

5315 KIRBY ROAD, VAUGHAN, ONTARIO

COMMITTEE OF THE WHOLE PUBLIC MEETING - DECEMBER 1ST, 2020

Brutto Consulting

COMMUNICATION – C2
ITEM 2
Committee of the Whole (Public Meeting)
December 1, 2020

SITE LOCATION AND CONTEXT



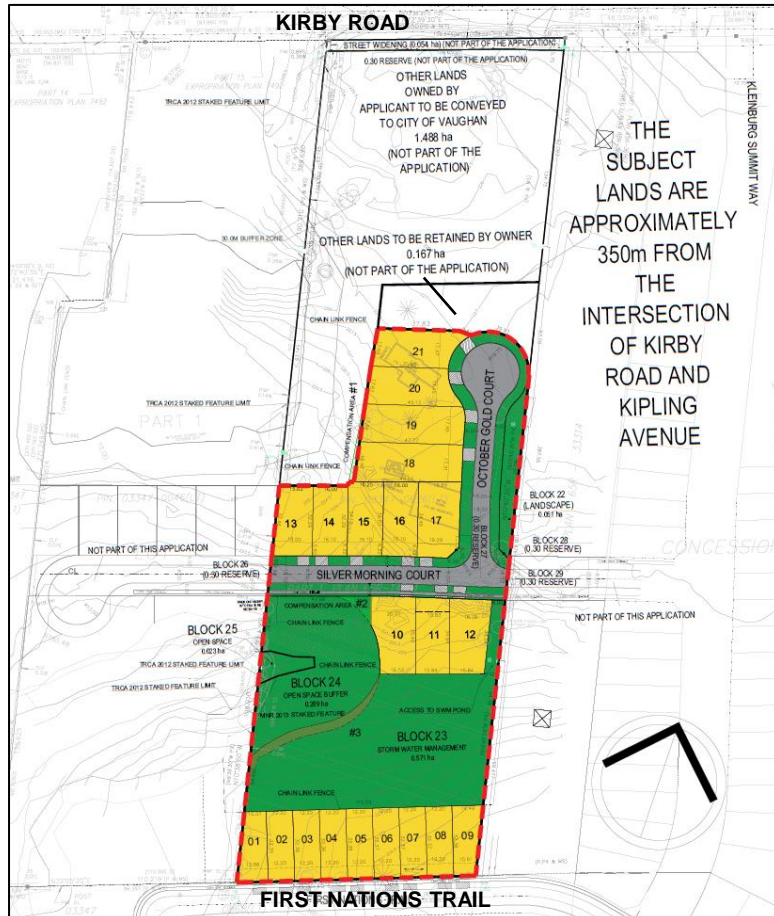
The Subject Lands are located at 5315 Kirby Road, west of Kirby Road and Kipling Avenue.

The lands are situated within the Block 55 East Kleinburg Summit Community.

The Surrounding Land Uses include:

- Adjacent north/south hydro corridor
- Existing residential development to the east, west and south
- Estate residential uses to the north

PROPOSED PLAN OF SUBDIVISION

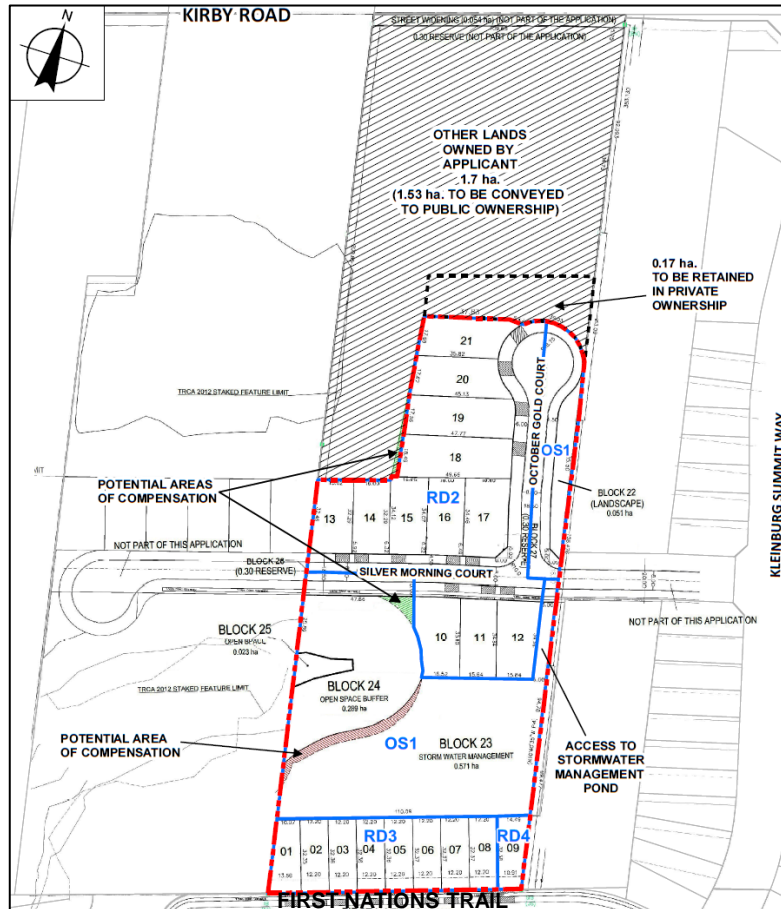


The proposed Plan of Subdivision will include 21 single family residential freehold lots fronting onto public streets (Silver Morning Court and October Gold Court).

