

COMMENT FORM

Scotia Bank and No Frills, Nobleton

Please carefully study the displays and the summary of the Nobleton Village Design Guidelines.

Then please provide your valuable opinions to the developer, the township and your fellow King residents by making your views known on this form. Thank you very much.

Scotia Bank

1. What do you think of another drive-through in Nobleton? Do you feel it is necessary? Are you concerned about the traffic, pollution and pedestrian safety? What other options are there for the use of the drive-through area - perhaps a public meeting area?

- No need at all for another drive-through in Nobleton. Yes, one is legally permitted, but all but 2 respondents do not wish it built.
- While there are elderly and disabled citizens, this is not a sufficient reason to install one
- King has the lowest crime rate in the region and one of the lowest in the country. Safety at a bank is a consideration but not a strong argument.
- Pedestrian safety is a big concern. Pollution from idling cars is a major concern. We have to live and breathe here long after the developers leave.
- Not needed at all. The one we have is a big problem. Another will compound the problems.
- Ugly and unnecessary! Don't build it!
- Not required at all. Does not help pedestrians.
- No!
- No concerns re a drive-through.

- Public meeting area would be much better. Need a place to gather as villagers.
- Cover a portion of it, place tables and benches under it, plant flowers/vines etc and create a green conversation area. Make a place for pedestrians to rest and people to interact. Be people rather than car friendly. Be creative!
- Do not like drive-throughs and will never use one. But looks safe for pedestrians.
- Need public benches and street furniture where people can gather. Outside chess boards? Picnic area?
- Do not need a drive-through at all!
- I like them in the winter.
- Absolutely no need for a drive-through! Don't!
- How do you stop folks from idling as they wait? Idling gets you nowhere, adds to pollution, wastes gas, costs a lot of money, hurts modern engines and discourages folks from getting out of their cars to interact! Bad idea.
- Make it more pedestrian friendly. No need for a drive-through!
- We are all trying to get everyone out of their cars. This is no way to do it!

2. How do you feel about the placement of the building? Is it connected to the community and is it setback appropriately from the street? What about placing handicapped and elder parking spots near the door? Comments?

- Use underground parking for the No Frills if there is insufficient space. Loblaws has done this on Yonge Street by Deloraine Street in Toronto.
- Please make it look like a traditional 4 corners bank of other small Ontario towns.
- Nice design.
- Make it appealing for cyclists and walkers, rather than just

motorists. More trees and plantings.

- I am upset that there is no place for a pedestrian to walk to the other complex without going to Hwy 27 first.
- Very ugly cookie cutter building. Should look like a quaint village bank...this will appeal to customers!

3. What do you think of the overall design of the building? Does it incorporate village architectural features (heritage features, 2 storey design)? Do you think that the flat roofline is attractive and compatible with other buildings in the village? Other comments about the design?

- These comments apply to the No Frills building as well.
- Design should include an historical old town feel. Use Victorian accents to match the historical homes and churches in the village. Flat roofs do not work. Gables, peaks and moldings would blend better into the community. Build 2 storeys to incorporate housing/other businesses.
- The complex is not connected to the village or even to itself!
- An awful way to destroy an Ontario village
- No thought at all re the location in a heritage village.
- Help revitalize our village, not destroy it.
- Very sterile, big city and generic. Not in Nobleton!
- Typical city design. We are not a city!
- I dislike the cookie cutter design very much.
- There is no acknowledgement that the buildings are in a rural village rather than an urban wasteland.
- Flat, asphalt covered roofs have an awful smell every spring. The plaza next door stinks and nauseates the nearby residents. Don't give us more boring, tasteless, stinking flat roofs.
- Minimize flat roofs and make what is left into Green Roofs
- Incorporate more heritage features.
- Developers have shown no respect at all for the local residents and area. Big improvements required in order to incorporate

village look with gables, peaked roofs, gingerbread, Victorian grillwork etc.

- The building with many small businesses should be turned to face Hwy 27 and hide the parking lot.

- This will be the main shopping area in the village. Therefore, we will have it long into the future. Please build structures that incorporate our village heritage features and can make us all proud of our village and your businesses.

- High quality buildings needed rather than bland industrial construction.

- The low quality of construction in the old plaza must not influence the choices for the new plaza. Two wrongs do not make a right! Let us get it right with high quality now and into the future!

- None of the design guidelines have been taken into account, let alone followed!

- Please emphasize the uniqueness of the village.

