

STATUTORY PUBLIC MEETING

10489 ISLINGTON AVENUE

CITY OF VAUGHAN

2081447 ONTARIO INC.

APPLICATIONS OP.17.012, Z.17.033, DA.17.071

DECEMBER 3, 2024

7:00 PM – 9:00 PM

C77.

Communication

CW(PM) – December 3, 2024

Item No. 2

WESTON
CONSULTING



SUBJECT PROPERTY



Aerial Photograph of Subject Property - Prepared by Weston Consulting

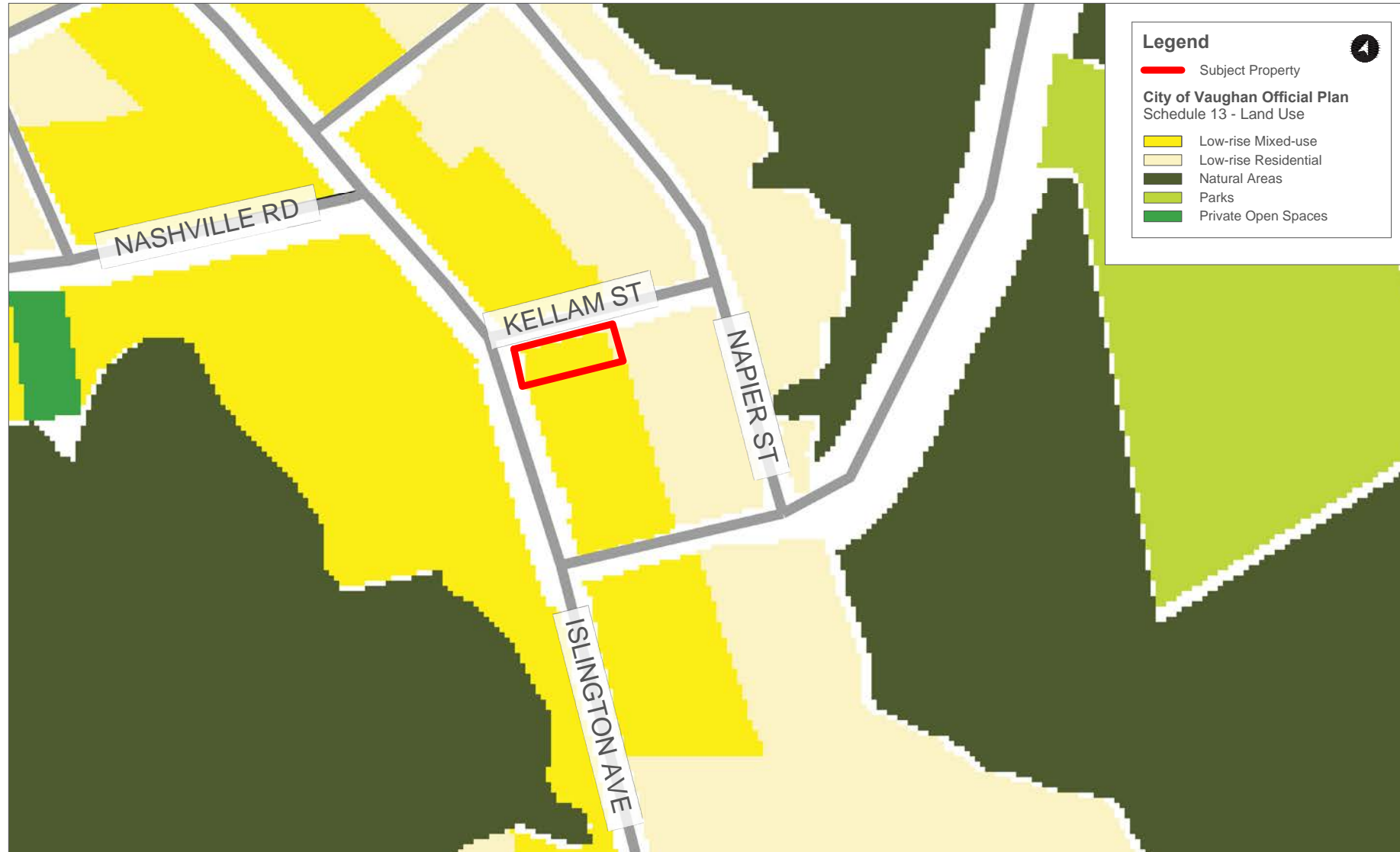
SUBJECT PROPERTY



Front View of Subject Property - Prepared by Weston Consulting

- **Two existing structures:**
 - 2-storey house (c. 1901 to 1902)
 - 1-storey “Ice Cream Shop” (c. 1911)
- **Entire site designated under Part V of the Ontario Heritage Act**
- **Site Statistics:**
 - Lot Area: 851.59 square metres
 - Lot Frontage: 17.27 metres

