

January 18, 2016

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

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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:**

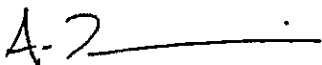
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- i) the proposed structure is three times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
 - ii) the proposed structure exceeds the maximum building height as set out in the Official Plan;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