

**Subject:** 10489 Islington Avenue  
**Attachments:** 10489 Islington Ave.pdf

**PUBLIC HEARING  
COMMUNICATION**

**Date:** Apr 4/18 **ITEM NO.** 5

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

**Sent:** Monday, April 02, 2018 9:02 AM

**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>

**Subject:** 10489 Islington Avenue

Good morning Mayor Bevilacqua and Members of Council: please find attached a letter from the Kleinburg & Area Ratepayer's Association with regards to the above-noted Zoning By-law Amendment File Z.18.005, Grazio Devittoris, 2561074 Ontario Inc., 10489 Islington Avenue.

Within the content of the letter we are noting our concerns, the main one being the issue of parking. May we ask that this be noted at the Committee of the Whole (Public Hearing) Report for April 4<sup>th</sup>, 2018.

Regards

Kathryn Angus  
President  
Kleinburg & Area Ratepayer's Association

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

March 30, 2018

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

Sent Via Email

RE: **Wednesday April 4, 2018, Committee of the Whole (Public Hearing), Agenda Item 5  
ZONING BY-LAW AMENDMENT FILE Z.18.005  
GRAZIO DEVITTORIS, 2561074 ONTARIO INC.  
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW\(PH\)0404\\_18\\_5.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(PH)0404_18_5.pdf)

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 the historical nature 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.

Among the issues of concern, the parking proposed in this application is fundamentally flawed. The applicant's proposal creates a parking deficiency of 32 parking stalls that would certainly exacerbate an already serious parking deficiency within the Kleinburg Village Core. As you are aware, parking that cannot be accommodated by respective Kleinburg establishments, results in vehicles spilling onto Islington and Nashville, some of which are illegally parked. Within recent years, each development application within Kleinburg has incrementally contributed to parking shortages within the Village, resulting in frustrating and negative visitor experiences.

Comments from friends and family visiting Kleinburg consistently lament the fact that Kleinburg's heritage designation has been severely compromised due to our inability to create and move forward with a well thought-out parking strategy to accommodate the Village of Kleinburg. Cash-in-lieu of parking is often used as a remedy to applications that do not satisfy parking requirements. Cash-in-lieu of parking is not a comprehensive strategy and will not solve this issue. Until we have a comprehensive parking strategy, development applications such as this one should be rejected.

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With respect to the 18 parking spots proposed by the applicant, we reject the proposition of reducing the size of the parking spots as an acceptable solution. It is obvious that if the applicant had followed the official size of the parking spots, there would be fewer than the 18 parking spots proposed. We also find the applicant's proposal to reduce the size of the parking spot for persons with disabilities to be extremely insensitive. Furthermore, the location and distance of the designated handicapped parking spot from the proposed entrance demonstrates a lack of thought as well as compassion to persons with disabilities.

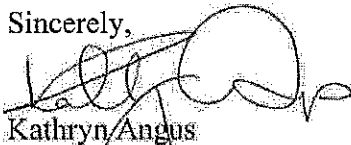
Our current traffic and parking deficiencies do not come without a price. Pedestrian safety is at risk when people are forced to walk around vehicles into the street, and bicycle riders are squeezed for road space. A tragedy is almost a certainty without a comprehensive parking strategy and solution. Furthermore, the current parking model does not serve Kleinburg businesses very well and they suffer greatly when visitors do not return out of frustration.

KARA is also opposed to the exceptions proposed to the Zoning By-law I-88 standards. Specifically, KARA is opposed to the ZERO metre setbacks and landscape strips in items; f, h, i, j, k and m as well as the reduced front yard setback from 2 metres to 1.7 metres. The Village of Kleinburg's heritage depends heavily on maintaining as much green space and mature trees to augment its historical designation and therefore KARA objects to the proposed reduction of landscape size from 10% to 6.2%. Any deviation to setbacks, landscape strips and landscape coverage would be precedent setting and would further erode the look and feel of Kleinburg.

KARA has also reviewed the applicant's architectural elevation designs and has concluded that they leave much to be desired for a heritage district such as Kleinburg. The proposed designs lack contextual value, heritage character and provide very little to complement the heritage nature of the broader Kleinburg Village Core.

Given our position, KARA is always very open to provide input and reviewing a resubmission of the application. However, KARA would also like to stress that the current City parking model is failing our historical village and that a comprehensive parking strategy and solution is long overdue and needs to be developed as soon as possible.

Sincerely,



Kathryn Angus

President, Kleinburg and Area Ratepayers Association

[KARA@kara-inc.ca](mailto:kara@kara-inc.ca)

cc: KARA Board and Members  
KARA Development Committee