

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

December 3, 2024

C16

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 5

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

We reside at [REDACTED] Rushworth Cres., Kleinburg, and have been Kleinburg residents since 1978.

We 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.

Our 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 vertical/horizontal curvature 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, blocking viewsapes for residents and the tourists that frequent Kleinburg.
- iv) The site is a key gateway entrance to the village, as instructed by the Kleinburg Streetscape Study.
- v) The subject lands are currently designated in VOP 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, Transportation Master Plan, Kleinburg Streetscape Master 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.

We respectfully submit that this Application should be denied.

Yours truly,

Michael Davis and Kathryn Watson
[REDACTED] Rushworth Cres.
Kleinburg, ON.