

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

November 25, 2013

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

<u>C</u> <u>8</u>
COMMUNICATION
CW (PH) - <u>Nov. 26/13</u>
ITEM - <u>6</u>

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

cc: Jeff Solly, Sorbara Group

Re: Committee of the Whole (Public Hearing) November 26, 2013 Item 6. - File Z.13.030 – "Kleinburg North"

Dear Mayor, Members of Council, and planning staff,

KARA met with a representative of the developers for the subject developments on October 17, 2013 to review the exceptions being sought for height and lot coverage. We greatly appreciated the opportunity to meet again with the developer and provide input on the proposed changes.

It is our understanding that the exceptions being sought for maximum building height arises solely from the low impact design of this development and the associated grading to achieve the low impact design. Due to this non-standard grading and the way in which building height is measured, exceptions are being sought on a site by site basis. It is also our understanding, that if this were not a low impact design, the maximum height for all these lots would be within the 9.5 m maximum allowed. We do appreciate the merits of the low impact design and therefore will not object to the lot specific height variances.

Regarding the maximum lot coverage exemptions requested, KARA believes that inclusion of the covered decks/porches in the determination of lot coverage is appropriate in that these areas could easily be enclosed in the future. We do not support the exceptions requested. Rather, we believe that the footprint of the homes should be reduced slightly to allow for the decks and porches, keeping the lot coverage at 35% maximum.

Sincerely,



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