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Hon. Maurizio Bevilacqua, Mayor, Council and City Planners
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

January 22, 2019

**PUBLIC HEARING
COMMUNICATION**

C12

Date: Jan 22/19 ITEM NO. 1

Dear Mayor, Regional Councillors, Councillors, and City Planners,

RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

OWNER: Portside Developments (Kleinburg) Inc. "10568 Islington"

Lot 24, Plan 268, Pt Lot 18, Plan 210 and Part 1, Plan 65R-16052 Ward: 1

File Nos.: Z.17.018 + Related Files" DA.17.042

We ask the city to enforce all by-laws and planning objectives as provided in the Kleinburg Nashville Heritage District Plan and VOP for the proposed development at 10568 Islington (the "Proposal").

Our principal concerns are as follows:

1. CONSIDERATION & PRESERVATION OF HERITAGE RESOURCES:

The Kleinburg Heritage District Conservation District Plan "KNHCDP" indicates this property as a 'Heritage property'. This home and outbuilding are inventoried in the KNHCP. As stated as the General Goal of the Vaughan Official Plan For the Kleinburg area, we request the city to **"the fullest extent possible, protect both built and natural heritage resources VOP 12.4.1.1"**. For example, as stated in the heritage chronology, this property was previously owned by John Kline as well as has association with the Howland Brothers – and cultural significance should be evaluated with appreciation.

2. BUILDING SET BACK VIOLATION to BY LAW 1-88

The rear setback of the building (from second storey upward) and Garbage Collection is 2.5M vs 15M by law. We request the city to enforce our By-Law. ***see appendix A-1 attached.**

3. RETAINING WALL SET BACK VIOLATION to BY LAW 1-88

The retaining walls violate set backs: Proposal indicates a setback of 1.5M vs 2.2M by-law. We request the city to enforce our By Law.

4. SIZE AND SCALE; *CONSIDER PATTERN/SCALE OF NEIGHBORING PROPERTY*

- i) FSI, as set out in the KNHCP is 0.6% vs this proposal of 0.95%
- ii) The building is 10X the size of neighboring properties and should consider impacts of privacy and shadowing to adjacent neighbors. KARA requests that the General Goal (12.4.1.1; of our OP; "Ensure that land use and built form are compatible with the scale character of the existing community and integrated with the existing contemplated pattern of development in the surrounding area.") be executed.
- iii) Foot print of building is 35% vs OP of 27%

We request the city to enforce scale and size of new development as outlined in 9.5.1 of the KNHCDP and **VOP 12.4.10.21 where such states: "New development will be compatible with adjacent and neighboring development by ensuring siting and massing of new buildings does not result in negative impacts on adjacent properties, particularly with regard to overlook, shadows, wind, and other environmental and compatibility factors".** *see appendix A-2 attached

5. TREES AND VEGETATION; *PRESERVE MATURE EXISTING TREES*
THIS PROPOSAL WOULD CLEAR CUT 56 MATURE TREES!

There are a number of mature trees and vegetation that add to the forest like rural setting of this area. We request that "existing mature trees be preserved" as outlined in 9.5.2 of the KNHCDP. Further a main general goal of the VOP for Kleinburg area is to **"the fullest extent possible, protect both built and natural heritage resources, VOP 12.4.1.1"**. The proposal of clear cutting 56 mature trees is NOT in conformance to this goal. Of these trees, many are mature sugar maples, scotch pines and white spruces. The KNHDP encourages the planting of these specific species. Further, this proposal would require the removal of 12 mature trees that are on adjacent lots. Most of these trees are on city property, and the removal would be in direct opposition to Tree Preservation By laws, and goals established in our VOP such as **12.4.10.12 Views, Vistas and Focal points where such states : "INVENTORY SIGNIFICANT TREES WITH THE GOAL OF MAINTAINING THE VILLAGE CHARACTER WHEREVER POSSIBLE"**- *see appendix A-3 attached.

6. SOURCE WATER PROTECTION AREA; *ENSURE PROTECTION.*

The lands are within the WHPA-Q (Recharge Management Area) and are required to address the requirements of the Source Water Protection Plan. KARA requests that all measures be taken to ensure the protection of the drinking water supply.

As stated, we request that the city to evaluate the proposal and to the fullest extent possible, execute the goals and objectives of the VOP and Kleinburg Nashville Heritage Plan.

Yours truly,

Kathryn Angus, President, Kleinburg & Area Ratepayers' Association