

June 16, 2025

**By E-Mail Only to *clerks@vaughan.ca***

Committee of the Whole  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

*Attention: Todd Coles, City Clerk*

His Worship Mayor Del Duca and Councillors:

**Re: Item 6.9 - COW Meeting June 17, 2025  
10398 and 10402 Islington Avenue  
Draft Plan of Subdivision File 19T-24V006**

We are counsel to Kentview Estates Inc. (“**Kentview**”), the owner of the lands located at 10398 and 10402 Islington Avenue (the “**Subject Lands**”) and the applicant in respect of the above-noted draft plan of subdivision (the “**Draft Plan**”).

Following receipt of the Report from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery (the “**Staff Report**”) released on June 10<sup>th</sup> regarding the Draft Plan, we and Kentview’s land use planning consultant, Weston Consulting, have had discussions with City planning staff and legal counsel regarding the recommendations in the Staff Report. As a result of those discussions, we understand that City staff will be submitting additional correspondence containing an amended version of Attachment 4, being the proposed conditions of approval, and confirming that site plan approval will not be required for this development.

We are writing to confirm that the proposed conditions in the amended Attachment 4 and the proposed redline revisions to the Draft Plan presented in Attachment 2 of the Staff Report are acceptable to Kentview on the understanding that site plan approval will not be required.

By way of background, the applicability of site plan approval was a matter that was specifically discussed between City staff and Kentview at the pre-consultation stage and it was agreed that the development could proceed with draft plan approval only and that a site plan application would not be required. Kentview subsequently proceeded with the draft plan application on that basis.

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It is our view that site plan level details either have already been addressed through the Draft Plan application or will be addressed through the clearance of the draft plan conditions and/or the future condominium process. We are pleased that City staff agree with this assessment.

We thank City staff and counsel for their co-operation in working with us to resolve Kentview's concerns and ensure that the proposed development will be able to proceed in an efficient and timely manner. Kentview looks forward to continuing to work collaboratively with the City to bring this housing project to fruition

Please provide us with notice of any decisions of the Committee or Council in respect of this matter.

Yours truly,  
**DAVIES HOWE LLP**



Meaghan McDermid (she/her)

copy: Michael Vani, Weston Consulting  
Client