

C108.
Communication
CW(PM) – December 3, 2024
Item No. 5

Marilu Ugolini-Abreu
█ Lester B. Pearson St
Kleinburg, ON
L0J 1C0

December 1, 2024

Honorable Mayor, Council and City of Vaughan Planners
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: 89 and 99 Nashville Road, Kleinburg (the “Properties”)
Applicants: Christopher Zeppa c/o 2133904 Ontario Inc.
Official Plan Amendment File OP.24.013 & Zoning By-law Amendment File Z.24.030

I reside at █ Lester B. Pearson St, Kleinburg, and have been a Kleinburg resident for 48 years.

I vehemently oppose the above-mentioned Application. It is in flagrant violation of the Kleinburg-Nashville Heritage Conservation District Plan, zoning By-laws and the Vaughan Official Plan.

My concerns are as follows:

- i) the Properties are located within the Kleinburg-Nashville Heritage Conservation District, but the proposed height, scale, design and composition of the project are in flagrant violation of the KNHCD Plan which stipulates 2 ½-storey structures, a heritage appearance, etc.
- ii) Access to Nashville Road by car and commercial traffic from 557 units would make the congestion on an already busy road even worse. Proximity to Hwy #27 and the steep grade of Nashville Road will exacerbate safety concerns for drivers, pedestrians and cyclists and negatively impact traffic flow issues.
- iii) The proposed buildings would tower over adjacent residential and commercial properties to the east, north and west of the site.
- iv) 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.
- v) The subject lands are currently designated as “natural areas” and “low rise mixed-use” which is a radical departure from the requested amendments.

It is the City of Vaughan’s duty and responsibility to enforce and uphold, to the fullest extent possible, the well-established Official Plan and Heritage Plan for the area.

Approval of this proposal would set a dangerous and irreversible precedent for future development on Nashville Road, in the village core, that will threaten the unique character of the Village of Kleinburg.

I respectfully submit that this Application should be denied.

Marilu Ugolini-Abreu
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Yours truly,

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