

Kleinburg and Area Ratepayers' Association

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Communication

CW(1) – June 4, 2025

Item No. 4

To: Members of the Committee of the Whole / City of Vaughan
Todd Coles / Office of the City Clerk
Vince Musacchio / Planning, Growth Mgmt & Housing Delivery
Re: June 4, 2025 Committee of the Whole Mtg (1pm session) - Item #4
10489 Islington Avenue
Date: June 3, 2025

K.A.R.A. (Kleinburg & Area Ratepayers' Association) has had ongoing discussions with the applicant and made several representations to the city related to this project in previous years. The proposed mixed use development (2 ½ storey addition consisting of 5 residential units and ground floor commercial) is a significant improvement over 2018 plans but virtually unchanged from plans presented in December 2024. Significant deviations from the Vaughan Official Plan and zoning by-laws amendments are being requested to permit approval this application.

K.A.R.A. acknowledges the contribution the applicant has made as a merchant in the town core and the effort made to integrate the existing buildings with the addition in a manner that satisfies Heritage Vaughan.

However, K.A.R.A. has the following issues with the proposal:

- Very significant shortfalls on setback especially on Kellam
- significant parking deficiency (5 parking spots short / 35% deficiency)
- non-existent landscaping buffer abutting residential property to the east
- issue and degree of encroachment on city property on Kellam and to a lesser degree on Islington Avenue appear to be unresolved
- concern that approval would establish a precedent for similar properties on Islington Avenue

K.A.R.A. is fully supportive of the intent of the applicant to better utilize a partly vacant lot, but reluctantly is opposed to the application in its present form.

Respectfully



John Cutler
President

Kleinburg & Area Ratepayers' Association