

STATUTORY PUBLIC MEETING

KENTVIEW ESTATES INC.

10398 & 10402 ISLINGTON AVENUE

CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.18.022)

ZONING BY-LAW AMENDMENT (Z.18.035)

NOVEMBER 28, 2023

C5.

Communication

CW(PM) – November 28, 2023

Item No. 3

WESTON
CONSULTING

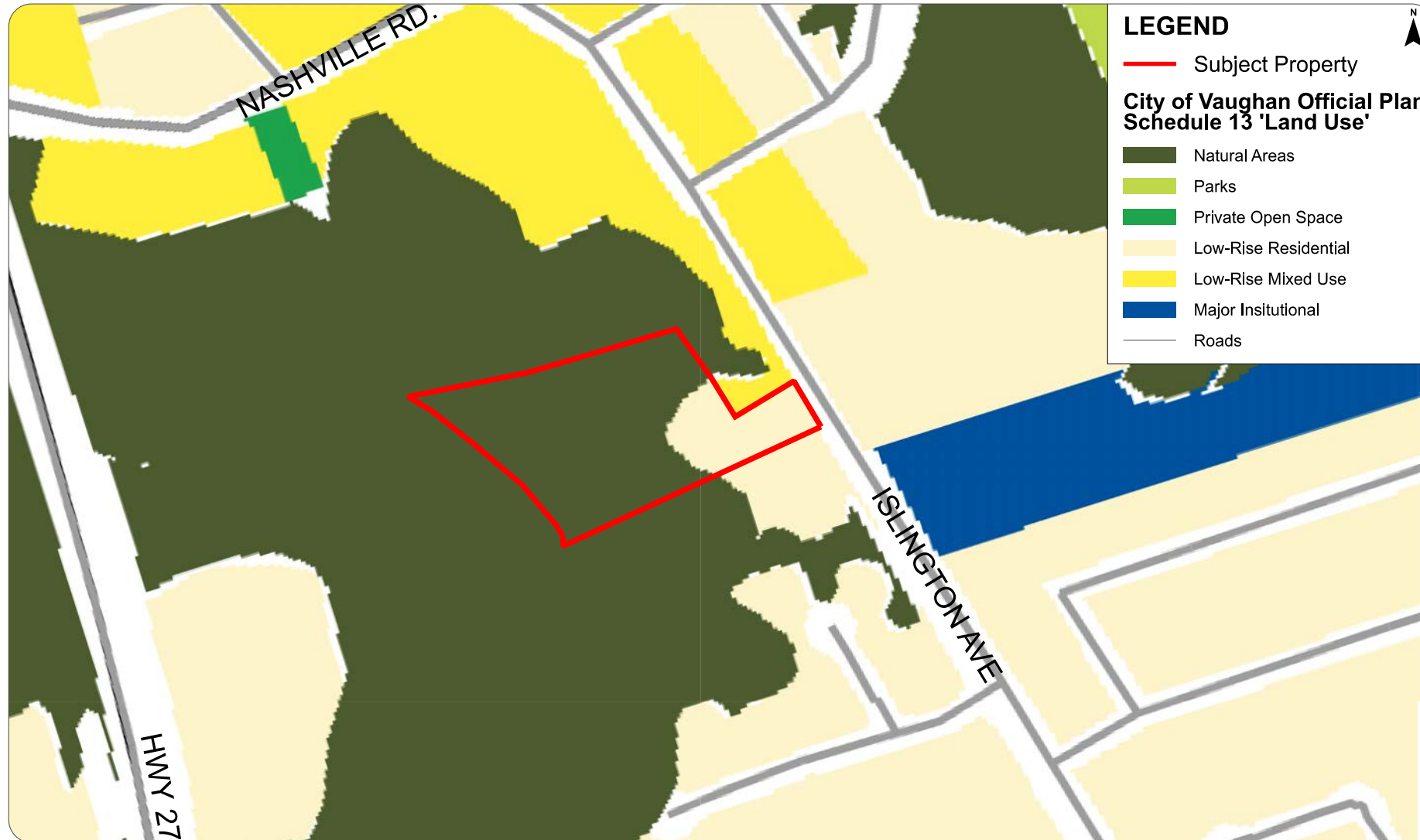


AREA CONTEXT



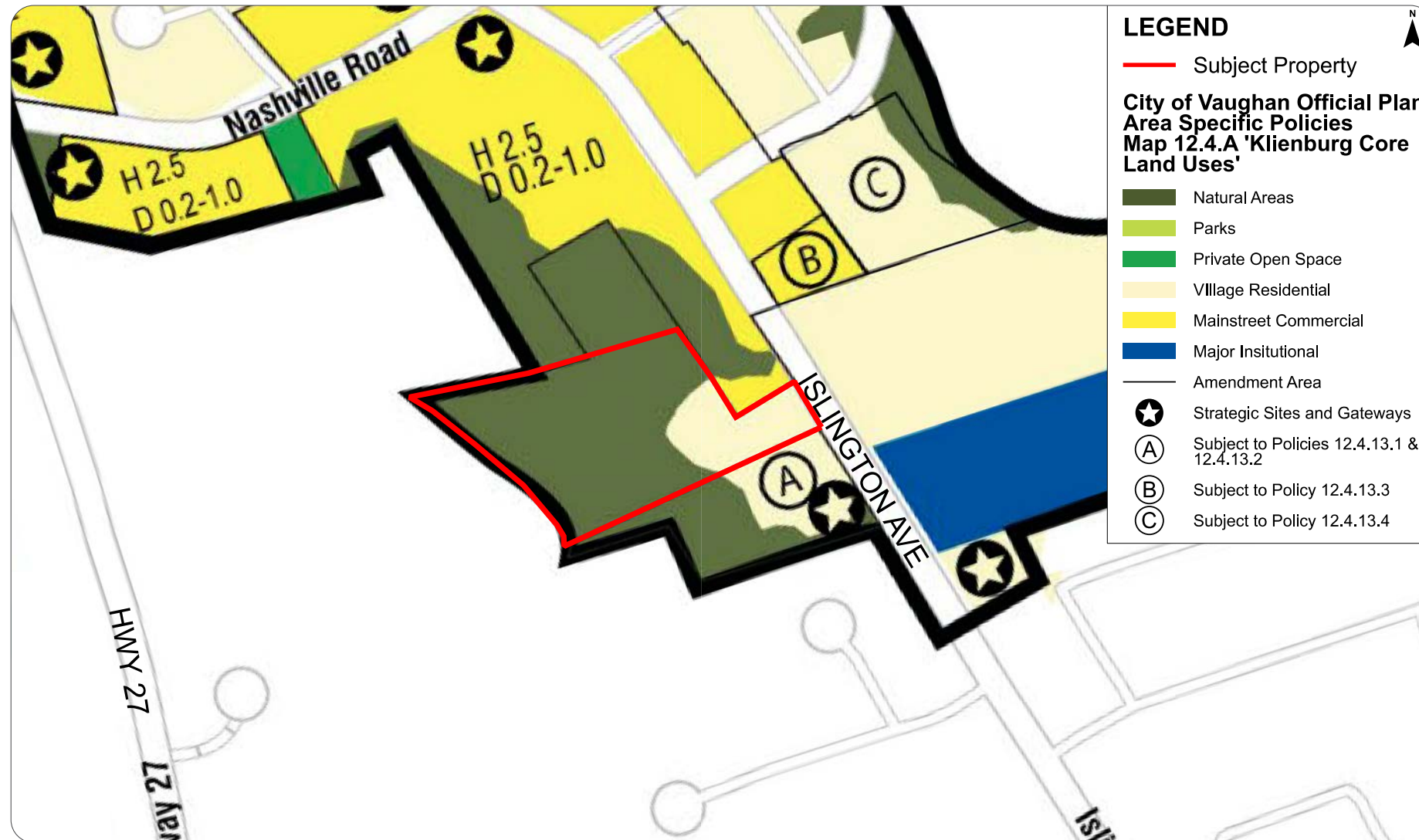
- **Size:** 2.18 hectares
- **Current Land Use:**
 - Open Space
 - (2) single detached residential lots
- **Site Frontage:** 33 metres along Islington Avenue

