

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg
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June 2, 2024

C20.

Communication

CW(PM) – June 4, 2024

Item No. 5

TO: Members of the Committee of the Whole
Mr Todd Coles, Clerk for City of Vaughan

RE: Committee of the Whole Meeting / June 4 , 2024 / 7pm
OP Amendment File OP.24.001 / Zoning By-law Amendment File Z.24.005
10340 Highway #2 /7-Storey Condominium Retirement Residence by Brucco Hills

In consideration of provincial mandates for increased housing density and the location on a high traffic corridor, the Kleinburg and Area Ratepayers Association (K.A.R.A.) supports the concept of a retirement residence or other low rise residential or institutional buildings on the site.

However, K.A.R.A opposes this project in its current form for the reasons tabled below:

- the site is currently zoned for low-rise residential / institutional buildings no higher than 3 storeys. The proposal calls for a 7-storey building constructed on elevated land (which will accentuates the perception of height)
- residents in the area west of #27 (Valleyview and Cedarvalley) are understandably concerned with the requested zoning change to mid-rise residential, the height of the proposed structure and impact on the water table and wells during and after construction
- the site is within the boundaries of the Kleinburg-Nashville Heritage Conservation District. A 7- storey structure with the indicated modern and massive design is far removed from the intent of the KNHCD guidelines.
- Villa Columbo Retirement Residence (160 residents) is on the opposite side (east) of Highway #27 but is only 2 storeys and of more traditional design
- plans for 2 accesses onto Highway #27 are a concern due to the high traffic volumes and speeds on that road.
- concern that approval of a 7 storey building will set a serious precedent for possible development closer to the Kleinburg Village Core (eg: #27 and Nashville Road)

KARA is requesting that the committee defer approval of the application until the owner of the property and city planning staff have an opportunity to address the concerns raised.

Respectfully



John Cutler
President
Kleinburg & Area Ratepayers Association.