

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022

Item 18, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2022.

18. PRIMONT (ISLINGTON) INC. SITE DEVELOPMENT FILES DA.20.007 AND DA.18.015 - 7082 ISLINGTON AVENUE VICINTY OF ISLINGTON AVENUE AND STEELES AVENUE WEST

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Site Development File DA.20.007 (Primont (Islington) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit two high-rise residential towers of 32 and 22-storeys with 547 units;
2. THAT Site Development File DA.18.015 (Primont (Islington) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 2, to the satisfaction of the Development Planning Department, to permit 103 townhouse units over 11 residential blocks, fronting onto a private condominium road; and
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity (DA.20.007):
“THAT Site Development Application DA.20.007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 547 residential apartment units (1,209 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022

WARD(S): 2

TITLE: PRIMONT (ISLINGTON) INC.

SITE DEVELOPMENT FILES DA.20.007 AND DA.18.015

7082 ISLINGTON AVENUE

**VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE
WEST**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for the development of two high-rise residential towers with heights of 32 and 22-storeys, and a total of 547 units representing Phase 1, and 103 townhouse units on a private condominium road representing Phase 2, as shown on Attachments 4 to 8.

Report Highlights

- The Owner seeks approval of Site Development Applications to permit the development of two high-rise residential towers with heights of 32 and 22 storeys with a total of 547 units, and 103 townhouse units on a private condominium road on the subject lands.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020, conform to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the York Region Official Plan 2010, and the Vaughan Official Plan 2010, and are compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Site Development File DA.20.007 (Primont (Islington) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit two high-rise residential towers of 32 and 22-storeys with 547 units;
2. THAT Site Development File DA.18.015 (Primont (Islington) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 2, to the satisfaction of the Development Planning Department, to permit 103 townhouse units over 11 residential blocks, fronting onto a private condominium road; and
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity (DA.20.007):

“THAT Site Development Application DA.20.007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 547 residential apartment units (1,209 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Background

The subject lands (the ‘Subject Lands’) shown on Attachment 3 are municipally known as 7082 Islington Avenue and are located on the west side of Islington Avenue, north of Steeles Avenue West.

The Subject Lands abut valley lands to the west, identified as “Other Lands Owned by Applicant, Not Part of this Application”, as shown on Attachment 3 and are within the Regulated Area of the Toronto and Region Conservation Authority (‘TRCA’). The Subject Lands also abut Canadian National (‘CN’) and Canadian Pacific (‘CP’) Rail operated rail corridors to the north. The surrounding land uses are shown on Attachment 3.

Applications were previously approved for the Subject Lands

Council on June 19, 2018, approved Official Plan and Zoning By-law Amendment Files OP.15.007 and Z.15.030 and Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) (‘Original Applications’) to redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Natural Area” to “Low-Rise Residential” and “High-Rise Residential”, and to rezone the Subject Lands from “RA3(H) Apartment Residential

Zone” with the Holding Symbol “(H)” (‘RA3(H) Zone’) to RA3(H) Zone, “RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” (‘RT1(H)’), “OS1 Open Space Conservation Zone” (‘OS1’) and “OS2 Open Space Park Zone” (‘OS2’) to permit 895 residential units (760 apartment and 135 townhouse) in two phases. Draft Plan of Subdivision File 19T-17V006 created the overall development block without phases.

Council on February 17, 2021, approved Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035 (Primont (Islington) Inc.) to redesignate a portion of the Subject Lands from “Low-Rise Residential” to “High-Rise Residential”, and to further increase the maximum permitted height from 22 to 32-storeys.

Council on November 16, 2021, approved revisions to Draft Plan of Subdivision File 19T-17V006 to further divide the Subject Lands into the following phasing blocks, along with revised Conditions of Draft Plan of Subdivision Approval:

Phase 1

- 22 and 32-storey residential apartment buildings (Towers 1 and 2) containing a total of 547 units with a gross floor area (‘GFA’) of 46,730 m²
- Five (5) levels of underground parking to serve the apartment buildings containing 493 residential parking spaces and 110 visitor parking spaces
- A 3,620 m² private outdoor amenity area

Phase 2

- 4-storey back-to-back and street townhouses (103 total units) over 11 residential blocks on a private common element road

Phase 3 (Conceptual)

- 22 and 30-storey residential apartment buildings (Towers 3 and 4) containing a total of 450 units with a GFA of 46,260 m²
- Four (4) levels of underground parking to serve the apartment buildings containing 405 residential parking spaces and 90 visitor parking spaces

Site Development Applications have been submitted to permit a phased residential development

Primont (Islington) Inc. (the ‘Owner’) has submitted Site Development Application Files DA.20.007 (Phase 1) and DA.18.015 (Phase 2) (the ‘Applications’) to permit the development of two high-rise residential towers with heights of 32 and 30-storeys, and a total of 547 units, and 103 townhouse units on a private condominium road (the ‘Development’), as shown on Attachments 4 to 8.

