

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 16, 2016, as follows:

***By receiving the following Communications:***

- C1. John & Paulette Cutler, Westridge Drive, Vaughan, dated February 2, 2016;***
- C2. Ms. Ann-Marie Hawryshkewich, Rushworth Crescent, Kleinburg, dated February 2, 2016;***
- C3. Ms. Joan DiMichino, Treelawn Boulevard, Kleinburg, dated February 3, 2016; and***
- C5. Malak Sidky and Felix Widmer, Silverado Trail, Woodbridge, dated February 3, 2016.***

**2**

**OFFICIAL PLAN AMENDMENT FILE OP.15.005  
ZONING BY-LAW AMENDMENT FILE Z.15.024  
2385388 ONTARIO INC.  
WARD 1 - VICINITY OF NASHVILLE ROAD AND ISLINGTON AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated February 2, 2016 be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, representatives of the Kleinburg and Area Ratepayers' Association, residents, appropriate City staff and Regional Councillors to address issues raised;**
- 3) That the following deputations and Communications be received:**
  - 1. Mr. Clare Riepma, President, Riepma Consultants Inc., Kempenfelt Drive, Barrie, on behalf of the applicant;**
  - 2. Mr. Peter Gould, Islington Avenue, Kleinburg, and Communication C52, dated January 31, 2016;**
  - 3. Ms. Lorraine Inglis, Main Street, Kleinburg, and Communication C1, dated January 12, 2016;**
  - 4. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
  - 5. Mr. Roger Dickinson, Donhill Crescent, Kleinburg;**
  - 6. Ms. Nadia Dolan, Lester B. Pearson Street, Kleinburg;**
  - 7. Mr. Mark Tatone, Nashville Road, Kleinburg, and Communications C19 dated January 26, 2016 and C80, presentation material titled "30 Nashville Proposal";**
  - 8. Ms. Marilu Abreu, Lester B. Pearson Street, Kleinburg, and Communications C17 dated January 24, 2016, and C42 dated January 29, 2016;**
  - 9. Ms. Alexandra Battiston Tatone, Nashville Road, Kleinburg, and Communications C5 dated January 14, 2016, and C30 dated January 29, 2016;**
  - 10. Mr. Michael Mravyan, Lester B. Pearson Street, Kleinburg, and Communication C29 dated January 28, 2016;**
  - 11. Mr. Frank Abreu, Lester B. Pearson Street, Kleinburg, and Communication C37 dated January 29, 2016;**
  - 12. Ms. Gina Hartly, Camlaren Crescent, Kleinburg, and Communication C62 dated February 2, 2016;**
  - 13. Mr. Frank Fallico, Kellam Street, Kleinburg; and**
  - 14. Mr. Mark Inglis, Main Street, Kleinburg, and Communication C15 dated January 13, 2016; and**

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**4) That the following Communications be received:**

- C2 Mr. David Brand, Camlaren Crescent, Vaughan, dated January 13, 2016;**
- C3 Ms. Mary Anne Arthur, Capner Court, Vaughan, dated January 13, 2016;**
- C4 Mr. Domenic Colucci, Arista Gate, Vaughan, dated January 13, 2016;**
- C6 Anita and Lou Panza, Lester B. Pearson Street, Kleinburg, dated January 14, 2016;**
- C7 Valeria, Michael and David Mravyan, Lester B. Pearson Street, Old Village of Kleinburg, dated January 15, 2016;**
- C8 Bob and Helen Wilson, Art Drive, Kleinburg, dated January 12, 2016;**
- C9 Kathryn and Harry Angus, Teston Road, Kleinburg, dated January 12, 2016;**
- C11 Mr. Andrew Iacobelli, Sevilla Boulevard, Vaughan, dated January 18, 2016;**
- C12 Ms. Heather Ireland, Lester B. Pearson Street, Kleinburg, dated January 20, 2016;**
- C13 Mr. Alofje Hodgson, Lester B. Pearson Street, Kleinburg, dated January 22, 2016;**
- C14 Mr. Allen Murphy, Coldspring Road, Kleinburg, dated January 13, 2016;**
- C16 Mr. Joe Latobesi, dated January 25, 2016;**
- C18 Ms. Gloria Masucci, Prestonwood Court, Maple, dated January 26, 2016;**
- C20 Ms. Carrie Nickerson, dated January 26, 2016;**
- C21 Gisela and Oscar Bauer, Pennon Road, Kleinburg, dated January 26, 2016;**
- C22 Mr. Joe Latobesi, dated January 25, 2016;**
- C23 Mr. Tony Lancione, Moccasin Trail, Woodbridge, dated January 27, 2016;**
- C24 Mr. Russ Jones, dated January 27, 2016;**
- C25 Heather and Mlinaric Ireland, Lester B. Pearson Street, Kleinburg, dated January 28, 2016;**
- C26 Ms. Donata Sforza, Bindertwine Boulevard, Kleinburg, dated January 28, 2016;**
- C27 Mr. Winson Liu, Deepsprings Crescent, Vaughan, dated January 28, 2016;**
- C28 Ms. Marion Ford, Treelawn Boulevard, Kleinburg, dated January 28, 2016;**
- C31 Mr. Eddy J. Battiston, Charles Cooper Court, Kleinburg, dated January 28, 2016;**
- C32 Mr. Flavio J. Battiston, Kilmuir Gate, Woodbridge, dated January 28, 2016;**
- C33 Ms. Stefanie Di Biase, Woodbridge Avenue, Woodbridge, dated January 28, 2016;**
- C34 Ms. Natalia Lema, Forest Drive, Woodbridge, dated January 28, 2016;**
- C35 Ms. Cristina Rocca, Andrew Hill Drive, Woodbridge, dated January 28, 2016;**
- C36 Ms. Sandra Bellissimo, Findhorn Crescent, Maple, dated January 28, 2016;**
- C38 Ms. Martina Ruggiero, Firglen Ridge, Woodbridge, dated January 25, 2016;**
- C39 Mr. Leon Szyfer, Promenade Circle, Thornhill, dated January 28, 2016;**
- C43 Mr. Cristobal Haces, Sugarbush Court, Woodbridge, dated January 29, 2016;**
- C46 Mr. Lev Ioussoufovitch, Plaisance Road, Richmond Hill, dated January 31, 2016;**
- C47 Ella and Henry Kos, Betty Ann Drive, North York, dated January 31, 2016;**
- C48 Mr. Stan Malkiewicz, Wishing Well Court, Kleinburg, dated January 31, 2016;**
- C49 Mr. Brian Pittman, dated January 31, 2016;**
- C50 Mr. Dave Blakemore, dated January 31, 2016;**
- C53 Adriano and Maria Della Penna, Capner Court, Kleinburg, dated January 31, 2016;**
- C54 Laura and Ron Pearson, Donhill Crescent, Kleinburg, dated February 1, 2016;**
- C55 Ms. Jillian Stambolich, Cardish Street, Kleinburg, dated February 1, 2016;**
- C56 Ms. Jennifer Gabaudan, dated February 1, 2016;**
- C57 B. Parkes, Camlaren Crescent, Kleinburg, dated February 1, 2016;**
- C58 Ms. Natalia Smolskaia, Fairlane Crescent, Woodbridge, dated February 1, 2016;**
- C60 Bob and Helen Wilson, Art Drive, Kleinburg, dated February 1, 2016;**
- C61 Mr. Swaroop Chari, dated February 1, 2016;**
- C63 Mr. Zaeem Masood, Via Borghese, Woodbridge, dated February 2, 2016;**
- C64 Ms. Sandra Baglione, dated January 25, 2016;**
- C65 Ms. Grazina Matukas, Camlaren Crescent, Kleinburg, dated February 2, 2016;**
- C66 Mr. Nel vanGeest, Woodbridge, dated February 2, 2016;**
- C68 Jeff and Amy Reeves, Napier Street, Kleinburg, dated January 12, 2016;**

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- C70 Roy and Muriel Chittick, Treelawn Boulevard, Kleinburg, dated February 1, 2016;**
- C71 Ms. Anta Nicholls, Woodbridge, dated February 1, 2016;**
- C72 Ms. Marsha Lomis, Nashville Road, Kleinburg, dated February 1, 2016;**
- C73 Ms. Radana Mickovsky, Colton Crescent South, Woodbridge, dated February 2, 2016;**
- C74 Ms. Tertia Ferdinandusz, Beechnut Road, Vaughan, dated February 2, 2016;**
- C75 Mr. Dane Mugford, dated February 2, 2016;**
- C77 Ms. Helen Peacock, John Kline Lane, Kleinburg, dated February 2, 2016;**
- C78 Ms. Sofia Roginsky, Yonge Street, Thornhill, dated January 28, 2016; and**
- C79 Ms. Gianna Ugolini-Taormina, Huntington Road, Kleinburg, dated January 26, 2016.**

#### **Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.15.005 and Z.15.024 (2385388 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of Public Hearing was circulated: January 18, 2016. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### **Purpose**

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 3-storey mixed-use development comprised of one commercial unit (155.11 m<sup>2</sup> of gross floor area) on the ground floor and 32 residential units on all three floors as shown on Attachments #3 to #6 inclusive:

1. Official Plan Amendment File OP.15.005 to amend VOP 2010 (Volume 2, Area Specific Exception 12.4), specifically the policies of the "Mainstreet Commercial" designation as follows:

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Table 1

	<b>Official Plan Policy (Mainstreet Commercial VOP 2010, Volume 2 Area Specific Amendment 12.4)</b>	<b>Proposed Amendments to the Mainstreet Commercial Designation (VOP 2010, Volume 2 Area Specific Amendment 12.4)</b>
a.	Permitted uses include a small scale mixed-use development with at-grade commercial uses and an upper floor residential component.	Permit a mixed-use development with both at-grade commercial and residential uses and residential uses on the upper floors.
b.	Generally not exceed a maximum building height of 9.5 m.	Permit a maximum building height of 10.05 m.
c.	Permits a maximum Floor Space Index (FSI) ranging between 0.2 and 1.0.	Permit a maximum FSI of 1.35.

2. Zoning By-law Amendment File Z.15.024 to amend Zoning By-law 1-88, specifically the C11 Mainstreet Commercial Zone as follows:

Table 2

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, C11 Mainstreet Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements</b>
a.	Definition - Mixed Use Development Mainstreet	"Mixed Use Development Mainstreet" means a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in a storey above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.	Amend the definition of "Mixed Use Development Mainstreet" to mean a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, where the permitted commercial uses and residential uses may be located on the ground floor along with residential uses located in the storeys above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not

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			limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.
b.	Minimum Rear Yard	15 m	7.35 m
c.	Maximum Lot Coverage	30%	44%
d.	Maximum Building Height	9.5 m	10.05 m
e.	Maximum Floor Space Index (FSI)	0.6 FSI	1.35 FSI
f.	Minimum Landscape Strip Width Abutting a Residential Zone	1.8 m	i) 0.5 m (West Lot Line) ii) 0 m (North Lot Line)
g.	Minimum Number of Parking Spaces Required	Residential: 32 units @ 1.5 spaces per unit and 0.25 visitor spaces per unit = 56 parking spaces + Retail Store: 115.11 m <sup>2</sup> @ 6 spaces/100 m <sup>2</sup> of gross floor area (GFA) = 10 spaces  Total Parking Required = 66 spaces	Residential: 32 units @ 1 space/unit = 32 spaces + Visitor: 0.21 spaces/unit (visitor) = 7 spaces + Commercial: 4 spaces  Total Parking Proposed = 43 spaces
h.	Permitted Yard Encroachments and Restrictions (Exterior Stairways)	i) Maximum 1.8 m Encroachment into the Rear Yard  ii) Minimum 1.2 m Setback to an Interior Side Yard	i) Maximum 6 m Encroachment into the Rear Yard  ii) Minimum 1 m Setback to an Interior Side Yard

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ 30 Nashville Road, located on the north side of Nashville Road, west of Islington Avenue, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated “Mainstreet Commercial” by Section 12.4 (Kleinburg Core) in Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010). The designation permits: small scale mixed-use developments with at-grade commercial uses and an upper floor residential component; an FSI between 0.2 to 1; generally, a maximum building height of 9.5 m; and, development shall have consideration for the scale, massing and use of the existing development on abutting or adjacent properties.</li><li>▪ The subject lands are to remain designated “Mainstreet Commercial” with the proposed site-specific exceptions requested to the policies in the Official Plan, as identified in Table 1.</li><li>▪ The proposed development application does not conform to the area specific policies of the Official Plan, and accordingly an application to amend the Official Plan has been submitted.</li><li>▪ The proposed development exceeds the maximum density and building height identified by VOP 2010. The application of bonusing for the increase in height and/or density in exchange for the provision of community benefits will be reviewed through the processing of the applications.</li></ul>
Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"><li>▪ The subject lands are located within the Kleinburg-Nashville Heritage Conservation District.</li><li>▪ The subject lands are designated under Part V of the <i>Ontario Heritage Act</i>, as part of the Kleinburg-Nashville Heritage Conservation District Guidelines.</li><li>▪ The proposal will need to be considered by the Heritage Vaughan Committee.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned C11 Mainstreet Commercial Zone by Zoning By-law 1-88.</li><li>▪ The subject lands are to remain zoned C11 Mainstreet Commercial Zone, as shown on Attachment #2, with the proposal to apply the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2.</li></ul>

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	<ul style="list-style-type: none"> <li>▪ The proposed mixed-use development with commercial and residential uses on the ground floor and residential uses on the upper floors does not comply with the C11 Mainstreet Commercial Zone requirements, and therefore, an application to amend Zoning By-law 1-88, has been submitted.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #1.</li> </ul>

### Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable VOP 2010 Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting residential units on the ground floor and the site-specific official plan and zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> <li>i) the scale and massing of the proposed building in relation to the surrounding lands;</li> <li>ii) the building height and lot coverage;</li> <li>iii) the proposed landscaping within the Heritage Conservation District; and,</li> <li>iv) the urban design policies for the Mainstreet Commercial designation.</li> </ul> </li> </ul>
c.	Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposal will be reviewed with respect to maintaining the heritage character of the Kleinburg - Nashville Heritage Conservation District, and must be in conformity with the Heritage District Plan and Design Guidelines.</li> <li>▪ The applications must be reviewed by the Heritage Vaughan Committee.</li> </ul>
d.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The proposed development must be reviewed by the Vaughan Design Review Panel.</li> </ul>

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e.	Traffic Impact Study/Parking	<ul style="list-style-type: none"><li>▪ The Transportation Impact Study submitted in support of the applications must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department (DEIP), including any road widenings on Nashville Road.</li><li>▪ The requirement for cash-in-lieu of parking in accordance with the Kleinburg Core Cash-in-lieu of Parking By-law will be determined for the proposed development.</li></ul>
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"><li>▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan DEIP Department.</li></ul>
g.	Servicing	<ul style="list-style-type: none"><li>▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City.</li><li>▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.</li></ul>
h.	Parkland Dedication	<ul style="list-style-type: none"><li>▪ The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland and Policy and the Planning Act is required, if approved.</li></ul>
i.	Supporting Reports	<ul style="list-style-type: none"><li>▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City and commenting agencies:<ul style="list-style-type: none"><li>- Planning Justification Report</li><li>- Cultural Heritage Resource Impact Assessment and Urban Design Brief</li><li>- Arborist Report and Tree Preservation Plan</li><li>- Functional Servicing Report</li><li>- Noise Feasibility Study</li></ul></li><li>▪ The requirement for additional studies/information may be identified through the development application review process.</li></ul>

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j.	Future Development Applications	<ul style="list-style-type: none"><li>▪ A Site Development Application will be required and reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, storm water management, and servicing and grading, if the subject applications are approved.</li><li>▪ A Draft Plan of Condominium (Standard) Application will be required to permit condominium tenure for the proposed development, if the subject applications are approved.</li><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
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**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

**Regional Implications**

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

- a. Context Location Map
- b. Location Map
- c. Conceptual Site Plan
- d. Ground Floor Plan
- e. Conceptual Building Elevations
- f. Landscape Plan

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**Subject:**

FW: Development in Kleinburg / Feb 2 City Hall Mtg

C	1
Item #	1 & 2
Report No.	8 (PH)
Council - February 16/16	

**From:** Iafrate, Marilyn

**Sent:** February-02-16 6:08 PM

**To:** 'John CUTLER'; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** Ciampa, Gina

**Subject:** RE: Development in Kleinburg / Feb 2 City Hall Mtg

Thank you for your comments. I will forward your comments to the appropriate staff.

Regards,

**Marilyn Iafrate**

Councillor

Ward 1

905.832.8585 x 8344

[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)

To subscribe to my E-Newsletter, click [here](#)

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**From:** John CUTLER [<mailto:john.cutler@rogers.com>]

**Sent:** Tuesday, February 02, 2016 5:54 PM

**To:** Iafrate, Marilyn

**Cc:** John Cutler; Paulette Cutler

**Subject:** Development in Kleinburg / Feb 2 City Hall Mtg

Marilyn .... at the Feb 2 (7pm ) public meeting at City Hall, two proposed developments ( 30 Nashville & Stegman's Mill Road ) will be discussed.

We will try to attend but wanted to voice our concerns to you over the notable deviations from the existing bylaws and official plan for the area.

The proposal for the building on Nashville will be much larger / much higher / provide much reduced set-back from the street / provide inadequate parking than the City bylaws and planning guidelines. I expect that the proposals for the 3 properties on Stegman's Mill also have significant deviations from Vaughan bylaws.

We struggle to understand why new development proposals are allowed to be considered when they are so much out of scope to Vaughan bylaws and out of character to the unique Kleinburg core. The current project ( nearing completion ) on Islington beside the public school is a good example of a building that is too large and too tall with NIL redeeming design or appearance features. Lets hope these two proposals do not go the same route.

Please advise if there are other depts / individuals at the city of Vaughan who we can direct our concerns.

Sincerely

John Cutler

Paulette Cutler

437 Westridge Drive

**Subject:**

FW: Unbridled Development in Kleinburg

C	2
Item #	1 & 2
Report No.	8 (PH)
Council - February 16/16	

**From:** Iafrate, Marilyn

**Sent:** February-02-16 10:26 PM

**To:** 'Ann-Marie'; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** Ciampa, Gina

**Subject:** RE: Unbridled Development in Kleinburg

Thank you for your comments. I have ensured that the appropriate staff has been notified of your concerns.

Regards,

**Marilyn Iafrate**

Councillor

Ward 1

905.832.8585 x 8344

[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)

To subscribe to my E-Newsletter, click [here](#)

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**From:** Ann-Marie [<mailto:amh@cambiurnsite.com>]

**Sent:** Tuesday, February 02, 2016 9:25 PM

**To:** Iafrate, Marilyn

**Subject:** Unbridled Development in Kleinburg

I have been a resident of Kleinburg since 1987. I am writing today to voice my opinion that the explosive development that is occurring in Kleinburg goes contrary to responsible planning practices, and contrary to the mandate set out in the GMS to preserve the village core and maintain Kleinburg as a heritage community. Volume and population density is growing out of control. Traffic volumes are already excessive. Entire tree canopies are reduced to wood chips in a matter of hours. Building setbacks, height and size restrictions are all spelled out in bylaws for a reason, and as residents of Kleinburg, we expect that the bylaws be adhered to. This is not something that the residents of Kleinburg should continually have to fight to try to maintain!

Stop the unbridled growth before it is too late, before everything that at one time represented Kleinburg, is lost forever.

Ann-Marie Hawryshkewich

43 Rushworth Crescent, Kleinburg, ON

**From:** Beauchamp, Alexandra  
**Sent:** February-03-16 1:51 PM  
**To:** Bellisario, Adelina  
**Subject:** FW: proposed development in Kleinburg

C	3
Item #	1 & 2
Report No.	8 (P+1)
Council - February 16/16	

-----Original Message-----

From: Joan [mailto:[jdemichino@rogers.com](mailto:jdemichino@rogers.com)]  
Sent: Wednesday, February 03, 2016 1:50 PM  
To: Jeffers, Judy  
Cc: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
Subject: re: proposed development in Kleinburg

Hi

My name is Joan DeMichino and I reside at 258 Treelawn Blvd in Kleinburg.

Last night I attended my first ever council meeting. The topics I stayed for were the development on Stegman's Mills and 30 Nashville Rd.

These properties are not near my home but I do feel that they will affect the Kleinburg residents and change the feel of the town.

Firstly I feel sorry for the long time resident who may have these developments put up beside their homes. The first development which I feel has started the chain reaction is Heritage Square on Islington beside Kleinburg Public school. From the front the units look to be of reasonable height, but from the rear they are huge. I recall driving on Stegman's Mill and thinking to myself these poor people have to now look at this wall. So what has happened, 357, 365 and 375 Stegman's Mill have now sold their properties (I'm sure at a lower value than they should have received) and another developer is proposing to build 30 single family dwellings. The car traffic will increase in an area that is already congested. The movement in and out of this development is on a hill with a bend and with the only sidewalk that pedestrians can use. Traffic moves quickly and this area can be quite dangerous.

If this project is allowed to proceed, we then have 30 Nashville. This building is now a 32 unit condo building in the centre of town. If this building is allowed, I am sure the properties beside it will be forced to sell and then the next developer will come in and put up another concrete building and so on.

It is a slipper slope. Just take a drive down Woodbridge Avenue. Do we want to look like that; condo after condo after condo?

Our home in most cases is our most valuable possession. The owners of these properties do not care how their development will be affecting those who in a lot of cases have lived in Kleinburg for over 25 years. They want to make as much money as possible. How would they like it if someone build a 3 storey condo beside their house? I don't think they would.

The councilor from Thornhill asked the developer why come to council with a project that doesn't meet the guidelines. They do it because they can. They ask for a foot when they only really want 6 inches and the city gives them 8 inches so they're happy.

And everyone else?

I am not opposed to development in Kleinburg. If it wasn't for new development, I wouldn't live here. But let's be reasonable. Let's be neighbourly.

Thank you.

Joan

**Subject:**

FW: Kleinburg should retain its charm

C	5
Item #	2
Report No.	8 (PH)
Council - February 16/16	

**From:** Malak Sidky [mailto:msidky@rogers.com]

**Sent:** February-03-16 7:16 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Committee of the Whole Public Hearing; Council; Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Policyplanning; [Building@vaughan.ca](mailto:Building@vaughan.ca); MacKenzie, John; Jankowski, Paul; Pearce, Andrew; Jeffers, Judy; Bayley, Rob; [kara@kara-inc.ca](mailto:kara@kara-inc.ca); [louisezembal@rogers.com](mailto:louisezembal@rogers.com); Ferri, Mario

**Subject:** Kleinburg should retain its charm

Hon. Maurizio Bevilacqua, Mayor, Council and City Planners  
City of Vaughan

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

OWNER: 2385388 Ontario Inc.

North side of Nashville Rd., on the West side of Islington Ave.

Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road) - Ward: 1

File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

I am a resident at 192 Silverado Trail, Woodbridge in the City of Vaughan. I do not live in Kleinburg; however it is a big part of my family's life and the main reason why we moved from Don Mills 13 years ago.

My children both attended École La Fontaine from Junior Kindergarden to Grade 8. I was a board member and then chair of the parent council for several years and also administered the twice weekly hot lunch program. Kleinburg was also where I worked for many years in various capacities.

In addition, I am a member of Book Chats at the Kleinburg library which meets monthly for the past 13 years. Moreover, the family is regularly in the village of Kleinburg and we are patrons of the various restaurants and shops. Many springs and summer were spent on the various soccer fields in and around Kleinburg as the children were part of the Kleinburg and Nobleton Soccer League.

