

December 2, 2024

Honourable 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: 2133904 Ontario Inc.**  
**Re: Official Plan Amendment File OP.24.013 & Zoning By-law Amendment File**  
**Z.24.030 (the "Application")**

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I reside at [REDACTED] Charles Cooper Court and have been a resident of Kleinburg for over 20 years.

I wish to express my **vehement opposition** the above-mentioned Application. This Application is in **flagrant violation** of the Kleinburg-Nashville Heritage Conservation District Plan (the "KNHCD Plan"), the Vaughan Official Plan and the current Zoning By-laws.

I have very serious concerns with every aspect of this Application, which include the following:

- i) **Complete Disregard of the Kleinburg-Nashville Heritage Conservation District Plan**  
First and foremost, the Properties are located within the **Kleinburg-Nashville Heritage Conservation District** yet this Proposal does not in any way conform to the KNHCD guidelines and violates the every aspect of the Heritage District Plan including height, scale, massing, design and composition. The KNHCD Plan stipulates 2 ½-storey structures, a heritage appearance, architectural, historical and contextual character. Furthermore, the site is at a key gateway entrance to the Village of Kleinburg and as such should reflect the heritage tone and character of Kleinburg - this Application hugely fails that test.
- ii) **Gross Violation of Vaughan Official Plan**  
The Applicant is seeking to redesignate the Properties from the current designation of "Low-Rise Mixed-Use" and "Natural Areas" to "Mid-Rise Residential". This is a radical departure from the current designation and would allow the Applicant to build 11-storey and 14-storey buildings where the current maximum allowed is 2.5-storeys. These proposed buildings would tower over adjacent residential and commercial properties to the east, north and west of the site.
- iii) **Horrific Impact to Traffic & Safety Concerns for Drivers, Pedestrians & Cyclists**  
This Application proposes the only access the Properties via Nashville Road. Access to Nashville Road by car and commercial traffic from 557 units would make the congestion on an already busy road even worse. The proximity to Hwy #27 and the steep grade of Nashville Road will exacerbate safety concerns for drivers, pedestrians and cyclists and have an extreme negative impact traffic flow issues.

Eddy J. Battiston

Charles Cooper Court, Kleinburg ON L0J 1C0

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.

I believe that the unique character of the Village of Kleinburg is worth preserving. It was founded by John Kline in 1848 and was home to the esteemed Pierre Berton. Today, Kleinburg is home to the McMichael Canadian Art Collection, the spiritual home of the Group of Seven. The City must see the value in preserving and protecting the heritage of the Village of Kleinburg.

The City's approval of this Application would set a dangerous and irreversible precedent for future development on Nashville Road and in the Village Core, that would threaten the unique character of the Village of Kleinburg.

I respectfully submit that this Application should be denied.

Yours truly,

Eddy J. Battiston