

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
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April 7, 2014

To: Clerk's Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

C	8
Item #	Bylaws
Report No.	047-2014 048-2014
Council - April 8/14	

Attn: Mayor; Members of Council; Judy Jeffers; John Mackenzie; Grant Uyeyama

**Re: Council Meeting – April 8, 2014 - Official Plan Amendment File OP.12.008/  
Official Plan Amendment #3 and Zoning By-Law Amendment File Z.12.022 – Re  
10429 and 10423 Islington Ave., Kleinburg**

Dear Mayor, Members of Council, and planning staff,

We have received the proposed subject by-law and official plan amendments coming before council on April 8, 2014. KARA remains opposed to the approval of this development based on the scale and setbacks. For your convenience and reference, please find attached our previous correspondence on the subject.

With respect to the proposed by-law and OP amendments, KARA has significant additional concerns with changes made since Council's approval of the application on November 19<sup>th</sup>, 2013.

1. Lot coverage was originally proposed at 44% in November 2012, increased to 47.6% as approved by Council November 19<sup>th</sup>, and is now at 51.45% in the implementing by-law amendment.
2. Reference to 0 m setback (North Lot Line) for building 'C', as approved by Council on November 19<sup>th</sup>, has been removed and replaced with the following language
  - a. "The minimum interior side yard (North Lot Line) to a Commercial Zone shall be 1.8 m, excluding the exterior stairways, for Building 'C'", and
  - b. "The minimum landscape strip shall be 1.8 m between building 'C' and the interior side yard (North Lot Line) and shall not prevent the provision of exterior stairs across the said strip".

Are exterior stairs no longer considered part of a building and included in setback calculations? Are stairways now considered acceptable landscaping features?

KARA would also like to understand exactly how these implementing by-laws and OP amendments will prevent similar developments along Islington Avenue elsewhere in the village.

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We ask that you defer approval of these changes until these items have been properly addressed.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Schwenger". The signature is fluid and cursive, with the first name "Ken" being more prominent and the last name "Schwenger" written in a continuous, flowing script.

Ken Schwenger

President – Kleinburg & Area Ratepayers' Association, on behalf of the KARA Board