In summary, we feel a big connection to the village and love its charm. We walk our dog in the trails behind McMichael on almost a daily basis. For us, having a local destination like Kleinburg enhances our quality of life and if Kleinburg did not exist, we would have moved from Vaughan a long time ago!

We strongly believe that Kleinburg is an asset to the City of Vaughan, the GTA and the Province at large.

We are very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan"). I believe that the amendments being applied for seriously undermine the

*Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, we urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. We firmly believe that it is in the City of Vaughan's best interest to preserve Kleinburg as a historic village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

Sincerely,

Malak Sidky and Felix Widmer  
192 Silverado Trail  
Woodbridge, ON  
L4H 2N7

January 12, 2016

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

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

C 1
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

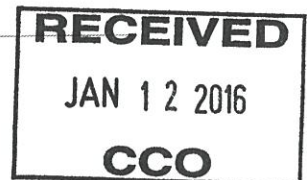
We reside at 25 Main Street. We enjoy living in Kleinburg. We raised a family and take pride in being part of this rural village. We are very concerned however that all of this may change very soon due to this oversized condominium development is being proposed and the precedent it sets for pending developments. Our city planning department should be using the Official Plan, Heritage Conservation Study, Economic Development plans, Streetscape studies, traffic planning master plans of the City and Region as the guidelines by which new developments are reviewed. This application contravenes all of the plans in place that have been vetted through public scrutiny.

Accordingly, we are opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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").

Our principal concerns are as follows:

1. **Size, Scale and Design:**
  - i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;



- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated set backs; and
- iv) the proposed structure is monolithic and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;
- v) What sets Kleinburg and like villages apart are the spaces, nooks or wide boulevards defined by the building setbacks and courtyards that result. None of that is possible with this site plan.

2. **Parking & Traffic:**

- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.
- ii) The proponent has ignored the guidelines set by his assigned arborist. Unless the proponent stays the arborist-recommended 3m from the existing hedgerows of trees, those mature 20m high trees will be damaged irreparably. Indeed, your foresters and certified arborists will recommend 1m beyond the dripline should be the requirement (International Society of Arboriculture recommendations). The trees on the periphery of the property define the environmental character of Kleinburg Village.

4. **Commercial floor space:**

The mixed use designation of the commercial core recommends that the entire first floor should be dedicated to commercial uses. The applicant has only 155sm of a 820sm first floor. The purpose of the bylaw is to ensure that the Kleinburg village commercial grows with the expanding population and achieves critical mass for this tourist destination. We see this type of development changing the character of this local downtown into a suburban residential community.

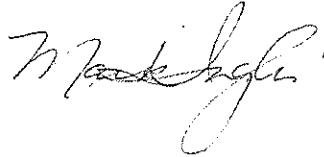
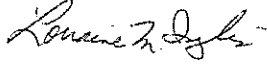
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Like many of my neighbours, we see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context.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

This project should be reviewed in context with the pending projects. One project may not seem to amount to a threat to traffic or parking or derision of people places, but combined the pending projects could prove to be the demise of Kleinburg as the local centre the City needs to differentiate it from the rest of the GTA.

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,

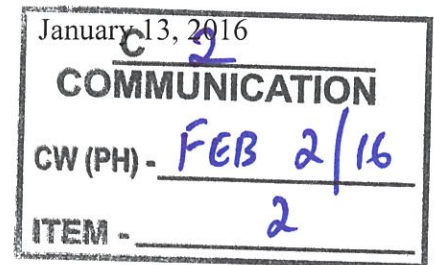


Mark and Lorraine Inglis  
25 Main Street, Kleinburg

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

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



Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**  
**OWNER: 2385388 Ontario Inc.**  
**North side of Nashville Rd., on the West side of Islington Ave.**  
**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**  
**Ward: 1**  
**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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I reside at 232 Camlaren Crescent in Vaughan.

A few years ago, the City of Vaughan, with the support of the Kleinburg and Area Ratepayers' Association (KARA), took a developer to the O.M.B. to obtain a decision on what type of development would be permitted in the commercial core of Kleinburg. The elements of this were incorporated in an O.P.A. which was approved by the O.M.B., the City and KARA.

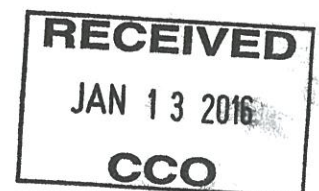
I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville Road (the "Development").

The size and scale of the Development being proposed is in clear violation of 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"). Furthermore, this plan is poorly justified.

My principal concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated set backs; and
- iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;



- v) although the proposal may technically meet the definition of a multi-use building by providing a single commercial unit, it does not meet the spirit of the of the O.P.A. The intent was to provide a roughly equal mix of commercial and residential space to prevent Kleinburg from becoming a dormitory. Canadiana Square and Canadiana House are examples of successful developments in which the entire ground floor is commercial and not necessarily front-facing only;
2. **Parking & Traffic:**
- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
  - ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;
3. **Negative Impact on Flora & Fauna:**
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

Like many of my neighbours, I see this development as setting a very worrying precedent if it is approved. There are at least six other sites in the core of the village that are ready for development. If all were to have buildings of this scale and mass constructed on them 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 offsetting benefit to the City or the community.

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,

David Brand

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

**From:** [mary.anne.arthur@rogers.com](mailto:mary.anne.arthur@rogers.com) [mailto:[mary.anne.arthur@rogers.com](mailto:mary.anne.arthur@rogers.com)]

**Sent:** Wednesday, January 13, 2016 1:20 PM

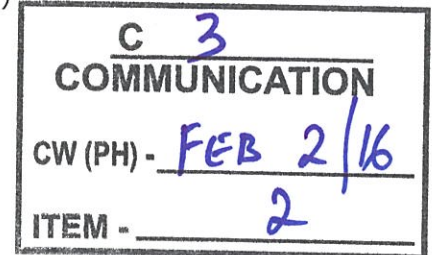
**To:** Council; Bevilacqua, Maurizio; Di Biase, Michael; [marioferri@vaughan.ca](mailto:marioferri@vaughan.ca); Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Policyplanning; [Building@vaughan.ca](mailto:Building@vaughan.ca); MacKenzie, John; Jankowski, Paul; Pearce, Andrew; Jeffers, Judy; Bayley, Rob; [kara@kara-inc.ca](mailto:kara@kara-inc.ca); [louisezembal@rogers.com](mailto:louisezembal@rogers.com); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Committee of the Whole Public Hearing

**Cc:** Mark Tatone; Mark Inglis

**Subject:** File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

January 13, 2016

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



Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

I reside at 46 Capner Court in Vaughan.

I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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"). Furthermore, this plan is poorly justified.

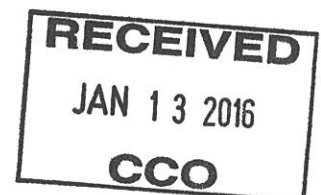
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## **2. Parking & Traffic:**

i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;

***Parking in the Kleinburg Core Area is already insufficient;***

ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

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,

Mary Anne Arthur

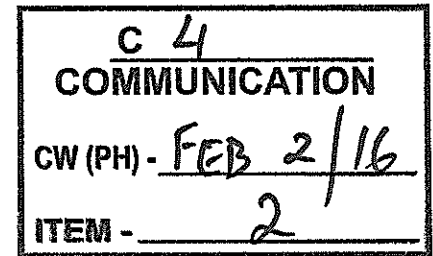
c.c. Kleinburg and Area Ratepayers' Association Inc.  
Kleinburg Business Improvement Association

**Britto, John**

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**From:** Domenic Colucci <domenicolucci@sympatico.ca>  
**Sent:** January-13-16 6:46 PM  
**To:** Clerks@vaughan.ca; Committee of the Whole Public Hearing; Ferri, Mario  
**Subject:** 30 Nashville

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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**Ward: 1**

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I reside at 74 Arista Gate in Vaughan.

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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 benefit 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,

Concerned resident.

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

Sent from my iPhone

January 14, 2016

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

<b>C 5</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>2</b>

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Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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I reside at 40 Nashville Road in Kleinburg. For the past four years I have enjoyed living in Kleinburg, raising my young family and building a warm and nurturing home together with my husband. I am very concerned however that all of this may change very soon since my property is located directly adjacent to 30 Nashville Road, where a grossly oversized condominium development is being proposed.

I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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"). Furthermore, this Development is poorly justified.

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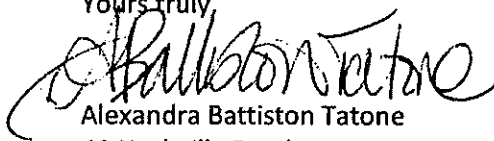
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I urge you to deny the proposed Application and to strictly enforce the well established Official Plan and Heritage Plan for the area.

Yours truly



Alexandra Battiston Tatone  
40 Nashville Road  
Kleinburg, ON  
L0J 1C0

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

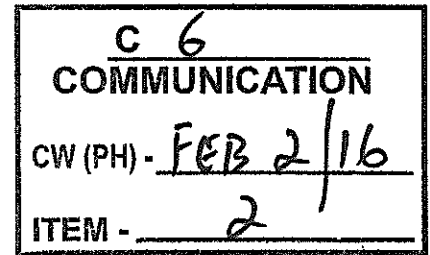
**Britto, John**

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**From:** ANITA PANZA <simba04@rogers.com>  
**Sent:** January-14-16 7:49 PM  
**To:** Clerks@vaughan.ca; ph@vaughn.ca; Council; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; DevelopmentPlanning@vaughan.ca; Policyplanning; Building@vaughan.ca; MacKenzie, John; Jankowski, Paul; Pearce, Andrew; Jeffers, Judy; kara@kara-inc.ca; louisezembal@rogers.com  
**Subject:** 30 Nashville Road

January, 14, 2016

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



Dear Mayor, Council, and City Planners,

**Re: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW**

**AMENDMENT OWNER: 2385388 Ontario Inc.**

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**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

I am a concerned resident of Kleinburg. I live on Lester B. Pearson Street within site of the proposed new condominium development at 30 Nashville Road.

The Town of Kleinburg has undergone significant changes in just over the last 10 to 15 years – some good, but most, regrettably, not in keeping with the “small town” feel of this long time community.

While development in the surrounding GTA is expected with our growing population, the belief of growth is not an ideal that the longtime residents of Kleinburg aspire to. Kleinburg has always tried to maintain its historic rural village image and values and with this in mind all proposed new developments SHOULD be required to maintain Kleinburg's historic character.

Not only does the proposed development at 30 Nashville Road not fall within the Official Plan and by-laws (ie. Three times larger than what is permitted), more importantly does not “fit” with the overall expectation for historic Kleinburg.

The building is ridiculously high and would stick out like a sore thumb, mature trees and flora on the property would be lost – never to be replaced to such grandeur, increased density will hamper traffic and parking and worse, this development will open the door to other similar monstrosities in the area, causing a domino effect for the entire area.

The residents of Kleinburg do not want to see what is happening to Toronto repeated here. The City of Toronto's TALL BUILDING GUIDELINES have already ruined the City's waterfront and downtown core and have hampered the revitalization of an area that should have been along the lines of Chicago's and now even Buffalo's waterfront.

I understand the process required regarding the upcoming application for 30 Nashville Road, but I would urge Council to be proactive and engage in measures designed for community participation NOW in order to ensure that the voices of the residents of Kleinburg are heard and to ensure that we are strongly positioned to successfully oppose this development.

Surely a petition or letter writing process or active participation by news agencies would assist in promoting public opinion AGAINST this development.

As our elected representative I sincerely hope that the above-mentioned actions or other creative measures can be commenced at the earliest to avert this development, and other proposed developments, and to return Kleinburg to its glory days.

Yours truly,

Anita and Lou Panza  
9 Lester B. Pearson Street  
Kleinburg, Ontario  
L0J 1C0

January 15, 2016

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

<b>C 7</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>2</b>

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**OWNER: 2385388 Ontario Inc.**  
**North side of Nashville Rd., on the West side of Islington Ave.**  
**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**  
**Ward: 1**  
**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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We reside at 33 Lester B. Pearson str., Old Village of Kleinburg, city of Vaughan.

**We are strongly opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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"). Furthermore, this plan is poorly justified.

Our principal concerns are as follows:

1. **Size, Scale and Design:**
  - i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
  - ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
  - iii) the proposed structure intrudes regulated set backs; and
  - iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;
2. **Parking & Traffic:**
  - i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*

- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;
3. **Negative Impact on Flora & Fauna:**
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

Like many of my neighbours, we see this Development as setting a very worrying precedent if it is approved. It will destroy unique 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.

We 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.

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

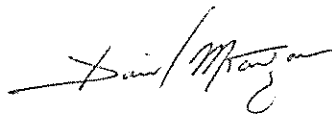
Yours truly,



Valeria Mravyan



Michael Mravyan

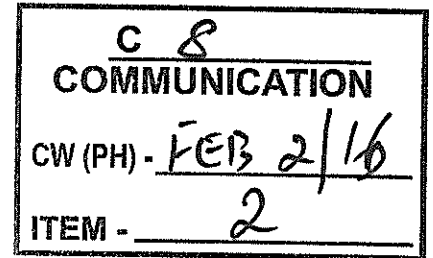


David Mravyan, P.Eng.

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

January 12, 2016

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



Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

We reside at 5 Art Drive. We enjoy living in Kleinburg. We raised a family and take pride in being part of this rural village. We are very concerned however that all of this may change very soon due to this oversized condominium development is being proposed and the precedent it sets for pending developments. Our city planning department should be using the Official Plan, Heritage Conservation Study, Economic Development plans, Streetscape studies, traffic planning master plans of the City and Region as the guidelines by which new developments are reviewed. This application contravenes all of the plans in place that have been vetted through public scrutiny.

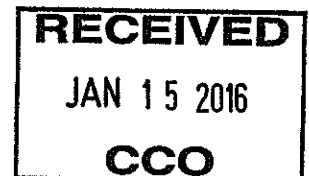
Accordingly, we are opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville Road (the "Development").

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").

Our principal concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;



- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated set backs; and
- iv) the proposed structure is monolithic and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;
- v) What sets Kleinburg and like villages apart are the spaces, nooks or wide boulevards defined by the building setbacks and courtyards that result. None of that is possible with this site plan.

**2. Parking & Traffic:**

- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.
- ii) The proponent has ignored the guidelines set by his assigned arborist. Unless the proponent stays the arborist-recommended 3m from the existing hedgerows of trees, those mature 20m high trees will be damaged irreparably. Indeed, your foresters and certified arborists will recommend 1m beyond the dripline should be the requirement (International Society of Arboriculture recommendations). The trees on the periphery of the property define the environmental character of Kleinburg Village.

**4. Commercial floor space:**

The mixed use designation of the commercial core recommends that the entire first floor should be dedicated to commercial uses. The applicant has only 155sm of a 820sm first floor. The purpose of the bylaw is to ensure that the Kleinburg village commercial grows with the expanding population and achieves critical mass for this tourist destination. We see this type of development changing the character of this local downtown into a suburban residential community.

Like many of my neighbours, we 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.

This project should be reviewed in context with the pending projects. One project may not seem to amount to a threat to traffic or parking or derision of people places, but combined the pending projects could prove to be the demise of Kleinburg as the local centre the City needs to differentiate it from the rest of the GTA.

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,

A handwritten signature in black ink, appearing to read 'Helen Wilson', with a large, stylized flourish above the name.

Bob and Helen Wilson, 5 Art Drive.

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

January 12, 2016

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

<b>C 9</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>2</b>

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

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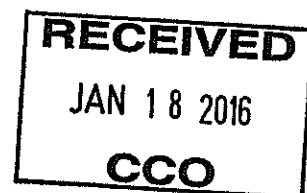
We reside at 5011 Teston Road, and previously we lived at 376 Stegman's Mill Road. We enjoy living in the Kleinburg area and moved here due to the uniqueness of the area and to be close to this rural village. I am very concerned, however, that all of this may change very soon due to this oversized condominium development which is being proposed.

I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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:
  - i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
  - ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
  - iii) the proposed structure intrudes regulated set backs; and



- iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;

2. Parking & Traffic:

- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

3. Negative Impact on Flora & Fauna:

- i) the Development threatens the entire tree canopy on 30 Nashville Road, together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

Like many of the Kleinburg and area residents, 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,

Kathryn and Harry Angus  
5011 Teston Road, P.O. Box 241, Kleinburg, ON

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

January 18, 2016

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

C 11
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

I recently purchased a home at 15 Sevilla Blvd. in Vaughan. Though a new resident to the village of Kleinburg, I have lived my entire life in the city of Vaughan and have fond memories of attending camp at the McMichael art gallery, enjoying the Binder Twine festival with family, cycling and strolling through the historic main street, and particularly, our families regular Sunday morning visits to the Kleinburg Market for a “treat” after Sunday mass.

Thanks largely to prudent planning and historical preservation legislation, the charm and historic character of the village has largely remained intact, from well before my time to today. As a result, all citizens of Vaughan have, in the village of Kleinburg, a legacy that we can and should be proud of.

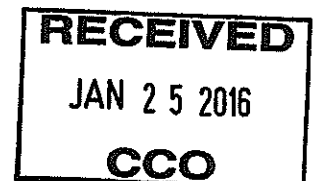
However, in recent years, a number of developments which seem to have pushed the boundaries of the intent of the heritage district plan have been approved. I believe these developments, and the precedents they have set, threaten the preservation of one of our City’s few remaining historical centers.

I am opposed to 2385388 Ontario Inc.’s Official Plan and Zoning By-Law Amendment Applications (the “Application”) for the proposed development at 30 Nashville 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”). Furthermore, this plan is poorly justified.

My principal concerns are as follows:

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

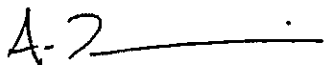


- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
  - ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
  - iii) the proposed structure intrudes regulated set backs; and
  - iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;
2. **Parking & Traffic:**
- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
  - ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;
3. **Negative Impact on Flora & Fauna:**
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. In general, I am not opposed to the development of this site or development within the Village of Kleinburg; however, 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 preserve our history and attract both locals and tourists alike. Development applications must be evaluated with these goals in mind, along with the intent and direction set by our Official Plan, Zoning Bi-laws and Heritage Conservation Plan.

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,



Andrew Iacobelli

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

**From:** Heather Ireland [<mailto:hmi13@hotmail.com>]  
**Sent:** January-20-16 8:35 PM  
**To:** Jeffers, Judy; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [mark@selectdrywall.com](mailto:mark@selectdrywall.com)  
**Subject:** 30 Nashville Road, File Nos. OP.15.005 & Z.15.024

C	12
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

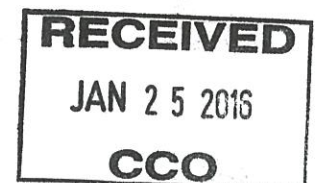
Mark, copied on this email, has advised any questions I have regarding 30 Nashville Road should be directed to Ms Jeffers. Recently, I received a letter from the City advising to also email Development Planning.

My questions are:

1. Why are there two file numbers for this property? What does each file number relate to?
2. Are working/construction drawings with dimensions available? If yes, I would like to receive copies by Tuesday, January 26 to review prior to the February 2 meeting and contact you again with further questions.
3. What occupancy type is this building being classified as under the Building Code as there is a commercial application within the building?
4. Is the construction of this building steel or conventional wood frame?
5. Are there windows on the north side of the building?
6. What is the fire rating on the exterior walls?
7. What are the setbacks at the north end and east side of the building?
8. The underground ramp looks like it is on the property line to the north. What is this setback?
9. How close to the property line is the foundation and the footings under the foundation?
10. What is the overhang of the roof?
11. What is the pitch of the roof?
12. Where is the HVAC system being located? This cannot be determined by the concept drawings?
13. 30 Nashville Road is classified as C11 in Attachment 2 to the Notice of Public Meeting. To the West, the two properties are listed Existing Residential. What is the classification for these two properties?

I look forward to your reply.

Heather Ireland  
27 Lester B. Pearson St.  
Kleinburg, ON L0J 1C0



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

January 22, 2016

C	13
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

---

I reside at 16 Lester B. Pearson Str. Old Village of Kleinburg in Vaughan ON.

I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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"). Furthermore, this plan is poorly justified.

My principal concerns are as follows:

1. **Parking & Traffic:**

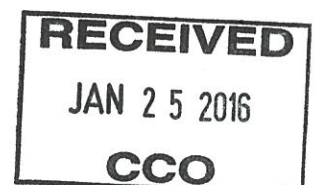
- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;

*Parking in the Kleinburg Core Area is already insufficient;*

- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

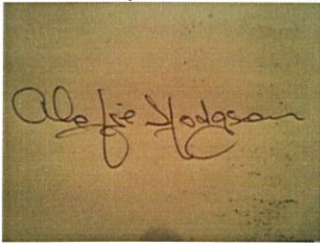


Like many of my neighbours, I see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community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

A photograph of a handwritten signature in dark ink on a light-colored, textured piece of paper. The signature is written in a cursive style and reads "Alofje Hodgson".

Alofje Hodgson

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

**From:** Murphy, Allen [<mailto:allen.murphy@cibc.ca>]

**Sent:** January-13-16 10:33 AM

**To:** Council; Bevilacqua, Maurizio; Di Biase, Michael; 'marioferri@vaughan.ca'; Rosati, Gino; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Policyplanning; [Building@vaughan.ca](mailto:Building@vaughan.ca); MacKenzie, John; Jankowski, Paul; Pearce, Andrew; Jeffers, Judy; Bayley, Rob; 'kara@kara-inc.ca'; 'louisezembal@rogers.com'

**Subject:** Nashville

January 13, 2016

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

C	14
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

I reside at 133 Coldspring Rd. in Kleinburg.

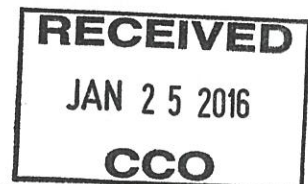
I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville Road (the "Development").

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My principal concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated set backs; and



iv)the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;

## **2. Parking & Traffic:**

i)the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;

***Parking in the Kleinburg Core Area is already insufficient;***

ii)increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

i)the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

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.

Sincerely,

**Allen Murphy**

Investment Advisor | Portfolio Manager | CIBC Wood Gundy | 100-123 Commerce Valley Dr  
East Thornhill ON L3T 7W8 | T: 905 762 2229 | F: 905 762 2301 | Toll: 1 800 668 3800 |  
[allen.murphy@cibc.ca](mailto:allen.murphy@cibc.ca)

C 15.1

**From:** [yorkurbanist@gmail.com](mailto:yorkurbanist@gmail.com) [<mailto:yorkurbanist@gmail.com>]

**Sent:** January-13-16 9:04 AM

**To:** lafrate, Marilyn; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Policyplanning; MacKenzie, John; Jeffers, Judy; Bayley, Rob

**Cc:** Ken Schwenger; Ken Nieuwhof; Mary-Anne Arthur; [kara@kara-inc.ca](mailto:kara@kara-inc.ca); Robert Klein; Mark Tatone

**Subject:** Meeting January 6, 2016 - 30 Nashville Road Application

Attached is the meeting memorandum for the meeting held January 6, 2016 at the City Hall Planning Department offices. The meeting was set up by Bob Klein and attended by two planning staff members and 4 KARA representatives.

Please review the memo. Email to all any changes that you think might be required to further reflect the meeting. If there are no changes, then this memo reflects KARA's concerns, recommendations and opposition to the development proposal for 30 Nashville Road.

