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Ireland/Mlinaric  
27 Lester B. Pearson Street  
Kleinburg, ON L0J 1C0

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COMMUNICATION
CW (PH) - FEB 2/16
ITEM - 2

January 28, 2016

**SENT BY ELECTRONIC MAIL**

Hon. Maurizio Bevilacqua, Mayor, Council and City Planners  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

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)**

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We reside at 27 Lester B. Pearson Street in Kleinburg. I am writing this letter on behalf of my mother, Ethel Ireland, who has resided at this address for the past 51 years. My son, Joshua Mlinaric, who has resided at this address for 19 years. I have resided here over the past 44 years. My son and I attended Kleinburg Public School, have belonged to groups in the community and volunteered at Bindertwine.

Kleinburg used to be a quaint and picturesque community.

We are very concerned about the changes that are happening in Kleinburg and especially with the development at 30 Nashville Road (the "Development") where:

1. A grossly oversized condominium is being proposed which our property is adjacent to.
2. Privacy, security and safety is a concern:
  - i) The underground ramp is approximately 0.5 metre from the north property line. We will not have privacy in the backyard.
  - ii) There will be car lights shining in our backyard as vehicles enter and exit the underground parking.
  - iii) The stairs to the underground parking and concrete walkway are along the north property line. There will be people looking into the backyards. I am presuming

bright security lights will be installed on the north side of the building which the brightness of the lights is a concern.

- iv) I have been advised there will be a window on the north side of the building. This is also a privacy issue.
- 3. Our property is a lower grad than 30 Nashville Rd. Water runoff is a concern.
- 4. Where is the snow storage for the building?
- 5. Will the developer be replacing the existing fence on the north side of the property? And if so, with what?

We are opposed to 2385388 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for this proposed 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.

Our principle 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 setbacks; 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;*

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- 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:**

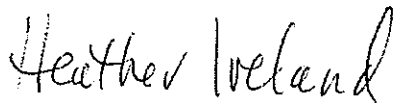
- i) the Development threatens the entire tree canopy on 30 Nashville Road together with the trees on its neighboring properties - the proposed Development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area.

Like many of our neighbours, we 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 benefit 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.

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,



Heather Ireland

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