Previous Reports/Authority

Previous reports related to the Subject Lands are available at the following links:

Islington Steeles Ventures Inc. Public Hearing Report:

[Sept 19, 2017 CoW \(PH\) OP.15.007, Z.15.030, 19T-17V006 Islington Steeles Ventures Inc. \(Item 1, Report No. 32\)](#)

Islington Steeles Ventures Inc. Committee of the Whole Report:

[June 5, 2018 CoW OP.15.007, Z.15.030, 19T-17V006 Islington Steeles Ventures Inc. \(Item 46, Report No. 21\)](#)

Primont (Islington) Inc. Public Hearing Report:

[July 13, 2020 CoW \(PH\) OP.19.013, Z.19.035 Primont \(Islington\) Inc. \(Item 3, Report No. 35\)](#)

Primont (Islington) Inc. Committee of the Whole (2) Report:

[February 9, 2021 CoW\(2\) OP.19.013, Z.19.035 Primont \(Islington\) Inc. \(Item 6, Report No. 4\)](#)

Primont (Islington) Inc. Committee of the Whole (1) Report (revisions to Draft Plan):

[November 2, 2021 CoW\(1\) 19T-17V006 Primont \(Islington\) Inc. \(Item 6, Report No. 2\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS recognizes that local context and character is important.

The Development is consistent with the PPS, specifically Sections 1.1.3.1, 1.1.3.2, 1.1.3.4, 1.2.1 c), 1.4.3, 1.5.1, 1.6.6.2, 1.6.9.1, 2.1.1 and 2.1.2 regarding: focusing development to settlement areas; efficient land use patterns; appropriate development standards to facilitate transit-supportive intensification; managing natural heritage resources; promoting publicly accessible and walkable natural settings; utilizing municipal services to support intensification; redevelopment and compact form; planning for sensitive land uses in the vicinity of rail facilities to ensure they are appropriately designed and buffered from each other; protection of natural features; and maintenance of long-term ecological functions and biodiversity of natural heritage systems.

The Subject Lands are located within a Settlement Area as defined by the PPS. The Development is consistent with the policies of the PPS as they make more efficient use of the Subject Lands by minimizing land consumption and providing a range and mix of housing options, pedestrian access to the adjacent valleylands, and appropriate noise control measures due to the Subject Land's proximity to CN and CP operated rail corridors to the north. The Subject Lands are also located within 200 m of Steeles Avenue West, identified as a Regional Rapid Transit Corridor on Schedule 10 - Major Transit Network by VOP 2010, and serviced by the Toronto Transit Commission ('TTC') (routes 60B and 60D) and York Region Transit ('YRT') (routes 12 and 13). The valley lands to the west will be conveyed to the TRCA for environmental protection and maintenance.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

The Provincial Growth Plan: A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development conforms to the policy framework of the Growth Plan as the built form would efficiently intensify the Subject Lands. The Development will facilitate housing at a density supportive of the Growth Plan objectives, specifically Sections 1.2.1, 2.2.1(2)(a), 2.2.2(2) and 4.2.2 regarding the achievement of complete communities, supporting a range and mix of housing options, directing the majority of growth to settlement areas and the protection of natural heritage features. The Subject Lands are located within a Settlement Area and a Delineated Built-up area as defined by the Growth Plan, where intensification and the establishment of complete communities is encouraged. The conveyance of the adjacent valley lands to the TRCA will protect the adjacent natural heritage features for the long term.

The Development conforms to the York Region Official Plan 2010 ('YROP')

The YROP guides economic, environmental and community building decisions across York Region. Section 5.3 of the YROP encourages intensification within built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use. The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure by the YROP which permits a range of residential, industrial, commercial, and institutional uses.

Access to the Subject Lands is proposed from Islington Avenue, a Regional Road with a planned 36 m wide right-of-way. The Subject Lands are located in proximity to a planned regional cycling connection (Map 10 - "Regional Cycling Network"), and Steeles Avenue West, a Regional Rapid Transit Corridor identified on Schedule 10 "Major Transit Network" by VOP 2010 and served by the TTC and YRT.

The Development offers a variety of housing types including back-to-back townhouse, street townhouse, and residential apartment units at a transit-supportive density and is located in proximity to existing public transit networks supported by the YROP. The Development conforms to the YROP.

