



October 2nd, 2017

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 356, 365 and 375 Stegman's Mill Road
Part of Lot 24, Concession 8, Community of Kleinburg, City of Vaughan
Ward: 1 File Nos.: OP.15.006 & Z.15.025**

We are residents of [REDACTED] Kleinburg

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

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

Our principal concerns are as follows:

- The proposed development calls for redefinition of detached residential dwelling to include condominiums attached underground. **This does not meet the intent of the official plan and these condo units are not single family detached dwellings on single family lots as required by the OP section 12.4.6.2 which defines a detached residential dwelling as "situated on a single lot and not attached to any other residential building".**
- The proposed development calls for a redefinition of lot to allow for the consolidation of 3 lots to accommodate the condo development. Section 12.4.4.7 of the OP states "the consolidation or severance of lands shall be discouraged". The City of Vaughan showed great foresight when developing the Kleinburg Official Plan. We chose to purchase in Kleinburg because of its very existence. The Official Plan should not be amended to allow this development

- We are very concerned that allowing such consolidations has set, and is setting, precedence for future consolidations and more massive developments in the village residential section. City staff have indicated that the 3 properties included in this development are considered to be in the same planning block as those across the street and on Napier Street. **Allowing this development to proceed sets precedence for consolidations and much higher densities throughout the village including the residentially zoned Napier St. immediately adjacent. Currently, 4 properties sit waiting to be developed on Napier St.**
- It would redefine Village Residential which only permits
 - Single Family Dwellings.
 - Semi Attached Dwellings
 - Bed and Breakfasts.
 It does not permit multiple dwellings on a village residential lot. Zoning By Law should not be amended
- Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. The proposed subject development is located on a bend, at the top of a steep hill. We are very concerned with traffic and safety at the top of this hill, especially near Napier and Stegman's where sight lines are limited. The traffic study does not adequately address the sight lines, nor does it address the turning assist mirror that will need to be removed. The study refers to a potential 21 two way trips that will add to the already unacceptable volume of traffic on Napier Street. Napier is used as a bypass in the morning and evening for bottle necked traffic on Islington during morning and afternoon rush. **The traffic study does not address this aspect. Napier, Kellam and John Streets are not equipped with sidewalks and this volume of traffic is already unsafe for pedestrians.**

Like my neighbours, we see this Development as setting a very worrying precedent if it is approved. It will destroy the Village of Kleinburg's historical context and rural village charm. These are the very qualities that draw tourism to "The Jewel of Vaughan." The intensification proposed does not befit the "Local Centre" context. Its mass is completely out of context with surrounding residential properties and it can only be compared to the mistake in urban planning that is immediately adjacent, Heritage Square at 10423 Islington Avenue. This development rises 3 stories above rear grade and created a "shadow land" behind, making these properties undesirable for current residents.

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.

As importantly, I , along with well over 100 local residents, attended the public council meeting in February of 2016. Councillors were unanimous in their opposition to this development, some "grand standing" to the audience, questioning the city planning official who was present, asking why such a development would even be entertained given all of the above factors.

Nothing about this development proposal has changed. The developer is seeking to amend official plans and zoning for a development the council was previously opposed to. As elected officials, representing the voting public, you should still be opposed to it.

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,

Jeff and Amy Reeves

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