Kleinburg and Area Ratepayers Association  
Mark Inglis  
Secretary

C 15	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2



C15.2

Meeting Memorandum

KLEINBURG AND AREA RATEPAYERS ASSOCIATION

January 6, 2016

Attendees: City of Vaughan – Melissa Rossi; Judy Jeffers

KARA – Mark Inglis; Ken Schwenger; Ken Nieuwhof; Mary Anne Arthur

**SUBJECT: 30 Nashville Road**

---

Bob Klein set up a meeting to discuss three properties with the area planners including Judy Jeffers, Mark Antoine, Melissa Rossi and Roy McQuillin. Mark Antoine was unable to attend and Roy McQuillin sent Melissa Rossi to represent the Policy planning department. Bob Klein was unable to attend.

Only the 30 Nashville Road application was discussed. The following are comments made by KARA representatives.

1. Ken Nieuwhof referenced the document Where and How to Grow, authored by Urban Strategies, which indicates that Kleinburg goal/capacity, in 2010, should be to increase by 100. The capacity was reached with the following two projects, Averton and Frank Greco development north of Kleinburg Public School. Intensification, to which this study focused, did not foresee Kleinburg addressing Vaughan's response to Places to Grow. Melissa confirmed that Kleinburg was not designated for intensification. Excerpt from Where and How to Grow.

**Table 9: Summary of Intensification Capacity Analysis**

Priority Area	Intensification Capacity
Vaughan Corporate Centre	10,000 - 15,000
Highway 7	5,000 - 6,500
Centre Street	4,000 - 5,000
Steeles Corridor	5,500
Yonge Street	5,000 - 7,000
Vaughan Mills	5,000 - 9,000
Jane / Major Mackenzie	1,000 - 2,000
Woodbridge Core	1,000
Maple GO & Core	1,500 - 2,000
Vellore Centre	1,000 - 2,000
Rutherford GO	300
Kleinburg Core	100

C15-3

2. Mark Tatone and his wife own the property adjacent to the west side of the applicant property. They will be adversely affected by the massing of the building, location of service areas (garbage, loading and driveway), setback from the street, safety of access, and effect of the development construction on the line of mature spruce that is on the property line separating the properties. He will be expressing his concerns in separate documentation and has contacted Judy Jeffers.
3. The building is three times the allowable maximum floor space. The building is 12.5m height, 3m higher than the allowable height restriction of the zoning bylaw. The rear setback allowed by the bylaw is 15m, but the applicant has only 7.35m. This creates a mass of building not in keeping with the rural village character with language described in the Official Plan and Heritage Conservation District study.
4. Parking standards have not been met. Required: 64. Proposed: 43. The Heritage Conservation District study clearly indicated that a city-wide review of parking standards is to be undertaken. The results have not been produced. What we do know is the Frank Greco's property north of KPS had to borrow capacity from an existing development to achieve his required parking. This was confirmed by an OMB hearing. The Avenue restaurant is using valet parking to address their inadequate parking situation. The new development cannot achieve their goal of a 'high-end' development without adequate and accessible parking in Kleinburg. There is no adequate transit servicing Kleinburg to argue that parking can be reduced. Melissa asked if Kleinburg wants additional service. The achievement of adequate service for the future developments was agreed to be out of the scope of what the attendees could address.
5. The arborist report provided by the applicant indicates that the existing trees must have a 3m buffer from the trunk of the tree where no excavation should take place. The applicant has not addressed the requirements of the arborist report. Indeed ISA guidelines and York Region Forestry department suggest that a tree will be stressed if there is any change within 1m of the dripline of trees (dripline is 5m for the line of spruce). This is the recommended setback. The trees on the east and west property lines are shared with the neighbouring properties. These trees cannot be saved if the applicant constructs the underground parking to the extent shown, close to the property boundary. Paving over the tree roots would also adversely affect the survivability of the trees. Spruce root systems are lateral, mostly close to the soil surface. The Heritage Conservation Study recommends that the City should undertake a Tree Inventory/Preservation By-law. This has not been prepared. There has recently been a mature tree saved behind the former Jeremy's store on Islington Avenue south of Kellam Street, as a result of residents' and business owners' concerns. Losing these mature spruce would have even greater impact.
6. We discussed the Heritage of Kleinburg. The Kleinburg-Nashville Heritage Conservation Study states: "The intent of this Study and Plan is to provide clear and readily understood guidance to the City of Vaughan and its citizens for the conservation of important historical, architectural, and landscape elements in the District, and for the design of new development and redevelopment that preserves and enhances the District's heritage character." The applicant has not provided an indication of how he is addressing the requirements of the Heritage Conservation Study. If the trees are removed, then the significant 'landscape elements' of the

C15.4

site will detrimentally affect the character of the village. The mass of the building is incompatible with the adjacent buildings on the east and west sides. One, the Tatone house, is a two storey heritage house recently enhanced within the guidelines. The east side features a one-storey bank building and the heritage Kline House, both part of the same property. The mass of the proposed building and its close setback to the street will overwhelm the historical architecture of the Tatone home and Kline House. The bank building and Tatone home are set back 10-20m from the street, effectively creating a courtyard in front of the bank and broad street vistas.

7. It is the broad street vistas that contribute to the streetscape's unique character. The application would abruptly interfere with the rhythm of the street. The Heritage Conservation Study also indicated that the City's Development Planning Department should undertake a streetscape master plan. Without that report directing new development, the proponents are left without guidance. The stakeholders are left without input to the future character of the village. The Planning department is proposing a streetscape study, but the terms of reference for a consultant is pending.
8. Commercial floor space is supposed to be the entire first floor of the building. The planner for the applicant, Riepma Consultants Inc., states that the "rear portion of the ground floor is better suited to residential uses". The planner has therefore included only 155.11sm of commercial floor space compared to 2530.82sm of residential. Kleinburg suffers the inadequacy of retail floor space to enhance it as a tourist destination. Any reduction of the required commercial floor space only belittles Kleinburg to a suburban residential community, not the local downtown character that the City, Kleinburg residents and Kleinburg businesses relish.
9. Lot coverage is 44%, almost 1.5 times the allowable limit of 30%. This is much of the reason why the massing of the site is overwhelming the character of the Village of Kleinburg.
10. An economic Development Strategy is being updated according to Melissa.
11. Access to Nashville Road is difficult for the Tatone family in the mornings. This access will have visibility impeded by the proximity of the building to the road and by the additional exiting vehicles from the subject property.
12. KARA's recommendations:
  - a. The project should respect the existing bylaws in force;
  - b. The setback from the street, building character and landscape should be compatible with the adjacent land uses and enhance the broad streetscape of Nashville Road;
  - c. The setback from the rear of the property should meet the bylaw requirements;
  - d. The height of 9.5 in the bylaw should be met;
  - e. The trees should be preserved as part of the village character. The trees are not owned by the applicant, however all measures possible should be taken to ensure that the village character is not impeded by their removal or demise.
  - f. The project should be reviewed in context with proposals elsewhere in the village, as requested by June 22, 2015 letter from KARA to John Mackenzie requesting a combined review. Combined with 7 pending applications, traffic, safety, and commercial impacts could be collaboratively addressed.

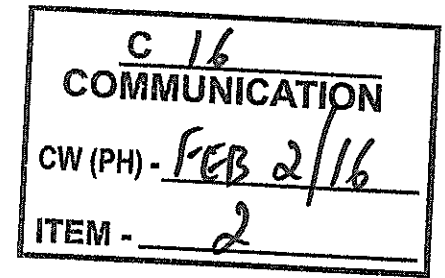
C15.5

- g. This project in particular would benefit a combined submission with the adjacent commercial properties to the northeast (Marie-Louise Wcislo) and east (RBC Bank and Kline House) to ensure compatibility and heritage conservation. At the very least, the project should indicate context with existing and proposed developments within 150m of the property.

**Britto, John**

---

**From:** Joe Latobesi <latobesi@icloud.com>  
**Sent:** January-25-16 3:41 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Iafrate, Marilyn  
**Subject:** 30 Nashville



To whom it may concern,

Please do not let this development go forward! This proposed architecture is not blending with the look and feel of the village.

The village traffic is unbearable as it is now- the infrastructure cannot handle another condo project in or close to the village. This is terrible planning. We do not want another Woodbridge here in Kleinburg. Let's learn from all the mistakes from the over development in Woodbridge.

Please do not ugly up this beautiful heritage town!!

Marilyn, please help stop these ridiculous development proposals On behalf of my many Kleinburg neighbours,

Joe Latobesi

Sent from my iPhone

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

January 24, 2016

<b>C 17</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>2</b>

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

We reside at 8 Lester B. Pearson Street in Vaughan. We have owned our property since 1997 but my wife grew up in neighboring Nashville for the past 40 years. We have witnessed Kleinburg grow over the years and really enjoy living in town. However, we are now starting to see a trend of developers purchasing up land in the core and adjacent areas of Kleinburg and their motivations are solely focused on their rate of return without any consideration of the residents and impact to the community. We believe Kleinburg can have developments and continue to grow but it must be done in a way that is respectful of the community and adheres to the Official Plan and Heritage Plan that has cost tax payers millions of dollars to be created.

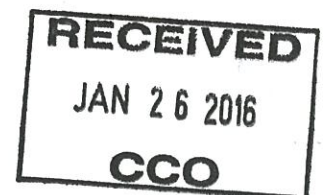
For these reasons, we are opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville Road (the "Development").

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"). Furthermore, this plan is poorly justified.

My principal concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated set backs; and
- iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or



enforce the existing surrounding physical character of neighbouring residences and structures;

2. **Parking & Traffic:**

- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

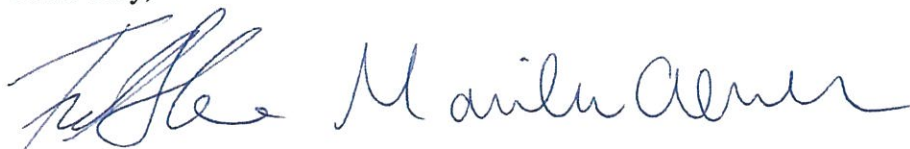
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

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.

We 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,



Frank Abreu  
Marilu Abreu

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

January 26, 2016

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

C	18
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

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I am a resident of the City of Vaughan.

For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It **does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan")**. I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I **firmly believe that it is in the City of Vaughan's best interest 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.**

Sincerely,

Gloria Masucci  
27 Prestonwood Court  
Maple, Ont.  
L6A 2M9

Britto, John

C 19.1

C 19  
COMMUNICATION

**From:** Mark Tatone <mark@selectdrywall.com>  
**Sent:** January-26-16 4:22 PM  
**To:** Clerks@vaughan.ca; Bayley, Rob  
**Cc:** Jeffers, Judy  
**Subject:** RE: 30 nashville File Name: 2385388 Ontario Inc. and File Numbers: OP.15.005 & Z.15.024) : Trees

CW (PH) - FEB 2/16  
ITEM - 2

Rob,

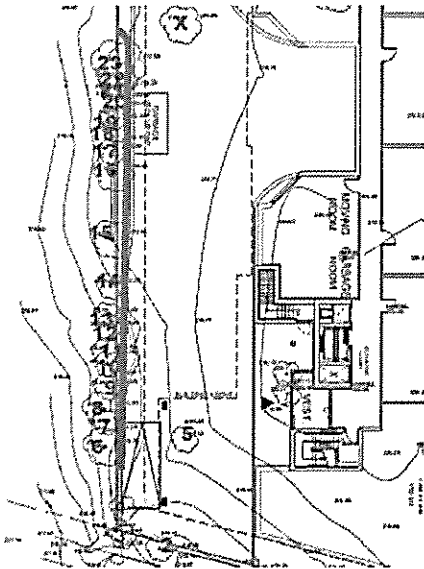
In reference to the arborist report provided in the proposal(all excerpts below), the following numbered trees 6 through to 23 are on the neighboring property (40 nashville), these trees are required to have a minimum TPZ (tree protection zone) of up to 3.6M in some cases. The TPZ as defined in the submissions own arborist report is:

**\*\*ALL EXCERPTS ARE FROM 30 nashville File Name: 2385388 Ontario Inc. and File Numbers: OP.15.005 & Z.15.024 PROPOSAL.**

#### Tree Protection Barriers:

1. Tree Protection Hoarding made of plywood and 2x4 supports.
2. Tree Protection Hoarding made of plastic web snow fence and 2x4 supports for road areas where visibility must be maintained.
3. Solid plywood in areas where some excavation material must be temporarily stored near a Tree Protection Zone, so that material does not enter the TPZ.
4. Locate all supports and braces outside of TPZ. and place them to incur minimal root injury outside the TPZ.
5. No construction activities, grade changes, surface treatments, or excavations of any kind are permitted within the TPZ.
6. TPZ should be inaccessible until completion of the entire construction project.

These are the location of the trees (on 40 nashville – along property line)



C19.2

6	Neighbour	White Spruce	<i>Picea glauca</i>	20, 21.5 (30)	18	4	Good	Fair	Small-caliper deadwood in canopy; small-aspect ratio co-dominant stems with included bark union 0.5m from tree base with branch canopy above 2m; fence on east side of tree stem	Preserve: TPZ = 1.8m
7	Neighbour	White Spruce	<i>Picea glauca</i>	23.5	18	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m and shaded on north and west sides; fence on east side of tree stem	Preserve: TPZ = 1.8m
8	Neighbour	White Spruce	<i>Picea glauca</i>	36	20	4	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base; fence on east side of tree stem	Preserve: TPZ = 2.4m

C19.3

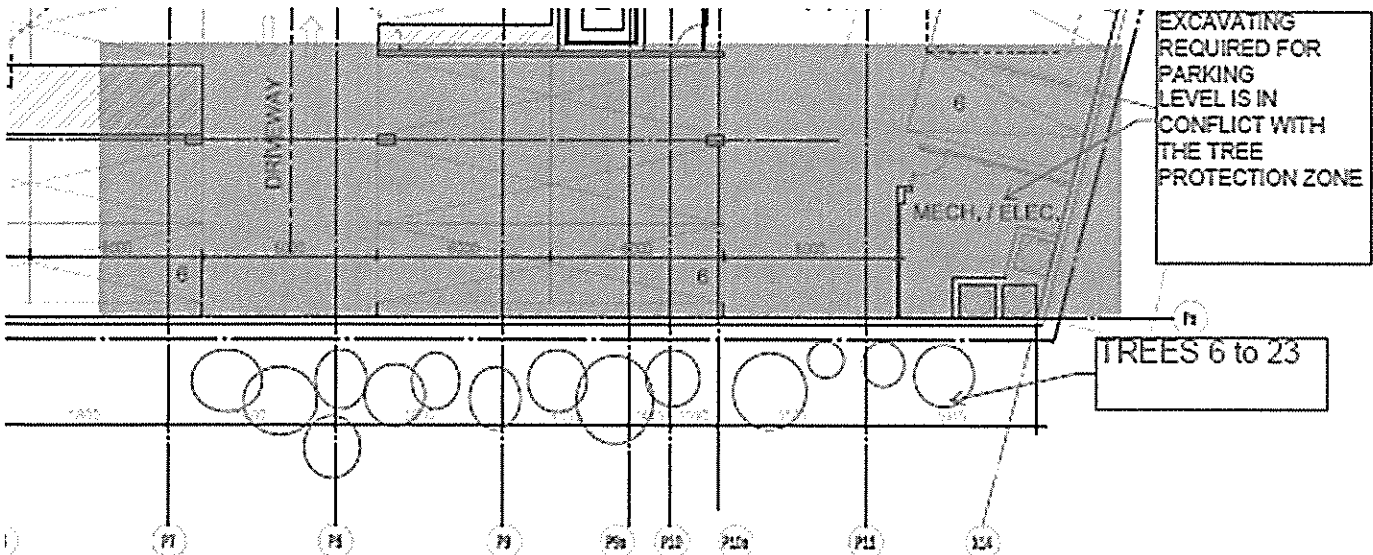
I.D #	Owner and Category	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
9	Neighbour	White Spruce	<i>Picea glauca</i>	36	20	7	Good	Fair	Small-caliper deadwood in canopy; small-aspect ratio co-dominant stems with included bark union 1.5m from tree base with branch canopy above 3m; fence on east side of tree stem	Preserve: TPZ = 2.4m
10	Neighbour	White Spruce	<i>Picea glauca</i>	20	7	4	Good	Poor	Small-caliper deadwood in canopy; broken top; branch canopy shaded and reduced on west side; fence on east side of tree stem	Preserve: TPZ = 1.8m
11	Neighbour	White Spruce	<i>Picea glauca</i>	26	19	4	Good	Fair	Small-caliper deadwood in canopy; large-aspect ratio co-dominant stems with included bark union 1.5m from tree base; east stem with broken top at 7m; fence on east side of tree stem	Preserve: TPZ = 1.8m
12	Neighbour	White Spruce	<i>Picea glauca</i>	27	18	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m with lower branch canopy shaded to 10m; fence on east side of tree stem	Preserve: TPZ = 1.8m
13	Neighbour	White Spruce	<i>Picea glauca</i>	20	18	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 5m with lower branch canopy shaded to 12m on east side; fence on east side of tree base	Preserve: TPZ = 1.8m
14	Neighbour	White Spruce	<i>Picea glauca</i>	21.5	15	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 3m with lower branch canopy shaded to 10m; fence on east side of tree stem	Preserve: TPZ = 1.8m
15	Neighbour	Norway Spruce	<i>Picea abies</i>	52	22	11	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m; fence on east side of tree stem	Preserve: TPZ = 3.6m
16	Neighbour	Norway Spruce	<i>Picea abies</i>	50	24	14	Good	Good	Large-caliper deadwood in canopy; branch canopy above 3m and shaded on north and south sides; fence on east side of tree stem	Preserve: TPZ = 3.0m
17	Neighbour	Norway Spruce	<i>Picea abies</i>	24.5	18	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 3m and shaded on north and south sides; fence on east side of tree stem	Preserve: TPZ = 1.8m

C19.4

I.D #	Owner and Category	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
18	Shared Ownership	Norway Spruce	<i>Picea abies</i>	19.5	18	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m and shaded to 10m; fence on east side of tree stem	Preserve: TPZ = 1.8m
19	Neighbour	Norway Spruce	<i>Picea abies</i>	48	20	10	Good	Fair	Large-caliper deadwood and branch stubs in canopy; small-aspect ratio co-dominant stems with included bark union 1.6m from tree base; fence on east side of tree stem	Preserve: TPZ = 3.0m
20	Shared Ownership	Norway Spruce	<i>Picea abies</i>	17	15	1	—	—	Dead tree	Remove: Potential safety hazard
21	Neighbour	Norway Spruce	<i>Picea abies</i>	14	8	1	Fair	Fair	Small-caliper deadwood in canopy; approx. 20% live canopy remaining 2m from tree apex; fence on east side of tree stem	Preserve: TPZ = 1.8m
22	Shared Ownership	Norway Spruce	<i>Picea abies</i>	36	24	12	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m and shaded on north and south sides; fence on east side of tree stem	Preserve: TPZ = 2.4m
23	Shared Ownership	Norway Spruce	<i>Picea abies</i>	62	23	12	Good	Fair	Large-caliper deadwood in canopy; large-aspect ratio co-dominant stems with included bark union 2m from tree base with branch canopy above union; fence on east side of stem	Preserve: TPZ = 3.6m

In contrast, the Proposals Parking Level Plan indicates excavating requirements that would infringe the TPZ of all these trees.

As below:



1) How does this proposal satisfy the requirements for its Tree Protection Zone in its arborist report?

C19.5

- 2) Is this lot considered a heritage lot? (Per Kleinburg heritage study it is indicated so)
- 3) Per OP 12.4.10.9; how does this proposal enhance natural features, open spaces?
- 4) Per OP 12.4.10.4 : How do the landscape elements, including trees, planting, paving materials and architectural elements complement existing building sites and streetscapes, and re-enforce the relationship between the building to contribute to the visual continuity of the public realm?
- 5) Per OP 12.4.9.4. How Does this proposal link the more rural areas with the Kleinburg Nashville area, what consideration has been given to the landscaping and streetscaping to ensure the rural character and vistas are retained?

Thank you ,

Mark Tatone

**Britto, John**

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**From:** Carrie Nickerson <theflyingcavalier@gmail.com>  
**Sent:** January-26-16 5:44 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Kleinburg Development

C 20
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

Hello!

I am a student who lives in Kleinburg. I am concerned about the proposed developments of Kleinburg. They should not be allowed to develop further in order to preserve the history of our town. We have only a two lane street, which will be a major traffic concern if we add more commuters and people living within the busy city district. Another concern would be for the historical ambiance of our town. When people build these giant structures. they take away from the "farm and history" feel.

I would not like this development to go further.

Thank you for your time.

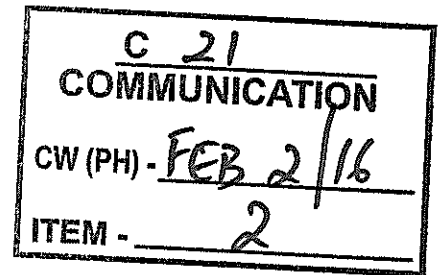
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Carrie Nickerson

**Britto, John**

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**From:** Oscar Bauer <oscarhon@sympatico.ca>  
**Sent:** January-26-16 8:31 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Iafrate, Marilyn  
**Subject:** development in Kleinburg



Dear Madam/Sir :

We have been living in Kleinburg since 1964 and choose Kleinburg as a place to get away from the city. The developments lately and some new proposed developments would and have certainly changed the community completely. When Vaughan made an Official Plan for Kleinburg a lot of thought was given to the future look of Kleinburg. When our home was built we had to adhere to the building code and we did. There is absolutely no reason to make changes to an Official Plan previously established even it is for developers to make a bundle of money.

We are opposing strongly the proposed development for properties beside/behind the Bell building 10398-10402 Islington, and also the proposed development 30 Nashville Rd. and the 3 properties on Stegman's Mill Rd. 3 stories units.

Yours truly

Gisela and Oscar Bauer, 43 Pennon Rd., Kleinburg.

**Britto, John**

---

**From:** Joe Latobesi <latobesi@icloud.com>  
**Sent:** January-25-16 3:54 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Iafrate, Marilyn  
**Subject:** Proposed development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

<u>C 22</u>
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

Marilyn, city clerks,

The proposed Bell project 10398-10402 is totally unacceptable to all the residents here in Kleinburg! This proposal does not even come close to the guidelines of the official plan. It is far to many units, too large in scope, the impact on the already very busy Village traffic will be crippling. These types of development proposals must be stopped. Developers must adhere to the official plan in place for the village.

The city of Vaughan and the clerks office must recognize that there is an official plan in place and they must begin to honour that plan!!

Joe Latobesi and many area residents.

Sent from my iPhone

January 27, 2016

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

<b>C 23</b>
<b>COMMUNICATION</b>
CW (PH) - <u>FEB 2/16</u>
ITEM - <u>2</u>

Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

---

I am a resident of the City of Vaughan, and have been living at 69 Moccasin Trail in Woodbridge for over 25 years.

Through this time, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application, and similar ones in Kleinburg core. They do not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan") or by-laws. I believe that the amendments being applied for, seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application, (and applications like these) with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,  
Tony Lancione,  
69 Moccasin Trail,  
Woodbridge ON  
L4L7B6

**Britto, John**

---

**From:** Russ Jones <russ.sand@sympatico.ca>  
**Sent:** January-27-16 5:04 PM  
**To:** Jeffers, Judy  
**Cc:** Clerks@vaughan.ca; Iafrate, Marilyn  
**Subject:** Development

C <u>24</u>
COMMUNICATION
CW (PH) - <u>FEB 2/16</u>
ITEM - <u>2</u>

There seems to be a common thread connecting vaughans developers. They submit proposals that are in obvious contravention of existing development rules. They then proceed to negotiate with the city to a level to where the city acquiesces and gives approval.

