

Magnifico, Rose

C 24 Communication CW: <u>Sept 7/16</u> Item: <u>31</u>
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Subject: Member's Resolution - Development Review in the Kleinburg Core

From: David Brand [<mailto:dvdbbrand@hotmail.com>]
Sent: Wednesday, September 07, 2016 11:23 AM
To: Council; Clerks@vaughan.ca
Subject: Member's Resolution - Development Review in the Kleinburg Core

Below are comments regarding the above item on the Committee of the Whole agenda for September 7th.

Sincerely,

David Brand
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Development in Kleinburg Village

Currently, there are at least nine proposals for developments in various stages of planning. The properties border Islington Avenue, Nashville Road and Stegman's Mills Road, all within the core of Kleinburg village. Where plans have been submitted they have proposed increasing the number of residential units usually requiring rezoning and amendments to By-laws and the Official Plan.

Even if these proposed developments adhere to the current Official Plan, By-Laws, zoning and the Kleinburg-Nashville Heritage Conservation District Plan they will result in intensification in the Village core, change the look and of the Village and add to the traffic. As long as these, and future, developments respect the Plans and By-Laws we have no complaint. We understand that all of Kleinburg is not intended to be a fossil record of late 19th and early 20th century evolution.

We also understand that there can be good reasons for modifying plans as peculiar circumstances arise or are encountered. However, piecemeal approvals on a per project basis which may not individually have much effect on the village when multiplied by an order of magnitude can have a quite different effect. For example, to grant a height variance for one project has an effect. To grant a height variance for a number of buildings has a

quite different and much greater effect. This is a classic case of the whole being much greater than the sum of its parts.

We believe that of all the heritage conservation districts in Vaughan, Kleinburg is by far the most intact. From The Doctor's House to the McMichael Gallery the area attracts visitors because of its heritage, its appearance, character and the services it offers. It is one of the very few tourist destinations in Vaughan. It is different from Vaughan Mills and the Highway 400/Highway 7 plazas. It is different from Concord. It is different from Thornhill. If it ends up looking the same, those visitors will fade away, business will decline and Kleinburg will lose its uniqueness.

Therefore we wholeheartedly support the recommendation that staff require studies taking into account potential impacts associated with recently approved, planned and proposed developments in the village core and adjacent lands. We think this will be a major contribution to managing development without destroying the charm and heritage of the village.

We also wholeheartedly support the recommendation that Council consider approving a public consultation process in reviewing and updating the Kleinburg-Nashville Heritage Conservation District Plan to input into the Official Plan review and Zoning By-law review. We feel that public input in the process is essential to achieving a result acceptable to all parties and to preserving the qualities that make Kleinburg attractive and unique.

David Brand

7th September, 2016