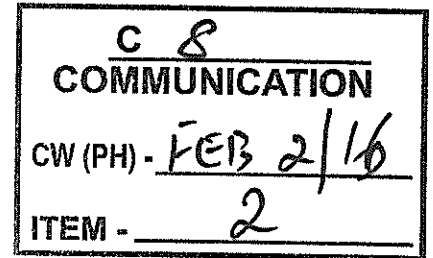


January 12, 2016

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.: OP.15.005 & Z.15.024 (Related PAC File No.: PAC.14.117)

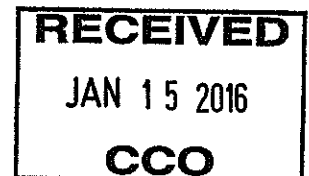
We reside at 5 Art Drive. We enjoy living in Kleinburg. We raised a family and take pride in being part of this rural village. We are very concerned however that all of this may change very soon due to this oversized condominium development is being proposed and the precedent it sets for pending developments. Our city planning department should be using the Official Plan, Heritage Conservation Study, Economic Development plans, Streetscape studies, traffic planning master plans of the City and Region as the guidelines by which new developments are reviewed. This application contravenes all of the plans in place that have been vetted through public scrutiny.

Accordingly, 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").

Our 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 monolithic 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;
- v) What sets Kleinburg and like villages apart are the spaces, nooks or wide boulevards defined by the building setbacks and courtyards that result. None of that is possible with this site plan.

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.
- ii) The proponent has ignored the guidelines set by his assigned arborist. Unless the proponent stays the arborist-recommended 3m from the existing hedgerows of trees, those mature 20m high trees will be damaged irreparably. Indeed, your foresters and certified arborists will recommend 1m beyond the dripline should be the requirement (International Society of Arboriculture recommendations). The trees on the periphery of the property define the environmental character of Kleinburg Village.

4. Commercial floor space:

The mixed use designation of the commercial core recommends that the entire first floor should be dedicated to commercial uses. The applicant has only 155sm of a 820sm first floor. The purpose of the bylaw is to ensure that the Kleinburg village commercial grows with the expanding population and achieves critical mass for this tourist destination. We see this type of development changing the character of this local downtown into a suburban residential community.

Like many of my 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 befit the "Local Centre" context. Furthermore, this project provides no community benefit.

This project should be reviewed in context with the pending projects. One project may not seem to amount to a threat to traffic or parking or derision of people places, but combined the pending projects could prove to be the demise of Kleinburg as the local centre the City needs to differentiate it from the rest of the GTA.

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,

A handwritten signature in black ink, appearing to read 'Helen Wilson', with a large, stylized flourish above the name.

Bob and Helen Wilson, 5 Art Drive.

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