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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 McMichael 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

610 Hanlan Rd ; Woodbridge, Ontario, L4L 4Y1

O – 905 850 5544 x 238

C – 416 721 1845

steve.kindree@mca.ca



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