The Development Conforms to VOP 2010

The Subject Lands are designated "High-Rise Residential" with a maximum permitted height of 32-storeys and an FSI of 4.5 times the area of the lot, "Low-Rise Residential" and "Natural Areas" by VOP 2010, Section 13.41 - 7082 Islington Avenue, which permits high-rise apartment buildings and low-rise townhouse units. Official Plan Amendment 70 was adopted by Council on July 28, 2021 which established the current Official Plan permissions on the Subject Lands. The Development conforms to VOP 2010.

Minor Variances may be identified through continued review of the Development

The Subject Lands are zoned RA3(H) Zone and RT1(H) Zone, both with a Holding Symbol "(H)", and OS1 Zone and OS2 Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1323), which permits the proposed uses and establishes various development standards for the Development. The Holding Symbol "(H)" shall not be removed from the Subject Lands until the following conditions have been satisfied:

- a) The Owner submits a registered Record of Site Condition;
- b) The Owner address all detailed design comments of the TRCA;
- c) The proposed water and sanitary sewer extension and connection is resolved;
- d) Water and sanitary servicing is allocated for Phase 1;
- e) The Owner shall dedicate an unencumbered trail connection to the City; and
- f) The Subdivision Agreement has been executed.

The Owner is required to satisfy all conditions above prior to the execution of the Site Plan Agreement and shall submit a Zoning By-law Amendment Application to remove the Holding Symbol “(H)” for approval by Council. A condition to this effect is included in Attachments 1 and 2.

Through continued detailed review of the Development, minor deficiencies may be identified which require the Owner to submit and receive approval of a Minor Variance Application(s) from the Committee of Adjustment, and the decision be final and binding prior to the registration of a Site Plan Agreement. Conditions to this effect are included in Attachments 1 and 2.

Council on February 17, 2021 adopted the recommendations of the February 9, 2021 Committee of the Whole (2) report for related Zoning By-law Amendment file Z.19.035, which included permission for the Owner to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary on the day in which the implementing Zoning By-law came into effect. The Development Planning Department has no objection to the Owner submitting a Minor Variance Application(s), if required, as they will be reviewed on their own merit.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing of Zoning By-law 001-2021 was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under Zoning By-law 001-2021 applies.

The Development Planning Department supports the Development, subject to the Conditions of Site Plan Approval in Attachments 1 and 2

The Development, as shown on Attachments 4 to 8, represents Phases 1 and 2 of the overall development planned for the Subject Lands, as follows:

- Phase 1 (DA.20.007) consists of 2 high-rise residential towers containing 547 units with a total GFA of 46,730 m², 5 levels of underground parking containing 492 residential parking spaces and 110 visitor parking spaces, and a 3,620 m²

private outdoor amenity area. Tower 1 will be 22-storeys and Tower 2 will be 32-storeys.

- Phase 2 (DA.18.016) consists of 33 street and 70 back-to-back 4-storey townhouse units (103 units total) over 11 residential blocks on private common element roads.

A future Site Development Application is anticipated for Phase 3 of the overall development which will contain an additional 2 high-rise residential towers and an expected 450 residential units.

Access is proposed to the Subject Lands through one full moves entrance off Islington Avenue which connects to the internal private common element roads.

Waste Storage/Pick-Up and Snow Storage

Waste storage for Phase 1 will be located internal to the building in a designated room, and be brought to a dedicated loading enclosure on the north-west side of the building on collection days. Waste collection for Phase 2 will occur at the curb of each townhouse unit. The Development will be served by private waste collection services. The Owner shall provide, complete, and maintain the approved Waste Collection Design Standards. Standard conditions to this effect are included in the Site Plan Agreement.

Snow storage will occur over various landscapes areas throughout the Subject Lands as shown on Attachment 5. The Development Planning Department advises that snow storage is to be located away from the barrier-free parking spaces.

Landscape Plan

The proposed landscape plan is shown on Attachment 4. The Development Planning Department has reviewed the landscape plan and provided comments dated June 6, 2022 to be addressed by the Owner. Detailed design of the private outdoor amenity area and green roofs are required, among additional minor landscape details. The Owner shall satisfy all comments of the Development Planning Department, who shall also approve the final landscape plan and cost estimate, prior to registration of the Site Plan Agreement. Conditions to this effect are included in Attachments 1 and 2.

Arborist Report and Tree Protection

The Owner has submitted an Arborist Report, prepared by Strybos Barron King Ltd. dated June 21, 2019, which recommends the removal of 10 private trees, with a total replacement value of 14 trees which require cash-in-lieu compensation. The Owner

entered into a Tree Protection Agreement with the City on July 11, 2019 to regulate the planting, maintenance and removal of trees on the Subject Lands.

