

**Subject:**

op.17.012 zoning bylaw amendment file Z.17.033/2081447 Ontario Inc.

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From: PAUL FALLONE [REDACTED]

Sent: Tuesday, May 08, 2018 4:03 PM

To: Clerks@vaughan.ca

Subject: op.17.012 zoning bylaw amendment file Z.17.033/2081447 Ontario Inc.

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Communication
COUNCIL: May 23/18
CW(8H) Rpt. No. 19 Item 6.4.1

I am the property owner of 10499 Islington (Starbucks) and [REDACTED] Kellam Street, which are situated immediately to the north of the proposed development, across Kellam Street. I am writing to express concerns related to the above referenced application.

The proposed development is grossly non-conforming with respect to its scale and character, particularly when compared to local buildings in the neighbourhood and in relation to its lot size. It seems as though no consideration was given to density, setbacks, parking requirements, landscape, heritage/aesthetics, etc.

I would encourage the applicant to collaborate more with local stakeholders and city representatives. In the case of my buildings, I worked with city departments (planning, economic development, heritage) and held pre-application meetings with local rate payers such as KARA in order to solicit feedback of an appropriate renovation and use of my buildings. Although parking did not conform (which is a common issue with buildings in Kleinburg), we worked with the existing footprints of each building and made no major modifications or changes to the pre-existing building sizes.

Although I encourage development and adaptive re-use and re-purposing heritage buildings, the proposed application is unacceptable on so many levels.

Sincerely,  
Paul Fallone