- This looks too industrial and impersonal. Flat roof is not attractive.

- The only heritage in the whole complex is barely visible from Hwy 27! Turn the building to face the road!

- Flat roofs do not fit our village. Therefore, both bank and No Frills designs are not appropriate for our village.

- It is evident that the guidelines have not been followed at all. Flat rooflines are quite unattractive and the whole façade of the No Frills and bank are very dull and boring.

- There are many examples of communities in which there is much more vibrant design. Use them to improve this plan!

- Loblaws built a store on Yonge near Deloraine with underground parking. Why not here? Then there will be room for the outdoor meeting place and covered walkways. It would also be possible to swing the 3rd building 90 degrees so that the length of it faces the Hwy and blocks the view of the parking lot. Make it look great, not blah.

- Don't use Big Box Beige! Use red brick like Henley House. (not Foodland)
- Traffic will be nuts! Imaging bumper-to-bumper Friday afternoons all summer (and Sunday afternoons!) No one will be able to drive between the plazas and the fence stops us from walking! NO!

4. What do you think of the large red signs, backlit signs and logos and the large glazed windows? Do yellow brick, glazed glass and stone veneer reflect the village building materials? What would you like to see? Other comments about the building materials?

- Use amble lighting with an elegant look rather than commercial grey. Red brick that matches the church and Hembley House and stone would be more appropriate with shutters, louvers etc to accent windows with Victorian grillwork and patterns.
- Very unattractive and generic. It/they are ugly, too big, sterile, and unnatural. Not in the village.
 - Disgusting! Add more heritage features.
 - We need "quaint village features", not sterile industrial (both bank and No Frills)
 - Fine
 - Not pleasing to the eye and do not reflect the village theme.
 - Use red brick that looks like Hembley House and the church.
 - Gables should be incorporated.

- Please make it look like a village. Build full covered sidewalks to encourage walking.
- Does not fit my concept of Nobleton at all!
- This complex will not make newcomers glad that they have moved to our village. They came here to get away from such complexes.
- None of these features have anything to do with our village.
- Very disappointed with the proposed building materials.
- No regard for heritage.
- The design guidelines discourage the use of back-lit signs, yet such lights are still in the design. A 3 storey sign has no place in our village.
- Much more needs to be included from the Design Guidelines! Why did the taxpayers of King pay for this if developers are allowed to ignore the results like this?
- Use the warm, red brick and yellow highlights like the Hembley House. This would echo Nobleton's history.

No Frills

5. What do you think of the overall design of the building? Does it blend well into the heritage village? What would you like to see?

- Too commercial and cold for the village. Centre it and flank it with another building. Add softer stone/brick with accents to match the village. People take care of a place they love...not if they don't. A commercial cold feature-less building will only encourage garbage, graffiti and stray carts.
- Identical to most other generic No Frills. Not suitable for our historic village.
- Thanks for removing the metal siding! Now make the rest look like Nobleton! Remove the huge overhead lights on the facades. Pot lights please!

- Too sterile and modern. Not village-like.
- Nice but same old/same old! Make it fit the village.
- Design is very disappointing. No thought re the surroundings...a little village, not a subdivision or city.
- Will be an awful eyesore.
- Too contemporary. No thought for the village. Designed by a non-resident.
- Looks like a warehouse.
- Not people friendly or even people-scaled. Same for the Bank.
- No regard for heritage.
- No heritage aspects at all. Very disappointing.
- No-one wants to live by either the bank or No Frills.
- No I do not like the design at all. It does not fit the village or rural area. Very disappointing.
- I think the No Frills building is a very ordinary example of plaza design. Use heritage features of some of the original village buildings to lend some interest. Insufficient info re building materials/colours etc was provided about the multi-business building. It will face the highway and it is important that it blend into the village.
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6. Please comment on the following: the false awnings, the large yellow signs, the grammatical error, the wide expanses of windows, the metal siding, and the extensive overhead lighting. Other comments?

- All very cold, cookie cutter, no connection to the village and generic.
- Awful and generic. No consideration of the location in a village.
- Keep signs smaller. No need for a 3 storey red tower!
- Signs will help attract customers.
- Yes, “Won’t be Beat” is a slogan, but do we have to accept such an awful grammatical mistake? What does this teach our children?

- Awful and an eyesore. No character. It looks like Vaughan and this is NOT a compliment!

If we wanted a yellow building and signs we would move to Woodbridge!

