

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Date:** Monday, June 3, 2024 8:31:11 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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**From:** [REDACTED]  
**Sent:** Monday, June 3, 2024 2:15 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; [REDACTED]  
[REDACTED] John Cutler KARA Ratepayers Association [REDACTED]  
**Subject:** [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Importance:** High

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**TO:** Members of Council  
City of Vaughan  
Committee of the Whole  
2141 Major Mackenzie Drive  
Vaughan, ON,

**FROM:** Frank, Leanne, Delana and David Zamparo Family  
[REDACTED] Cedarvalley Crescent  
Kleinburg, ON, L0J 1C0

**RE:** **Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001; File Z.24.005 at City Council Meeting on June 4<sup>th</sup> 2024; Agenda item #5**

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Dear Members of the City Council,

We, the undersigned residents of [REDACTED] Cedarvalley Crescent in Kleinburg are writing to express our strong opposition to the proposed development of a 7-storey retirement home on the land municipally known as 10340 Highway 27, Kleinburg, as well as the associated changes to the zoning bylaws required for this project.

We border directly onto the aforementioned property and are deeply concerned about the prospective amendment to the current zoning bylaws in order to construct a 7-storey, high density building on this rural, residential property and environmentally protected land. This was never the intended use for this parcel of land of just over an acre and its change in usage will have a dramatic impact on the surrounding neighborhood. While we acknowledge the public interest in creating space for retirement housing within our city, this proposed

development raises several serious and overwhelming concerns that we believe cannot be adequately addressed to allow this project, or any version thereof, to proceed on this specific property.

This letter intends to highlight some of the key concerns of the neighborhood residents, in a respectful and detailed manner. Our hope is to persuade City Council to consider the significant consequences of this proposed development and ultimately prevent this project from moving forward.

## **Facts**

The property located at 10340 Highway 27 was historically designated as an estate residential parcel of land. Approximately ten years ago, we appeared at a committee meeting to object to a temporary easement to allow the owner at the time, Mattamy Homes, to use it for a temporary sales office. We unfortunately were overruled by council and recall at that meeting a time frame of 5 years was granted to temporarily use this as a sales office. It has come to our attention while researching for this current matter that the “temporary” easement oddly had no end date assigned to it? This is suspicious in that temporary does not equate with an infinite end date. I would encourage Council to review the assurances we and other residents were given at that time of that meeting that the property would revert back to a single dwelling residential site.

The property was then sold to Treasure Hill who continued to use it for this temporary purpose, a sales office. We have put up with noise, strangers wandering our yard, light pollution, traffic issues and very concerning security issues while it has operated as a sales office. These disturbances, albeit upsetting, were during limited times of the day and periodic. Constructing a 7 storey, 143 unit on this site will mean 24-hour negative impact on us and our surrounding neighbors.

## **Issues**

Below is a list of grave concerns that our family and our neighbors have about this proposed development which include, but are not limited to, the following:

**1. Scale and Density:** A 7-storey building is dramatically out of scale with the existing structures in our neighborhood, which almost exclusively consist of single-family homes and low-rise buildings, under 3 storeys. This drastic increase in density will not only alter the character of our community, but also set a concerning precedent for future developments in an area that is simply not designed nor structurally equipped to accommodate such demand.

The present-day zoning designation is “**Zoning 1-21: RE,**” described as an Estate Residential Zone. Per Zoning By-law No. 001-2021, this restricts the purpose of the property solely to operation of a detached residential dwelling. Furthermore, as per Section 7.2.2 of Zoning By-law No. 001-2021, the Building Requirements within this zone set out an absolute maximum height of 9.5 meters. The proposed development will stand over 27 meters in height, nearly 3 times the maximum height required within such areas. This development will sit atop a hill, only exacerbating the height issue further. There are no buildings within 5 kilometers that are remotely close to this height. Therefore, it is clear that the sheer size of this proposed development is considerably inappropriate for the area and community overall.

**2. Traffic, Safety & Security:** The proposed development will undoubtedly increase traffic in the area, exacerbating the congestion on an already busy regional road. The proposed property is accessible only via Highway 27 – a single-lane highway that already experiences significant traffic and congestion at various hours of the day. This increase in traffic poses significant safety risks for the area.

