

January 12, 2016

Hon. Maurizio Bevilacqua, Mayor, Council and city planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

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Item #	<u>1</u>
Report No.	<u>8 (PH)</u>
<u>Council - February 16/16</u>	

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8,
Community of Kleinburg, City of Vaughan
Ward: 1
File Nos.: OP.15.006 & Z.15.025

I reside at 23 Napier St. in Vaughan.

I am opposed to the Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 356, 365 and 375 Stegman's Mill Road (the "Development").

The size and scale of the Development being proposed is in clear violation and fails to adhere to the City of Vaughan's Official Plan as approved by the Ontario Municipal Board on December 2, 2013 (the "Official Plan") and the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan").

My principal concerns are as follows:

1. **Size, Scale and Design:**

- The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building".
- The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states "the consolidation or severance of lands shall be discouraged".
- I am very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in

the same planning block as those across the street and on Napier Street. Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village.

2. **Parking & Traffic:**

- Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited.

3. **Negative Impact on Flora & Fauna:**

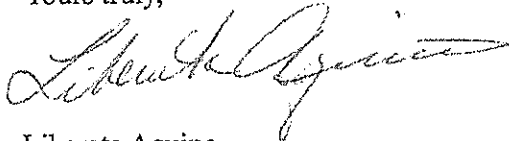
- The numerous mature trees in the district are a significant feature of the district and every effort must be made to preserve existing mature trees.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan's best interest to take measures to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly,



Liberata Aquino
Owner

c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association