- Dislike it all! Cookie cutter, bland. Neon bright lights and yellow buildings and signs are not for our village.

- I thought the awnings were real, not just for show. Make them all real or change them completely. Where else do we go in the rain or a blizzard?

- Most of this is very ugly.

- Use St Andrew's Village, Aurora, as a guide for better design.

- Awful. No heritage features at all!

- Quite disgusting.

- None of the above is an attractive feature. There is a need to aim for village-style architecture more in keeping with the scale of Nobleton rather than producing suburban sprawl "Smart Centre" style that is quite wrong.

- Should have car and pedestrian access to the Foodland plaza. No fence between!

Landscaping

7. What do you think of the plan for landscaping the entire complex? The pedestrian walkway planned from Hwy 27 to No Frills across the parking lot will not be tree-lined. None of the buildings have trees anywhere near them. What do you think of this? Other comments about the landscaping?

- Trees should make the walkway inviting. What about a really inviting walkway to the homes to the east and south? This would help with pollution. We want to encourage bicycles and pedestrians to this new complex! What about permeable pavement to conserve ground water?

- Plant trees in front of the store as well. Compliment the small village feel. Make it all more welcoming to all rather than so sterile.
- We are on the Oak Ridges Moraine and so we should look like it - i.e. more trees and native vegetation. This will look like Concrete City.... YUK!
- More trees etc in the parking lot. I don't want to see pavement!
- Make it look like a village, not Vaughan!
- The walkways must be tree-lined and well planted. Care for them all well!
- What landscaping?
- We pride ourselves on the mature tree-lined streets. Now you want to build a concrete jungle!
- We need even more trees to make the site appealing and enjoyable. One size does not fit all.
- The Guideline Design principles make some good recommendations for landscaping treatment, signage and also pedestrian connections. None of these recommendations are part of the plan. The pedestrian connections should be landscaped.

Vehicle Access

8. The plan does not include access from the Foodland plaza to the north and the new complex. Please comment on the traffic issues this may create.

- Traffic would seem to be very dangerous here. With only one light to 2 plazas and no connection between the two, gridlock and accidents will likely ensue.
- What about the effects on and of the library, the new, larger school with younger children walking and biking to it, the new church and another commercial plaza?
- Connect the two plazas.
- Not good for pedestrians! Congested for cars.
- Safety first! Connect the plazas.
- Let's see how it works.
- Access to both plazas would be an obvious convenience to Nobleton shoppers. Why make us exit onto Hwy 27 to visit the other plaza?

Sustainability

9. There is no plan to include any of the following sustainable features in this complex: LEED Building Standards; permeable driveways and parking lots to conserve water; Green Roofs; solar panels for heating water; solar panels for generating electricity; parking for bicycles or passive measures for energy conservation. Please comment on the lack of these sustainable features. What else would you like to see included?

- All of the measures above should be incorporated by all responsible businesses in 2011! The residents live and breathe here!
- Lack of these features shows lack of concern for the environment and your potential customers.
- No concerns for the locals. Please implement all of the above.
- Please implement all of these with the following priority: permeable driveways and parking lots; LEED Building Standards; parking for bicycles; passive measures for energy conservation;

solar panels for heating water; solar panels for generating electricity and green roofs.

- Be responsible...it is 2011!
- Where is the concern for the environment and all of our futures? Obviously not with this developer! Incorporate all of these sustainable features.
- The township keeps saying it wants LEED Standards for all new buildings. Then make it so!

Other

10. Should Nobleton and King residents and council accept this “Smart Centre” and “Cookie Cutter” design proposal? Do you want Nobleton to look like urban Vaughan? Please comment.

- One design that comes right off the shelf is not appropriate. Several design options need to be proposed. Growth is unavoidable, but the public should have input to improve this major development. We have to live with the results for the next 60 years!
- Absolutely not!
- This is both...the worst of both and must be changed/improved.
- Give us a cohesive design that fits the rest of the complex and the community!
- Good start. Now get to work on options and big improvements!
- This public meeting was not well publicized. Keep public informed of future such important sessions.
- No we must not accept this design! We want to be an improved village, not a cold concrete landscape.
- NO! Send the developers back to the drawing board and ask them to come up with a more sympathetic design. Incorporate some 2-storey buildings facing the street with rental office space,

for example. These could include heritage features which would make the new plaza more appealing to local and passing traffic (commuters, cottagers, tourists).

Conclusion

11. What message/messages would you like to send to both the developer and the King Township Council regarding this proposed development?

