



COMMITTEE OF THE WHOLE (PUBLIC HEARING) – MARCH 5, 2019
COMMUNICATIONS

Item

Distributed February 22, 2019

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| C1 | Mr. Steve Kindree, MCA – Merchandising Consultants Associates, Hanlan Road, Woodbridge, dated February 12, 2019. | 1 |
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Distributed March 1, 2019

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| C2 | Ms. Rachna Malik, dated February 26, 2019 | 3 |
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Distributed March 5, 2019

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| C3 | KARA, dated March 4, 2019 | 1 |
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Please note there may be further Communications.



February 12, 2019

PUBLIC HEARING
COMMUNICATION

Date: **Mar 5/19** ITEM NO. **1**

To: Jason Schmidt-Shoukri
Deputy City Manager, Planning and Growth Management]
City of Vaughan

Cc: Todd Coles
City Clerk
City of Vaughan

Subject: File Numbers OP.18.022 and Z.18.035

Gentlemen:

This email is to you specifically, and also to All Members of Council, the balance of the Planning and Growth Committee.

I am seriously opposed to the development outlined in the above files.

As you can see I am one of the owners/executives of a company head quartered in The City of Vaughan. I am also a resident which lives in Kleinburg. I have lived in Kleinburg for over 25 years so I have seen a great deal of development during that time.

As residents we opposed the development of the multi unit building directly across from the Kleinburg Public school just north of the McMicheal Art Gallery on Islington Ave. This argument was fought on many issues but one of the primary issues was the increase in traffic within the old village of Kleinburg. Our argument fell on deaf ears and the development was allowed to progress.

Today on any day the traffic on Islington through the old village is bumper to bumper. In the morning with the traffic coming down through the old village from the new development that exists just across highway #27 along Nashville road (south of Nashville road down to Old Major Mackenzie) plus the new development across from the Kleinburg public school the traffic is awful. With mothers dropping off their kids, sometimes stopping in the middle of Islington, school buses, and just general traffic the possibility of an accident or a kid getting hit by a car is significantly high.

Fast forward, to three o'clock in the afternoon, the afternoon rush hour begins. Bumper to bumper traffic heading north on Islington. This is a two lane road that was never built to handle the current volume nor the imminent danger that the traffic brings everyday.

Additionally, the City of Vaughan has approved an enormous new development that fronts in part on Teston Road just east of the Village of Kleinburg.. I would guess that at least 40% of the volume of the traffic coming out of that development will come through Kleinburg proper as it tries to get over to Highway 27. WOW!! I can see another 200-300 cars coming through the village every morning and

every afternoon. The current traffic mess will only be made that much worse. And to top it all off, other developments in around Kleinburg have already been approved, so additional traffic problems lie ahead.

Now we have a developer that wants to build another development (outlined in the files) in the village of Kleinburg. This developer wants to build and wants to have exceptions to (if I read it correct) four different building bylaws. One of which is to build on conservation lands. This is not only wrong and should not be allowed, but even the consideration of it sets a precedent that other developers will use to push their respective developments further. You know that if every developer asks for only a small exception to the existing development rules and every developer gets agreement to those seemingly small changes, in ten years the goal posts will have been moved 100 yards.

I have lived here as I previously stated for over 25 years. The City of Vaughan is a great place to live. Yet, in 25 years with all this development, my taxes have only gone up, while the quality of the services provided by the City have diminished.

The current infrastructure is poor, the streets in high need of work. Not new road building but existing road repair. The water pressure at my house is significantly lower (which the city recognizes but nothing is done).

At the same time developers in general continue to build at will. They are allowed to block roads and their construction vehicles damage existing roads. It is a bad situation, and what is planned for the Village of Kleinburg is only part of the problem.

I would like to see the City of Vaughan develop a strong practice of restraint. We have a great municipality here. As development continues, make the new comers meet the current building standards and bylaws. If they cannot, then do we really need them? The additional tax dollars will not be that important in the long run.

If anything, I would love to hear that the City of Vaughan turned down a number of development projects because they do not add to the quality of life that the City of Vaughan government feels they need to protect.

So, I am against the development project under question. I recognize that development is required and I welcome it. However, I do not think that The City of Vaughan needs to bend existing rules to build the future City of Vaughan.

Regards,

Steve

Steven Kindree
CEO
MCA - Merchandising Consultants Associates
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Subject: FW: Nashville Developments
Attachments: CW Sept 19 + Council Sept 26 2017 - Nashville Mizuno Z.16.052 + 19T-16V010 FINAL.pdf

PUBLIC HEARING C2
COMMUNICATION

Date: Mar 5/19 ITEM NO. 3

From: Rachna Malik [REDACTED]
Sent: Tuesday, February 26, 2019 10:04 AM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Clerks@vaughan.ca
Subject: Nashville Developments

Aviva: **Public**

Hello Ms. Jeffers & Madam Councillor:

I am writing to bring to your attention the impact that the proposed conversion of open space behind our house to residential. **Due to a Family emergency we are not able to attend the Public Hearing as we need to travel out of country today .**

We moved in to our new house on [REDACTED] Rotondo Crescent in October 2018. We had bought the house in Nov 2016 and were expected to close it in 2017. At the time of purchase we were not in the country and had bought this to resettle in Canada after being away for 2 years in US.

We were told by the builder that we have conservation space in the back and it will never be altered. We had expected to have the green space from our house all the way to Mactier drive, which was easily a few hundred meters. In fact, we had to sign an amended purchase agreement because our house was going to be delayed due to permits that were required for building a house backing on to a conservation land. Since we really loved the neighbourhood and had designed the interiors based on this being a long-term place to live we happily agreed to the amendment. As a result of which we had to live in a rental home for approximately 15 months.

