

Kleinburg and Area Ratepayers' Association

PO Box 232 Kleinburg, ON L0J 1C0

C65.

Communication

CW(PM) – December 3, 2024

Item No. 5

TO: Members of the Committee of the Whole / City of Vaughan
Mr. Todd Coles / Office of the City Clerk

RE: Dec 3 / COW Public Meeting re 89 and 99 Nashville Rd / Kleinburg
(Item # 5 in Consideration of Public Meetings Section)

DATE: November 29, 2024

At the Dec 3, 2024 Committee of the Whole mtg one of the items on the agenda is to hear comments concerning the proposal to request amendments to the Vaughan Official plan and to zoning by-laws to permit the construction of two (11 to 14 storey) residential condominium towers at 89 & 99 Nashville Road in Kleinburg.

The two tower project as proposed would consist of 557 residential units and 523 parking spaces mostly provided by 4 levels of below-grade parking. Access to the development would be from Nashville Road.

Representatives of K.A.R.A. met with the planners of this project on November 13, 2024.

While K.A.R.A. welcomes APPROPRIATE development on this long abandoned site, we oppose the project as proposed for the following reasons:

- the site is in the Kleinburg-Nashville Heritage Conservation District but the height, size and design of the proposal are totally at odds with the intent of the KNHCD plan. The one tower at 14 storeys is 6X the 9.5M / 2 ½ storey maximum height called for in a KNHCD area. Metrics for lot coverage and FSI also are severely exceeded.
- planned access to Nashville Rd from 557 units would make the congestion on an already busy road even worse. Proximity to Hwy #27 and the steep grade of Nashville Rd increase the safety and traffic flow concerns
- the proposed buildings would tower over adjacent properties to the east, west and north. The modern design is not KNHCD nor Heritage Vaughan compliant and would not complement the surrounding commercial and residential properties
- approval of this proposal would set a dangerous precedent for future development on Nashville Rd, in the village core and along Hwy #27
- the site is very poorly served by public transit thus requiring residents to use automobiles as their only option. The proposal calls for 523 parking spaces but the by-law calls for 669 spaces (for residents and visitors) ... a short fall of 146 spaces

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- almost 90% of the 55 trees on the site will be removed which is definitely not in keeping with a site that is partly zoned as "natural area"
- the site is at a key gateway entrance to the village and as such should reflect the heritage tone and character of Kleinburg. This project fails that test.
- K.A.R.A recognizes that the site has construction / development challenges due to the slope of the property . In the past K.A.R.A. has supported two proposals (by former owners) that involved much smaller low rise residential proposals that respected KNHCD guidelines and that presumably made economic sense for the developer.

For the reasons outlined above K.A.R.A. requests that Council reject the plans as proposed. Council is urged to request the applicant to revise the proposal to one that still makes economic sense for the developer but to a plan that better reflects the heritage location and natural look of this key entrance to Kleinburg.

Respectfully



John Cutler
President / Kleinburg & Area Ratepayers' Association