Concerns also surround the ability for emergency vehicles to access and service the area effectively, which should be of paramount importance and consideration in siting a retirement facility.

Only a few hundred feet away sits the nearest intersection of Highway 27 and Nashville. This intersection is already notorious for accidents, some of which have been fatal. It is also too close to this major intersection to introduce stop lights.

The plan calls for a 2<sup>nd</sup> entrance, creating a 2<sup>nd</sup> risk for accidents. At times the owners using this property as a sales office have had to hire police to direct traffic in front of the property.

The plan refers to shuttle service for seniors. Why are they not locating this high density, senior resident building closer to the actual services the residents would need such as grocery, pharmacy, walk-in and bank. Why build a retirement facility in the middle of nowhere necessitating shuttles? If this is indeed a senior's building, they are prisoners in the middle of nowhere with access to nothing. There is no public transit available including bus, Via or GO train access. Why would seniors want to live on a one lane highway with no ability to walk anywhere. The small size of the lot also prohibits installation of trails or walkways to compensate for this.

The current infrastructure is clearly ill-equipped to handle any additional volume, as this is likely to lead to more accidents and longer emergency response times. Therefore, the consequences of an increase in traffic coupled with the serious need for ease of access for emergency services makes this property a highly questionable location from a safety standpoint.

The security issues we have endured include teens loitering in the sales office parking lot after hours and on one occasion they aimed and shot fireworks directly at our children who were playing in our tree house. They could have seriously injured or killed the children. After this incident I immediately contacted Mattamy Homes, the previous owner, and was told the cameras were not active, only decoys, and that the gate was seldom closed with changes in staff etc. We had to make repeated calls and emails to both Mattamy, and subsequently Treasure Hill (at least a dozen or more occurrences) to request that the gate be closed and locked during off hours as it was left open. It is intermittently left open to this day. Other security issues involve finding the door and window open in our tree house on several occasions with empty liquor bottles thrown about.

### **3. Aquifer, Water table and Wells:**

We are most concerned about the vulnerable and sensitive aquifer that we reside on. The invasive construction involved in this project could affect this precious system. It not only presents an unstable base for construction but deep drilling will require massive amounts of water to be drained which will affect our wells, stability of foundations and the vegetation on our properties. This de-watering is noted in the Hydrology report provided by the applicant to require 200,000 to 300,000 liters a day during construction and approximately 50,000 liters a day indefinitely.

We have personally hit water while digging a simple hole for a fence post which involved water gushing out like a geyser.

How are we mitigated against future damage if our wells are affected? How are we compensated if our trees die off and gardens are affected? What happens during construction or years later as the ground destabilizes and causes damage to our foundation, septic bed and pool.

The water study commissioned by the developer referred to a door-to-door survey of which

residents are on wells, to date no one has attempted to contact or consult with us or any of our neighbors

**4. Environmental Impact:** There is no doubt that the construction and operation of such a massive building will have a substantial environmental impact, including increased noise pollution, reduced air quality, and the loss of green space. Our community has a deep appreciation and respect for its environment and natural areas, and this development threatens these precious resources.

The light and noise pollution this massive structure will generate is going to drive out the vulnerable deer and bat habitat that are dependent on this green space. One of the reports filed by Bruco with their application includes the Conservation Authority and their concern for bats in the area. Given the fact that a bat eats 1500 to 2000 mosquitos a day, disturbing their habitat could have additional detrimental effects on the enjoyment of our properties. We often see deer on the rear of this property, has Conservation taken them into account in their analysis? Have they analyzed their behavior ALL months of the year? This will surely impact all bird and wildlife in the area.

**5. Infrastructure Strain:** Our local infrastructure, including water, sewage, and public transportation, is not designed to support a high-density development of this magnitude. The strain on these systems could lead to service disruptions and costly upgrades that taxpayers will ultimately bear. The additional pollution created by 75 cars (number of parking spaces in the application), staff cars, deliveries, shuttle buses, visitors and emergency vehicles in our greenspace cannot be underestimated.