Building Elevations

The proposed building elevations and materials are shown on Attachments 6 to 8. The Development Planning Department has reviewed the building elevations and are generally satisfied that the proposed design, materials and signage are appropriate for the Development. The Owner shall include bird-friendly installation noted on all high-rise elevation drawings. The Development Planning Department shall approve the final elevation drawings prior to registration of the Site Plan Agreement. Conditions to this effect are included in Attachments 1 and 2.

Sustainability Performance Metrics

Site Development Application DA.20.007 achieves an overall Sustainability Performance Metrics application score of 55 points (silver level) and Site Development Application DA.18.015 achieves an overall Sustainability Performance Metrics application score of 34 points (bronze level) which exceed or meet the City's threshold requirement.

The Subject Lands are not identified as having archaeological potential

The Subject Lands have been assessed for archaeological concerns in accordance with the *Ontario Heritage Act* and have been cleared of having archaeological potential. Standard archaeological clauses shall be applied through the implementing Site Plan Agreement, as identified in Attachments 1 and 2.

The Development Engineering ('DE') Department has no objection to the Development, subject to the Conditions of Site Plan Approval in Attachments 1 and 2

The DE Department has provided the following comments to be addressed by the Owner through the resubmission of plans and reports:

Functional Servicing and Stormwater Management Report

The Owner, on July 10, 2020, submitted a revised Functional Servicing and Stormwater Management Report ('FSR') prepared by Urbantech West in support of the Development to demonstrate the proposed servicing scheme.

Water Distribution

The Subject Lands lie within Pressure District 4 of the York Water System. The Development is proposed to be connected to an existing City watermain located along the east side of Islington Avenue. Internal to the Subject Lands the Development would

be serviced by a looped domestic and fire line via the connection noted above with a water meter and backflow chamber.

Sanitary Servicing

The Development includes a sanitary service connection to an existing gravity sewer stub located in the adjacent valleylands. The existing connection outlets to the Pine Valley Trunk Sewer that runs between two York Region sanitary trunk sewers. The proposed sanitary sewer connection will traverse the valleylands (along the south property boundary) with a connection to the existing gravity sewer stub located within the valley. Private sanitary sewers are proposed via the private roadways with lateral connections shown to the proposed townhouse units and to the four apartment buildings.

The proposed sanitary sewer extension through the valleylands to the gravity sewer stub is expected to be a private sewer connection up to the existing Manhole 1A ('MH1A'). The City's service connection to the Regional system will commence at MH1A to the existing Pine Valley Trunk Sewer. Vehicular access to this area and an internal access to the deep sanitary sewer will be required for future operations and maintenance by the City and the future condominium corporation(s). Further clarification and information are required as part of the detailed design stage of the related Draft Plan of Subdivision and Site Development Applications.

Stormwater Management and Storm Sewer Network

The Development includes a connection via controlled release which outlets to the adjacent valleylands and ultimately to the Humber River. Quality control is proposed through the implementation of an Oil-Grit Separator and various low-impact development ('LID') measures within the Subject Lands. The proposed stormwater system is considered a private system and will ultimately be the responsibility of the future condominium corporation(s) to own, operate and maintain, and is subject to the review and approval from the City and TRCA.

Additional information on how the proposed outfall will be accessed for maintenance purposes by the future condominium corporation(s) will be required at the detailed design stage. The outfall is approximately 103 m from the top of the slope, as such access to the storm outfall (from the bottom of the valley) is required regardless of the ownership of the lands where the outfall is proposed. Further clarification and information will be required as part of the detailed design stage.

Noise and Vibration Feasibility Study

The Owner submitted a Noise and Vibration Feasibility Study ('NVFS') prepared by HGC Engineering Ltd. dated November 29, 2019. The NVFS concludes the Development is feasible from a noise and vibration perspective. The DE Department concurs with the findings of the NVFS.

Site-specific warning clauses and/or additional noise attenuation measures shall be included in all Offers of Purchase and Sale or Lease, and additional noise attenuation measures may be applied, as recommended by the NVFS.

Transportation

One access to the Subject Lands is proposed from Islington Avenue, a York Region road, as shown on Attachment 4. The final design and location of the access is subject to York Region review and approval. All units will be accessed by an internal private common element road.

Environmental Engineering

The Owner submitted updated Phase One and Phase Two Environmental Site Assessment ('ESA') reports prepared by Fisher Environmental and received on December 14, 2020. The ESA reports indicated that the Subject Lands were historically used for on-site waste disposal until the early 1960s and subsequently used as a golf course until the early 2000s.

An extensive remediation and monitoring program was implemented on the Subject Lands between 2016 and 2019 to address soil and groundwater impacts resulting from the previous waste disposal operation. Following confirmation of remediation, RSC #226887 was filed to the Environmental Site Registry on July 6, 2020, which confirms that the Subject Lands are suitable for the proposed residential uses. Further methane monitoring programs will be required to confirm that no methane impacts are affecting the Subject Lands as a result of the previous waste disposal operation. Conditions regarding the required methane monitoring are to be included in the associated Subdivision Agreement.

