

C21

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 2081447 Ontario inc
Date: December-04-24 4:18:49 PM

From: MARIA PIZZITOLA [REDACTED]
Sent: Wednesday, December 4, 2024 4:12 PM
To: Clerks@vaughan.ca
Subject: [External] 2081447 Ontario inc

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Re: applicant #: DA.17.071
10489 Islington Ave. (Ambience)

Good afternoon,

I was unable to attend last night's committee of adjustment regarding the above noted property. I am the neighbouring property owner on Kellam St.

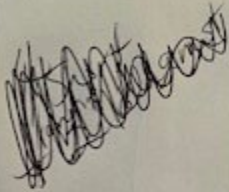
In light of the material presented by one of the speakers, see below:
(attachment 7: zoning bylaws proposed site specific exemptions)
It's obvious that they are deficient in many categories and no revisions were made.

I am not objecting to development. I am simply asking for some adherence to bylaw requirements. A commercial property of the current magnitude if approved will set precedence to future developers leaving the village strained and depleted of its charm.

Attachment 7
Proposed Site-Specific Exceptions to Zoning By-law 001-2021

Table 1

| | Zoning By-law 001-2021 Standards | KMS Main Street Mixed-Use – Kleinburg Zone Requirements | Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements | |
|----|---|---|---|-----|
| a. | Minimum Front Yard Setback (Islington Avenue) | 2 m | 1.65 m | (-) |
| b. | Minimum Interior Yard | 1.8 m | 0.2 m (South Lot Line) | (-) |
| c. | Minimum Exterior Yard (Kellam Street) | 4.5 m | 0.7 m | (-) |
| d. | Maximum Lot Coverage | 30% | 45.6% | (-) |
| e. | Maximum Encroachment of Stairs and Planter Boxes | 1.8 m (Front Yard) | 0 m (Exceeds the Property Line of the Subject Lands and may require an encroachment agreement) | (-) |
| f. | Maximum Building Height | 9.5 m | 10.62 m | (-) |
| g. | Minimum Landscape Strip Width Abutting a Residential Zone | 3 m (Interior Side Lot Line and Rear Lot Line) | 0 m (Interior Side Lot Line and Rear Lot Line) | (-) |
| h. | Minimum Required Landscaping | 10% | 0% | (-) |
| i. | Minimum Amenity Area | 8 m ² /unit @ 5 units = 40 m ² | 0 m ² /unit @ 5 units = 0 m ² <i>no amenity space</i> | (-) |
| j. | Minimum Contiguous Outdoor Amenity Area | One (1) contiguous amenity area with 55 m ² | No contiguous amenity area, 0 m ² | (-) |
| k. | Minimum Parking Space Size | 2.7 m x 6 m | 2.6 m x 5.7 m | (-) |

| Zoning By-law 001-2021 Standards | KMS Main Street Mixed-Use – Kleinburg Zone Requirements | Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements |
|--|--|--|
| I. Minimum Number of Parking Spaces | i) <u>Retail/Commercial</u> 249.98 m ² @ 2.7 spaces/100m ² of GFA = 7 spaces ii) <u>Residential Visitor</u> 5 units @ 0.2 spaces/unit = 1 space iii) <u>Office</u> 87.29 m ² @ 1.8 spaces/100m ² of GFA = 2 spaces iv) <u>Residential</u> 5 units @ 1 space unit = 5 spaces Total = 15 parking spaces  | i) <u>Retail/Commercial</u> 249.98 m ² @ 1 spaces/100m ² of GFA = 3 spaces (Two (2) of the Retail/Commercial parking spaces are located within the loading area and shall not be used during the waste collection time.) ii) <u>Residential Visitor *</u> 5 units @ 0.4 Spaces/unit = 2 visitor spaces iii) <u>Office *</u> 87.29 m ² @ 1.8 spaces/100m ² of GFA = 2 spaces iv) <u>Residential *</u> 1 spaces/unit @ 1 space unit = 5 spaces * Note: The Office, Residential Uses, and Residential Visitors are providing the required parking spaces and no exceptions are required for these uses. Total = 10 parking spaces |

| | Zoning By-law 001-2021 Standards | KMS Main Street Mixed-Use – Kleinburg Zone Requirements | Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements |
|----|--|---|---|
| m. | Maximum Number of Compact Parking Spaces (2.4 m Width x 4.8 m Length) | 10% (1 space) | 20% (2 spaces) <i>not over 5 spaces</i> |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.