

From: Clerks@vaughan.ca
To: [Bellisario, Adelina](#)
Subject: FW: [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue
Date: November-27-20 3:05:59 PM
Attachments: [image001.png](#)
[image002.png](#)

It may of sent twice, my computer lost connection

From: Laura De Faveri [REDACTED] >
Sent: Friday, November 27, 2020 2:52 PM
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Cc: Kathryn Angus <[REDACTED]>; Peter Gould <[REDACTED]>; Mark Tatone <[REDACTED]>; Mark Inglis <[REDACTED]>; Chris Adamkowski <[REDACTED]>; Minatech9 <[REDACTED]>; Frank Abreu <[REDACTED]>
Subject: [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue

Dear Mayor, Council, and City Planners,

I am writing to you to discuss the proposed development at 10568 Islington Avenue, which has submitted an application to amend the Official Plan and Zoning By-Law from "R1 Single Family Detached Dwelling" Zone to "C11 Mainstreet Commercial" Zone.

I am concerned with such an amendment. The city block that the proposed development sits on is a unique block of the village of Kleinburg, which includes the home of the former prime minister Lester B. Pearson, and is **DIRECTLY** backed by residential properties. This is very different from the development that has gone up in Kleinburg thus far.

Currently, the commercial properties on the East side of Islington also back onto residential properties (Napier Street, John Street, and Kellam Street) but all the commercial buildings are existing heritage buildings that are relatively small, with footprints averaging 200 sq. metres, and are on relatively large lots. They tend to be close to the street, leaving deep rear yards between Islington Avenue commercial buildings and the residential properties to the East. The depth of the yards creates a buffer between the commercial activity on Islington Avenue and the residential uses behind them.

This is in **stark contrast** to the developments on the West side of Islington Avenue, where the properties back up only onto the Doctor's House Parking Lot and the unbuildable valley wall.

This new proposal at 10568 Islington Avenue is **vastly** different from the other developments in town as this will be the **ONLY** development of such size and magnitude to back directly onto existing

residential properties.

As stated in the Kleinburg-Nashville Conservation District Plan and Guidelines, the re-developments on the West Side of Islington Avenue are amiss in scale, precedent, and detail. The buildings and their landscape dominate the street and as Mr. Carter (who wrote the District Plan and Guidelines) indicates, they are "wrong" for the site and the damage done by these re-developments to the historic village character of Kleinburg is greatly exacerbated by the landscape and streetscape elements installed. Please avoid making this mistake again!

There are other issues with the proposed development:

Garbage disposal will also be an issue. There will be 3 large garbage receptacles (2 proposed at 10568 Islington Ave and 1 proposed at 30 Nashville Road) that will back **DIRECTLY** onto existing residential backyards. This poses a problem in many ways including loud noises from garbage trucks collecting waste from the large metal bins, odour and rodent issues.

The proposed development also requires the removal of 56 mature trees! ... 56! That in itself is a travesty.

We oppose the application to amend the Official Plan and Zoning By-Law and ask counsel to evaluate the unique location of the subject property and the vulnerability of the residents who have invested in the village and aim to maintain the quaintness that makes the village unique. Overdevelopment of this kind is unacceptable. Having by-laws changed to fundamentally alter the charm of the city, and benefit only the developer, is unacceptable. There are rules in place to protect the community and the village and we need these rules and by-laws to be followed and respected. We need to stop overdevelopment of Kleinburg on inappropriate lands and build responsibly. There are ways to develop responsibly and this is not it! We hope that we can have your support at the meeting being held on December 1st discussing this development at 10568 Islington Avenue and reconsider the proposal to change the zoning from R1 Residential to C11 Mainstreet commercial. Let us stand up for the village and preserve Kleinburg, while we still can.

Sincerely,

Laura De Faveri

Please note: the photos below depict the subject lands. The first shows the proposed development backing **DIRECTLY** onto residential properties. The second photo shows the existing multi-use residential building on Islington that do NOT back on to any residential properties. This is to emphasize the inappropriateness of allowing rezoning at 10568 Islington Avenue.