- More thought and real design options must be presented. Build something we can all be proud of as a legacy for our village. This is an eyesore and a disgrace to our historic village. I am sure it would be completely unacceptable in downtown Bolton, Kleinburg or Unionville. Would Paris accept this? No.
- Think village. Think Kleinburg and Unionville. Don't destroy our village!
- This is awful. Make it better.
- We came here for the small village. Don't make us leave by destroying it.
- We welcome a new grocery store. It means we can walk to do our shopping instead of driving outside of King. But we should not accept this ugly, modern, industrial, faceless design.
- Don't leave us to bake on a huge parking lot...make it of permeable pavement and plant more trees.
- Make the exteriors look like heritage buildings that have been here for a long time.
- Eagerly awaiting the new grocery store. Just make it fit our village.
- To the developers and tenants: Dare to make this an interesting and unique area. You can be the "Jewel in King's Business Crown", but you must earn this the right way. The present design plan of the bank, parking lots and No Frills is the exact

opposite...a boring, industrial wasteland. Yes, the design of the gabled multi-business building is much better, but move it to face Hwy 27 directly to hide the parking lot.

- Both need to know that the residents care and want to be heard. We want our ideas considered and implemented. We live here and this development will be here for a long time. Let us “get it right the first time” to save money, promote the village, attract outside business, meet the needs of the villagers and others, create prosperity and build an attractive sustainable complex. We need to respect the environment. We moved to Nobleton to get away from the concrete jungle. Do not let it come here!
- You can all do better than this! King Council must insist on adherence with the Nobleton Village Design Guidelines to a much higher degree.
- Please only approve a great, heritage, pedestrian-friendly, appealing place. People must be able to walk around protected from the elements and on wonderful, tree-lined walkways. Do not build a concrete/pavement jungle. Block the views of the parking lot from 27.
- I DO NOT LIKE this plan for this development! It should have distinct heritage architecture. Back to the drawing board, please.
- What happened to Green King? Where are the LEED Standards for buildings? The green roofs? The passive measures for energy conservation? The geothermal heating? The solar panels?
- Taxpayers paid dearly for the Guideline studies in all 3 villages. Please use them now!
- Loblaws has/is about to open a new store in Maple Leaf Gardens that will be sensitive to the legacy of the building. Now you should do the same in our village.
- Build crap and they will not come. Build a great centre and they WILL COME!

- If it is really totally impossible to add gables, peaked roofs, shutters, Victorian grillwork, real village windows etc to the No

Frills, then please consider making the building look like a barn with natural board and batten on the outside.

- If the flat roof must stay, then why not include a green roof on both the bank and No Frills? Produce from such gardens could be sold in the store and local restaurants. Or it could be given to the local food bank!

It would help prevent the complex from becoming a "heat island" (inevitable unless you take the proper measures) and will save the bank and No Frills \$ in power bills all year 'round!

Or neighbours could tend vegetable patches and gardens on the roof. And there could be bee hives such as the garden on top of the Royal York downtown!

- A portion of both (or all) could hold solar panels to produce electricity as a Micro-Fit Project with a contract with Hydro One. You would be paid for every kW/hour of electricity the panels produce for the complex and the neighbourhood! THINK GREEN!

All of these features add considerably to sustainability and the sense community.

I understand that the Mission Statement of your company reads as follows:

Mission Statement

“To contribute to the establishment of sustainable environments through individual projects and holistic community design that become harbingers for a sense of community.”

The plan presented at the public meeting has few, if any sustainable features. Yes, there will be economic activity and a

few jobs. But the food will not be local (unless great corporate changes are made), the historic nature of rural villages will not be enhanced, design guidelines will not be followed, air pollution will be increased by the drive-through, a heat island will be created by the non-permeable pavement and flat roofs, not all the lighting follows Dark Sky Technology and Best Practices, nothing will be built to LEED Standards, there are no passive energy conservation design features, no green roofs, no solar panels, no areas for the community to gather, no way to walk from one area to another under cover, not many trees, not enough of the third building actually faces Hwy 27 as the setbacks require, the parking lot is the main feature visible from Hwy 27 and the traffic problems by the traffic light and lack of access between the two developments will lead to significant safety and traffic flow problems.

I do not see how any of this contributes to "a sustainable environment" or "a sense of community". In fact many would say that, instead, the present design is a "harbinger" for the death of the village.

We suggest that you actually put into action the lofty goals you consider to be your mission statement. Thank you.