

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

January 24, 2016

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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)

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.

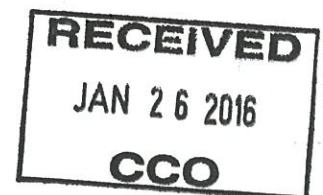
For these reasons, we are opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 30 Nashville Road (the "Development").

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:**

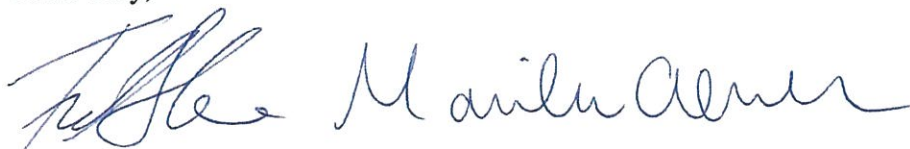
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

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