

**C2**  
**Communication**  
**CW (1) – December 1, 2020**  
**Item # - 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] Portside  
**Date:** November-27-20 2:30:20 PM  
**Attachments:** [10568 Islington public comment Nov 26 2020.pdf](#)

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**From:** mark inglis <[REDACTED]>

**Sent:** Friday, November 27, 2020 2:16 PM

**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>

**Cc:** Kathryn Angus <[REDACTED]>; Peter Gould <[REDACTED]>; Laura De Faveri <[REDACTED]>; Mark Tatone <[REDACTED]>

**Subject:** [External] Portside

Please find attached a letter regarding the proposed Portside development on Islington Avenue. Please include this in the agenda for the Committee of the Whole next week.

Let me flag the appendix which indicates the nature of the existing site - the development will change the character of the north end of the Village, yet council members went to lengths to salvage one or two trees at Montage and fined developers for tree removals north of Kellam Street. I could find no information related to their requirements to replace the trees. Please also refer to ISA standards for Plant Appraisal. But the most obvious planning misfire is the context or adjacency which is not addressed. The trees on the adjoining property will be irreparably damaged, yet these established trees will be that which will help with the adjacency of multiples to single family residential land uses. The building set close to the north property line will dwarf and shadow the residence north of it - again a problem of adjacency.

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Mark Inglis

[REDACTED]  
[REDACTED]  
[REDACTED]

November 26, 2020

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

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**  
**OWNER: Portside Developments (Kleinburg) Inc.**  
**File Nos.: Z.17.018 + Related Files DA.17.042**

We are homeowners at [REDACTED] Main Street, Kleinburg. This letter expresses our concern about the application for amendments to the Official Plan and Zoning Bylaws for the property located north of the RBC and south of Lester B. Pearson Street.

Our concerns are as follows:

**1. Size, Scale and Design:**

- i) The proposed structure is more than the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) The proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) The proposed structure intrudes regulated setbacks, in particular causing shadowing and visually imposing on the house/property at the corner of Lester B. Pearson/Islington;
- iv) The property is a heritage designated property and therefore special consideration should be taken to preserve its natural and built heritage, notwithstanding its review;
- v) The 3m high retaining walls designs have not been shown. The need for the retaining walls indicates that the geographic character of the site will demonstrably change, altering the land character of the site and the north entry to the village of Kleinburg.
- vi) The building on this proposal is larger than the size of the buildings on neighboring properties showing no sympathy for adjacent properties as set out in the OP;
- vii) The proposed structure exceeds the maximum height as set out in the OP, again dominating the one-storey structures on both sides and across Islington Avenue (adjacency compromised);
- viii) The proposed structure intrudes regulated setbacks as per our By-Laws. The north setback is particularly objectionable, creating shadowing of the adjacent residential property; and,
- ix) In addition, car maneuvering will create noise and light pollution for adjoining neighbours.
- x) The north setback will impact over 50 adjacent trees both on and near the property line by removal, damaging roots and shading their growth. The adjoining landowner(s), whose trees will be removed, should be compensated for the tree loss in accordance with the International Society of Arboriculture standard Trunk Formula Method assessment practices. - The Appraised Value of a landscape plant is based on the cost of replacing a plant of the same or a comparable species and size in the same place. - ISA Guide For Plant Appraisal. Although the proponent will be required to replace the trees

(in excess of the landscape requirements of the site planning process), there is no space for planting on the site. How will this be addressed?

2. **Parking & Traffic:**

- i) The Development fails to provide adequate parking contrary to Bill 1-88 that anticipates single family residential;
- ii) Increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure, while the drawings provided on the Vaughan.ca website show no sidewalks on Islington; and,
- iii) Traffic calming speed bump is in front of this property - It will need to be recognized or enhanced for safety, given the greater number of traffic movements derived by this intensification. Increased vehicular traffic will in turn intensify noise issues, safety concerns regarding children, congestion and strains on infrastructure.

3. **Negative Impact on Flora & Fauna:**

- i) The Development threatens the entire tree canopy on the property together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area. Winds have increased on adjacent properties and sun infiltration has caused an increase of the heat island effect.
- ii) Similarly, the village character, its greenness, will be affected similar to what happened at the rear of properties north and south of Kellam Street, for properties fronting on Islington Avenue.

4. **Community Benefit:**

- i) The Development provides limited community benefit. The success of living in the Village of Kleinburg is premised on a walkable community connected to its adjoining valleys. The removal of trees and change to the physical geography of the village will forever detract from the previous village personality.

It would be appropriate for the proponent to show the context of this project with the adjoining properties. This could be done by including the buildings to the south and north of the properties on the elevations, or to create a separate drawing that shows the project in perspective in the Kleinburg context. The proponent should show, in aerial perspective, what the site will look like compared to a drawing or oblique Google Earth image showing the new development in context and removed tree cover. I attach a Google Earth image of the site.

We believe that it is in the City of Vaughan's best interest to take active measures to enforce the well-established Official Plan and Heritage Plan for the area.

Yours truly,



Mark and Lorraine Inglis,  
Main Street, Kleinburg