What the city council needs to do is come to Kleinburg any day from 9 am to about 6 pm and have a look at the traffic congestion in the core. All of these grandiose projects will only worsen the traffic problem. The speed of the traffic is also a large concern. It's only a matter of time until someone will be seriously injured. The drivers are fast and very aggressive. Stop signs appear to be only a suggestion to most drivers.

Council needs to adhere to and enforce existing development rules. They were instituted for a purpose.

Russ Jones  
(Kleinburg Old Boy)

Sent from my iPad

C 25.1  
Ireland/Mlinaric  
27 Lester B. Pearson Street  
Kleinburg, ON L0J 1C0

C 25
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

January 28, 2016

**SENT BY ELECTRONIC MAIL**

Hon. Maurizio Bevilacqua, Mayor, Council and City Planners  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mayor, Council, and City Planners:

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING  
BY-LAW AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville  
Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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We reside at 27 Lester B. Pearson Street in Kleinburg. I am writing this letter on behalf of my mother, Ethel Ireland, who has resided at this address for the past 51 years. My son, Joshua Mlinaric, who has resided at this address for 19 years. I have resided here over the past 44 years. My son and I attended Kleinburg Public School, have belonged to groups in the community and volunteered at Bindertwine.

Kleinburg used to be a quaint and picturesque community.

We are very concerned about the changes that are happening in Kleinburg and especially with the development at 30 Nashville Road (the "Development") where:

1. A grossly oversized condominium is being proposed which our property is adjacent to.
2. Privacy, security and safety is a concern:
  - i) The underground ramp is approximately 0.5 metre from the north property line. We will not have privacy in the backyard.
  - ii) There will be car lights shining in our backyard as vehicles enter and exit the underground parking.
  - iii) The stairs to the underground parking and concrete walkway are along the north property line. There will be people looking into the backyards. I am presuming

bright security lights will be installed on the north side of the building which the brightness of the lights is a concern.

- iv) I have been advised there will be a window on the north side of the building. This is also a privacy issue.
- 3. Our property is a lower grad than 30 Nashville Rd. Water runoff is a concern.
- 4. Where is the snow storage for the building?
- 5. Will the developer be replacing the existing fence on the north side of the property? And if so, with what?

We are opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for this proposed 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"). Furthermore, this plan is poorly justified.

Our principle concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated setbacks; and
- iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;

2. **Parking & Traffic:**

- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*

C25.3  
3

- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

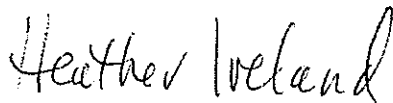
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed Development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

Like many of our neighbours, we 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 benefit the "Local Centre" context. Furthermore, this project provides no community benefit.

We 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.

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

Yours truly,



Heather Ireland

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

To: Judy Jeffers - The city clerk @ Vaughan  
Marilyn lafrate - The local councillor @ Vaughan

C 26	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

## PRESERVING THE HERITAGE DESIGNATION AND HERITAGE PLAN OF KLEINBURG

In 1998, members of my family and I chose to move to the village of Kleinburg as it offered affordable residential dwellings in a tranquil setting amidst a small rural community that preserved a rich history of conservation space and the acclaimed McMichael Art Gallery.

Thanks to the vision of the people in the community, Kleinburg was designated as a heritage village and for the first few years, we have enjoyed the charm of a small town offering all the essentials of comfortable living without the non-stop traffic that now pollutes the village.

Kleinburg at the time was definitely in need of merchants with unique businesses that offered services, entertainment, restaurants and culture-oriented attractions. Kleinburg was in need of a central forum that would attract people from all the outer limits to visit and linger instead of just parking by the road-side or driving through.

The answer was not to increase the population density by creating condo living which only serves to saturate the village and swallow up prime space. The vision for Kleinburg was intended to offer visitors a breath of fresh air while enjoying culture and green-space.

The City of Vaughan together with the developers are killing the spirit of Kleinburg with unwarranted and unattractive residential dwellings which will only increase the volume of traffic and thus deter visitors to the area.

Please stop jeopardizing the essence of the Kleinburg Core! If the cold and calculating decisions to compromise the essence of Kleinburg continue at this rate, we may just have to re-name it "Ice-Burg".

Development decisions should be driven by long term welfare of the community, not short-term developer profits!

Instead of building condo units behind the bell building, or a daunting 3-story square block condo unit beside the RBC branch or 30 more residential units on Stegman's Mill, create a square where heart-warming people from all across the GTA can visit, mingle and stay while.

To whomever holds the wealth of power in our community, please use it to beautify the village of Kleinburg. Make us proud of our heritage!

Thankyou for listening

Donata Sforza  
62 Bindertwine Blvd.  
Kleinburg, Ont.

January 28, 2016

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

<b>C 27</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>2</b>

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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I reside at 132 Deepsprings Crescent in the City of Vaughan.

The Village of Kleinburg is a source of recreation, much like the other parks and conservation in the rest of Vaughan. When family and friends visit from around the world, I can rely on Kleinburg village as a source of tourism for Canadian landscape and heritage. I believe it is an asset to the City of Vaughan. The historic homes and village encapsulate a way of life that teaches of our foundation and history of community, represented through heritage homes, open spaces, natural vistas and scale of a working rural village. Places like these are unique in cities, and all should be proud of the generations in planning involved to create and preserve such a place.

I am very much opposed to the above-mentioned Application, similarly other recent applications that deny the official plan. They reject the effort that city planners, councilors, staff and community have made in developing such, one that should be regarding as an accomplishment of culture. This application does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan") and if approved, sets a discouraging and progressive precedent.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

Winson Liu

A Concerned Resident

**Britto, John**

---

**From:** Marion Ford <petmar.ford@sympatico.ca>  
**Sent:** January-28-16 12:28 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Iafrate, Marilyn  
**Subject:** Re City Hall meeting agenda

C 28	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

To The City Clerk.  
Vaughan. On

Dear Sir,

As a long time resident of the village of Kleinburg I have been fortunate to have lived through its gradual growth, enjoying the ambience while recognizing and respecting its history.

Note the word *Gradual* as this word has become redundant in the village as developers determine to build on as much land as they can cover as quickly as they can. The current traffic flow through the village from other sources whether commuters or tourists will increase to epidemic proportions if all the current applications to build are allowed.

A fact not as tangible, but of considerable importance is that residents can still have a sense of community and of diversity if the village grows too quickly into Condoville.

I ask you all to give this *too rapid growth* serious thought before Kleinburg village completely loses its attraction.

Sincerely

Marion Ford

75, Treelawn Blvd Kleinburg. #102

C 29
COMMUNICATION
GW (PH) - FEB 2/16
ITEM - 2

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

OWNER: 2385388 Ontario Inc.

North side of Nashville Rd., on the West side of Islington Ave.

Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)

Ward: 1

File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

Dear Judy and staff planners,

Below are some questions and comments I have regarding the 30 Nashville proposal:

### Question 1

Is the 'where and how to grow 2009' study of the City of Vaughan 'growth management program' the most recent study on growth management and intensification for Vaughan? If so, it provides the following information:

Table 9: Summary of Intensification Capacity Analysis

Priority Area	Intensification Capacity
Vaughan Corporate Centre	10,000 - 15,000
Highway 7	5,000 - 6,500
Centre Street	4,000 - 5,000
Steeles Corridor	5,500
Yonge Street	5,000 - 7,000
Vaughan Mills	5,000 - 9,000
Jane / Major Mackenzie	1,000 - 2,000
Woodbridge Core	1,000
Maple GO & Core	1,500 - 2,000
Vellore Centre	1,000 - 2,000
Rutherford GO	300
Kleinburg Core	100

Would this new development exceed this studies recommendation, in light of all the recent development to the core?

**Questions 2**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.10.10 states "Provide opportunities for views of important public building, heritage features, open spaces, natural features and other landmarks"

Will this building discourage the opportunity to view the Kline's House heritage home, when traveling east on Nashville Rd. from hwy#27 to Islington?

**Question 3**

In the past 5 years our school added portable classrooms. Will the increase in growth from this proposal, affect our local schools capacity for students?

Thank you,



Mike Mrayvan  
33 Nashville Road,  
Kleinburg ON  
L0J 1C0

C 30.1

C 30
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

**From:** Alexandra Battiston [mailto:abattiston@hotmail.com]

**Sent:** January-29-16 10:18 AM

**To:** Jeffers, Judy; Clerks@vaughan.ca

**Subject:** Re: Applications with respect to 30 Nashville Road, Kleinburg - File Nos.: OP.15.005 & Z.15.024

Hello Ms. Jeffers & Clerks,

Further to my letter to you dated January 20, 2016, please see below additional questions I have with respect to the proposed development at 30 Nashville Road.

Thank you,

Alexandra Battiston Tatone  
40 Nashville Road  
Kleinburg, ON  
L0J 1C0

Questions for planners at the City of Vaughan:

Question 1:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.1.1. i. states "Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development of the surrounding area."

Has a study of the adjacent buildings been done?

My findings show Development in surrounding area (at adjacent lots) has the following stats:

1) FSI average of 0.2

2) Building height Less than 7M

This is not compatible with proposal:

1) FSI 1.35 and height 12.5 M

Is this plan considered compatible by the city with such difference, if so, why?

Question 2:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.1.1 b. iii) states to " Ensure core area development complements existing development in overall size and scale."

Adjacent lots have lot coverages all below 20%, and have front street setback of over 7M. The proposal is indicating Lot Coverage of 44%(B188 is 30%). Does the city consider these comparative stats complementary, if so why?

C 30.2

Question 3:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.1.1. b. vi.) states "Encourage mixed use at a modest scale".

Has a study been done on the scale of adjacent buildings?

What is considered modest scale, this building is more than 15 x the size of all adjacent buildings (i.e. most buildings are 200SM while 30 nashville proposes 3000SM)?

Question 4:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.1.1. b. xiii) states "Ensure neighboring developments are physically compatible and respect existing development conditions, scale and building placement"

Has a comparison of size been made to the adjacent buildings?

How does this development ensure physical compatibility when there is such a difference, all surrounding building are 200SM vs this building at 3000SM.

Height of all adjacent buildings is no more than 7M, this building is 12.5 M.

Lot coverage of all adjacent buildings is under 20%, this building proposes 44%.

Question 5:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.4.2. states "Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this amendment and provided the proposed lot development is compatible in size shape and configuration with adjacent lots and the development located thereon:

How is this proposal compatible?

a) in size when it all adjacent buildings are 200SM vs this building at 3000SM.

b) in Height, all adjacent buildings are no more than 7M, this building is 12.5 M.

c) Lot coverage of all adjacent buildings is under 20%, this building proposes 44%.

d)Have a FSI of 0.2 vs this building proposing 1.35

e)All adjacent building have perimeters that are more than just one rectangle, this proposal is one big rectangle.

Question 6:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.4.3. States "In establishing the standards within the Zoning By-Law, the scale and massing of the historic development and the existing natural landscape shall be considered." This proposal fails to satisfy all of the tree protection zones ('TPZ'as stated in its submitted arborist

C 30.3

report), the underground parking interferes with requirements to preserve and protect vegetation.

The rear setback is 7.5M vs required, which is 15M (by law 1-88).

How do all these variances satisfy "considering existing natural landscape and the historic development"?

Question 7:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.7.1. a) states "Development Standards : Mainstreet; commercial; all development shall be subject to the Kleinburg-Nashville Heritage Conservation District Study and Plan";

How does this comply when variances are so large to existing scale of historic village.?

b) states "generally not exceed a maximum achievable building height of 9.5 M; 30 nashville proposes 12.5M; what validates this variance?

ii) states that "have consideration for the scale, massing and use of existing development of abutting or adjacent properties:

How do the following comparisons have consideration for adjacent properties?

a) in size, when all adjacent buildings are 200SM vs this building at 3000SM.

b) in Height, when all adjacent buildings are no more than 7M, this building is 12.5 M.

c) in Lot coverage of all adjacent buildings is under 20%, this building proposes 44%.

d) in scale, when all adjacent building have a FSI of 0.2 vs this building proposing 1.35

e) in geometry, when all adjacent building have perimeters that are more than just one rectangle, this proposal is one big rectangle.

Question 8:

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.9.1. Urban Design states, " design policies set out general criteria for for the development of public and private lands within the core area and include:

predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas"

How is this proposal considered consistent when:

a) in size, all adjacent buildings are 200SM vs this building at 3000SM.?

b) in Height, all adjacent buildings are no more than 7M, this building is 12.5 M.?

c) in Lot coverage, all adjacent buildings is under 20%, this building proposes 44%.?

d) in scale, all adjacent building have a FSI of 0.2 vs this building proposing 1.35?

e) in geometry, all adjacent building have perimeters that are more than just one rectangle, this proposal is one big rectangle?

C 31
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

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

January 28, 2016

Dear Mayor, Council and City Planners:

Re: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND  
ZONING BY-LAW AMENDMENT

Owner: 2385388 Ontario Inc.

North Side of Nashville Road, on the West Side of Islington Avenue

Part of Lot 24, Concession 8, City of Vaughan

Municipal Address: 30 Nashville Road

Ward: 1

File Nos. OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

My wife Donna and I have resided at 100 Charles Cooper Court, Kleinburg, since 2003. Previously, we became residents of Vaughan in 1983.

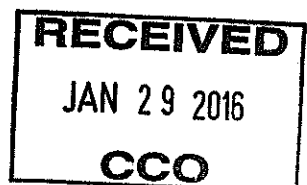
As residents of the Village of Kleinburg, we place great value on its rich cultural contribution to our national identity through art, history and natural surroundings. These unique cultural and environmental amenities of Kleinburg enhance our quality of life. Kleinburg is truly a jewel of an asset in the City of Vaughan, the GTA and the Province of Ontario at large.

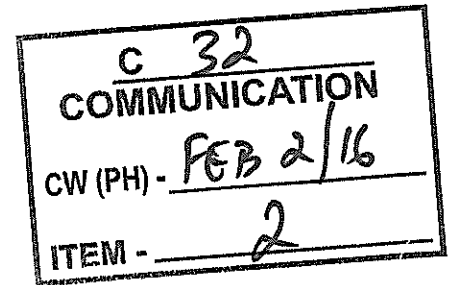
I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "**Official Plan**") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "**Heritage Plan**"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Office Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

Eddy J. Battiston  
100 Charles Cooper Court  
Kleinburg, Ontario L0J 1C0





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

January 28, 2016

Dear Mayor, Council and City Planners:

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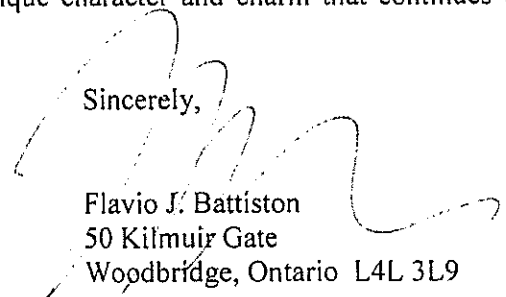
I am a resident of the City of Vaughan.

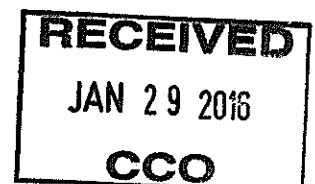
For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "**Official Plan**") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "**Heritage Plan**"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

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Sincerely,

  
Flavio J. Battiston  
50 Kilmuir Gate  
Woodbridge, Ontario L4L 3L9



C 33
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

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

January 28, 2016

Dear Mayor, Council and City Planners:

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ZONING BY-LAW AMENDMENT  
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File Nos. OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

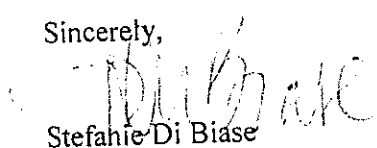
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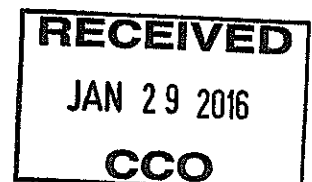
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Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Office Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest to preserve Kleinburg as a rural village in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

Sincerely,

  
Stefanie Di Biase

281 Woodbridge Avenue, Apt. 229  
Woodbridge, Ontario L4L 0C6



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COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

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

January 28, 2016

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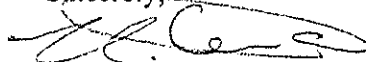
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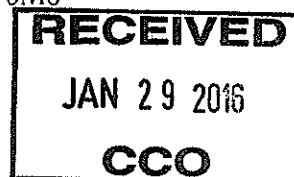
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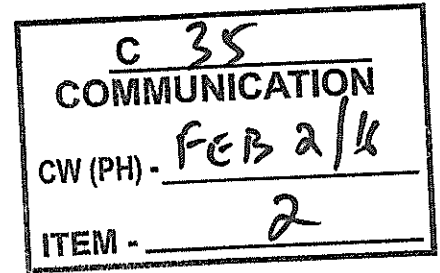
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Sincerely,



Natalia Lema  
475 Forest Drive  
Woodbridge, Ontario L4L 6M6





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

January 28, 2016

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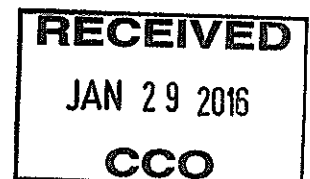
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Sincerely,

Cristina Rocca  
64 Andrew Hill Drive  
Woodbridge, Ontario L4H 0H2



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COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

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

January 28, 2016

Dear Mayor, Council and City Planners:

Re: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND  
ZONING BY-LAW AMENDMENT  
Owner: 2385388 Ontario Inc.  
North Side of Nashville Road, on the West Side of Islington Avenue  
Part of Lot 24, Concession 8, City of Vaughan  
Municipal Address: 30 Nashville Road  
Ward: 1  
File Nos. OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

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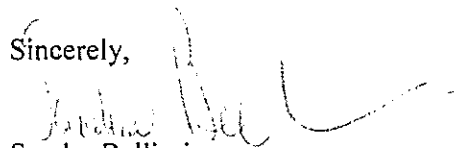
I am a resident of the City of Vaughan.

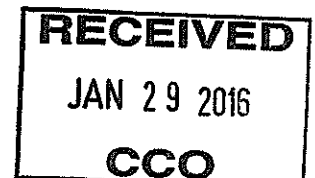
For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "**Official Plan**") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "**Heritage Plan**"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Office Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

  
Sandra Bellissimo  
183 Findhorn Crescent  
Maple, Ontario L6A 1M3



**Britto, John**

c 37.1

**From:** Beauchamp, Alexandra  
**Sent:** January-29-16 11:46 AM  
**To:** Britto, John  
**Subject:** FW: Questions\Concerns\Comments for Proposed Development 30 Nashville Road  
**Attachments:** re op15005 z15024 30 Nashville Questions.docx

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**From:** Frank abreu [<mailto:frank.abreu@rogers.com>]

**Sent:** Friday, January 29, 2016 11:38 AM

**To:** Jeffers, Judy; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** Marilu Abreu; Iafrate, Marilyn

**Subject:** Questions\Concerns\Comments for Proposed Development 30 Nashville Road

c 37
COMMUNICATION
CW (PH) - FEB 2 / 16
ITEM - 2

Good Morning, I would like to submit theses questions, concerns and comments in regards to the proposed development of 30 Nashville Road.

Thank you,

Frank

Date: January 28, 2016

C 37.2

Re: 30 Nashville Road – Proposed Development

Attention: **Judy Jeffers and city staff planners**

Attached are my questions below re: file no: 30 Nashville File Name: 2385388 Ontario Inc. and File Numbers: OP.15.005 & Z.15.024

**Question 1**

The number of parking spaces provided in this proposal is in contradiction to BY-LAW # 1-88 (jan 1 2015). Parking in this area is already insufficient (Currently there is a massive parking shortage; Greco's newest property is 23 parking spaces short out of 59 required, both blossom, avenue, villagio and doctor's house all pose parking shortages).

Why should the village compromise for anything less than the minimum requirement of parking spaces? And why can this plan not be designed in a way to accommodate a lawful amount of parking?

This development will only increase the volume of cars parked on the boulevard along Nashville and Islington. I fear that the over flow will begin parking on Lester B Pearson which is a narrow road to begin with.

**Question 2**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan: 12.4.4.1 states "All development within the Mainstreet Commercial area, identified on Map 12.4.A, will be subject to the Urban Design Policies of this Plan, the Kleinburg Nashville Heritage Conservation District Study and Plan, a Streetscape Master Plan, a parking Study with a view to potentially establishing a municipal parking lot, and inventory of significant trees, a Tree Preservation By-law, and other studies as identified in this plan"

Has a Streetscape Master Plan been provided?

**Question 3**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan: 12.4.9.1. states " Achieving quality design is recognized as an important objective for the Kleinburg Core area. Outlined below is a set of comprehensive design policies which apply to the Core Area. The design policies set out general criteria for the development of public and private lands within the Core Area and include: a. the provision of a clearly defined public realm; b. predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas; c. safety, comfort and accessibility in the pedestrian environment."

C 37.3

What has this proposal recognized as an “important objective for the Kleinburg core area”?

Is this proposal “predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas?

What type of roads are i) Nashville and ii) Islington. If they are used for emergency purposes, will the location and quantity of egress prevent safety in any way?

How does this proposal “promote safety, comfort and accessibility in the pedestrian environment”?

#### **Question 4**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.10.19 states “To promote safety and security in public places, including streets, parks and open space, parking and public use areas, the following measures are encouraged:

- a. the design and siting of new buildings should provide opportunities for visual overlook and ease of physical access to adjacent streets, parks open space and public areas;
- b. direct views to parks, open spaces and public use areas should be provided from adjoining streets
- d. a consistent level of streetscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage should be provided to ensure ease of access for the pedestrian and the enjoyment of public streets and of the outdoor spaces”

How does this proposal provide opportunities for visual overlook? Will this coupled with the existing street parking prohibit view from Islington looking west down Nashville.

Will the direct view to the valley lands will be prohibited from this building (when on the north side of Nashville looking west)?

Is this proposal in scale with its neighboring properties to the east and west?  
If not, how does it provide a “consistent level of streetscape design?

#### **Question 5**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013)12-4 site specific area plan:

12.4.10.34. states “ when reviewing applications for variances to the minimum required parking standards in the city’s comprehensive Zoning By-Law, in addition to items normally considered, the city shall also require the following items to be submitted by an applicant/ landowner:

- a. A Parking Generation Assessment”

Has a parking generation assessment been provided?

C37.4

**Question 6**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.11.1. states “ The city shall continue to ensure that Islington Ave and Nashville Rd. (east of Regional Rd. 27) function as a pedestrian friendly village main streets”

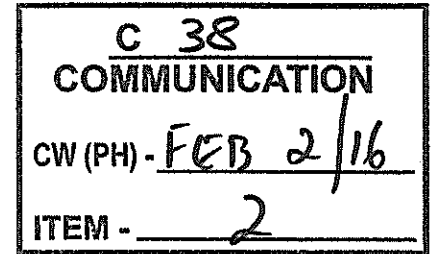
How does this proposal contribute to function as a pedestrian friendly village? Will it be difficult for pedestrians to see cars exiting from the underground ramp, if the building prohibits a clear view from pedestrians walking from Islington west on to Nashville.

**Question 6**

How does this development benefit the community and its residents?

January 25, 2016

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



Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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I am a resident of the City of Vaughan.

