
Subject:

Stegman's Mill Road Proposal (Kleinburg) - Request for Reconsideration @ Oct 24 Mtg

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

From: John CUTLER [REDACTED]

Sent: Monday, October 23, 2017 11:52 PM

To: Clerks@vaughan.ca

Cc: John CUTLER [REDACTED]

Subject: Stegman's Mill Road Proposal (Kleinburg) - Request for Reconsideration @ Oct 24 Mtg

Members of Vaughan Council:

On October 3, 2017 the majority of council members voted to support a developers request for amendments to the Vaughan Official plan ... thereby supporting the building of 28 linked homes on 3 residential lots on Stegman's Mill Road in Kleinburg. I am writing this note to request your reconsideration of that support at the council meeting on October 24.

The proposed project does not even come close to meeting the intent or letter of VOP2010 with respect to size, design or conformance with existing residences in the immediate area. I struggle to understand how Vaughan planning and city staff can support a proposal that is so far removed from the official plan ... why bother to incur the effort and expense of such guidelines when they are ignored. The developer has made minimal attempts to respond to the concerns of local residents and obviously his main focus is to maximize his profits by packing in as many units as possible into the three lots.

I understand that a traffic study contended that access to Stegman's Mill Road was marginally acceptable but from a "common sense" safety view I think that with the volume of cars associated with 28 units that serious accidents will be inevitable. I do not pretend to be an expert, but if you stand where the driveway from the development will be, the sight lines (visibility) for both directions onto Stegman's Mill road is EXTREMELY challenging due to the curve of road to the east and to the slope of the road to the west. Stegman's Mill Road is already a very busy road and will be busier with new developments toward Pine Valley.

We have lived in Kleinburg for 25 years and are troubled that yet another precedent setting development (not in keeping with Kleinburg's character) seems destined to happen. Most residents welcome new residential and commercial developments but not ones that are so out of step with what makes Kleinburg a desired area to visit and live in. We urge that you reconsider your support for the OP633 amendments that would allow this proposal in its present form to be approved .

Sincerely

Paulette & John Cutler

[REDACTED] Westridge Drive / Kleinburg