The Development Engineering Department has no objection to the Development subject to the Conditions of Site Plan Approval in Attachments 1 and 2.

Sewage and Water Allocation is available for the Development

On December 10, 2021, Vaughan Council endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. Accordingly, servicing capacity to Phase 1 of the Development is available and unrestricted. A condition to this effect is included in the Recommendation of this report.

On June 19, 2018, Vaughan Council adopted the Recommendations of the June 5, 2018 Committee of the Whole Report granting servicing allocation for Phase 2 of the Development and no further allocation is required.

The Financial Planning and Development Finance Department has no objection to the Development, subject to development charges being paid

The Financial Planning and Development Finance Department have no objection to the Development, subject to the Owner paying any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit. Standard conditions to this effect will be included in the Site Plan Agreements.

The Parks Infrastructure Planning and Development Department has no objection to the Development

All open space within the Subject Lands is proposed to be private amenity area to serve the Development and will be owned and maintained by the future condominium corporation(s). A public trail is proposed within the adjacent valleylands connecting to the Development via a pedestrian walkway along the south side of the Phase 3 development. The Parks Planning Department has no objection to the Development.

Cash-in-Lieu of the dedication of parkland is required

The Owner shall convey land at the rate of 1 ha per 300 units and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication Policy. A standard condition to this effect is included in Attachments 1 and 2.

The TRCA has no objection to the Development, subject to the Revised Conditions of Draft Plan Approval

A portion of the Subject Lands and the adjacent valley lands are within the Regulated Area of the TRCA which will be conveyed to the TRCA for conservation purposes through the Applications. Phase 1 is located outside of the TRCA Regulated Area; however, components of the related external servicing works are still located within, which the TRCA has reviewed and provided comments on.

The Owner is working with the TRCA to address the Conditions of Draft Plan Approval of related Draft Plan of Subdivision Application 19T-17V006 to address all detailed design matters. As such, specific conditions are not required for the Development;

however, the Owner shall obtain final clearance from the TRCA prior to the execution of Site Plan Agreements. Conditions to this effect are included in Attachments 1 and 2.

Canada Post has no objection to the Development

Canada Post has advised the Development will be serviced by centralized mail delivery provided through Canada Post community mailboxes and has no objection to the Development. Standard conditions to meet the requirements of Canada Post shall be included in the Site Plan Agreements.

The Ministry of Transportation Ontario ('MTO') has no objection to the Application

The Subject Lands are within the proximity of Highway 407 to the north, which is under the jurisdiction of the MTO. The MTO has no further comments on the Development. The Owner is required to obtain an MTO permit prior to obtaining a building permit.

The various utility companies have no objection to the Development, subject to providing all required easements

Alectra Utilities, Enbridge Gas, Hydro One, Bell Canada and Rogers Communications have advised that they have no objections to the Development. The Owner shall provide all required easements to the utility providers prior the execution of the Site Plan Agreements. Conditions to this effect are included in Attachments 1 and 2.

CP and CN Rail have no objection to the Development

The Subject Lands are located in proximity to the CP Mactier Subdivision mainline and CN principle mainline rail corridors to the north where rail operations may impact future residents of the Development. Both CP and CN previously identified requirements for the Development through related Draft Plan of Subdivision Application 19T-17V006 which continue to apply. Associated warning clauses shall be included in all Offers of Purchase and Sale or Lease, as identified in Attachments 1 and 2.

The School Boards have no objection to the Development

The York Region District School Board and the York Catholic District School Board have advised they have no comments or objections to the Application and have no conditions for the Draft Plan. The Conseil Scolaire de District Catholique Centre-Sud have not provided comments on the Development.

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

York Region has reviewed the Development and deemed it a matter of local

significance, and it does not adversely affect Regional planning policies or interest. Technical comments have been provided by York Region respecting required road widenings and easements, resolution of re-lined comments and satisfying all financial requirements. The Owner shall satisfy all comments provided by York Region prior to the execution on the Site Plan Agreements. Conditions to this effect are included in Attachments 1 and 2.

Conclusion

The Development Planning Department has reviewed the Development in consideration of the applicable Provincial Policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Development conforms and complies with the various Provincial, Regional and City policy documents and represents appropriate intensification of the Subject Lands and is compatible with the surrounding lands uses. On this basis, the Development Planning Department can support the approval of the Development, subject to the Recommendations of this report and revised Conditions of Site Plan Approval identified in Attachments 1 and 2.