Proposed Subdivision Traits include:

- Single-detached family residential lots
- A SWM Pond in Block 23
- LID (infiltration trenches) will be implemented throughout the site
- Street connections will be made to the adjacent residential developments
- Lot frontages will range from 10.91 m to 20.55 m
- Frontage of the lots located on the north side of First Nations Trail will be similar to the frontage of the lots immediately to the south.

PROPOSED ZONING BY-LAW AMENDMENT

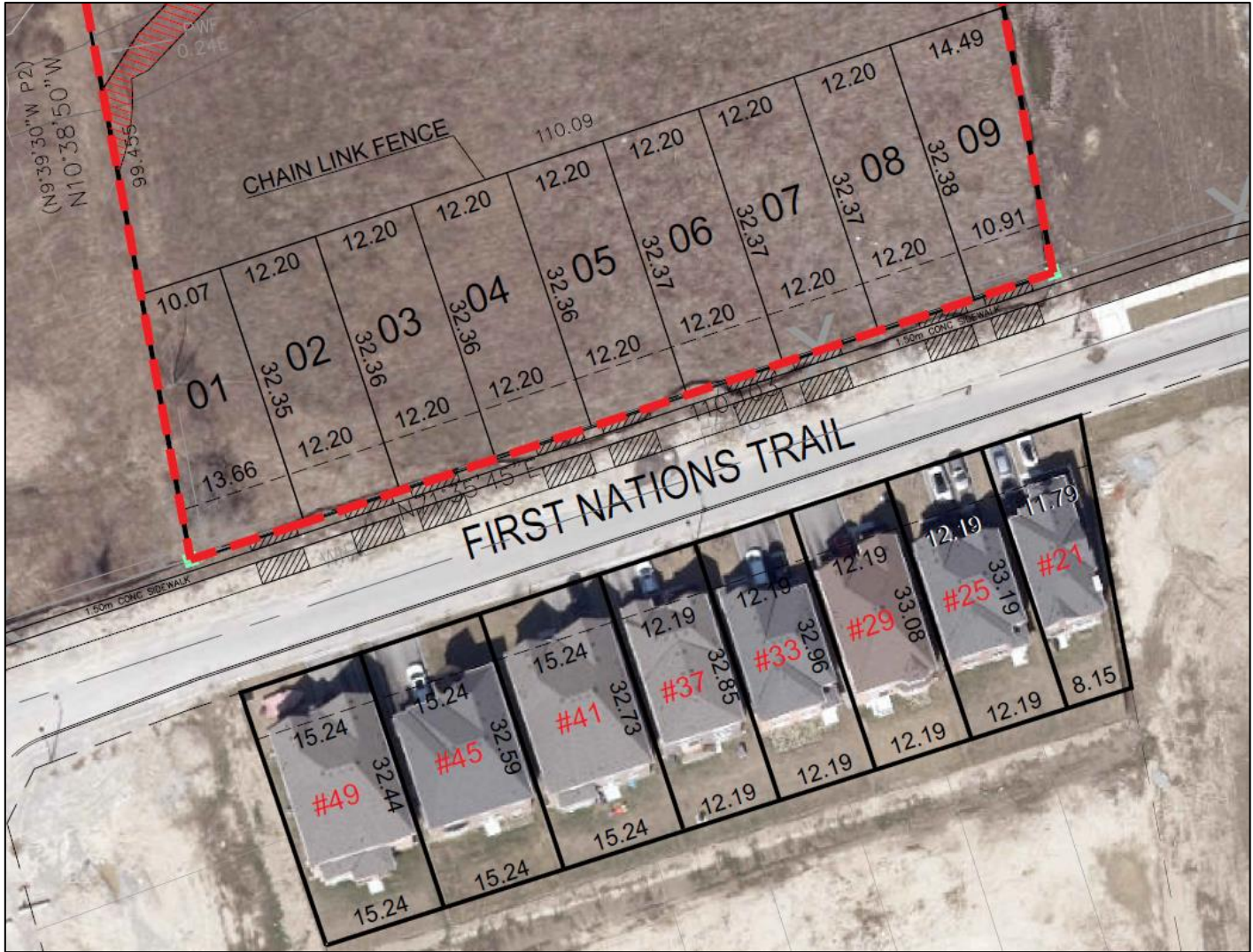


The Draft Zoning By-law Amendment seeks to rezone the Subject Lands to Residential Detached (RD2, RD3, and RD4) and Open Space (OS1) Zones.

Proposed Zoning includes:

- Rezoning the lands consisting of Lots 1-21 to Residential Detached (RD2, RD3, and RD4)
- All other lands including those consisting of the SWM Pond (Block 23) and any landscape or environmental feature (Blocks 22, 23 and 25) will be rezoned to Open Space (OS1) Zone

LOT FRONTAGE COMPARISON ON FIRST NATIONS TRAIL



FRONT AND REAR VIEW OF 21 FIRST NATIONS TRAIL (SIMILAR HOME TO BE BUILT ON FARRUGGIO LOT 9)



FRONT AND REAR VIEW OF 25 FIRST NATIONS TRAIL (SIMILAR HOMES TO BE BUILT ON FARRUGGIO LOTS 1-8)



THANK YOU

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