

**Britto, John**

**From:** Kathryn Angus <Kathryn.Angus@hhangus.com>  
**Sent:** January-18-16 2:12 PM  
**To:** Bevilacqua, Maurizio; Iafrate, Marilyn; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Clerks@vaughan.ca; Council; DevelopmentPlanning@vaughan.ca; MacKenzie, John; Jeffers, Judy; Bayley, Rob  
**Subject:** File Nos.: OP.15.005 and Z.15.024 (Related PAC File No.: PAC.14.117) Part of Lot 24, Concession 8, City of Vaughan (Municipal Address 30 Nashville Road)  
**Attachments:** Letter to City re 30 Nashville.doc

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| <b>C 9</b>              |
| <b>COMMUNICATION</b>    |
| <b>OW (PH)</b> FEB 2/16 |
| <b>ITEM -</b> 2         |

Good afternoon Please see my letter below which I have also attached to this email. with thanks  
Kathryn Angus

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 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)**

We reside at 5011 Teston Road, and previously we lived at 376 Stegman's Mill Road. We enjoy living in the Kleinburg area and moved here due to the uniqueness of the area and to be close to this rural village. I am very concerned, however, that all of this may change very soon due to this oversized condominium development which is being proposed.

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").

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  
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 the Kleinburg and area residents, 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.

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 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,

Kathryn and Harry Angus

5011 Teston Road, P.O. Box 241, Kleinburg, ON

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

Kleinburg Business Improvement Association