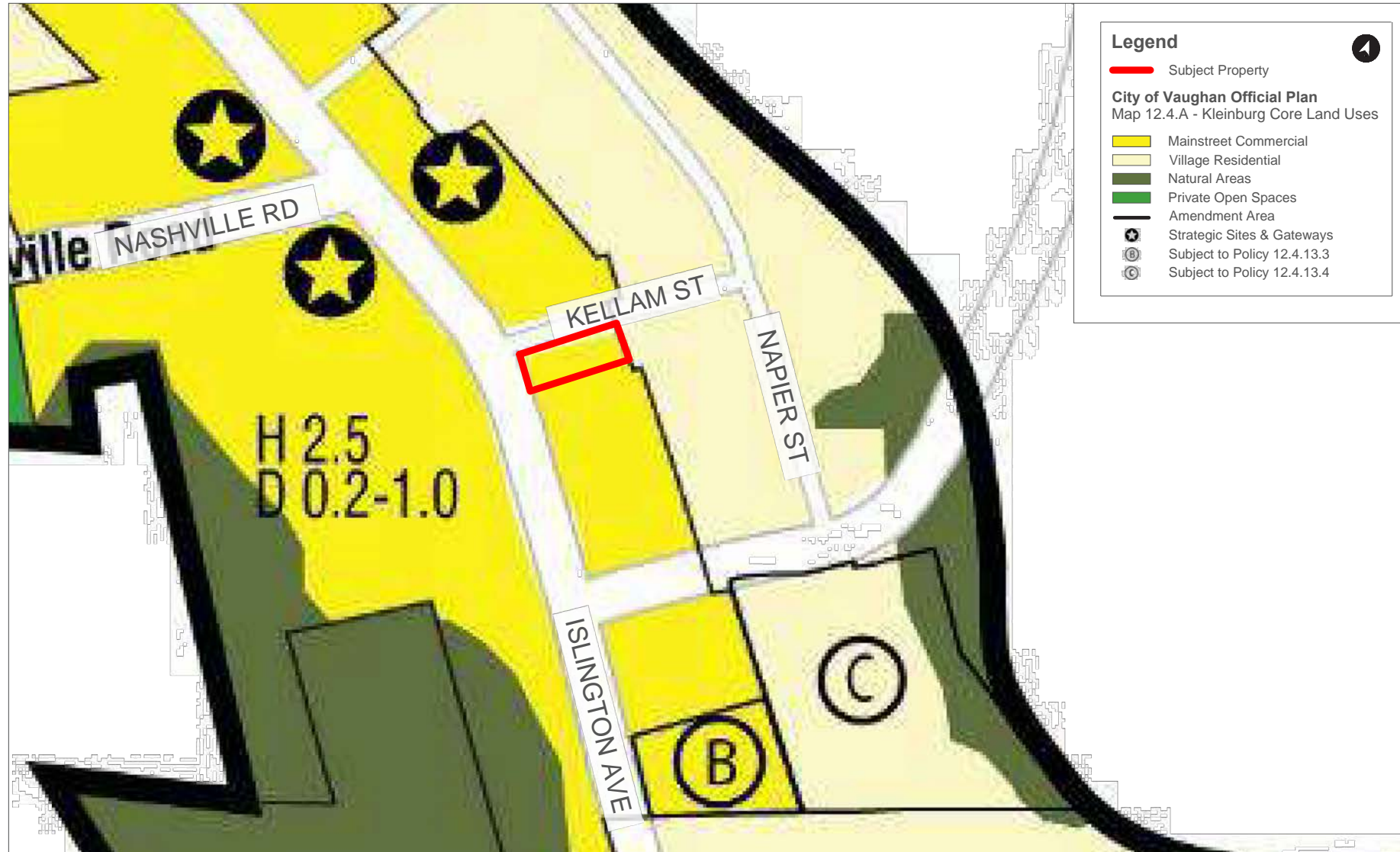
PLANNING FRAMEWORK – VOP 2010



- Located within 'Local Centre' as per Schedule 1 (Urban Structure)
- Designated 'Low-Rise Mixed Use' per Schedule 13 (Land Use)
 - Permits residential units, home occupations, small scale hotels, retail and office uses

