

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] OPA File OP.17.012 / Zoning By-Law Amendment File Z.17.033 - 10489 Islington Avenue (Comments re December 3 Public Meeting Committee of the Whole)
Date: Monday, December 2, 2024 8:16:00 AM

From: Paul Fallone [REDACTED]
Sent: Friday, November 29, 2024 9:26 PM
To: Clerks@vaughan.ca
Cc: [REDACTED] Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] OPA File OP.17.012 / Zoning By-Law Amendment File Z.17.033 - 10489 Islington Avenue (Comments re December 3 Public Meeting Committee of the Whole)

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To: City of Vaughan, Office of the City Clerk

My wife (Cinzia Recine) and I (Paul Fallone) own the three (3) commercial properties within the immediate vicinity of the subject lands, situated on the northeast corner of Kellam Street & Islington (a. [REDACTED] Islington) and along the north side of Kellam Street (b. [REDACTED] Kellam and c. [REDACTED] Kellam). The subject application therefore has a direct impact on the operation of our buildings.

With respect to the subject application, we have 2 main concerns which are referenced in the Committee of the Whole (Public Meeting) Report as “matters to be reviewed as Identified by the Development and Parks Planning Department”:

1. Traffic Impacts, Road Widening and Access – It should be noted that existing traffic conditions within the immediate vicinity of the subject lands are already materially impaired given the ongoing works related to the Kleinburg Village Improvement Project (KVIP) scheduled to be completed in late 2026. **We request that City staff work in collaboration with the Applicants to develop and offer mitigants to relieve traffic congestion and access to our properties, especially if the subject development construction will coincide with the ongoing roadworks related to the KVIP. With very limited setbacks of the new development, how will the subject development accommodate large equipment, work crews, etc? How will it impact our property access, both during construction and after completion?**
2. Cash-in-Lieu Parking -- Due to the limited parking availability in the Village as well as the parking shortfall as proposed in the subject development, parking remains an important

concern for us. The Applicants already operate several (non-conforming) businesses on the subject lands with NO on-site parking, and their patrons are forced to utilize street parking, and at times the parking on our property. The Report states “The Infrastructure Delivery Department in response to direction from Council, will not remove the two (2) lay-by parking spaces located on the south side of Kellam Street as part of the Kleinburg Village Improvement Project and seek to amend the City’s Parking By-law 64-2019 to permit the lay-by parking spaces on Kellam Street”. **We request that the City ensures this directive is upheld at all times (pre-development, during development, and after development) as it is a very important mitigating factor to both the limited parking in the Village, and especially the parking shortfall of the subject development.**

Cinzia Recine will be attending the Public Meeting to offer her deputation in person, unfortunately I cannot attend in person.

Paul Fallone and Cinzia Recine
Residing at [REDACTED] Granary Road,
Kleinburg ON
L0J 1C0

Owners of
[REDACTED] Islington, [REDACTED] Kellam St., [REDACTED] Kellam St.,
Kleinburg ON
L0J 1C0