

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: EXTERNAL - RE: [External] FW: EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighborhood Meeting Tuesday June 4th  
**Date:** Thursday, May 30, 2024 8:24:04 AM  
**Attachments:** [image003.png](#)

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**From:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>  
**Sent:** Wednesday, May 29, 2024 5:38 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Fwd: EXTERNAL - RE: [External] FW: EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighborhood Meeting Tuesday June 4th

For next week's PH.

**Marilyn lafrate**  
Councillor, Ward 1  
Maple & Kleinburg

*My work day may look different than yours. Please do not feel obligated to respond out of your normal working hours*

Begin forwarded message:

**From:** Marco Bellisario <[MBellisario@concordsteel.com](mailto:MBellisario@concordsteel.com)>  
**Date:** May 29, 2024 at 5:35:32 PM EDT  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** FW: EXTERNAL - RE: [External] FW: EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighborhood Meeting Tuesday June 4th

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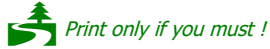
Sincerely,

*Marco A. Bellisario*  
**President**


**Concord Steel Centre Ltd.**  
**147 Ashbridge Circle**

Woodbridge, ON  
L4L 3R5  
[mbellisario@concordsteel.com](mailto:mbellisario@concordsteel.com)  
Tel: 905-856-1717 or 416-749-9100  
Fax: 905-856-4099  
[www.concordsteel.com](http://www.concordsteel.com)

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Please note that I live at  Spicewood and I oppose this development for the reasons listed below...please ensure we do not get this built, thank you. I am sure we could agree to a “small” elevation. Also, have you seen how steep that hill is... in the winter cars may slide down and run right onto Hwy # 27 causing a bigger problem that just an eye sore.

Thanks for considering our view.

**Sincerely,**

*Marco A. Bellisario*  
**President**

**Concord Steel Centre Ltd.**  
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[mbellisario@concordsteel.com](mailto:mbellisario@concordsteel.com)  
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[<image002.jpg>](#)

[<image003.png>](#)



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**From:** [REDACTED]  
**Sent:** Wednesday, May 29, 2024 3:09 PM  
**Cc:** 'Marilyn Iafrate' <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; John Cutler KARA Ratepayers Association [REDACTED]; 'Marisa Provenzano' <[Marisa.Provenzano@vaughan.ca](mailto:Marisa.Provenzano@vaughan.ca)>; 'Gina Ciampa' <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>  
**Subject:** EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighbourhood Meeting Tuesday June 4th  
**Importance:** High

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Neighbours,

We are residents of Cedarvalley Crescent in Kleinburg appealing to all neighbours to **support the opposition of a proposed 7-storey, 143 unit building** in our small, peaceful and scenic community. This building is to be constructed at 10340 Highway 27, across from Villa Columbo on the Treasure Hill sales office site.

Adding to its size, this towering facility will be situated upon a hill and will stand 5-storeys taller than anything within a 5 km radius! This development will not only be incredibly inappropriate for the area, it will also require a **change in zoning of the land to allow for the building of a condominium** (among other concerning, high-traffic uses for the property). This sets a very **disturbing precedent for future developments in our area** and therefore presents a grave concern for all neighbours and residents of the surrounding community.

At this point, you may have received the **Notice of Public Meeting** documents in the mail. Some of you may have had neighbours come to your door to sign a petition and collect email addresses for this message today. We appreciate your

support thus far, and we hope you will continue to make your voices heard!

### **How You Can Help Oppose This Development:**

1. **\*SUBMIT A WRITTEN STATEMENT** - Please submit a written letter to be reviewed by the Members of Council as part of their meeting agenda. If each one of us sends a letter of concern, the Members of Council have to take notice. For your convenience, I have **included a sample draft at the bottom of this email**. All written communications can be submitted **Monday, June 3rd before noon** in the following manner:

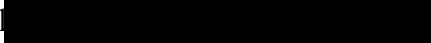
(a) email to the Office of the City Clerk at  
[CLERKS@VAUGHAN.CA](mailto:CLERKS@VAUGHAN.CA)

(b) courier or drop-off to City of Vaughan, Office of the City Clerk,  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

1. **ATTEND THE MEETING** - Show up to the City Council meeting where this issue will be addressed on **Tuesday, June 4th at 7:00pm** at **Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan**. (By-Law Amendment File OP.24.001; File Z.24.005 Agenda item #5). You can also livestream the hearing at <https://www.vaughan.ca/council/live-council-broadcast> but attendance in person has a bigger impact. NOTE: Those that attend the meeting will see forms upon arrival to request updates about the decision and future developments.
2. **REQUEST TO SPEAK AT THE MEETING** - You may make a statement directly to City Council at this meeting, either in person or via livestream. Pre-registration is required for both methods. You must pre-register by **Monday, June 3rd before noon** to be heard in person or via teleconference by:

