

C115.

Communication

CW(PM) – December 3, 2024

Item No. 5

December 2, 2024

Hon. Steven Del Duca, Mayor, Council and City Planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor, Council, and City Planners,

RE: Applicant: 2133904 ONTARIO INC.
Re: OFFICIAL PLAN AMENDMENT FILE OP.24.013 ZONING BY-LAW
AMENDEMNT FILE z.24.030
89-99 NASHVILLE ROAD VICINITY OF NASHVILLE ROAD AND HWY. 27

I reside at ■ Nashville Road in Kleinburg and have been a resident of Kleinburg for over 10 years.

I am opposed to 2133904 Ontario Inc.'s Official Plan and Zoning By-Law Amendment Applications (the "Application") for the proposed development at 89-99 Nashville Road (the "Development").

The Policy Framework in our Official Plan and the Kleinburg-Nashville Heritage Conservation District Plan clearly identifies these lands as LOW-RISE MIXED USE R1- and clearly states in 6.2.2.9 of the Plan that:

ALL DEVELOPMENT APPLICATIONS BE COMPATIBLE BY:

- a) Respecting the massing, profile and character of adjacent heritage buildings
- b) Maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings
- d) being physically oriented to the street in a similar fashion to existing heritage buildings
- e) minimize shadowing
- f) have minimal impact on the heritage qualities of the street as a public place
- g) minimize the loss of landscaped space

6.3.2.3 clearly states the following objective and relevance of the KNHDP:
"TO CONSERVE HERITAGE CONSERVATION DISTRICTS BY APPROVING ONLY THOSE ALTERATIONS, ADDTIIONS, NEW DEVELOPMENTS IN ACCORDANCE WITH THE RESPECTIVE HERITAGE CONSERVATION DISTRICT PLANS AND POLICIES OF THIS PLAN. WHERE THERE IS A CONFLICT BETWEEN THE POLICIES OF THE HERITAGE CONSERVATION DISTRICT PLAN AND **THE POLICIES OF THIS PLAN, THE HERITAGE CONSERVATION DISTRICT PLAN SHALL PREVAIL.**"

My principal concerns are as follows:

1. DESTRUCTION OF THE KNHDP:

An RA3 zoning would effectively void all intent the KNHDP by setting precedents that would render the above goals, by laws and guidelines as meaningless with this project for the following reasons:

a. The proposal violates Size, Scale and Design goals (and achievements) of the KNHDP:

- i) the proposed structure is over 10times the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index; this does respect current scale and massing of the village
- ii) the proposed structure exceeds the maximum building height as set out in the Official Plan at a height at 58 Metres vs current by lay of 9.5Metres
- iii) the proposed structure intrudes regulated set backs; and
- iv) the proposed structure is poorly designed and fails to protect and preserve the heritage and architectural features of the Village and does not respect and/or enforce the existing surrounding physical character of neighboring residences and structures;
- v) Setbacks violate KNHCP.

b. Parking & Traffic:

- i) the Development fails to provide adequate parking contrary to Bill 1-88; they would be **400 SPACES DEFICIENT!** to the zoning they are applying for. *Parking in the Kleinberg Core Area is already insufficient*; this is ignorant of the planning and suggestions made in the recently completed KLEINBURG PARKING STRATEGY REPORT (2020)
- ii) increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children (i.e. adjacent pre-school), congestion, and strains on infrastructure;

c. Loss of heritage Properties:

On June 29,2020 Council Approved the demolition of existing buildings on 89 and 99 Nashville, however, the approval was subject to construction of identical architectural replica buildings on the subject land – this application does not respect councils condition to demolition.

d. Negative Impact on Flora & Fauna:

- i) the Development threatens the entire tree canopy on 89 and 99 Nashville as there are “55 trees on the land – 43 of which will be required to be removed – **78% OF THE ESISTING TREE CANOPY WOULD BE REMOVED IF THIS APPLICATION WOULD BE APPROVED**

Like many of my neighbors, I see this Development as setting a precedent that does not respect the KNHDP which is the prime planning authority of the Village. Even worse, the precedent will render the KHNDP meaningless.

If approved, this proposal will destroy the Village of Kleinburg's fabric, character and integrity. The intensification proposed does not befit the "Local Centre" context. Furthermore, this project provides no community benefit.

I firmly believe that it is in the City of Vaughan's best interest to take measures to preserve KHNDP in order to ensure that it remains a destination with unique character and charm that continues to attract both locals and tourists alike.

I urge you to deny the proposed Application and to strictly enforce the well-established Official Plan and Heritage Plan for the area.

Yours truly,

Mark Tatone

c.c. Kleinburg and Area Ratepayers' Association Inc.
Kleinburg Business Improvement Association