

Kleinburg and Area Ratepayers' Association

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Carrying Place Ratepayers' Association

12 Golden Gate Circle

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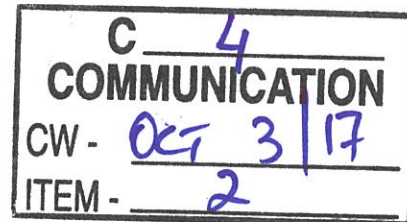
October 2, 2017

To: Mayor and City of Vaughan Council

c.c. City of Vaughan Clerk

Planning and Growth Management Department, City of Vaughan

Development Planning Department, City of Vaughan



RE: Tuesday, October 3, 2017, Committee of the Whole, Agenda Item 2

**OFFICIAL PLAN AMENDMENT FILE OP.15.006, ZONING BY-LAW
AMENDMENT FILE Z.15.025, SITE DEVELOPMENT FILE DA.16.071
KLEINBURG VILLAGE DEVELOPMENT CORP. WARD 1 -
VICINITY OF ISLINGTON AVENUE AND STEGMANS MILL ROAD**

Dear Mayor Bevilacqua and Members of Council,

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our deepest concerns and opposition to the proposed Stegman's Mill development and staff recommendations which will undermine the historical Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. We respectfully request that the proposed development and amendments to the Vaughan Official Plan 2010 (VOP 2010) be rejected.

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

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

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

12.4.4 The Kleinburg Core Area – General

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

Clearly, the recommendations to approve this development are in sharp contrast to section 12.4.4.7 Volume 2 of the VOP 2010 as it applies to Kleinburg.

There are elements within the recommendations that are very disturbing which will not only have a negative impact to the Kleinburg Village, but will also have far reaching consequences for the City of Vaughan residents as a whole, in that, the recommendations call for the redefinition of a detached home. Staff's recommendations to amend VOP 2010 to redefine the nature of a detached home are very troubling.

An amendment such as this to the VOP 2010 will have a precedent setting effect in Kleinburg and on the vast majority of neighbourhoods within the City. It is our position that the redefinition of a detached home must be subject to public meetings within the context of the next Vaughan Official Plan Review. Recommending redefining the nature of a detached home without full public hearings is disingenuous to every detached home owner within the City.

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The features within the proposed 28 home development, are inherently and more accurately defined as linked homes. Staff's recommendation to amend VOP 2010 to allow linked homes to be classified as detached homes would be inconsistent with other agency's definition of a detached home. The effect of such an amendment would sow confusion and disruption with the Vaughan real estate market. The Real Estate Council of Ontario (RECO) has penalized and fined real estate agents who have misled buyers into believing that they were buying a detached home when in fact they had purchased a linked home. See links below.

<http://www.aaron.ca/columns/2011-12-10.htm>

<https://www.thestar.com/life/homes/2017/06/03/detached-home-for-sale-is-actually-linked-to-property-next-door.html>

Staff's recommendations to redefine detached homes would also be inconsistent with the Municipal Property Assessment Corporation (MPAC) definition of detached homes, semi-detached and linked homes. For property assessment and valuation purposes MPAC has a coding structure in place for various housing types which also appear on all property owner assessments issued by MPAC. Again, staff's recommendation, if adopted by Council would conflict with a prominent government agency.

The staff recommendation to redefine a detached home is also out of sync with Statistics Canada and their definition of a single detached home. Council is well aware that Statistics Canada routinely survey Canadian cities, where surveys are often conducted based on housing types.

<http://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=144257&CVD=144258&CLV=0&MLV=2&D=1>

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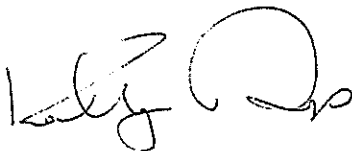
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What may be most problematic with staff's recommendation to redefine the nature of detached homes is that it would undermine the City's newly adopted infill policies, which were designed to protect established neighbourhoods from incompatible development. If a new definition of detached homes is adopted, it would open the door to developers introducing linked homes into established detached home neighbourhoods. The redefinition will give new development such as the one proposed in this application the ability to justify link homes within an established detached home neighbourhood. Many if not all established neighbourhoods would find this completely unacceptable.

Given the city-wide implications that these recommendations pose, KARA will be communicating our position and the inherent risks that these recommendations pose, to other ratepayers' groups and community organizations.

KARA is adamantly opposed to this development and staff's recommendations. What Kleinburg / Nashville residents hold dear, is its heritage conservation and the existing policies that protect it. Our expectation is that Council will do what is necessary to defend our heritage district by rejecting these recommendations.

Sincerely,



Kathryn Angus
President – Kleinburg & Area
Ratepayers' Association.

**Tony
Zuccaro**

Tony Zuccaro
Vice-President, Carrying Place
Ratepayers' Association.

Digitally signed by Tony Zuccaro
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