

March 4, 2019

TO: Mayor and Members of Council,

Cc: Todd Coles, Jason Schmidt-Shoukri, Judy Jeffers, Mark Antoine, Carmela Marelli

Sent Via Email

RE: OP.18.0222 Z.18.035

10398 and 10402 Islington Avenue, Kleinburg

Dear Mayor Bevilacqua and Members of Council:

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our concerns with 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:

- Height is 12.4M vs by law of 9.5M
- KNHCD indicates max Floor Space Index at 0.6 / OP at 1.0 / this proposal has a FSI of 1.07
- Lot coverage is 29% ... higher than OP.
- Setbacks are well over by-law requirements – should line up with heritage building on adjacent Averton Property as this is the entrance to the villager core setback from top of bank should be 10 M
- removal of significant trees under current plan ... should follow the tree by-law.
- Elevation on the east side of the building facing Islington should have the appearance of being two-storey – same as Averton property
- The proposed 4 storey buildings exceeds the existing 2.5 storey limit
- The proposed application provides little heritage value to the Kleinburg Village

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..