Schedule 13 - Land Use - Prepared by Weston Consulting

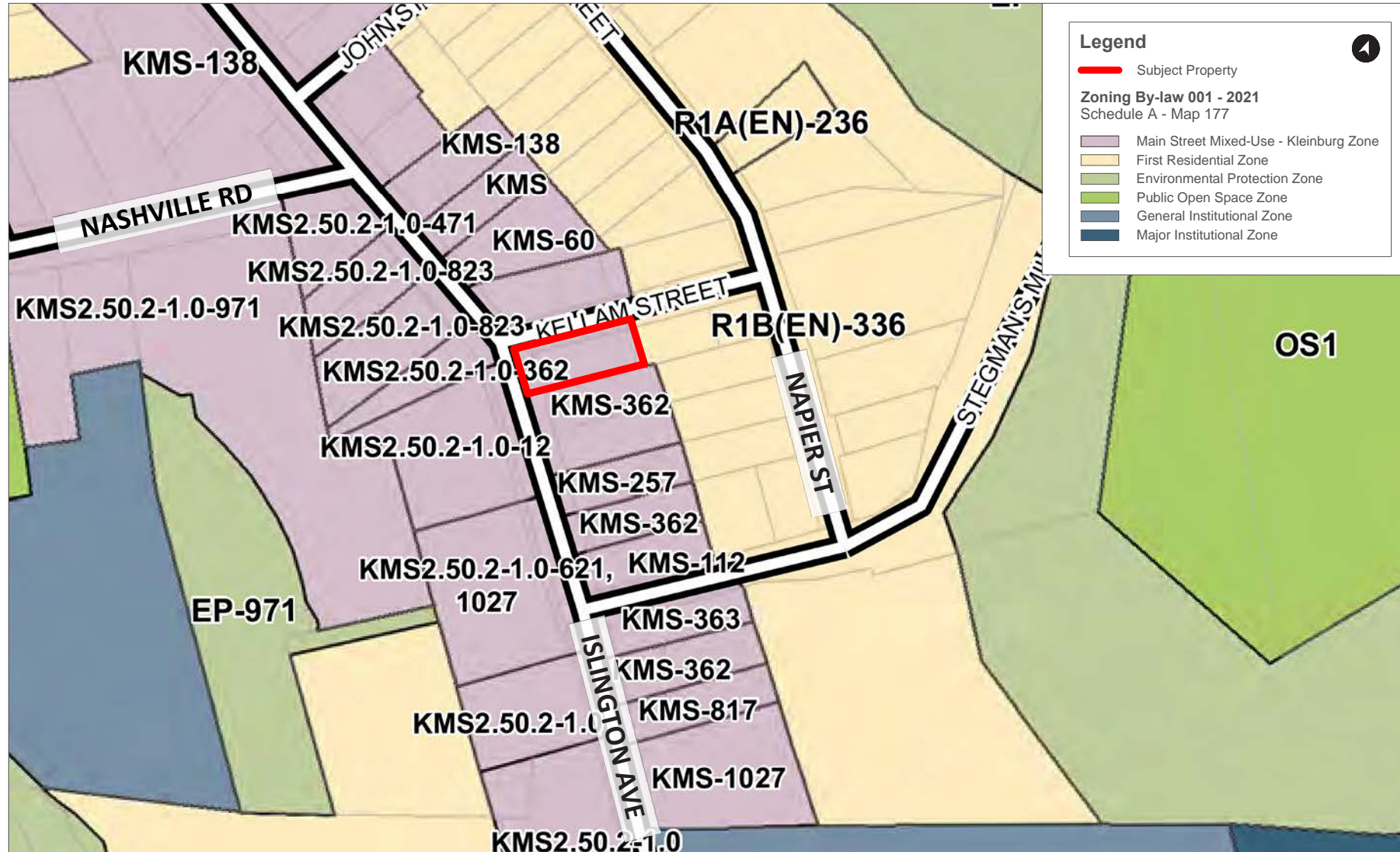
PLANNING FRAMEWORK – KLEINBURG CORE



Map 12.4.A - Kleinburg Core Land Uses - Prepared by Weston Consulting

- Designated 'Mainstreet Commercial' per Map.12.a
- Maximum Building Standards
 - 9.5 metres (height)
 - 1.0 FSI (density)
- Permitted Uses
 - Mix of commercial/retail uses along Islington Avenue, with residential units above.

PLANNING FRAMEWORK – ZONING BY-LAW 001-2021



- Zoned as 'KMS, Mainstreet Mixed-Use - Kleinburg Zone'
- Permits a variety of retail and commercial uses plus apartment dwellings above grade
- Max building height: 9.5 m