For more information, please contact: Chris Cosentino, Senior Planner at extension 8215

Attachments

1. Conditions of Site Plan Approval – DA.20.007
2. Conditions of Site Plan Approval – DA.18.015
3. Context and Location Map
4. Proposed Site Plan
5. Landscape Plan
6. Typical Street Townhouse Elevations – Block 7
7. Typical Back-to-Back Townhouse Elevations – Block 1
8. Towers 1 and 2 East Elevations Facing Islington Avenue

Prepared by

Chris Cosentino, Senior Planner, ext. 8215

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager

Attachment 1 – Conditions of Site Plan Approval – DA.20.007

Site Development File DA.20.007 (Primont (Islington) Inc.)

Conditions of Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a. The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided;
 - b. The Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, and building elevations;
 - c. The Owner shall satisfy all Development Engineering comments provided in the comment memo dated December 22, 2020, to the satisfaction of the Development Engineering Department, as well as additional information and documents requested for review in subsequent submissions;
 - d. The Owner shall convey all required easements to the City for any future municipal services;
 - e. The Development Engineering Department shall approve the final site servicing and grading plans, erosion control plan, functional servicing report, site illumination plan, hydrogeological assessment, and traffic impact study;
 - f. The Owner shall pay all applicable fees pursuant to the current Fees and Charges By-law, including water consumption during building construction;
 - g. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - h. The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law, as amended;

- i. The Owner shall satisfy all comments within the York Region comment memo dated April 4, 2022 to the satisfaction of York Region, and obtain final York Region approval;
 - j. The Owner shall obtain final TRCA approval; and
 - k. The Owner shall satisfy all conditions of the Holding Symbol “(H)” for the Subject Lands and shall submit a Zoning By-law Amendment Application to remove the Holding Symbol “(H)” that must be approval by Council.
2. THAT the Site Plan Agreement include, but not be limited to, the following conditions and clauses:
- a. “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event:
 - i. archaeological resources are found on the property during grading or construction activities the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
 - b. “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007*, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the *Act*,”
 - c. “The Owner shall convey land at a rate of 1 ha per 300 units and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy”;

- d. "The Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board;
- e. "The Owner shall satisfy the following requirements of Canada Post:
 - i. The Owner shall provide the Development with a centralized mail receiving facility. This lock-box assembly can be rear or front loading, adjacent to the main entrance and maintained by the Owner/Condominium Corporation in order for Canada Post to provide mail service to the residents of the Development; and,
 - ii. The Owner/Condominium Corporation agrees to provide Canada Post with access to any locked doors between the street and the lockboxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder."
- f. "The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all dwelling units:
 - i. Purchasers/tenants are advised despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks;
 - ii. Purchasers/tenants are advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks;
 - iii. Purchasers/tenants are advised of the existence of the right-of-way of the Canadian Pacific Railway. In the future, it is possible that such rail facilities and operations be altered or expanded, which expansion or alteration may affect the living environment of

residents despite the inclusion of noise and vibration attenuating measures in the design of the Development and individual units and that the Canadian Pacific Railway will not be responsible for complaints or claims arising from its use of its facilities and/or arising from its operations.”

Attachment 2 – Conditions of Site Plan Approval – DA.18.015

Site Development File DA.18.015 (Primont (Islington) Inc.)

Conditions of Approval:

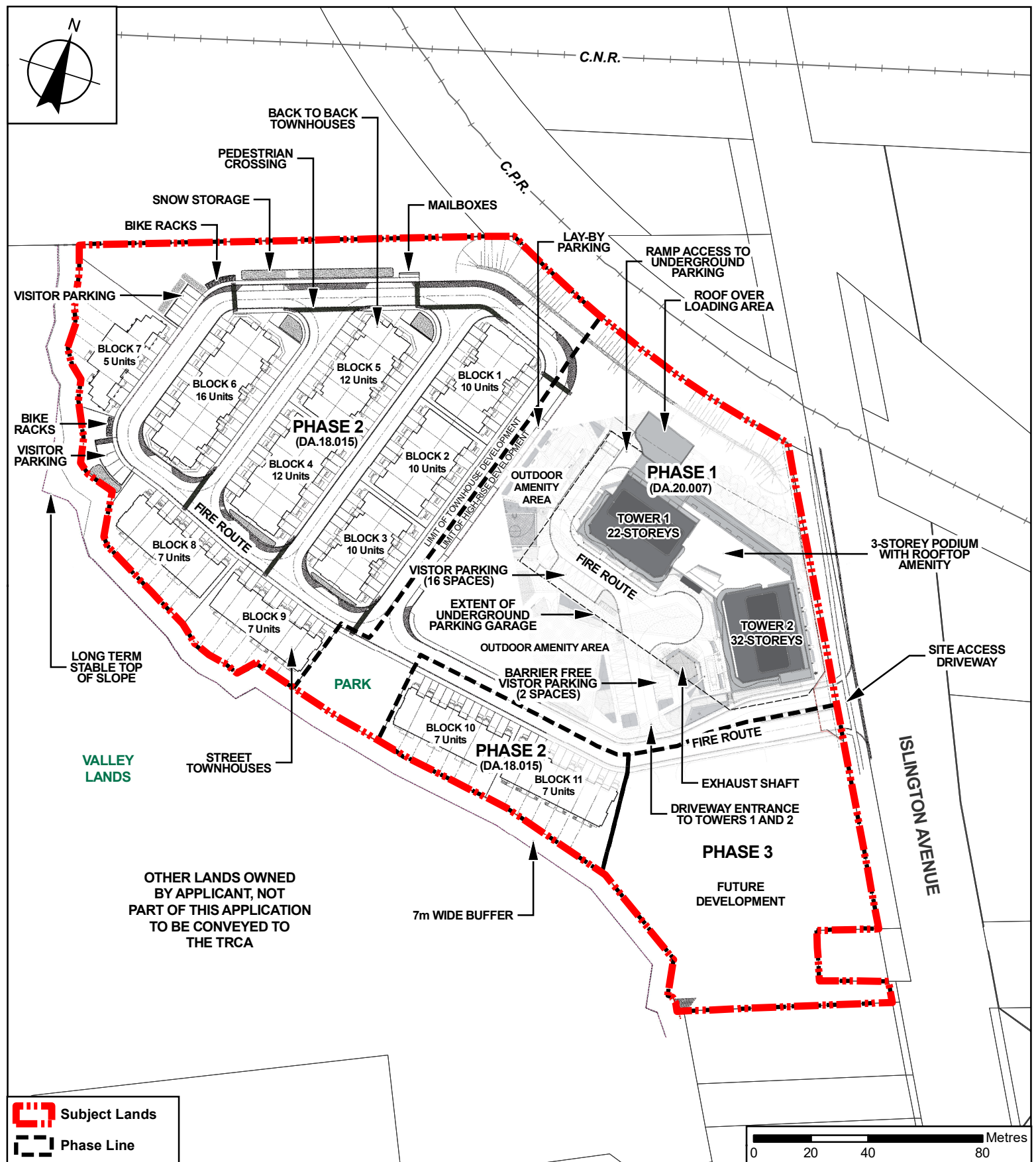
1. THAT prior to the execution of the Site Plan Agreement:
 - a. The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided;
 - b. The Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, and building elevations;
 - c. The Owner shall satisfy all Development Engineering comments provided in the comment memo dated October 5, 2020, to the satisfaction of the Development Engineering Department, as well as additional information and documents requested for review in subsequent submissions;
 - d. The Owner shall convey all required easements to the City for any future municipal services;
 - e. The Development Engineering Department shall approve the final site servicing and grading plans, erosion control plan, functional servicing report, site illumination plan, hydrogeological assessment, and traffic impact study;
 - f. The Owner shall pay all applicable fees pursuant to the current Fees and Charges By-law, including water consumption during building construction;
 - g. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - h. The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law, as amended;
 - i. The Owner shall satisfy all comments within the York Region comment memo dated August 11, 2020 to the satisfaction of York Region, and obtain final York Region approval;

- j. The Owner shall obtain final TRCA approval; and
 - k. The Owner shall satisfy all conditions of the Holding Symbol “(H)” for the Subject Lands and shall submit a Zoning By-law Amendment Application to remove the Holding Symbol “(H)” that must be approval by Council.
2. THAT the Site Plan Agreement include, but not be limited to, the following conditions and clauses:
- a. “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event:
 - i. archaeological resources are found on the property during grading or construction activities the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
 - b. “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act. 2007*, *S.O.2007*. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the *Act*,”
 - c. “The Owner shall convey land at a rate of 1 ha per 300 units and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy”;
 - d. “The Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of

York, York Region District School Board and York Catholic District School Board;

- e. “The Owner shall satisfy the following requirements of Canada Post:
 - i. The Owner shall consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
 - ii. The Owner shall confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
 - iii. The Owner shall install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings;
 - iv. The Owner shall agree to prepare and maintain an area of compacted gravel to Canada Post’s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy; and
 - v. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.”
- f. “The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all dwelling units:
 - i. Purchasers/tenants are advised despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks;

- ii. Purchasers/tenants are advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks; and
- iii. Purchasers/tenants are advised of the existence of the right-of-way of the Canadian Pacific Railway. In the future, it is possible that such rail facilities and operations be altered or expanded, which expansion or alteration may affect the living environment of residents despite the inclusion of noise and vibration attenuating measures in the design of the Development and individual units and that the Canadian Pacific Railway will not be responsible for complaints or claims arising from its use of its facilities and/or arising from its operations.”