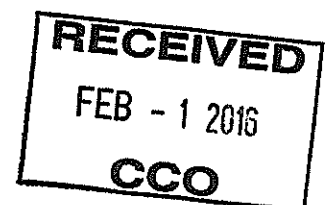
For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

Martina Ruggiero  
26 Firglen Ridge, Woodbridge, On L4L 1N4



January 28, 2016

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

C	39
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30  
Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.:  
PAC.14.117)**

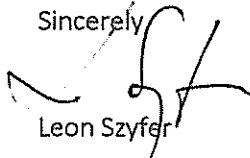
I reside at 407-110 Promenade Cir., Thornhill, in the City of Vaughan.

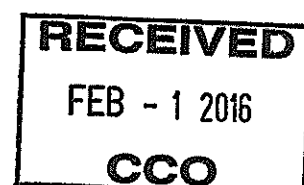
For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

  
Leon Szyfer



C 42.1

C 42
COMMUNICATION
CW (PH) - FEB 2/16
DATE: JANUARY 29, 2016 2

Dear Judy Jeffers and City Staff Planners,

Date: JANUARY 29, 2016

Below are my questions, concerns and comments.

**Question 1:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.1.1. iv. states "Ensure, to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg Core area are protected in accordance with the Kleinburg-Nashville Conservation District Study and Plan",

How does this proposal do so for the building when: the Kleinburg-Nashville Heritage Conservation District Study and Plan 9.5.1 indicates "New development within the district should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style".

Further, What heritage building is used as reference and precedent for this proposal?

**Question 2:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.1.1 iv. States "Establish policies to implement the Kleinburg-Nashville Heritage Conservation District Plan as per Part V of the Ontario Heritage Act?"

How does this proposal do so?

**Question 3:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.1.1.b viii states "Ensure that commercial development takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, ensure it remains at a village scale and ensure it complements the historic, rural village character and architectural heritage of the community"

How does this proposal "ensure it remains at a village scale, ensure and compliment the historic, rural village character and architectural village of the community" when the contrast in stats are as follows:

- a) in size, all adjacent buildings are 200SM vs this proposal at 3000SM.?
- b) in Height, all adjacent buildings are no more than 7M, this proposal is 12.5 M.?

RECEIVED
FEB - 1 2016
CCO

C 42.2

c) in Lot coverage, all adjacent buildings are under 20%, this proposal indicates 44%.?

d) in scale, all adjacent buildings have a FSI of 0.2 vs this building proposing 1.35?

e) in geometry, all adjacent buildings, have perimeters that are more than just one rectangle, this proposal is one big rectangle?

**Question 4:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.1.1. d. i. states "Protect and preserve the existing heritage features including building and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other legislation".

Does this proposal retain any of the existing vegetation and trees on its property? If not, why should this proposal be inconsistent with V.O.P?

**Question 5:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.1.1.d.iii states "Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19<sup>th</sup> and early 20<sup>th</sup> Century heritage buildings in these historic core areas".

What historical building/s is this proposal referencing in terms of scale, massing and architectural design in the area?

**Question 5:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.1.1.d.vii states "promote an understanding of, and an appreciation for the community's heritage among local residents and visitors"

Has an understanding of/and appreciation for the community's heritage among local residents and visitors been made? i.e. is there any supporting document that represents community involvement on design and purpose?

C42.3

**Question 6:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.4.6. states "Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this Plan, provided the proposed lot or development is compatible in size shape and configuration with adjacent lots and the size and form of the development thereon"

How does this proposal "subject itself to conformity" when:

- a) in size, all adjacent buildings are 200SM vs this building at 3000SM. (15X differential)?
- b) in Height, all adjacent buildings are no more than 7M, this building is 12.5 M.?(40% differential)
- c) in Lot coverage, all adjacent buildings are under 20%, this building proposes 44%.?
- d) in scale, all adjacent building have a FSI of 0.2 vs this building proposing 1.35?
- e) in geometry, all adjacent building have perimeters that are more than just one rectangle, this proposal is one big rectangle?

**Question 7:**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.9.1. states " Achieving quality design is recognized as an important objective for the Kleinburg Core area. Outlined below is a set of comprehensive design policies which apply to the Core Area. The design policies set out general criteria of public and private lands within the Core Area and include:....

- d. compatibility and enhancement of the unique rural village heritage character of the community and
- e. a recognition and description of the standards established with the Kleinburg-Nashville Heritage Conservation District Study and Plan"

What are the features of this proposal that enhance the unique rural village heritage character of the community?

How does this proposal recognize the Kleinburg-Nashville Heritage Conservation District Study and Plan"(i.e. in what ways can this proposal compare itself to the heritage district plan?)

C 42.4

**Question 8**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.10.34.b. states " ...to be submitted...A heritage property assessment which includes an analysis of existing landscape and tree conditions, the impact the proposed parking area will have on these site conditions and other characteristics that contribute to the character of the Kleinburg-Nashville Conservation District and any existing buildings.

Will existing landscape and tree conditions be threatened? Is this in conformity to the Kleinburg Nashville Heritage District Study and Plan?

Further,

12.4.10.35 states "The heritage property assessment shall:  
a. Be prepared by a qualified heritage professional"

Has a heritage property assessment prepared by a qualified heritage professional been provided with this proposal?

**Question 9**

The Vaughan Official Plan for Kleinburg Core (AS APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013) 12-4 site specific area plan:

12.4.12.3.c.iv. states "Zoning applications for commercial or mixed-use development within the Mainstreet Commercial area, or the remainder of the Kleinburg Core Area shall be supported by the following information...a preliminary report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development, with particular regard to the Kleinburg-nashville Heritage Conservation District Study and plan"

Has a preliminary report, prepared by a qualified heritage architect been provided? If so, is this in contravention of the official plan?

Regards,

Marilu Abreu

January 29, 2016

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

C	43
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT**  
**OWNER: 2385388 Ontario Inc.**  
**North side of Nashville Rd., on the West side of Islington Ave.**  
**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville  
Road)**  
**Ward: 1**  
**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.:  
PAC.14.117)**

I have been a resident in Vaughan at 11 Sugarbush Crt. Woodbridge, for 11 years.

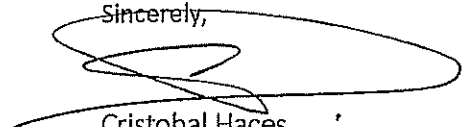
I believe that heritage districts not only speak of the history of a culture, but also of the integrity and commitment of community, city planners and councilors.

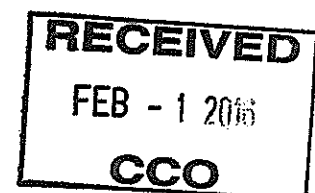
Fortunately, Vaughan designated the Village of Kleinburg as a heritage district in accordance to the Ontario Heritage Act. The Kleinburg core enhances my family's quality of life and it is an asset to the City of Vaughan.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, it will deflate confidence in our city's planning process.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

  
Cristobal Haces  
11 Sugarbush Crt.  
Woodbridge, ON L4L 2Z2



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

January 31, 2016  
C 46  
COMMUNICATION  
CW (PH) - FEB 2/16  
ITEM - 2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville  
Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.:  
PAC.14.117)**

I am a resident at #11-52 Plaisance Road in the City of Richmond Hill.

For more than 15 years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

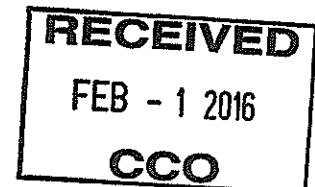
The above-mentioned Application I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

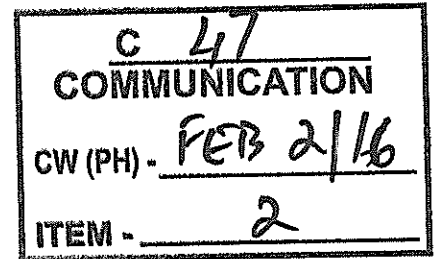
Lev Ioussoufovitch

Address: 11 Plaisance Road, Unit 52, Richmond Hill, Ont, L4C5H1



January 31, 2016

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



Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT**  
**OWNER: 2385388 Ontario Inc.**  
**North side of Nashville Rd., on the West side of Islington Ave.**  
**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**  
**Ward: 1**  
**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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For a number of years, although we live in Toronto, we have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances our quality of life and we believe it is an asset to the City of Vaughan, the GTA and the Province at large.

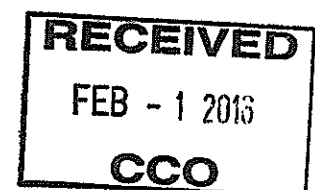
When we learned about the Application in question, we decided to voice our opposition too. We do understand the urge of your municipality to generate more revenue from new, denser developments, but please have in mind the need of maintaining a proper balance. Do not create a precedent for a snowball effect of more aggressive expansion.

Accordingly, we urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. We firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Ella and Henry Kos".

Ella and Henry Kos  
162 Betty Ann Drive  
North York, ON



Britto, John

C 48  
COMMUNICATION

**From:** Stan Malkiewicz <stan.malkiewicz@sbcglobal.net>  
**Sent:** January-31-16 11:22 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Iafrate, Marilyn  
**Subject:** opposed to the Proposed developments to be discussed at Feb 02 City Hall meeting

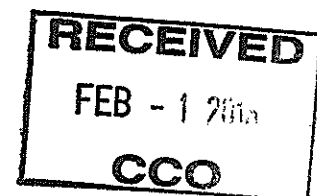
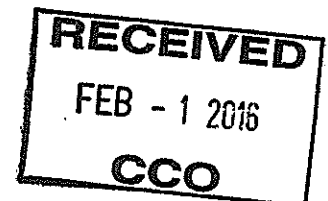
GW (PH) - FEB 2/16  
ITEM - 1 & 2

as a resident of Kleinburg, I am **vehemently opposed** to the proposed developments at 30 Nashville Rd and those on Stegman's Mill. They do NOT comply with Vaughan's Official Plan.

***What's the point of having an official Plan for the area if no one is prepared to follow it?*** We might as well fire the city Councillors and all those who are involved in the review and approval propose because their salaries are a waste of money if official Plans can be so easily abandoned. The whole reason for spending a lot of the taxpayers money and experts time was to develop a thoughtful and insightful set of development guidelines (the Plan) as the future of Kleinburg and surrounding area unfolds. You would never do this if you were running a business so why are we allowing city officials even the possibility of making decisions that are clearly against the interests of the taxpayers who pay their salaries?

We have a purposeful and highly studied Plan in place for the development of this region - either lets stick with it or get rid of the politicians and officials who are trying to sabotage it.

Stan Malkiewicz  
18 Wishing Well Court  
Kleinburg, ON  
L0J 1C0



**Britto, John**

**From:** brian pittman <pinetrees@ca.inter.net>  
**Sent:** January-31-16 2:13 PM  
**To:** Jeffers, Judy  
**Cc:** Clerks@vaughan.ca; Iafrate, Marilyn  
**Subject:** Kleinburg under Siege - 30 Nashville Road Zoning

<b>C 49</b>
<b>COMMUNICATION</b>
<b>CW (PH) - FEB 2/16</b>
<b>ITEM - 2</b>

Dear Ms. Jeffers,

As a Kleinburg resident since 1963 and as I approach the end of my life I would like to add my voice to the discussion regarding the future of this particular site and our little village in general.

When the nearby Royal Bank's current home was built (it had previously been in the Heritage Kline House close to this zoning application) it was done tastefully on one level and every effort was made to have it fit in with the local architecture.

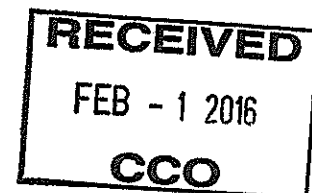
This 30 Nashville Road scheme is an affront to the very heart of our village and could only have been initiated by business interests seeking to exploit a core Kleinburg heritage location while degrading those very heritage values. And it totally ignores our Zoning By-Laws showing no respect for the established rules set up to protect our heritage village.

As a person who loves this wonderful 19th Century village, unique in an expanding Vaughan and who takes part in our annual Binder Twine Festival as a volunteer, the thought of a frankly ugly and out-of scale 3-story Condo in this location is repugnant and must be opposed. Any changes to the status quo in this sensitive core Kleinburg location MUST COMPLY with our existing zoning regulations and respect our heritage values.

To stand at Islington and Nashville and look west opens up a magnificent view of the Humber Valley and beyond in all its varied seasons and is uniquely beautiful. The proposed 3-story barrack block would be a blot on the landscape and has absolutely no place here.

Please stop this proposal before further damage is done to this very special place.

Brian Pittman - 905-893-3407.



**Britto, John**

---

**From:** Dave Blakemore <blakemore.dave@gmail.com>  
**Sent:** January-31-16 4:04 PM  
**To:** Clerks@vaughan.ca; Iafrate, Marilyn  
**Subject:** Public Meeting Tue Feb 2nd, 7:00pm at City Hall.

C 50	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

From:  
Dave Blakemore  
50 San Marko Place  
Woodbridge ON  
(905) 264-1199

I will unfortunately not be able to attend the meeting to be held Feb 2nd 7:00pm at City Hall but would like to express my thoughts.

I have recently been made aware of the proposal for two new housing projects in Kleinburg. I believe 62 units in total.

Has the city considered the impact of the additional residents on existing facilities. I am particularly concerned about the Kleinburg Tennis Club of which I am a member. I am not sure how close my numbers might work out, but I could see at 2.5 persons per unit a possible increase of some 200 residents to the area.

The last study done by tennis Canada indicates that between 15-20% of the population plays tennis. This study dates back to 2001 and I know that over the past few years participation in Canada has been on the rise. If this is the case and being as we are the only local facility in the area we could see an additional 30-40 membership requests which we would have a serious problem servicing...

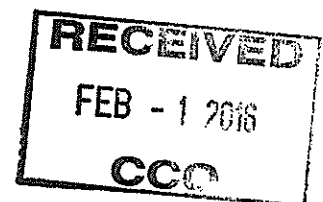
[Link to Tennis Canada Study.:](#)

Our club works hard to provide opportunities for Kleinburg residents to stay fit and enjoy an active lifestyle while enjoying a recreational sport however we have already reached maximum capacity due to a lack of suitable court facilities. I am not sure what the Clubs policy might be in such a situation but I would presume they would reach a point where they would have to start turning potential members away and the overcrowding would start to erode the good work that the KTC Executive have put in over the years.

Question: Will the city help us to increase our capacity to service our increased population by providing more courts.

---

Dave Blakemore  
[blakemore.dave@gmail.com](mailto:blakemore.dave@gmail.com)  
[www.daveblakemore.com](http://www.daveblakemore.com)



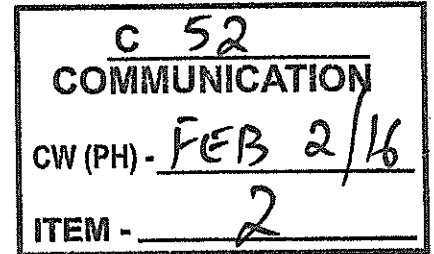
**From:** Carol Gould [mailto:carolgould2@yahoo.ca]

**Sent:** January-31-16 6:24 PM

**To:** Clerks@vaughan.ca

**Subject:** Application for Official Plan Amendment and Zoning for 30 Nashville Road, Kleinburg

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



Dear Mayor, Council and City Planners,

RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT

OWNER; 2385388 Ontario Inc.

North side of Nashville Rd. on the West side of Islington Ave.

Part of Lot 24, Concession 8, City of Vaughan (Municipal Address - 30 Nashville Road)

Ward: 1

File Nos.: OP15.005 & Z15.024 (Related PAC File No.: PAC. 14.117)

My wife and I are the owners of the property at 10576 Islington Ave., Kleinburg.

Our property abuts the north property line of the development in question (30 Nashville Rd.)

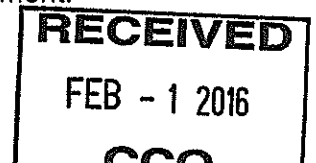
The proposed development, along with the amendments, violate many of the guidelines laid down by the Kleinburg Heritage Plan.

- 1) The building is too big! The official plan allows for .6 F.S.I. This development would exceed this at 1.35 (Ref. 12.4.7.1)
- 2) The building is too high! The official plan allows for a maximum height of 9.5 M (Ref. 12.4.7.1) This development calls for 10 M.
- 3) The building is too close to the north property line. The official plan calls for a set-back of 15 M (By-law 1-88). The development calls for 7.35 M.
- 4) The development is completely out of scale with all of the surrounding properties which are 1 to 1 1/2 stories in height. (Ref. 12.4.10.21)
- 5) The development would kill all the trees bordering the property lines, as the underground parking lot takes up almost the whole property footprint, thereby severing the tree roots (Contravenes O.P. 12.4.9.4)
- 6) The development fails to meet the at-grade all-commercial requirement. (Ref. 12.4.10.27)
- 7) The development does not provide enough parking spaces--43 spaces vs. 64 spaces required (By-law 1-88)

The "Kleinburg Heritage Plan" and the "Where and How to Grow" study lay down good guidelines for the development of the Kleinurg area. They must not be violated by rogue development.

Yours truly,

Peter Gould



C 53
COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

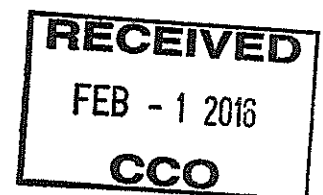
**Britto, John**

**From:** ADRIANO DELLA PENNA <marandage@rogers.com>  
**Sent:** January-31-16 10:46 PM  
**To:** Clerks@vaughan.ca; Committee of the Whole Public Hearing; Council; Bevilacqua, Maurizio; Di Biase, Michael; marioferri@vaughan.ca; Rosati, Gino; Iafrate, Marilyn; Carella, Tony  
**Subject:** 30 Nashville Rd

To whom it may concern,  
I've been a resident in the city of Vaughan for nearly 40 years. In that time I have seen the city of Vaughan and more specifically the Woodbridge area undergo a vast change in landscape and development. Overall, development was needed and was done in a concencious fashion. This past summer, my family and I moved into the quaint community of Kleinburg. I was extremley surprised on the changes that are occuring in the heart of town. From a small village atmosphere it appears that development is overtaking the historic theme once designated for this small town. Further development appears to be on the agenda for the future of Kleinburg. Unfortunatley, it seems development is taking president over maintanining a small town feeling with historic value. The city of Vaughan would be doing an injustice to the heart and spirit of Kleinburg if such developments and other further developments were to occur. Please be respectful of the culture and heritage Kleinburg has established.

Concerned resident,

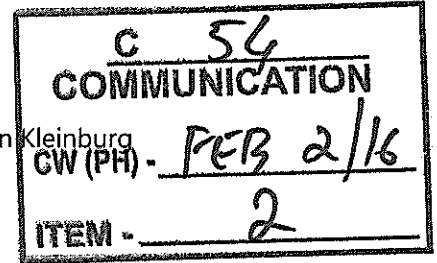
Adriano and Maria Della Penna  
52 Capner Court



**Britto, John**

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**From:** Ron Pearson <lrpear2566@rogers.com>  
**Sent:** February-01-16 10:48 AM  
**To:** Jeffers, Judy; Clerks@vaughan.ca  
**Subject:** Opposed to the development at 30 Nashville Road in Kleinburg



To whom it may concern,

My wife, Laura and I have lived in Kleinburg for 44 years.

We are opposed to the proposed development at 30 Nashville Road in Kleinburg for the following reasons.

The development will be 3 times bigger than the maximum set in our heritage district plan.

The proposed building exceeds the maximum height requirement by more than 10 feet.

It fails to provide adequate parking and it is proposing a maximum occupant load of 198 people. Our streets in the core are already congested and we already have insufficient parking.

The Kleinburg core is already at its maximum density according to the City of Vaughan's Growth Management Strategy.

Sincerely,  
Laura and Ron Pearson  
127 Donhill Cres.  
Kleinburg

**Britto, John**

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**From:** Jilian <jstambolich@yahoo.ca>  
**Sent:** February-01-16 12:44 PM  
**To:** Clerks@vaughan.ca  
**Cc:** KTC Phu-My Gep; Iafrate, Marilyn  
**Subject:** Put residents ahead of developers regarding the Kleinburg Tennis Courts

Good afternoon,

I am concerned about the ramifications to the safety and the availability of the tennis courts in Bindertwine Park because of the negative alterations to water runoff from the development in Kleinburg Village Proper. As one of the very **few** park and recreation areas for residents, please put the health and welfare of the tax paying people of Kleinburg ahead of the developers interests.

The executive at the Kleinburg Tennis Club will be present at the meeting.

With thanks,  
Jilian Stambolich  
6 Cardish Street  
Kleinburg, On


<u>C 55</u>
<b>COMMUNICATION</b>
CW (PH) - <u>FEB 2/16</u>
ITEM - <u>1 &amp; 2</u>

**Britto, John**

**From:** Jennifer Gabaudan <jennifer\_righetti@hotmail.com>  
**Sent:** February-01-16 1:06 PM  
**To:** Clerks@vaughan.ca; marily.iafrate@vaughan.ca  
**Subject:** Kleinburg Tennis Courts

<u>C 56</u> <b>COMMUNICATION</b> CW (PH) - <u>FEB 2/16</u> ITEM - <u>182</u>
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I am concerned about the development in Kleinburg Village Proper. The executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns.

Jennifer 

**Britto, John**

**From:** b parkes <bellethebea@yahoo.ca>  
**Sent:** February-01-16 1:19 PM  
**To:** Jeffers, Judy; Clerks@vaughan.ca; Iafrate, Marilyn  
**Cc:** kara@kara-inc.ca  
**Subject:** proposed development, 30 Nashville Road

<b>C 57</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>2</b>

Unfortunately I am not able to attend Public Meeting 2 Feb 2016 in Council Chambers.  
I would like to register my concern and opposition to the amendments proposed to Vaughan Official Plan and the City's Zoning By-laws at 30 Nashville Road in Kleinburg by the developer. KARA represents Kleinburg ratepayers and have my full support, for the reasons they outline.  
Some concerns: Bldg size, height, setback, inadequate parking etc. etc.  
B. Parkes, 227 Camlaren Cresc., Kleinburg, L0J 1C0.  
Tel: 905 893 1028

**Britto, John**

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**From:** Natalia Smolskaia <smolskaian@yahoo.com>  
**Sent:** February-01-16 1:26 PM  
**To:** Clerks@vaughan.ca  
**Subject:** My opinion on development in Kleinburg

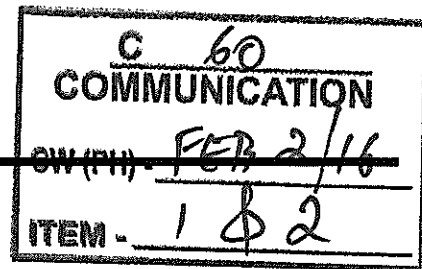
from Natalia Smolskaia  
164 Fairlane Cres.  
Woodbridgr, ON,  
L4H 2G8

C 58	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

I am concerned about the development in Kleinburg Village Proper.  
The executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns.

**Britto, John**

**From:** Helen Wilson <helenwilson@accuraterailroad.com>  
**Sent:** February-01-16 2:14 PM  
**To:** Bevilacqua, Maurizio; marioferri@vaughan.ca; Iafrate, Marilyn;  
DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca  
**Subject:** OPA File OP.15.005, Zoning By-law Amendment File Z.15.024; OPA File OP.15.006,  
Zoning By-law Amendment File Z.15.025



We are writing concerning Items 1 and 2 on the agenda for the council meeting scheduled for February 2, 2016 as specified above.