Schedule A - Map 177 - Prepared by Weston Consulting

PROPOSED DEVELOPMENT



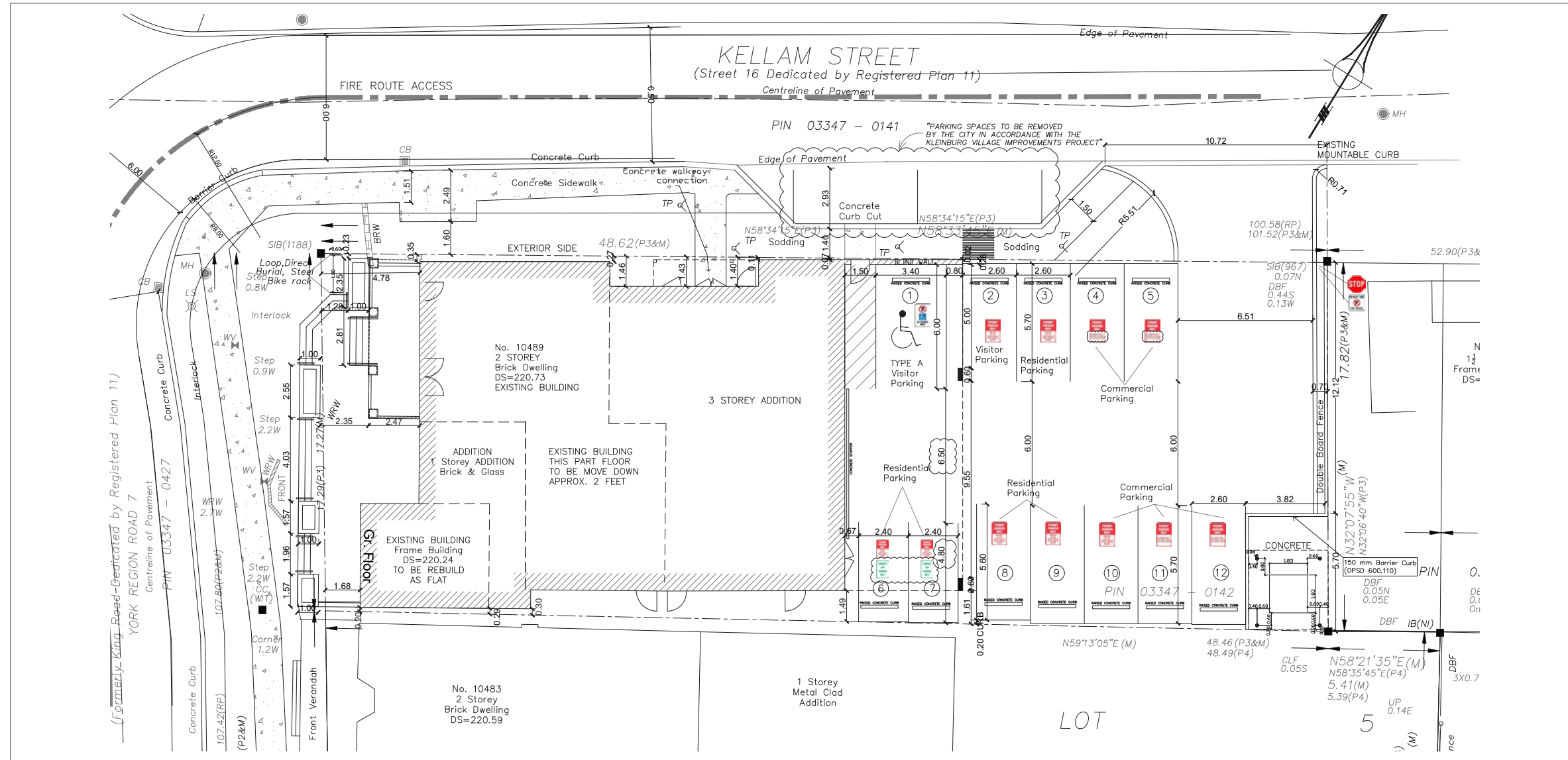
- Permit a 2.5 storey residential addition to the existing 2-storey building and expand the existing commercial floor area
- Reconstruct the Ice Cream Shop given its current state and better integrate it into the building expansion
- Various building improvements and architectural upgrades in keeping with the KNHCD Guidelines
- Add new parking facilities

DEVELOPMENT STATISTICS

Development Standards	Current Submission
# of Apartment Units	5 units
# of Commercial Units	2 units
Building Height	9.5 m
Residential GFA	588.21 m ²
Gross Floor Area	274.59 m ²
Floor Space Index	1.09
Lot Coverage	45.6%
# of Parking Spaces	12 spaces
Landscaped Area	112.11 m ² *

*Not inclusive of landscaping proposed in Kellam Village Improvements Project

IMAGE OF SITE PLAN



Site Plan - Prepared by Battaglia Architect Inc.