**6. Quality of Life:** The introduction of a large retirement home will change the fabric of our community, impacting the quality of life for current residents. Issues such as increased noise, loss of privacy, and the overshadowing of homes by a towering building are of great concern to us.

We are particularly concerned about the light pollution that will be caused by 143 units with lights on at all times of the night in addition to security lights, nightly deliveries and garbage pick-up. We understand central air conditioning will be located on the roof which will most certainly be heard from our yard 24 hours a day.

Furthermore, we understand that the garbage for 143 housing units will be located on the north side of the building along the fence that borders where our tree house is located. This will surely attract rodents, racoons and cause odors preventing us from using this area of our yard. The design and location of this is unacceptable. Also, transportation of said garbage could take place during the night disrupting our sleep.

**7. Property Values:** The proposed development is almost certain to negatively affect the property values in the surrounding area. Our beautiful, private, tree-view green space will be obliterated by this 7-storey building, with up to 143 units peering into our yard. Homeowners like ourselves have invested significant time, energy and resources into our properties with the expectation of maintaining and enjoying a certain standard of living. This development jeopardizes those investments and the overall economic position of our neighborhood.

**8. Property Damage:** The negative impact on our home from drilling, vibration and general construction and potential cracks and shifting are of great concern. We have serious concerns about deep drilling and effect on our foundation, septic bed and pool.

Is a Vibration Analysis being performed before and during (daily) construction ensuring acceptable limits are being adhered to? How are we mitigated against future damage? Are

there before and after photos taken of the interior and exterior of our home? Is there an indemnity insurance policy offered by Bruco? Will they be drilling tie backs into our property which is on a septic system with delicate fingers and has a pool close to the property line. How will drilling along the north property line affect our 60' willow tree and its far-reaching roots, the roots of which span as far as it is tall.

Is a Shadow Analysis being performed to assess the impact on our and our neighbor's trees, pool, garden and general sunlight into our yards?

We are concerned about the dust, noise and general loss of enjoyment of our property during a long construction process for a project of this magnitude. How is the developer planning to compensate us for the dust and impact on our home, enjoyment of our yard and sensitive pool chemistry during construction.

What guarantees are offered in the event of future damage to foundations, trees, water supply, wells, etc.

**9. Intended Use and Assurances this is a Retirement Home:** The application refers to 143 units in 16,900 square meters which averages 1000 square feet per unit. This does not sound like retirement units which are typically 400 to 500 square feet.

What is the intended use of this property and how do we ensure it remains as per the application, a retirement facility? Are these in fact residential, individually owned condos disguised in this application as retirement living. Once the bylaw is amended, Bruco has no obligation to keep this a retirement facility which is most concerning.

Who is running this retirement facility? If this is indeed a senior's facility who is the professional organization that will be operating the building? An organization such as Chartwell, would need to be engaged to operate said facility. What is the plan?

**In conclusion**, it is time to put this property back to its original intended rural residential, large lot use consistent with the overall plan for the Kleinburg area. Why is this being considered at all? It is completely inconsistent with the planning principal of compatibility? There is nothing of this nature on Highway 27, in Kleinburg or anywhere within a 5-kilometer radius for that matter?!

The developer has been busy having reports prepared to assess the impact of this uncharacteristic structure but at no time has consulted with or considered the impact on any of the residents, principally the surrounding neighbors who will be most detrimentally affected? How are tax paying homeowners, the reason our community exists, not even considered in the equation!?

We moved to this area to secure a private unencumbered view of green space and have personally put our blood, sweat, and tears into our home and surrounding gardens for almost 20 years. This application alone has also had significant effects upon our welfare by causing us stress, time and related costs to represent our position. We can only imagine the toll that this process will have on all of us if it continues.

We respectfully 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.

Thank you very much for your attention to our concerns. We hope the Council will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,

Frank Zamparo [REDACTED]  
Leanne Zamparo, CPA [REDACTED]  
Delana Zamparo, JD [REDACTED]  
David Zamparo [REDACTED]