

C72.  
Communication  
CW(PM) – December 3, 2024  
Item No. 5

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to 2133904 Ontario Inc/City Park Homes By-Law Amendment Application for 89 and 99 Nashville Road Kleinburg #OP24.013. and #Z24.030 for City Council Meeting December 3 2024 7 pm  
**Date:** Monday, December 2, 2024 8:01:52 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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**From:** [REDACTED]  
**Sent:** Monday, December 02, 2024 1:28 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; 'John Cutler KARA Ratepayers Association' [REDACTED] 'Joan' [REDACTED] David Forgione [REDACTED] Loredana Vescio [REDACTED] 'Frank Zamparo' [REDACTED] Giulio Anania [REDACTED] 'Lino D'Uva' [REDACTED] 'Linda McNair' [REDACTED] Lorraine McNair [REDACTED]  
**Subject:** [External] Opposition to 2133904 Ontario Inc/City Park Homes By-Law Amendment Application for 89 and 99 Nashville Road Kleinburg #OP24.013. and #Z24.030 for City Council Meeting December 3 2024 7 pm  
**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 2133904 Ontario Inc/City Park Homes By-Law Amendment Application for 89 and 99 Nashville Road Kleinburg #OP24.013. and #Z24.030 for City Council Meeting December 3 2024 7 pm**

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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 two 11 to 14-storey residential condominium towers on the land municipally known as 89 and 99 Nashville Road, Kleinburg.

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. 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, 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 that residents have their own vehicles exasperating the traffic issues we are already experiencing at this intersection.

**3. 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 and light pollution and reduced air quality. Our community has a deep appreciation and respect for 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 principal of compatibility. There is nothing of this nature within the community of Kleinburg or within our clearly designated Heritage Village.

We respectfully urge the City Council to deny this request for 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 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]