(a) completing an **Online Request to Speak Form** at  
<https://www.vaughan.ca/news/have-your-say>

(b) call Service Vaughan at 905-832-2281

1. **CONSIDER HELPING FINANCIALLY** - You can make a contribution to the fund we have established for legal representation. For more information, email 
2. **CONTACT OUR COUNCILOR** - Voice your concerns to our representative, Marilyn Iafrate ([MARILYN.IAFRATE@VAUGHAN.CA](mailto:MARILYN.IAFRATE@VAUGHAN.CA)) by **Monday, June 3rd before noon**.
3. **SHARE THIS MESSAGE** - Please forward this message to any neighbours that may not yet have seen the notice or may have missed our

visit.

### **Why You Should Oppose This Development:**

1. **SCALE & DENSITY:** This would place an expansive, high-density building, 5-storays taller than any building within 5 km radius, on a hilltop situated off of a single lane highway. The consequences of this drastic change to the area cannot be underestimated.
2. **TRUE PURPOSE OF THE BUILDING:** The developer is claiming that this application is for a retirement facility. However, there are a number of factors which call this stated purpose into question. If the land is re-zoned, this opens up the potential for various other uses of the land - including building a condominium. There is no guarantee that the building will actually be for this proposed purpose of a retirement facility and we strongly believe it will end up being a condominium.
3. **TRAFFIC, SAFETY, POLLUTION:** To service 143 units, imagine the number of cars, staff, deliveries, shuttle buses, visitors, and emergency vehicles will require access to the property on a daily basis. On our already congested single-lane Highway 27, the impact will be severe and affect us all.
4. **WATER & WELLS:** Construction will require “de-watering” and pumping 200,000 to 300,000 liters of water out daily during construction. The catastrophic effect on our wells, ground water, general water quality and ground stability from the east side of Highway 27 all the way west to Huntington Road is of grave concern.
5. **PROPERTY VALUES:** This development is almost certain to have a negative impact upon property values in the surrounding area. The impact will lead to lower comps, thereby affecting property values not only of the lands immediately surrounding the building, but also throughout the community. The beautiful, private, tree-view green space we all share will be obliterated by this 7-storey building.
6. **QUALITY OF LIFE:** Issues such as increased noise, light pollution, loss of privacy, traffic and the complete overshadowing of our homes will have lifelong consequences for the use and enjoyment of our properties. This will fundamentally alter the very peaceful and quiet nature of our community, which we all place great value in as Kleinburg residents.
7. **INFRASTRUCTURE STRAIN & ISSUES:** Our community’s current infrastructure including water, sewage, and public transportation, is simply not designed nor equipped to support a high-density development such as this.
8. **ENVIRONMENTAL IMPACT:** This will inevitably have an impact on

wildlife and vegetation in the area. The property sits adjacent to environmentally protected lands - which are protected for a reason!

- 9. **CONSTRUCTION:** The dust, noise, and nuisance of the construction of this building is self-explanatory.

**What Has Been Done Thus Far?**

We have taken the following steps to date in opposition to this development:

- 1. Met with our Councilor Marilyn Iafrate who shares in our opposition to this development.
- 2. Retained a Planner to represent us at the public City Council meeting.
- 3. Retained a Municipal Lawyer to represent us at the public City Council meeting.
- 1. Contacted the KARA Ratepayers Association president, John Cutler, who is also in opposition to the plan.
- 2. Collected signatures on a petition to submit to Members of Council.

**We sincerely hope you will help support the strong opposition to this development!** This letter intends to highlight only some of the key concerns of our neighbourhood residents. Our hope is to persuade the City Council to consider the significant and far-reaching consequences of this proposed development and ultimately prevent this project from moving forward. This development could be the first step towards even more drastic changes in our beloved community.

Many thanks,

\*\*\*\*\*

**DRAFT OF WRITTEN STATEMENT TO CITY COUNCIL:**

*My name is \_\_\_\_\_ and we live at \_\_\_\_\_.  
We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.*

*My main concern with this proposal is*

\_\_\_\_\_

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council*

*Members will act in the best interest of our community and reject the proposed development in its entirety.*

**Make sure to submit your written statement before noon on Monday June, 3rd by:**

1. email to the Office of the City Clerk at [CLERKS@VAUGHAN.CA](mailto:CLERKS@VAUGHAN.CA)
2. courier or dropoff to City of Vaughan, Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

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