Upon closing the house we realized that there is only a small piece of land that is untouched and the rest had practically been levelled for future construction and this is the piece that is being rezoned as part of this application. And then speaking to our neighbors we realized that the zoning had been changed well before we had signed our purchase agreement and that the Builder misled us to believe that we will have the Green Space all the way to Mactier.

We had paid **\$60,000 as premium on our lot** for backing onto a Green Space, a green space that we never got and now the little patch that we have behind our house is also being taken away. It feels like a very unfair deal. We don't have the resources or the energy to initiate litigation against the Builder but it just feels like we have been treated unfairly.

Hoping that the city can help us resolve this else we will end up losing the premium we paid and not have the kind of lifestyle that we had hoped to have in this house. Because other than appealing to City and bringing it to the attention of our local councilor I don't think we have any other recourse for seeking help.

Thanks for your time and consideration in advance.

Kind Regards,
Rachna Malik

This message has been classified **Public** on Tuesday, February 26, 2019 at 10:03:07 AM.

From: Jeffers, Judy [mailto:Judy.Jeffers@vaughan.ca]
Sent: Monday, January 21, 2019 3:20 PM
To: Rachna Malik [redacted]
Subject: RE: Nashville Developments

Hi Rachna,

Please refer to page 29 under the section respecting the "Toronto and Region Conservation Authority (TRCA)" and Attachment No. 1c in the attached Staff Report which dealt with the conversion of the open space lands to residential for the lands Plan of Subdivision 19T-16V010 to the north of Block 56, Plan 65M-4564.

The Owner (Nashville Developments) of the lands to the north of your house negotiated with TRCA to convert the open space lands to residential for their Plan of Subdivision 19T-16V010. In Plan of Subdivision 19T-16V010, several blocks of land were zoned for residential on the condition that they develop with Block 56.

A Public Hearing will soon be scheduled where a report will be presented to the Committee of the Whole/Council advising of the proposal. No decisions or recommendations are provided in this report. As you are within 150 m of Block 56 you will receive notice of the meeting.

You can send your concerns at any time to my attention, the Local Councillor for Ward 1, any member of Council and/or the Office of the City Clerk at Clerks@vaughan.ca.

A future technical report, which will include decisions/recommendations, will be prepared at a later date and any concerns received in writing (e-mails, letters) will be addressed in the technical report.

If concerns are received prior to writing the Public Hearing report they can be included in the Public Hearing report.

Regards,

Judy Jeffers, MCIP RPP
Planner
905.832.8585, ext. 8645 | Judy.Jeffers@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Rachna Malik [REDACTED]
Sent: January-21-19 1:17 PM
To: Jeffers, Judy <Judy.Jeffers@vaughan.ca>
Subject: Nashville Developments

Aviva: **Public**

Hello Judy, we got a letter from the City of Vaughan advising of the planning application that they are looking to process in our neighbourhood.

We recently moved into our house at [REDACTED] Rotondo Crescent in Kleinburg and our house backs onto the area that is currently considered a "Conservation Area". Our house was delayed significantly because of the location and we paid a hefty premium to the builder for backing onto a green space. We are directly impacted by the new plan as per the letter as our house will no longer have the Green space as promised by the Builder.

I am sure this is not the first time that it is happening, but I would like to understand better what are our options as a homeowner in terms of resolution. Ofcourse we would like to have the green space (even though it is quite small) what are our real options if the City of Vaughan decided to approve that land for residential homes.

Your input on the subject will be much appreciated.

Thanks,
Rachna

Rachna Malik
AVP Enterprise Risk | Aviva Canada
Tel: 437.928.6481



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This message has been classified **Public** on Monday, January 21, 2019 at 1:17:05 PM.

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À des fins de protection de l'environnement, veuillez imprimer le présent message seulement s'il est nécessaire de le faire.

March 4, 2019

TO: Mayor and Members of Council,
Cc: Todd Coles, Jason Schmidt-Shoukri, Judy Jeffers, Mark Antoine, Carmela Marelli

Sent Via Email

RE: OP.18.0222 Z.18.035
10398 and 10402 Islington Avenue, Kleinburg

Dear Mayor Bevilacqua and Members of Council:

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our concerns with the proposed development. After reviewing the proposed development, we believe that specific elements of this application undermine important by-laws and OP requirements of the Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. KARA cannot support the proposed development in its current form and we respectfully request that the applicant be requested to reconsider and amend the current application.

Our Initial Remarks/ recommendations regarding OP are as follows; Per OP 12.4.12.3 commercial or mixed used development within the main street Commercial should be supported with:

- Height is 12.4M vs by law of 9.5M
- KNHCD indicates max Floor Space Index at 0.6 / OP at 1.0 / this proposal has a FSI of 1.07
- Lot coverage is 29% ... higher than OP.
- Setbacks are well over by-law requirements – should line up with heritage building on adjacent Averton Property as this is the entrance to the villager core setback from top of bank should be 10 M
- removal of significant trees under current plan ... should follow the tree by-law.
- Elevation on the east side of the building facing Islington should have the appearance of being two-storey – same as Averton property
- The proposed 4 storey buildings exceeds the existing 2.5 storey limit
- The proposed application provides little heritage value to the Kleinburg Village

KARA is open to providing input in the resubmission of the application. We request adherence to satisfying the minimum of the By-law requirements, as well as the goals and objectives of the Kleinburg-Nashville Heritage Plan..