ISLINGTON AVENUE ELEVATION



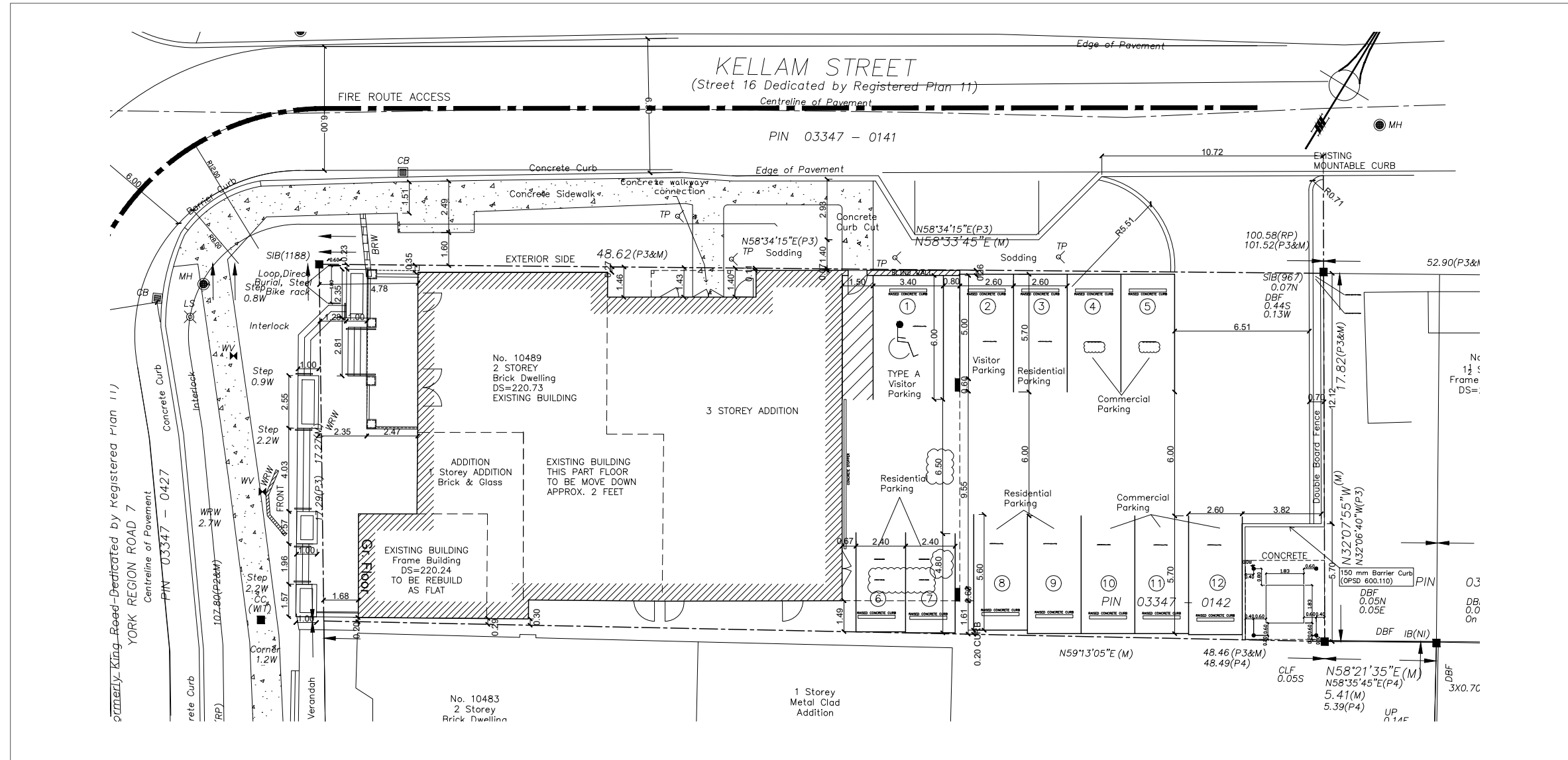
Islington (West) Elevation - Prepared by Battaglia Architect Inc.

KELLAM STREET ELEVATION



Coloured Elevation - Prepared by Battaglia Architect Inc.

IMAGE OF THE NEW PLAN



Site Plan - Prepared by Battaglia Architect Inc.

DEVELOPMENT APPLICATIONS

- Amendments to the Official Plan and Zoning By-law have been submitted to permit exceptions for site-specific performance standards such as building height, FSI, parking spaces, and setbacks related to the legal non-conforming status of the heritage structure
- Concurrent application for Site Plan Approval is being reviewed to finalize technical details.

Thank You
Comments & Questions?

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