

Subject: May 8, 2018 Public Hearing - Files OP.17.012

From: Kathryn Angus [mailto:Kathryn.Angus@hhangus.com]

Sent: May-08-18 8:55 AM

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Cc: Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>

Subject: ZONING BY-LAW AMENDMENT FILE OP.17.012 10489 Islington Avenue

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1P7

RE:
ZONING BY-LAW AMENDMENT FILE OP.17.012
10489 Islington Avenue, located at the southeast intersection
Islington Avenue and Kellam Street, City of Vaughan

Dear Mayor Bevilacqua and Members of Council:

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our concerns to the proposed development. After reviewing the proposed development, we believe that specific elements of this application undermine important by-laws and OP requirements of the Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. KARA cannot support the proposed development in its current form and we respectfully request that the applicant be requested to reconsider and amend the current application.

Our Initial Remarks/ recommendations regarding OP are as follows; Per OP 12.4.12.3 commercial or mixed used development within the main street Commercial should be supported with:

- **Traffic and parking report – KARA does not support any proposal with a parking deficiency. – parking is 65% deficient. As the proposal only provides 12 parking spots vs a minimum requirement of 35.**
- **Parking spots are smaller than by law dimensions**
- **Height is 10.62M vs by law of 9.5M**
- **KNHSP indicates max FSI at 0.6; op at 1.0 – this proposal is 1.09**
- **Lot coverage is over 20% larger than OP.**
- **Setbacks are well over by-law requirements**
- **the GFA of this proposal is over double the maximum allowable size (510.84 sq.M vs 931.19 sq. sqM)**
- **removal of significant trees at south lot line.**

KARA is open to providing input in the resubmission of the application. We request adherence to satisfying the minimum of the By-law requirements, as well as the goals and objectives of the Kleinburg-Nashville Heritage Plan. As reviewed in prior meetings, the lack of parking is creating a negative and lasting impact on

the safety and viability of the area. Further, coverage, setbacks and tree preservation should enhance or at minimum, adhere to by-laws.

Regards

Kathryn Angus
President
Kleinburg & Area Ratepayers' Association