We have been residents of Kleinburg for 32 years and are deeply concerned with the two proposed developments which are high density and contrary to the official plan. We moved to Kleinburg in 1983 because of its historical nature, the spacious lots, the tree canopy and the uniqueness and character of the town. It appears to us that whether it is a proposed development or requested variance to a by-law for a new home replacing an older home our elected officials are turning a blind eye to the official plan or by-laws. We must maintain the low density and historic uniqueness of our town or become an extension of Toronto. Traffic congestion has become a major problem in Kleinburg and further development would paralyze the town. Parking is another problem in the core and these developments do not provide enough parking. These developments are being approved despite objection from the ratepayers association (KARA) and local residents.

Mark Inglis, a long time resident and an urban planner posted an open letter to Mayor Bevilacqua on his web site Yorkurbanist.com regarding the proposed development and outlook for the future of Kleinburg. I am attaching a copy of this letter for your reference. We concur with his opinions and implore all councillors to listen to the residents of Kleinburg to deny the developers re-zoning for these developments. Let us preserve the quaintness and historic appeal that attract visitors and families to Kleinburg. We are appealing to you: please preserve our town!!

<http://yorkurbanist.com/what-is-urban-design/distinguishing-vaughan-open-letter-to-mayor>

Bob and Helen Wilson  
5 Art Drive  
Kleinburg

**Britto, John**

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**From:** SWAROOP CHARI <schari157@rogers.com>  
**Sent:** February-01-16 2:17 PM  
**To:** Clerks@vaughan.ca; Iafrate, Marilyn  
**Subject:** development in Kleinburg Village Proper

C	61
COMMUNICATION	
CW (PH) -	FEB, 2/16
ITEM -	1 & 2

To whom it may concern

I am a resident of the Kleinburg area and live very close to the proposed development. My family and I have enjoyed and spend a considerable amount of time at Bindertwine park and tennis courts.

Unfortunately I will not be able to attend the meeting on Feb 7 but there are representatives from the Kleinburg Tennis Association that will be in attendance and can voice my concerns

Thank you

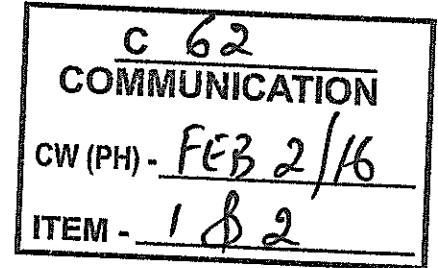
Swaroop Chari

**Britto, John**

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**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:11 AM  
**To:** Britto, John  
**Subject:** FW: I oppose the Inappropriate Proposals for Development in Kleinburg

**From:** Gina Hartly [<mailto:hartly.gina@gmail.com>]  
**Sent:** Monday, February 01, 2016 3:48 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Iafrate, Marilyn; Robert Klein  
**Subject:** I oppose the Inappropriate Proposals for Development in Kleinburg



As a resident of Kleinburg, I strongly oppose any further non-compliant construction in our historic village.

Please do NOT approve the harmful requests being made by property owners who do not have the greater good at heart, but are solely interested in personal profit at the expense of our heritage and cultural assets.

In the long term, approving inappropriate re-zoning requests and unattractive, incongruent land development use, will harm, not benefit our historic village.

There are valid reasons behind Vaughan's current Official Plans and zoning by-laws. Let's respect them and the people who envisioned them, believed in them and fought for them,

I call on you to help defend and respect Kleinburg's unique heritage aspects and not allow anyone to annihilate the charm that makes Kleinburg special in the name of progress. This is not progress but a flagrant misuse of our democratic system for personal, selfish and short sighted financial gain.

Thanking you in advance for representing the majority,

Gina Hartly

**Britto, John**

---

**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:12 AM  
**To:** Britto, John  
**Subject:** FW: Tennis courts in Kleinburg

C	63
COMMUNICATION	
CW (PH) - FEB 2/16	
ITEM - 182	

-----Original Message-----

From: Zaeem Masood [mailto:[zmasood@gmail.com](mailto:zmasood@gmail.com)]  
Sent: Monday, February 01, 2016 3:51 PM  
To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
Cc: lafrate, Marilyn  
Subject: Tennis courts in Kleinburg

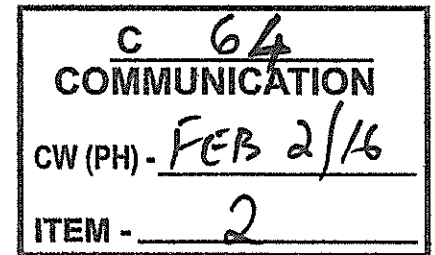
Hello,

I am concerned about the development in Kleinburg Village Proper and that the executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns."

Thanks,  
Zaeem Masood  
146 Via Borghese  
Woodbridge, ON

January 25, 2016

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



Dear Mayor, Council, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT  
OWNER: 2385388 Ontario Inc.  
North side of Nashville Rd., on the West side of Islington Ave.  
Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)  
Ward: 1  
File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

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I am a resident of the City of Vaughan.

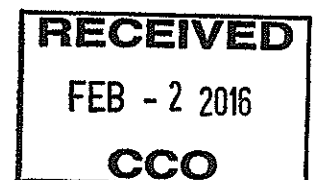
For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,

Sandra Baglione



**Britto, John**

---

**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:19 AM  
**To:** Britto, John  
**Subject:** FW: town meetingFeb.2/16 Vaughan city hall

C	65
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 of 2

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**From:** Louis Matukas [<mailto:matukas@sympatico.ca>]  
**Sent:** Monday, February 01, 2016 5:34 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Iafrate, Marilyn  
**Subject:** town meetingFeb.2/16 Vaughan city hall

This is a letter of concern about the development in Kleinburg Village Proper .The executive of the Kleinburg Tennis Club  
will be attending the meeting and will represent my concerns.

Grazina Matukas  
135 Camlaren Cres.  
Kleinburg On.L0J 1C0

**Britto, John**

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**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:19 AM  
**To:** Britto, John  
**Subject:** FW: February 2 Meeting

C 66	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

**From:** Nel van Geest [<mailto:nelvgeest@gmail.com>]  
**Sent:** Monday, February 01, 2016 6:48 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Iafrate, Marilyn  
**Subject:** February 2 Meeting

To Whom it May concern,

"I am concerned about the development in Kleinburg Village Proper and that the executive at the Kleinburg Tennis Club will be present at the meeting to represent my concerns."

Nel vanGeest  
Woodbridge, Ontario

January 12, 2016

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

C	68
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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My family resides at 99 Napier St., in Kleinburg. We have been residents of Kleinburg for over 15 years.

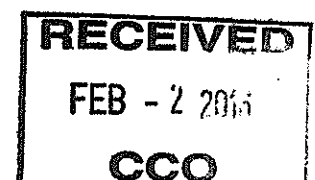
I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville Road (the "Development").

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"). Furthermore, this plan is poorly justified.

My principal concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) the proposed structure intrudes regulated set backs; and
- iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;



2. **Parking & Traffic:**

- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
*Parking in the Kleinburg Core Area is already insufficient;*
- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;

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

- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

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,

Jeff and Amy Reeves

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

**Britto, John**

---

**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:34 AM  
**To:** Britto, John  
**Subject:** FW: Public Hearing on Proposals for redevelopment at 30 Nashville Road and Stegman's Mill

c 70	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	182

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**From:** Roy Chittick [mailto:perseus@ca.inter.net]

**Sent:** Monday, February 01, 2016 10:31 PM

**To:** Clerks@vaughan.ca

**Subject:** Public Hearing on Proposals for redevelopment at 30 Nashville Road and Stegman's Mill

Council,

We are strongly opposed to the plans under consideration to develop these two properties. In particular, the design of the building proposed for 30 Nashville Rd. will detract from the ambience of Kleinburg and its attraction as a unique village within the City of Vaughan. Moreover it will add to the already overload of traffic during the burdensome rush traffic from 7:00 a.m. to 9:00 a.m. and again from 3:00 p.m. to 6:00 p.m. With the potential of over 30 cars exiting on to an already jammed narrow street in the morning rush, in particular those attempting to turn left out of the driveway, it will exacerbate the length of time for actual Residents of the village who leave for business during those periods to reach their destination. We strongly encourage Council to grant no exceptions to the Official Plan. With respect to the proposed development off Stegman's Mill our concern is much more muted but we would point out that nonetheless it will, perhaps to a lesser degree, impede the already burdened traffic flow. With so much land available for development outside of the Village core both planned developments seem totally unwarranted.

Roy & Muriel Chittick  
75 Treelawn Blvd.  
Kleinburg, ON L0J 1C0

**Britto, John**

**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:35 AM  
**To:** Britto, John  
**Subject:** FW: Proposed new development in Kleinburg village

<b>C 71</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 2/16</b>
ITEM - <b>182</b>

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**From:** anta nicholls [[mailto:anta\\_nicholls@yahoo.ca](mailto:anta_nicholls@yahoo.ca)]  
**Sent:** Monday, February 01, 2016 11:38 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Iafrate, Marilyn  
**Subject:** Re: Proposed new development in Kleinburg village

Hello,

I live in Woobridge and as a frequent user of tennis court at Bindertwine Park being a member of Kleinburg tennis club, I am concerned about the development in Kleinburg Village Proper and our executives at the Kleinburg Tennis Club will be present at the meeting to represent my concerns.

Regards,  
Anta Nicholls

[REDACTED]

**From:** M Lomis [mailto:mlomis@rogers.com]

**Sent:** Monday, February 01, 2016 11:46 PM

**To:** Clerks@vaughan.ca

**Cc:** Kleinburg and Area Ratepayers' Association

**Subject:** OP Amendment files: OP.15.006 and OP.15.005- Public Hearing, Feb. 2

C 72	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

**Regarding:**

1. **Official plan amendment file OP.15.006 zoning by-law amendment file Z.15.025 Kleinburg Village Development Corp. Ward 1 – Vicinity of Stegman's Mill Road and Islington Avenue**
2. **Official plan amendment file OP.15.005 zoning by-law amendment file Z.15.024 2385388 Ontario Inc. Ward 1 – Vicinity of Nashville Road and Islington Avenue**

I am writing to express my concern about these development projects in the historic village of Kleinburg that are requesting significant amendments to the existing Official Plan, Kleinburg/Nashville Heritage Conservation District Plan and City Bylaws.

I have previously expressed my view to Council that In order to allow time to properly assess and evaluate the combined impact of the numerous requests that developers are making to amend existing zoning by-laws, that the City of Vaughan freeze development for a period of time to allow all developers to coordinate plans and objectives, and for our Vaughan Council to fully assess and evaluate the combined impacts of these applications, each of which seems to be requesting that new developments be higher, bigger, denser, closer to lot lines and the street, and *failing to take into consideration traffic congestion/flow and pedestrian walkways along Islington Avenue in the Village.*

I am particularly concerned about the 30 condominium units to be squeezed into the Stegman's Mill/Islington area – the density is unacceptable to maintain the historic character of the Village (it would no longer be a "Village"). Indeed, the Village character is quickly disintegrating at the South end, and it appears that similar plans are proposed to destroy the Village character at the North end of the Village in Official plan amendment file OP.15.005 zoning by-law amendment file Z.15.024 2385388 Ontario Inc. Ward 1 – Vicinity of Nashville Road and Islington Avenue.

I am requesting that the Committee of the Whole respect the existing Zoning By-Laws, the intent of which are to retain the historic character of the Village of Kleinburg, rather than permitting such *de facto* "subdivision" amendments.

Thank you.

Marsha Lomis  
151 Nashville Road  
Kleinburg, ON  
L0J 1C0  
905-893-3540  
e-mail: [mlomis@rogers.com](mailto:mlomis@rogers.com)

**Britto, John**

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**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:38 AM  
**To:** Britto, John  
**Subject:** FW: Town Meeting February 2, 2016 @ 7pm

C	73
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

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**From:** Mlckovsky, Radana [<mailto:Radana.Mlckovsky@peelregion.ca>]  
**Sent:** Tuesday, February 02, 2016 9:10 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Town Meeting February 2, 2016 @ 7pm

Hi,  
I am very concerned with upcoming development happening in Kleinburg Village Proper which will impact on tennis courts currently utilized by a Kleinburg Tennis club (Bindertwine) which I am a member and a Treasurer of.

I am also disappointed with a lack of planning in Vaughan which goes in contrary to healthy, active lifestyles. My understanding is that the city is proposing to construct only 2 tennis courts at Weston & Major Mackenzie Rd which is insufficient given the growth in the Region.

Kleinburg Tennis Club will be present my and my family's concerns at the upcoming meeting today.

Sincerely,

Radana Mlckovsky  
56 Colton Cr. S.  
Woodbridge, ON  
L4L 3L7

**From:** Tertia Ferdinandusz [mailto:tertia@bell.net]  
**Sent:** Tuesday, February 02, 2016 10:05 AM  
**To:** Clerks@vaughan.ca; Iafrate, Marilyn  
**Subject:** New Housing Projects in Kleinburg

C	74
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	1 & 2

From: Tertia Ferdinandusz, 180 Beechnut Rd, Vaughan. 905-605-1545

I will not be able to attend the meeting to be held Feb 2nd 7:00pm at City Hall but would like to express my thoughts.

I have recently been made aware of the proposal for two new housing projects in Kleinburg. I believe 62 units in total. Has the city considered the impact of the additional residents on existing facilities. I am particularly concerned about the Kleinburg Tennis Club, of which I am a member, where there are only 3 courts (at Bindertwine Park). My family is actively involved in the Kleinburg Tennis Club, and we see the strain of serving the growing membership. They are an awesome organization, not for profit, and we don't know of any nearby/equivalent alternatives.

I am not sure how close my numbers might work out, but I could see at 2.5 persons per unit a possible increase of some 200 residents to the area. The last study done by tennis Canada indicates that between 15-20% of the population plays tennis. This study dates back to 2001 and I know that over the past few years participation in Canada has been on the rise. If this is the case and being as we are the only local facility in the area we could see an additional 30-40 membership requests which we would have a serious problem servicing.

This is not even considering the fact that several club members come from neighboring communities like Woodbridge & Maple, where there are NO tennis clubs (not for profit) to serve them, other than Veneto (which is a private & expensive club).

[Link to Tennis Canada Study.:](#)

Our club works hard to provide opportunities for Kleinburg residents to stay fit and enjoy an active lifestyle while enjoying a recreational sport however we have already reached maximum capacity due to a lack of suitable court facilities. We have demand for programs & leagues that can easily fill 6 courts every day, but we are limited to working with only 3 courts at Bindertwine Park. With all of the work the KTC exec has done to build this membership, we would struggle to service a larger population, and we would be in desperate need of more tennis courts... The only other option would be to turn new members away.

Questions:

- Will the city help us to increase our capacity to service our increased population by providing more courts?
- Will the city consider building more courts nearby? 6 courts would be needed -- and would be in line with several public clubs in other communities in Mississauga, Scarborough, Milton, Brampton, etc.

Tertia Ferdinandusz

**Britto, John**

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**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 10:39 AM  
**To:** Britto, John  
**Subject:** FW: Bindertwine Park tennis courts

C 75	
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	182

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**From:** Dane Mugford [<mailto:mugfordd@hotmail.com>]  
**Sent:** Tuesday, February 02, 2016 10:13 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Iafrate, Marilyn  
**Subject:** Bindertwine Park tennis courts

I am concerned about the development in Kleinburg Village Proper and that the executive at the Kleinburg Tennis Club will be present at the meeting to represent your concerns. We need more courts to meet the demands of the increasing population.

Sent from my Samsung device

**Britto, John**

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**From:** Beauchamp, Alexandra  
**Sent:** February-02-16 3:21 PM  
**To:** Britto, John  
**Subject:** FW: Building in Kleinburg

<b>C 77</b>
<b>COMMUNICATION</b>
CW (PH) - <u>FEB 2/16</u>
ITEM - <u>182</u>

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**From:** Helen Peacock [<mailto:helenpeacock@rogers.com>]  
**Sent:** Tuesday, February 02, 2016 3:16 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Building in Kleinburg

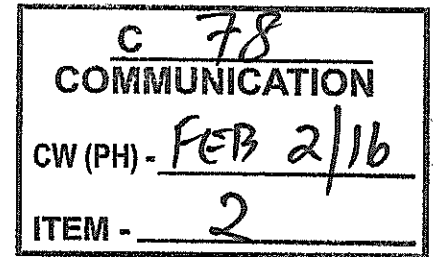
Dear Sir

I am opposed to new buildings in Kleinburg that do not conform to the Official Plan that has been approved and is in effect. This is a village. We do not want or need huge buildings. I am opposed to the proposed development on Nashville Road, beside the Royal Bank. I am opposed to the huge condo development on Stegman's Mill. Please consider Kleinburg's citizens.

Helen Peacock 65 John Kline Lane, Kleinburg ON L0J 1C0  
905-893-0574

January 28, 2016

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



Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT**  
**OWNER: 2385388 Ontario Inc.**  
**North side of Nashville Rd., on the West side of Islington Ave.**  
**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**  
**Ward: 1**  
**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

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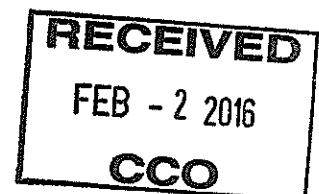
I am a reside at #7608 Yonge St. Unit 409, Thornhill, in the City of Vaughan, Ontario L4J 1V9

For a number of years, I have enjoyed visiting the Village of Kleinburg for its rich cultural contribution to our national identity through art, history and natural surroundings. Having a local destination like Kleinburg enhances my quality of life and I believe it is an asset to the City of Vaughan, the GTA and the Province at large.

I am very much opposed to the above-mentioned Application. It does not adhere to City of Vaughan's Official Plan (the "Official Plan") nor does it adhere to the Kleinburg-Nashville Heritage Conservation District Study and Plan (the "Heritage Plan"). I believe that the amendments being applied for seriously undermine the *Ontario Heritage Act* and our city planning. Furthermore, if approved, a discouraging and progressive precedent will be set.

Accordingly, I urge you to review this Application with the utmost scrutiny and with strict adherence to the Official Plan and the Heritage Plan. I firmly believe that it is in the City of Vaughan's best interest 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.

Sincerely,  
Sofia Roginsky  
7608 Yonge St. Unit 409  
Thornhill, Ontario  
L4J 1V9



January 26, 2016

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

C	79
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**OWNER: 2385388 Ontario Inc.**

**North side of Nashville Rd., on the West side of Islington Ave.**

**Part of Lot 24, Concession 8, City of Vaughan (Municipal Address – 30 Nashville Road)**

**Ward: 1**

**File Nos.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)**

---

I have lived at 11060 Huntington Road in Nashville for almost my entire life, about 35 years. I grew up there and was living in Woodbridge for four years but now I am back in Nashville. I enjoy living in Nashville and raising my family in such a beautiful rural town. My family and I frequently drive into the village of Kleinburg for dinner, coffee, ice cream or for a nature walk. We noticed that parking is getting worse, sometimes its impossible to get parking so we go to Bolton instead.

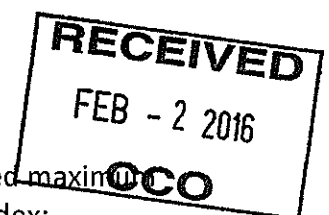
Development in Kleinburg has always been handled wisely but for the past 5 years I notice that it hasn't. I notice that there are more buildings but not very many new parking spots to accommodate all of the new residents and visitors. We think that poor planning can make things worse in the village. That is why we decided to send in this letter, we want to make sure that development takes the lack of parking into consideration and keeps new development to scale with the existing properties.

I am opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville 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"). Furthermore, this Development is poorly justified. My principal concerns are as follows:

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

- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;



- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;
  - iii) the proposed structure intrudes regulated set backs; and
  - iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighbouring residences and structures;
2. **Parking & Traffic:**
- i) the Development fails to provide adequate parking contrary to Bill 1-88; it proposes only 43 spaces when the minimum parking required for such a development is 64 spaces;  
***Parking in the Kleinburg Core Area is already vastly insufficient;***
  - ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure;
3. **Negative Impact on Flora & Fauna:**
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

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,  
Gianna Ugolini-Taormina  
11060 Huntington Road  
Kleinburg, ON  
L0J 1C0

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

C	80
COMMUNICATION	
CW (PH) -	FEB 2/16
ITEM -	2

# 30 Nashville Proposal: Topographical

Does this proposal maintain any Existing significant trees?



**PROPOSAL: ENTIRE TREE CANOPY WOULD BE THREATENED**

**VS  
OFFICIAL PLAN:  
OP**

**12.4.10.12."INVENTORY SIGNIFICANT TREES WITH THE GOAL OF MAINTAINING THE VILLAGE CHARACTER WHEREVER POSSIBLE"**

# 30 Nashville Proposal: Looking North

**DOES THIS PROPOSAL SATISFY THE  
RECOMMENDATIONS SUBMITTED IN  
ITS OWN TREE REPORT? NO**



**PROPOSAL: ENTIRE TREE  
CANOPY THREATENED**

**VS**

**OFFICIAL PLAN:**  
*OP 12.4.10.36. "CONSIDER  
THE LONG TERM HEALTH OF  
THE NATURAL FEATURE AND  
PROVIDE COMMENT ON THE  
IMPACT OF ADDITIONAL  
PARKING"*

# 30 Nashville Proposal: Looking East



**PROPOSAL:** BUILDING IS NOT  
COMPATIBLE  
WITH EXISTING STREETScape

**vs.**

**OFFICIAL PLAN:**

*OP.12.4.1.1. "sensitively manage  
The core area of Kleinburg through  
the re-inforcement of the  
traditional pattern of  
development...and unique  
environmental features which give  
the Village its special character"*

*OP.12.4.10.9. "enhance natural  
features and open spaces"*

*OP.12.4.9.4. "Consideration to the  
landscaping and streetscaping  
along the Nashville corridor to  
ensure that the rural character and  
vistas of the rural and natural  
landscapes are retained"*

## 30 Nashville Proposal:

**Is this building compatible  
with adjacent buildings?**

COMPARISON STAT	30 NASHVILLE PROPOSAL	ADJACENT BUILDINGS(average)	OFFICAL PLAN AND BY LAW 1-88 (MAXIMUM)
F.S.I.	1.35	0.2	0.6
SIZE	30,000 SF (2800 SM)	2500 SF (232 SM)	12,000 SF
FOOT PRINT	44%	10-15%	30%
HEIGHT	12.5m	7M	9.5M

**VS**

OFFICIAL PLAN: *OP 12.4.1.1.i.* "Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area."