POLICY CONTEXT – VAUGHAN OFFICIAL PLAN



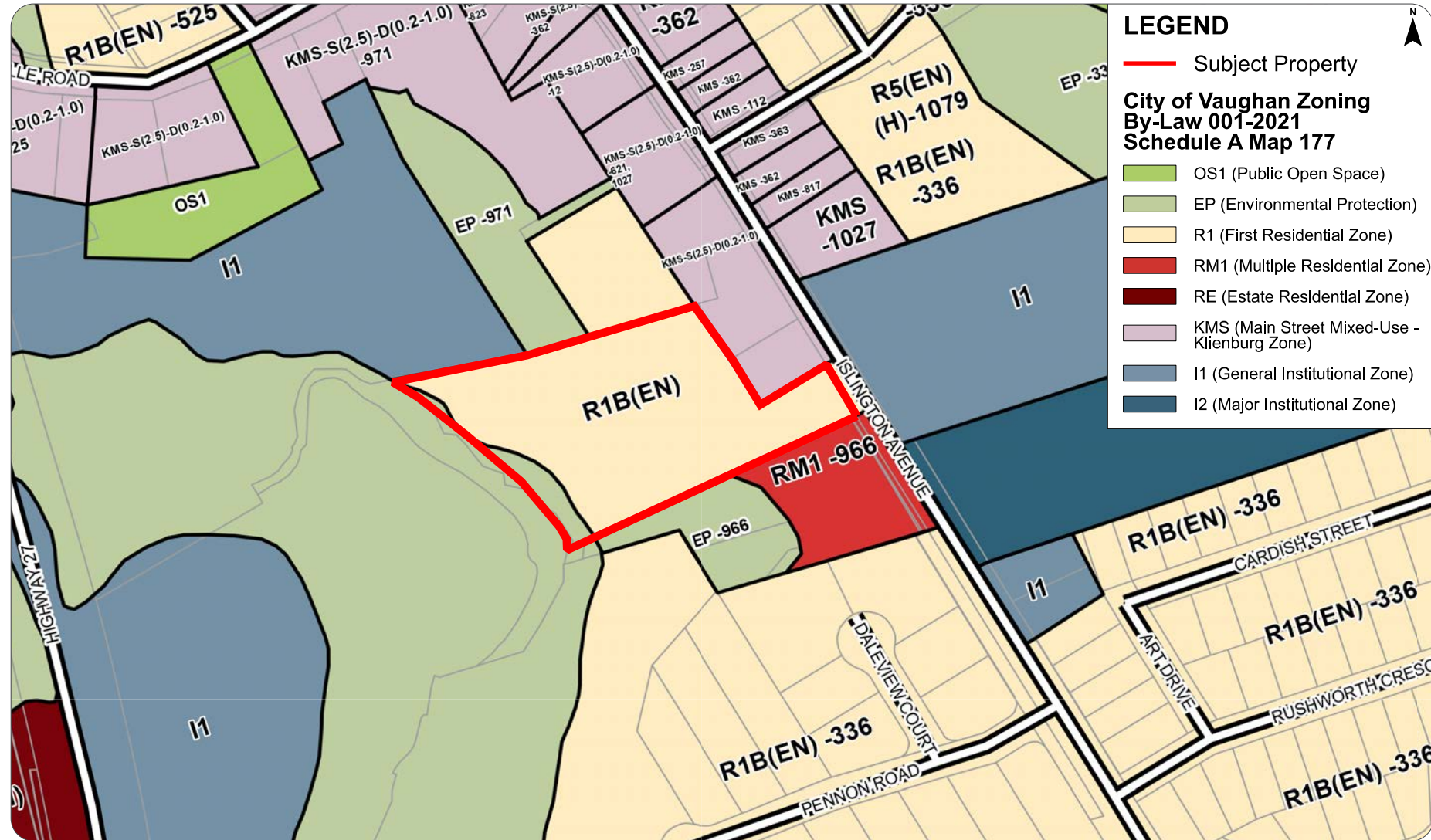
- **Land Use Designation:**
 - Low-Rise Residential
 - Natural Areas
- Located within a “*Local Centre*”
- Located within the Kleinburg-Nashville Heritage Conservation District

KLEINBURG CORE (AREA SPECIFIC POLICY 12.4)



- Designated as:
 - *Village Residential*
 - Permits detached residential dwellings
 - *Natural Areas*

ZONING BY-LAW 001-2021



- Zoned as *R1B – First Density Residential Zone.*

PREVIOUS DEVELOPMENT PROPOSAL



Previous Site Plan



Previous Render

PROPOSED DEVELOPMENT



Site Plan

RENDERING



Colour Rendering

ELEVATIONS



Colour Elevations

BUILDING SECTIONS



Cross Sections

Thank You
Comments & Questions?

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