

Kleinburg and Area Ratepayers' Association

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Communication

Council – June 24, 2025

CW (CS) – Report No. 26 Item No. 5

To: Mayor Steve Del Duca / Committee of the Whole
Todd Coles / Office of the City Clerk

Re: June 17 Closed Session re Item #5 OLT 25 -000033 re 9650 Hyway 27

Date: June 16, 2025

K.A.R.A. (Kleinburg & Area Ratepayers' Association) made a verbal submission at the Vaughan Public Meeting on April 5, 2022 to oppose the requested zoning changes required to permit the building of a 21 storey apartment building at 9650 Hywy #27. K.A.R.A. (granted participant status) submitted similar comments to the OLT 25-000033 hearing conducted on May 14, 2025.

Our understanding is that Vaughan Council will further discuss the application at the June 17, 2025 session and communicate its consideration back to the OLT.

Summarized below are the prime reasons why K.A.R.A. believes that the site is NOT a suitable location for such a project:

- the property is currently zoned as “open space conservation” and does not allow for any new residential properties
- the site is in the Humber Valley watershed and per the VOP was intended to be protected
- TRCA studies indicate that access roads to the property would not be above the high water mark in the event of Humber River flooding ... a dangerous situation for a 339 unit residential tower
- the site has no access to current or planned public transit. The site is relatively remote from retail facilities and the location makes the prospect for pedestrian sidewalks extremely unlikely.
- the cars and service vehicles associated with 339 units would make worse the already busy section of Highway #27

It is for these reasons, that K.A.R.A. urges Council to strongly communicate to the OLT the unsuitability of the application for the site in question.

Sincerely

John Cutler
President
Kleinburg & Area Ratepayers' Association

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