

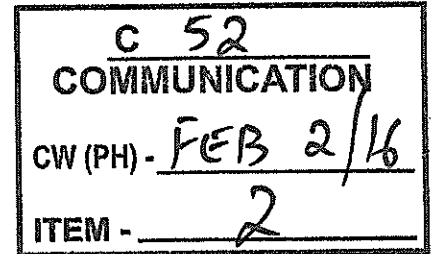
From: Carol Gould [mailto:carolgould2@yahoo.ca]

Sent: January-31-16 6:24 PM

To: Clerks@vaughan.ca

Subject: Application for Official Plan Amendment and Zoning for 30 Nashville Road, Kleinburg

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

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.: OP15.005 & Z15.024 (Related PAC File No.: PAC. 14.117)

My wife and I are the owners of the property at 10576 Islington Ave., Kleinburg.

Our property abuts the north property line of the development in question (30 Nashville Rd.)

The proposed development, along with the amendments, violate many of the guidelines laid down by the Kleinburg Heritage Plan.

- 1) The building is too big! The official plan allows for .6 F.S.I. This development would exceed this at 1.35 (Ref. 12.4.7.1)
- 2) The building is too high! The official plan allows for a maximum height of 9.5 M (Ref. 12.4.7.1) This development calls for 10 M.
- 3) The building is too close to the north property line. The official plan calls for a set-back of 15 M (By-law 1-88). The development calls for 7.35 M.
- 4) The development is completely out of scale with all of the surrounding properties which are 1 to 1 1/2 stories in height. (Ref. 12.4.10.21)
- 5) The development would kill all the trees bordering the property lines, as the underground parking lot takes up almost the whole property footprint, thereby severing the tree roots (Contravenes O.P. 12.4.9.4)
- 6) The development fails to meet the at-grade all-commercial requirement. (Ref. 12.4.10.27)
- 7) The development does not provide enough parking spaces--43 spaces vs. 64 spaces required (By-law 1-88)

The "Kleinburg Heritage Plan" and the "Where and How to Grow" study lay down good guidelines for the development of the Kleinurg area. They must not be violated by rogue development.

Yours truly,

Peter Gould

