

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Opposition of proposed development of two 11-14 storey residential condominiums
Date: Monday, December 2, 2024 8:01:31 AM
Attachments: [image003.png](#)

From: Marco Bellisario <MBellisario@CONCORDSTEEL.COM>
Sent: Monday, December 02, 2024 5:59 AM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Opposition of proposed development of two 11-14 storey residential condominiums

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Dear Members of the City Council,

We, the undersigned residents of [REDACTED] Spicewood Cres. in Kleinburg, are writing to express our strong opposition to the proposed development of two 11 to 14-storey residential condominium towers by 2133904 Ontario Inc/City Park Homes on the land municipally known as 89 and 99 Nashville Road, Kleinburg. (Applications #OP24.013. and #Z24.030)

We are deeply concerned about this prospective amendment to the current zoning bylaws within the Kleinburg-Nashville Heritage Conservation District. This property is currently designated for low rise mixed use, nothing close to the magnitude of this application.

We trust City Council will consider the significant consequences of this proposed development and ultimately prevent this project from moving forward.

Issues

1. Scale and Density: *Two 11 to 14 storey buildings are dramatically out of scale with the existing structures in our neighborhood which consist almost exclusively of single-family homes and low-rise buildings, under 3 storeys. The subject lands are within the Heritage District which dictates up to 2 ½ storey structures. This drastic increase in height 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 or equipped to accommodate high density. The proposed development would be 4 to 6 times the maximum height planned for this area. 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, Nashville Road. We already experience significant traffic and congestion at various hours of the day at this intersection.*

The steep grade of Nashville Road at this site is also of significant concern from a safety perspective. This is at the intersection of Highway 27 which includes heavy volumes of traffic at higher speeds and is reduced to a single lane near the intersection of Nashville Road.

Concerns also surround the ability for emergency vehicles to access and service the area effectively. 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 increased traffic coupled with the need for ease of access for emergency services makes this an inappropriate location for this high-density project from a safety standpoint. There is also an Assisted Living Facility, Villa Colombo, located just south of the proposed site which requires frequent emergency service access.

The area is not well serviced by public transit, requiring residents to have their own vehicles, which exasperates the traffic issues we are already experiencing at this intersection and in this area.

3. Environmental Impact: *The construction and operation of such a massive building will undoubtedly have a substantial environmental impact, including increased noise and light pollution and reduced air quality. Our community deeply appreciates and respects its environment and natural areas, and this development threatens these precious resources.*

4. Infrastructure Strain: *Our local infrastructure, including water, sewage, garbage removal and transportation, is not designed to support a high-density development of this magnitude/scale. The strain on these systems could lead to service disruptions and costly upgrades that taxpayers will ultimately bear. The additional pollution created by 557 units and associated vehicles cannot be underestimated.*

In conclusion, *this application is completely inconsistent with the planning principle of compatibility. Nothing of this nature exists within the Kleinburg community or within our clearly designated Heritage Village.*

We respectfully urge the City Council to deny this request for a bylaw amendment 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 well-being 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,

Marco A. Bellisario
President

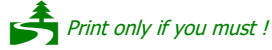
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