday, February 1<sup>st</sup> Public Hearing, to express our support for this project. While this project is not within our immediate neighbourhood, the project could have positive impact on Western Vaughan. Specifically, the lands which are identified as a "Future Potential Park" are of interest. These lands have the potential to provide much needed soccer fields, baseball diamonds and, hopefully, a community centre. All of the aforementioned advantages are greatly needed in our community.

We have seen the block Plan and we support what the developer has planned for the community. We are in favour of the innovative traffic calming (traffic circles), the way the linear park system is connected to the future park by a trail on the TransCanada Pipeline and the piazzas and neighbourhood parks.

Finally, we support the proposal as it provides many options for housing, schools and shopping in our community.

Sincerely,



Frances D'Aversa  
 President

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

January 31, 2011

To: Attention: Clerk's Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
CC: Mayor, Members of Council

**PUBLIC HEARING  
COMMUNICATION** *e2*

Date: *Feb 1/11* ITEM NO. *3*

## **Re: Block Plan – Block 61 West, Nashville Heights**

On January 20<sup>th</sup>, 2011, KARA met with the planners and developers of Nashville Heights to review the proposed block plan for Block 61 West known as Nashville Heights.

KARA appreciates the willingness and openness demonstrated by the developer in presenting materials and seeking input, dialogue and feedback on the development. The developer has listened to comments and concerns raised by KARA and addressed many of them with the current proposal. We still struggle with the loss of prime agricultural lands to residential development with such densities so close to the heritage villages but understand the implications of the province's Places to Grow legislation.

Protecting the heritage character and quality of life in the existing villages of Nashville and Kleinburg, remains of utmost importance to our residents. Equally important is our collective ability to create new sustainable development in appropriate locations.

With regards to the proposed block plan KARA offers the following comments:

- We appreciate the extensive trail system incorporated for bicycle and pedestrian traffic. KARA would like to ensure a linkage to the broader network of trails is incorporated in the City's plans.
- KARA would like the City to work with CP, and developers on both sides of the CP rail line, to find a viable solution to link these developments and allow at least pedestrian traffic to flow between the two developments. This will help integrate the neighbourhoods, and greatly improve the viability of businesses in the central areas of mixed use. Failing to do so creates a very long drive for what would be a short walk or bike ride.
- KARA supports the idea of centralized piazzas/village squares with mixed use surrounding them. We believe that if implemented correctly, this can lead to a better sense of community neighbourhood and can help reduce reliance on the automobile.
- KARA would like to see more commercial and mixed use in the plan to provide greater selection and service to the population and reduce the need for automobile use.
- We would like to ensure the most stringent parkland requirements and guidelines from the city are met. (i.e. that the developers be encouraged to provide the maximum parkland required or beyond, as currently all that is

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provided for the west and central lands are two relatively small parks abutting both school sites.)

- KARA would like to ensure that appropriate architectural controls (and use of materials) will ensure that the neighbourhood has a high quality "feel" and appearance.
- KARA would like to ask the developers to maximize the feel of "green space" at the edges of the community, paying special attention to boulevards along the roadways to ensure they are green, attractive and well-maintained
- KARA has mixed feelings regarding the use of back laneways in the plan. While we can appreciate the benefits in certain applications, we have concerns on the appearance and use off the main road. How will garbage pick-up be handled? Where will extra parking go? Can restrictions be imposed to prevent 'front-yard parking'?
- Can traffic calming features be included in the planning now rather than added afterwards as complaints arise?
- KARA urges the City to acquire additional land in the area for future parkland and a Community Recreation Centre.
- We have significant concerns regarding traffic and the impacts of this development on Nashville and Kleinburg. We believe Major Mackenzie should be upgraded prior to any significant development occurring in the area.
- We also believe that Huntington Road and Nashville Road should be realigned to discourage the use of Nashville Road as a commuter route. Truck traffic should be permanently banned from Nashville Road, which should be designated as a City road as soon as possible.
- We believe there are historical names and references which should be incorporated into the naming of the streets. KARA looks forward to providing input to street naming in the community

We look forward to continuing our work with the city and developers to appropriately manage and stage growth in the area and minimize impacts on the existing communities.

Thank you.

Sincerely,



Ken Schwenger  
President, KARA