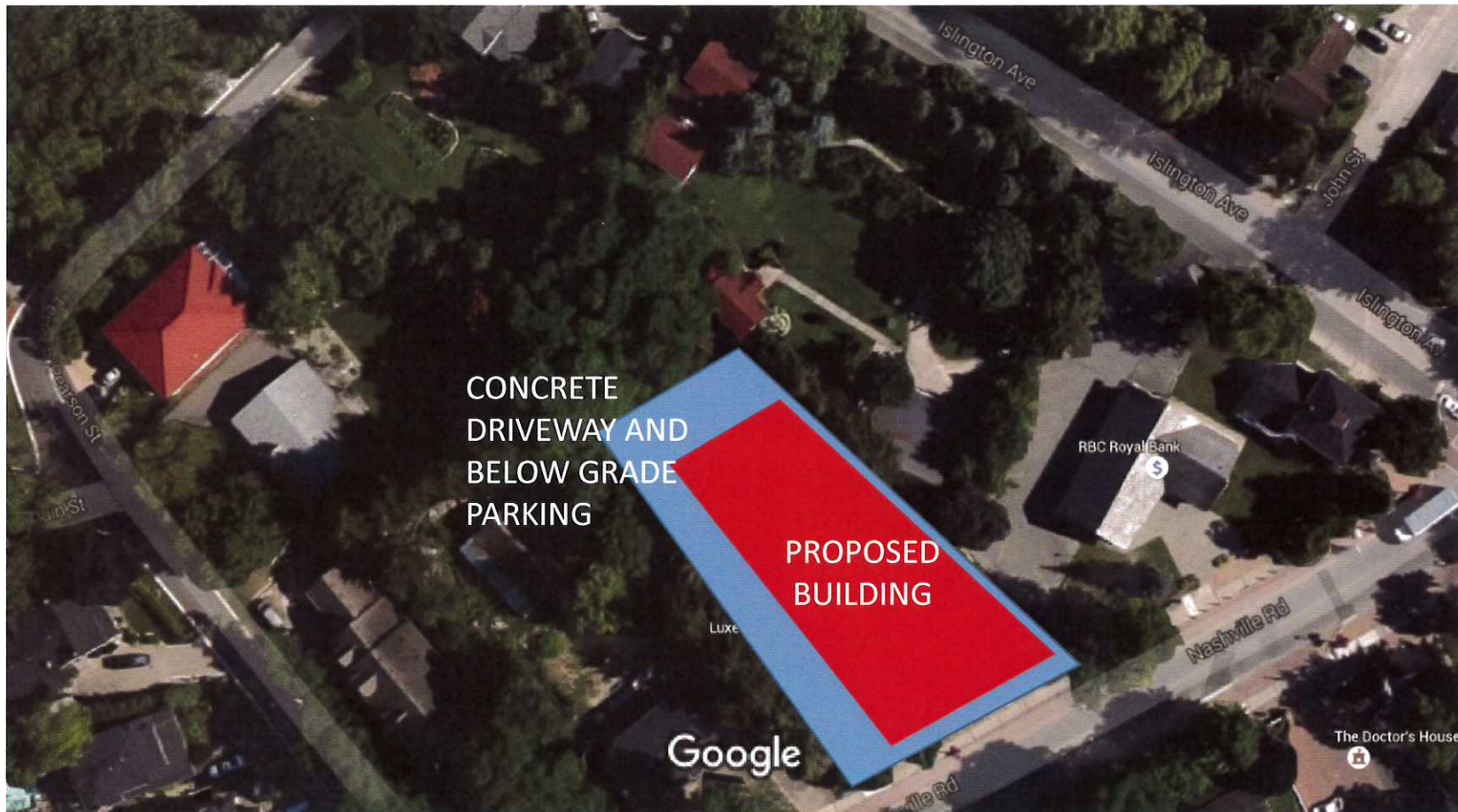
iii.) **"Ensure core area development complements existing development in overall size and scale.**

12.4.9.1. c. ....ensure predictable and consistent built form in keeping with the existing scale and massing of the buildings within established commercial and residential areas."

**THIS BUILDING PROPOSES TO BE 15 X THE SIZE OF ADJACENT BUILDINGS!**

## 30 Nashville Proposal:

Is this building in scale  
to adjacent buildings?



# 30 Nashville Proposal: Is this building well justified?



## 9.0 Planning Review

- In order to appeal to an up market sector of the population, the building is designed with an underground parking lot. This improves all weather convenience for residents and provides additional security. The Official Plan encourages underground parking. However in order to justify the additional expense of this feature, the building has been enlarged which affects the FSI and coverage components of the Official Plan and Zoning Bylaw. The scale of the building however remains in keeping with the streetscape (current and future) and the area. The rear portion of the building does not have significant visibility from the public realm.

**IS THIS CONSIDERED GOOD PLANNING JUSTIFICATION TO THE CITY,? IT SHOULD NOT BE THE BURDEN OF THE COMMUNITY IF THIS DEVELOPER CANNOT AFFORD TO PAY ITS AMMENTITES. FURTHER THE UNDERGROUND PARKING PROPOSED IS 35 % BELOW THE MINIMUM STANDARDS (BY LAW 1-88)**

30 Nashville Proposal: **Has a comparison been made to an existing heritage building?**

This Proposal is dissimilar to the buildings in the village. And does not provide a relationship to any of the existing heritage buildings in the area.

Vs

Official Plan: *OP 12.4.1.1.d iii "Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19<sup>th</sup> and early 20<sup>th</sup> Century heritage buildings in these core areas"*

30 Nashville Proposal: What is the intensification strategy for Kleinburg Core? Does it benefit the Local context?

The “**Where and How to Grow**” Study :**Directions on future growth in the City of Vaughan to 2031** (an additional resource to the Vaughan Official Plan) presents the following for the Kleinburg Core:

*-**80 additional units:** This capacity has been met with the latest two apartment buildings.*

*-“The Kleinburg Core area offers very few parcels that are appropriate for Intensification” pg 59 VOP (where and how to grow)*

## 30 Nashville Proposal: **Is this Building sustainable?**

- 1.) In the past 5 years our schools added portable classrooms. Will the increase in growth from this proposal, affect our local school?
- 2.) What is the community benefit of this proposal?
- 3.) Does this building provide and sustainable development features?

30 Nashville Proposal :

**Does this proposal provide the  
Minimum parking requirements?**

Proposal of parking spaces = **43**

**Vs**

By-Law 1-88(dated January 1, 2015) = **64**  
= **35% parking shortage**

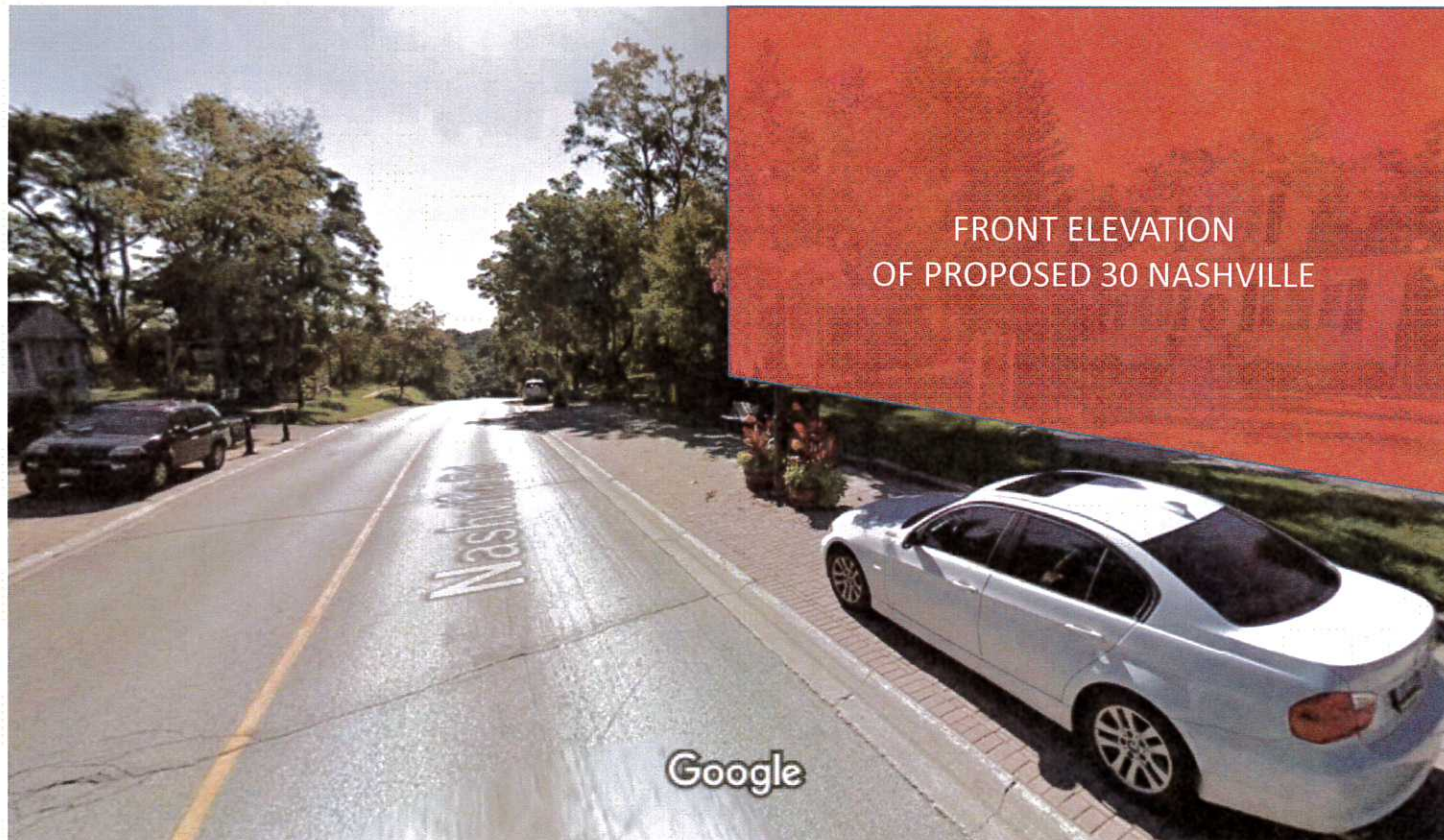
**There is already a parking shortage in the village.**

i.e: Restaurants, Yoga studio, Banquet Hall, and latest development

Has an overall parking generation assessment been made for our village?  
(per O.P.12.4.10.34)

## 30 Nashville Proposal:

**Does the proposal promote safety?**

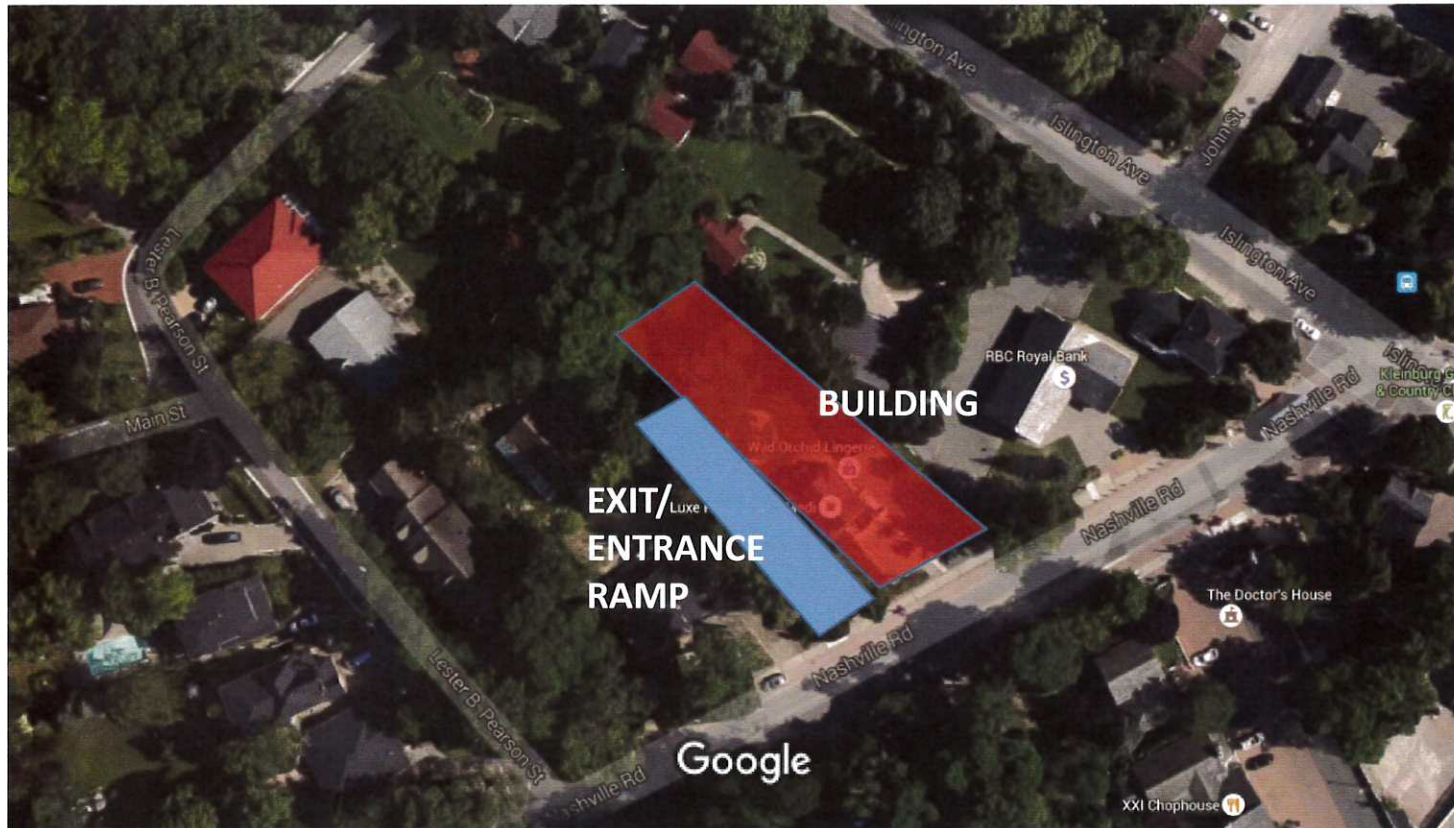


**PROPOSAL:** IS 2M  
SETBACK AT AN  
INTERFERED VIEW  
FROM 2-LANE  
EMERGENCY ROUTE  
vs.

**OFFICIAL PLAN:**  
*O.P.12.4.1.1.ix.*  
*"ENCOURAGE  
PHYSICAL DESIGN  
WHICH PROMOTES  
SAFETY AND  
SECURITY"*

# 30 Nashville Proposal:

**Does the proposal ensure a pedestrian friendly street?**



ENTRANCE AND EXIT  
IS HINDERED BY  
TOPOGRAPHY AND  
STREETPARKING.  
IS THIS SAFE FOR  
PEDESTRIANS,  
DRIVERS AND  
EMERGENCY VEHICLES?  
VS

OFFICIAL PLAN  
*O.P.12.4.11.1. "The city shall  
Ensure that Islington and  
Nashville Rd.(east of #27)  
Function as pedestrian  
Friendly main streets."*

## 30 Nashville Proposal:

**Has a Heritage Report been Provided?  
Has a Qualified Heritage Architect been  
involved?**

The proposal for 30 Nashville has not submitted a heritage report

**Vs.**

Official Plan:

*OP 12.4.10.35: "The City shall also require the following items to be submitted by an applicant/landowner:*

*A Heritage property assessment shall :*

*a.Be prepared by a qualified heritage professional; and*

*b.Describe the impact of proposed development on the existing buildings and streetscape"*

*OP 12.4.12.3."A preliminary report, prepared by a qualified heritage architect with respect to architectural design features and **consistency with adjacent development**, with particular regard to the Kleinburg-Nashville Heritage Conservations District and Plan"*

30 Nashville Proposal:      **Has the Vaughan Official Plan been approved by the Ontario Municipal Board (OMB)?**

The title block to the Kleinburg Area Specific Plan states ***“APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013”***

2.      **OFFICIAL PLAN AMENDMENT FILE OP.15.005      P.2016.4**  
         **ZONING BY-LAW AMENDMENT FILE Z.15.024**  
         **2385388 ONTARIO INC.**  
         **WARD 1 - VICINITY OF NASHVILLE ROAD AND ISLINGTON AVENUE**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1.      THAT the Public Hearing report for Files OP.15.005 and Z.15.024 (2385388 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of Public Hearing was circulated: January 18, 2016. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b)      Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

**Purpose**

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 3-storey mixed-use development comprised of one commercial unit (155.11 m<sup>2</sup> of gross floor area) on the ground floor and 32 residential units on all three floors as shown on Attachments #3 to #6 inclusive:

1.      Official Plan Amendment File OP.15.005 to amend VOP 2010 (Volume 2, Area Specific Exception 12.4), specifically the policies of the "Mainstreet Commercial" designation as follows:

Table 1

	<b>Official Plan Policy (Mainstreet Commercial VOP 2010, Volume 2 Area Specific Amendment 12.4)</b>	<b>Proposed Amendments to the Mainstreet Commercial Designation (VOP 2010, Volume 2 Area Specific Amendment 12.4)</b>
a.	Permitted uses include a small scale mixed-use development with at-grade commercial uses and an upper floor residential component.	Permit a mixed-use development with both at-grade commercial and residential uses and residential uses on the upper floors.
b.	Generally not exceed a maximum building height of 9.5 m.	Permit a maximum building height of 10.05 m.
c.	Permits a maximum Floor Space Index (FSI) ranging between 0.2 and 1.0.	Permit a maximum FSI of 1.35.

2. Zoning By-law Amendment File Z.15.024 to amend Zoning By-law 1-88, specifically the C11 Mainstreet Commercial Zone as follows:

Table 2

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, C11 Mainstreet Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements</b>
a.	Definition - Mixed Use Development Mainstreet	"Mixed Use Development Mainstreet" means a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in a storey above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.	Amend the definition of "Mixed Use Development Mainstreet" to mean a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, where the permitted commercial uses and residential uses may be located on the ground floor along with residential uses located in the storeys above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage,

	By-law Standard	Zoning By-law 1-88, C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
			mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.
b.	Minimum Rear Yard	15 m	7.35 m
c.	Maximum Lot Coverage	30%	44%
d.	Maximum Building Height	9.5 m	10.05 m
e.	Maximum Floor Space Index (FSI)	0.6 FSI	1.35 FSI
f.	Minimum Landscape Strip Width Abutting a Residential Zone	1.8 m	i) 0.5 m (West Lot Line) ii) 0 m (North Lot Line)
g.	Minimum Number of Parking Spaces Required	Residential: 32 units @ 1.5 spaces per unit and 0.25 visitor spaces per unit = 56 parking spaces + Retail Store: 115.11 m <sup>2</sup> @ 6 spaces/100 m <sup>2</sup> of gross floor area (GFA) = 10 spaces  Total Parking Required = 66 spaces	Residential: 32 units @ 1 space/unit = 32 spaces + Visitor: 0.21 spaces/unit (visitor) = 7 spaces + Commercial: 4 spaces  Total Parking Proposed = 43 spaces
h.	Permitted Yard Encroachments and Restrictions (Exterior Stairways)	i) Maximum 1.8 m Encroachment into the Rear Yard  ii) Minimum 1.2 m Setback to an Interior Side Yard	i) Maximum 6 m Encroachment into the Rear Yard  ii) Minimum 1 m Setback to an Interior Side Yard

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>30 Nashville Road, located on the north side of Nashville Road, west of Islington Avenue, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Mainstreet Commercial" by Section 12.4 (Kleinburg Core) in Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010). The designation permits: small scale mixed-use developments with at-grade commercial uses and an upper floor residential component; an FSI between 0.2 to 1; generally, a maximum building height of 9.5 m; and, development shall have consideration for the scale, massing and use of the existing development on abutting or adjacent properties.</li> <li>The subject lands are to remain designated "Mainstreet Commercial" with the proposed site-specific exceptions requested to the policies in the Official Plan, as identified in Table 1.</li> <li>The proposed development application does not conform to the area specific policies of the Official Plan, and accordingly an application to amend the Official Plan has been submitted.</li> <li>The proposed development exceeds the maximum density and building height identified by VOP 2010. The application of bonusing for the increase in height and/or density in exchange for the provision of community benefits will be reviewed through the processing of the applications.</li> </ul>
Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"> <li>The subject lands are located within the Kleinburg-Nashville Heritage Conservation District.</li> <li>The subject lands are designated under Part V of the <i>Ontario Heritage Act</i>, as part of the Kleinburg-Nashville Heritage Conservation District Guidelines.</li> <li>The proposal will need to be considered by the Heritage Vaughan Committee.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned C11 Mainstreet Commercial Zone by Zoning By-law 1-88.</li> <li>The subject lands are to remain zoned C11 Mainstreet Commercial Zone, as shown on Attachment #2, with the proposal to apply the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ The proposed mixed-use development with commercial and residential uses on the ground floor and residential uses on the upper floors does not comply with the C11 Mainstreet Commercial Zone requirements, and therefore, an application to amend Zoning By-law 1-88, has been submitted.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #1.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable VOP 2010 Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting residential units on the ground floor and the site-specific official plan and zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> <li>i) the scale and massing of the proposed building in relation to the surrounding lands;</li> <li>ii) the building height and lot coverage;</li> <li>iii) the proposed landscaping within the Heritage Conservation District; and,</li> <li>iv) the urban design policies for the Mainstreet Commercial designation.</li> </ul> </li> </ul>
c.	Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposal will be reviewed with respect to maintaining the heritage character of the Kleinburg - Nashville Heritage Conservation District, and must be in conformity with the Heritage District Plan and Design Guidelines.</li> <li>▪ The applications must be reviewed by the Heritage Vaughan Committee.</li> </ul>
d.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The proposed development must be reviewed by the Vaughan Design Review Panel.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Traffic Impact Study/Parking	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study submitted in support of the applications must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department (DEIP), including any road widenings on Nashville Road.</li> <li>▪ The requirement for cash-in-lieu of parking in accordance with the Kleinburg Core Cash-in-lieu of Parking By-law will be determined for the proposed development.</li> </ul>
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan DEIP Department.</li> </ul>
g.	Servicing	<ul style="list-style-type: none"> <li>▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City.</li> <li>▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if approved. If servicing capacity is unavailable, the Holding Symbol "(H)" may be applied to the subject lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland and Policy and the Planning Act is required, if approved.</li> </ul>
i.	Supporting Reports	<ul style="list-style-type: none"> <li>▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City and commenting agencies: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Cultural Heritage Resource Impact Assessment and Urban Design Brief</li> <li>- Arborist Report and Tree Preservation Plan</li> <li>- Functional Servicing Report</li> <li>- Noise Feasibility Study</li> </ul> </li> <li>▪ The requirement for additional studies/information may be identified through the development application review process.</li> </ul>
j.	Future Development Applications	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required and reviewed in consideration of, but not limited to, appropriate building and site</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, storm water management, and servicing and grading, if the subject applications are approved.</p> <ul style="list-style-type: none"> <li>▪ A Draft Plan of Condominium (Standard) Application will be required to permit condominium tenure for the proposed development, if the subject applications are approved.</li> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Ground Floor Plan
5. Conceptual Building Elevations
6. Landscape Plan

#### **Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791

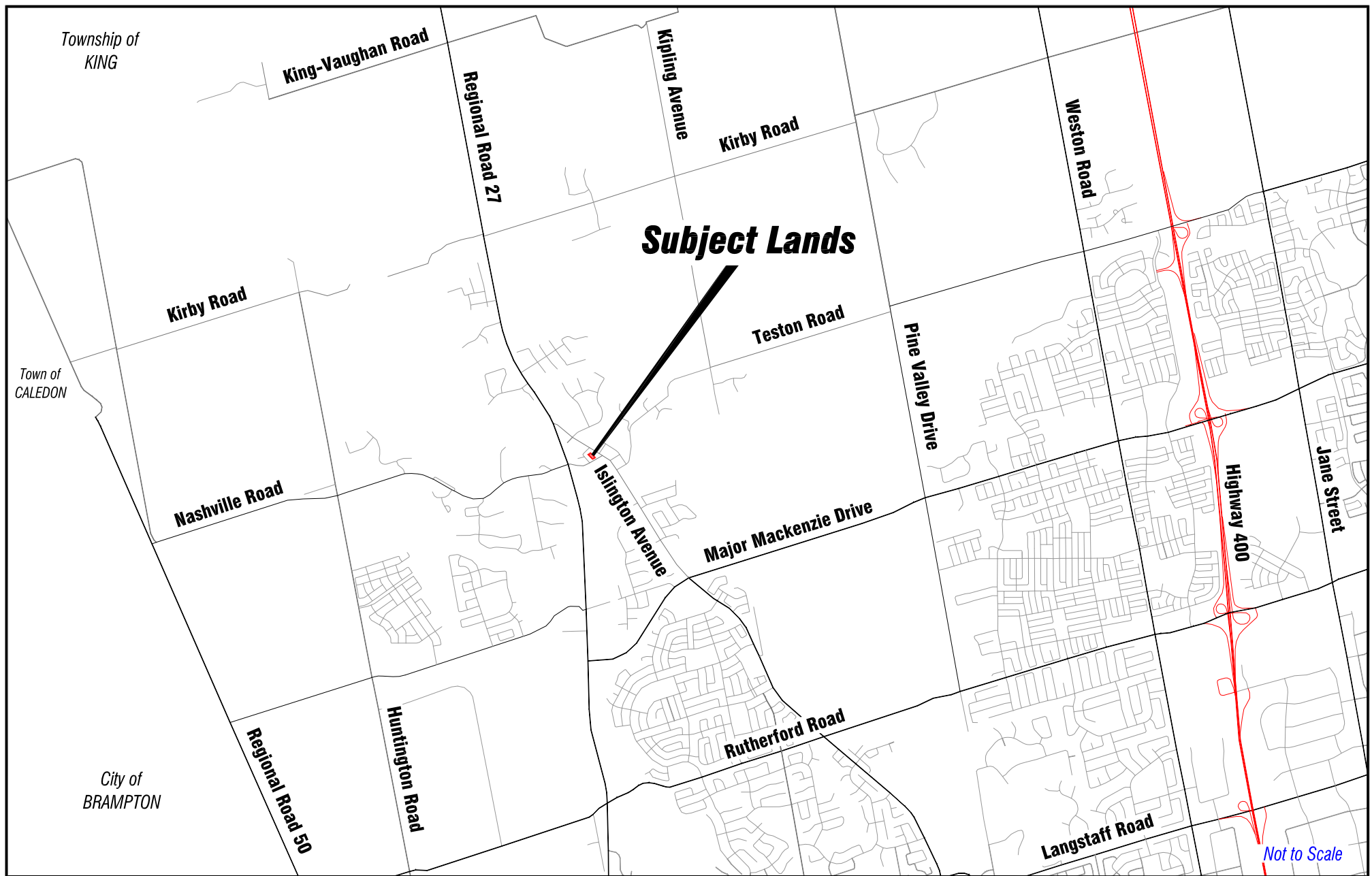
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2385388 Ontario Inc.

