

**Subject:** 357, 365, 375 Stegman's Mill Road., Kleinburg

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Communication
COUNCIL: Oct 24/17
CW Rpt. No. 35 Item 2

**From:** David Brand [mailto: [REDACTED]]

**Sent:** Sunday, October 22, 2017 10:01 PM

**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; john.mackenzie@vaughan.com; Clerks@vaughan.ca

**Subject:** Re: 357, 365, 375 Stegman's Mill Road., Kleinburg

To: Mayor and City of Vaughan Council

c.c. City of Vaughan Clerk, Planning and Growth Management Department, City of Vaughan, Development Planning Department, City of Vaughan

**RE: Council, Tuesday, October 24, 2017, Report 35, Item 2**

**OFFICIAL PLAN AMENDMENT FILE OP.15.006, ZONING BY-LAW AMENDMENT FILE Z.15.025, SITE DEVELOPMENT FILE DA.16.071**

**KLEINBURG VILLAGE DEVELOPMENT CORP. WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMANS MILL ROAD**

Dear Mayor Bevilacqua and Members of Council,

I respectfully request that the proposed development and amendments to the Vaughan Official Plan 2010 (VOP 2010) be rejected.

The proposed housing development is not compatible with any current residential development in Kleinburg and requires significant amendments to the Official Plan 2010. Council is fully aware that much time, effort and money went into the Vaughan Official Plan 2010 Volume 2 where policies, specific to Kleinburg were adopted and approved by the OMB.

By adopting the proposed development and the recommendations of staff, Council will have completely reversed all of the efforts and resources that went into developing the policies that protect the Kleinburg /Nashville Heritage Conservation District from incompatible development proposals such as this.

The recommendations by staff ignore the fact that VOP 2010 Volume 2 states under;

#### 12.4.4 The Kleinburg Core Area – General

12.4.4.7 The consolidation or severance of lands shall be discouraged. Any consolidation or severance of lands may be permitted if the proposed lot pattern is consistent with the existing lot pattern in the immediate surrounding area, in situations of minor lot line adjustment or where otherwise required by law. Clearly, the proposed lot pattern is quite different from anything in the immediate area.

An amendment such as this to the VOP 2010 will have a precedent-setting effect in Kleinburg and other neighbourhoods within the City

Moreover, a new definition of 'detached' homes risks opening the door to developers to introduce what are linked homes into other established detached home neighbourhoods. Although the redefinition is presented as being site-specific, it will be used as a leverage to classify other developments in the area similarly. This is a major change to the zoning definition.

What Kleinburg and Nashville residents value is the conservation of heritage and the existing policies in the Official Plan that protect it. Our expectation is that Council will do what is necessary to defend the heritage district by rejecting these recommendations.

Sincerely,

David Brand

 Camlaren Crescent

Kleinburg