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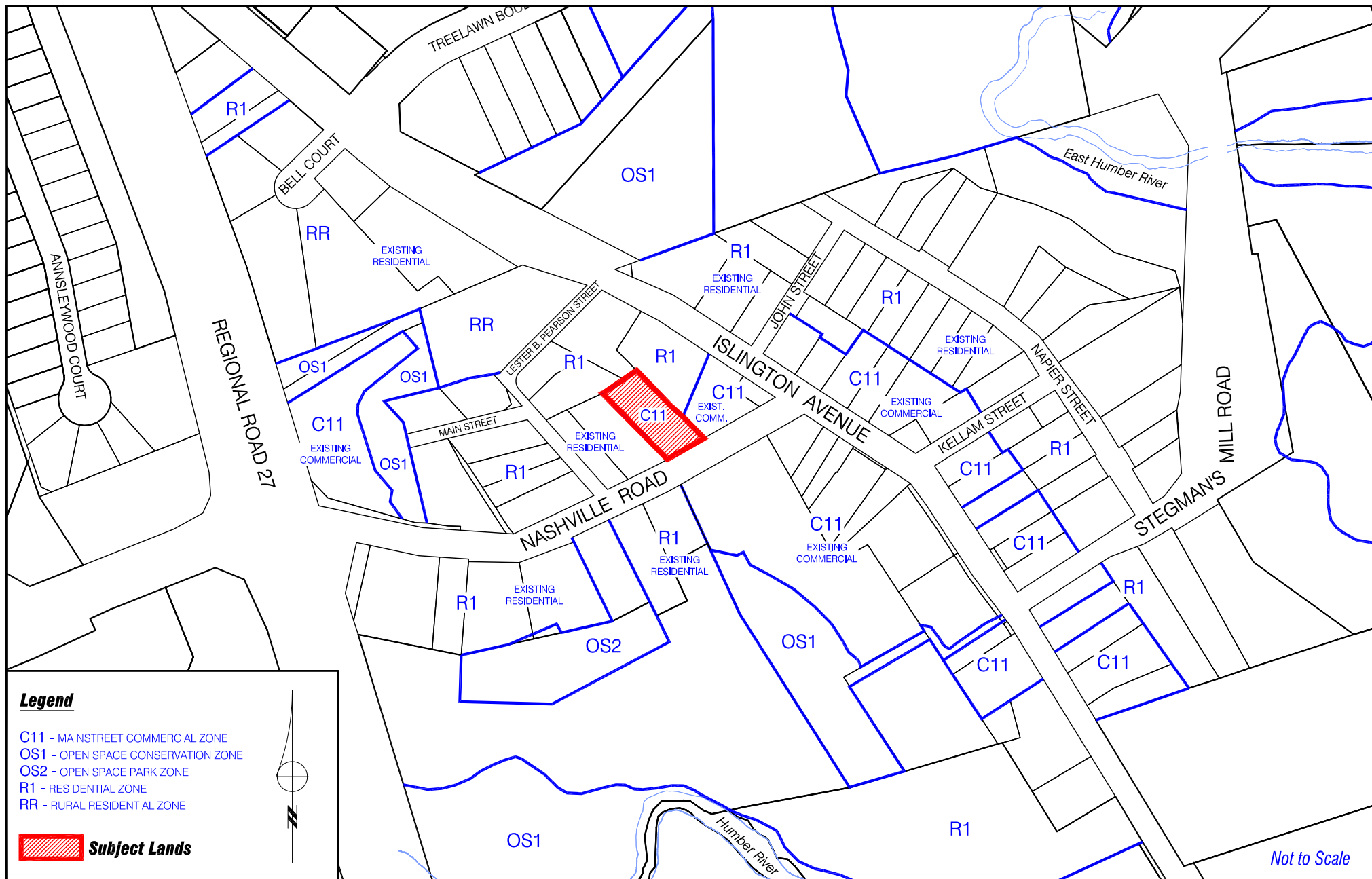


## Attachment

FILE(S):  
OP.15.005, Z.15.024

DATE:  
October 29, 2015

1



## Location Map

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2385388 Ontario Inc.

N:\GIS\_Archive\Attachments\OP\op.15.005\_z.15.024\op.15.005.dwg

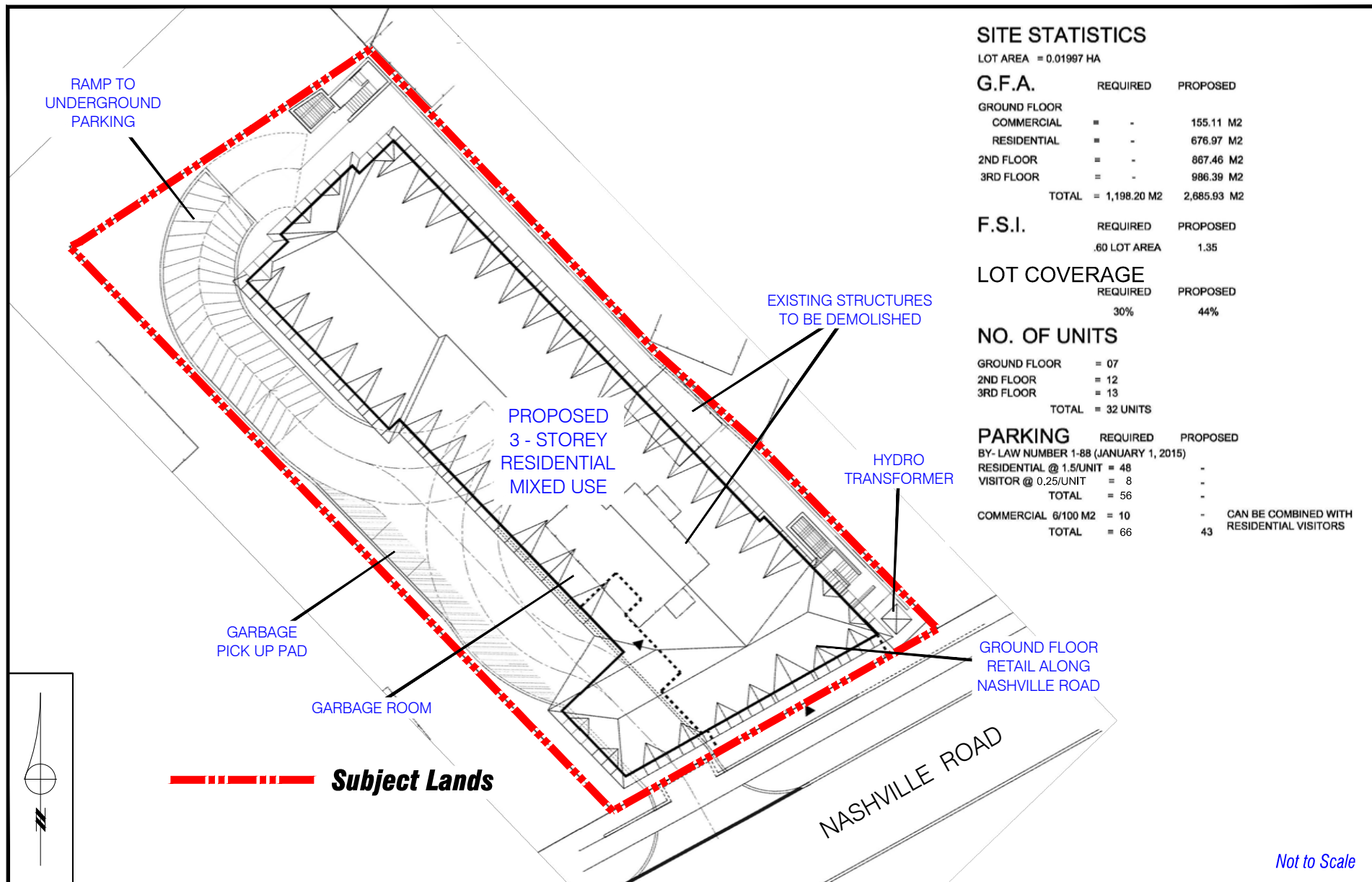


## Attachment

FILE(S):  
OP.15.005, Z.15.024

DATE:  
October 29, 2015

**2**



## SITE STATISTICS

LOT AREA = 0.01997 HA

G.F.A.	REQUIRED	PROPOSED
GROUND FLOOR		
COMMERCIAL	= -	155.11 M2
RESIDENTIAL	= -	676.97 M2
2ND FLOOR	= -	867.46 M2
3RD FLOOR	= -	986.39 M2
TOTAL	= 1,198.20 M2	2,685.93 M2

F.S.I.	REQUIRED	PROPOSED
.60 LOT AREA		1.35

LOT COVERAGE	REQUIRED	PROPOSED
	30%	44%

NO. OF UNITS	
GROUND FLOOR	= 07
2ND FLOOR	= 12
3RD FLOOR	= 13
TOTAL	= 32 UNITS

PARKING	REQUIRED	PROPOSED
BY- LAW NUMBER 1-88 (JANUARY 1, 2015)		
RESIDENTIAL @ 1.5/UNIT	= 48	-
VISITOR @ 0.25/UNIT	= 8	-
TOTAL	= 56	-
COMMERCIAL 6/100 M2	= 10	- CAN BE COMBINED WITH RESIDENTIAL VISITORS
TOTAL	= 66	43

## Conceptual Site Plan

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2385388 Ontario Inc.

N:\GIS\_Archive\Attachments\OP\op.15.005\_z.15.024\op.15.005.dwg

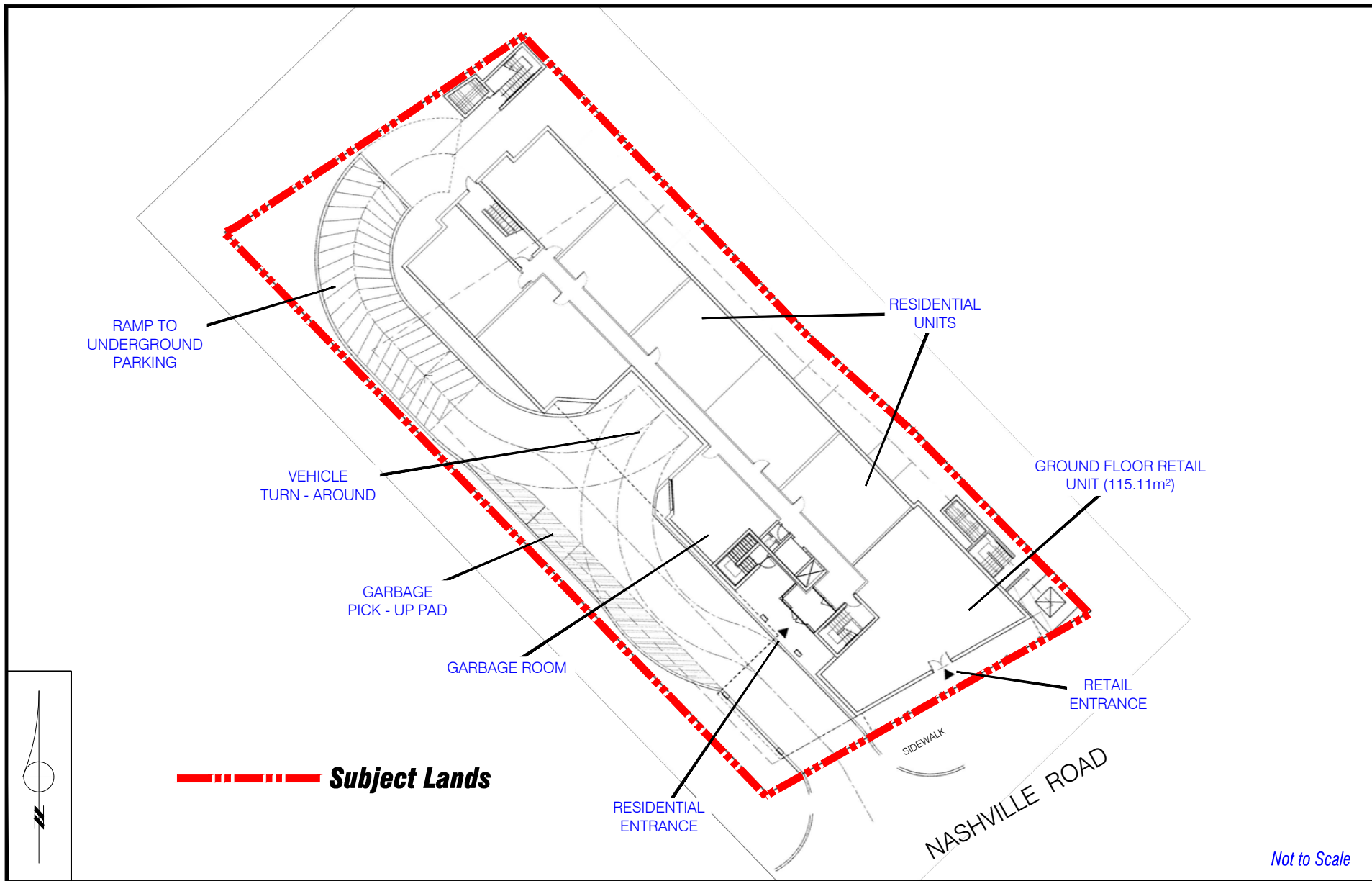


Attachment

FILE(S):  
OP.15.005, Z.15.024

DATE:  
October 29, 2015

3



## Ground Floor Plan

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2385388 Ontario Inc.

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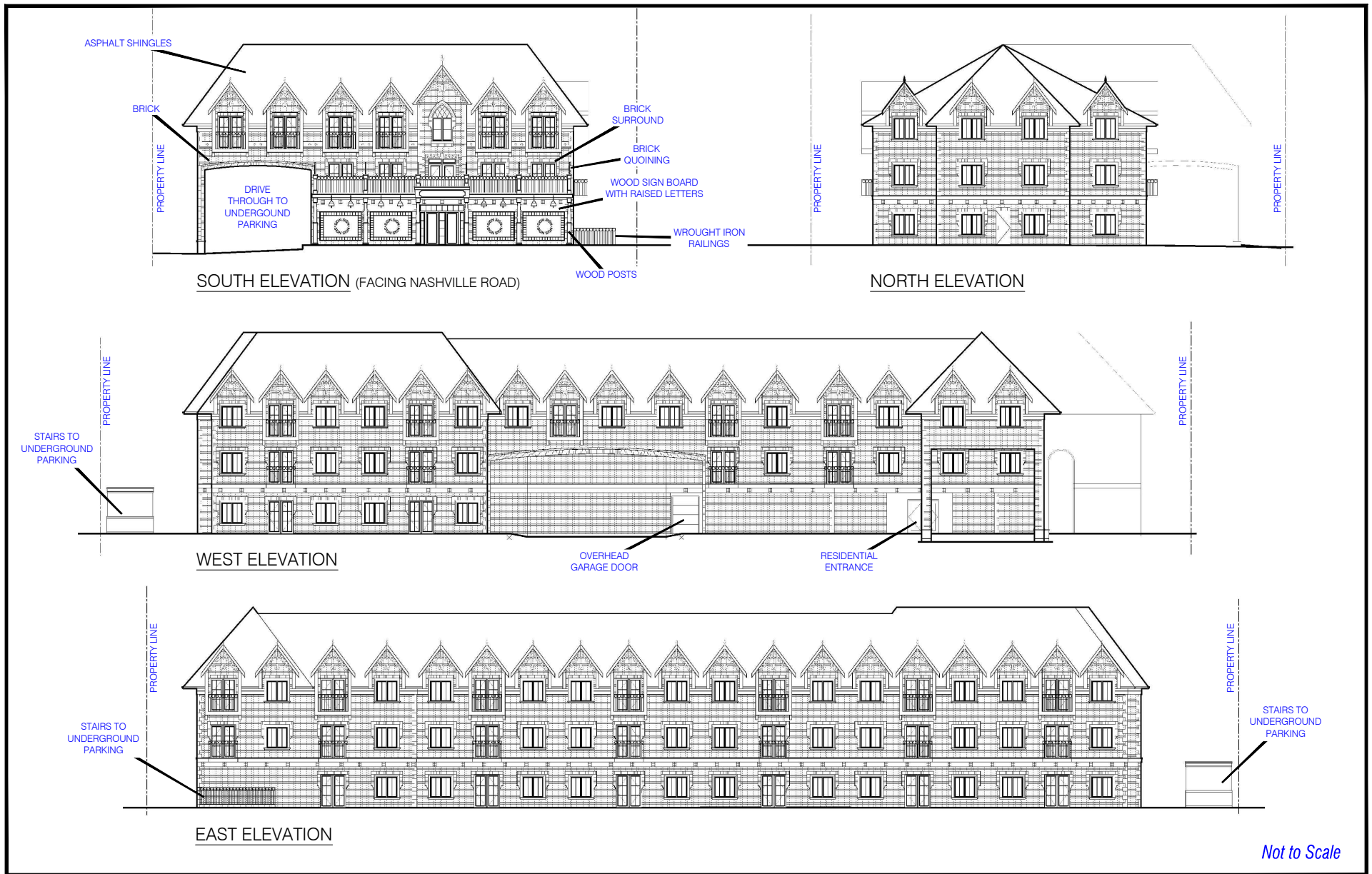


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OP.15.005, Z.15.024

DATE:  
October 29, 2015

4



# Conceptual Building Elevations

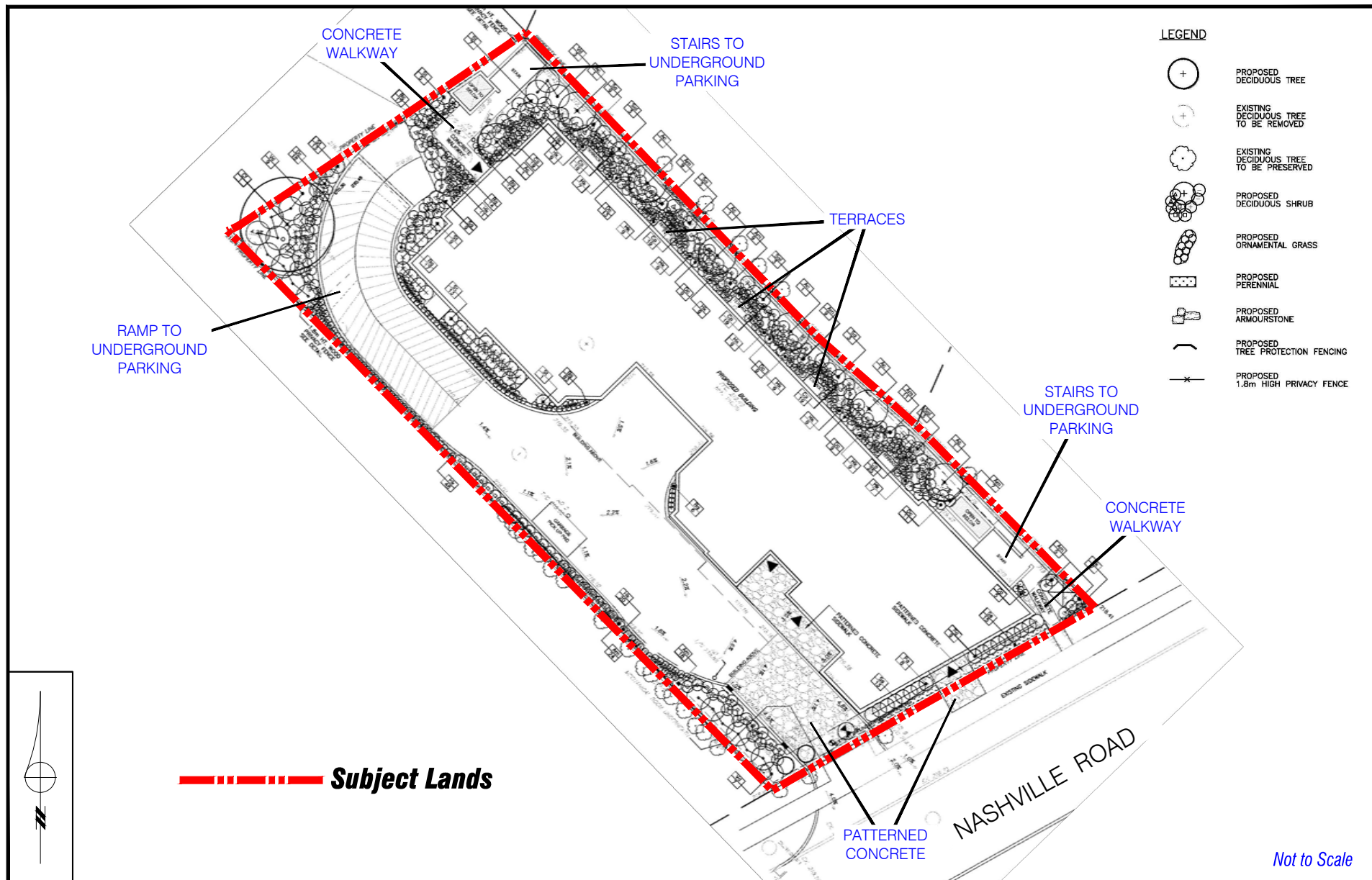
LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2385388 Ontario Inc.

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Attachment  
FILE(S):  
OP.15.005, Z.15.024  
DATE:  
October 29, 2015  
**5**



# Landscape Plan

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2385388 Ontario Inc.

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Attachment

FILE(S):  
OP.15.005, Z.15.024

DATE:  
October 29, 2015

6