Proposed Site Plan

LOCATION:
 7082 Islington Avenue
 Part of Lot 1 Concession 7

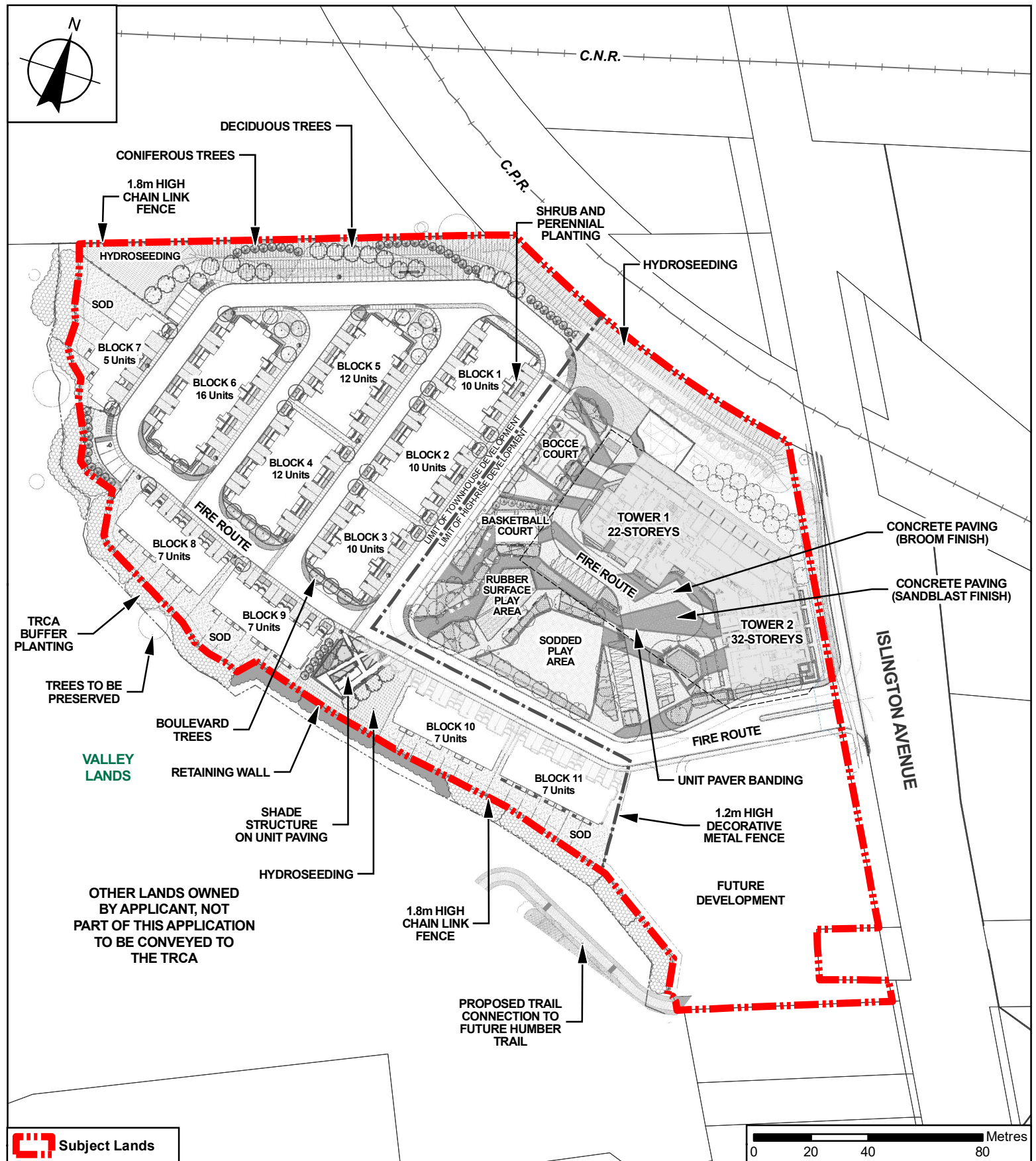
APPLICANT:
 Primont (Islington) Inc.



FILES: DA.18.015, DA.20.007
RELATED FILES: OP.19.013, Z.19.035, 19T-17V006

DATE:
 June 21, 2022

Attachment 4



Landscape Plan

LOCATION:
7082 Islington Avenue
Part of Lot 1 Concession 7

APPLICANT:
Primont (Islington) Inc.



FILES: DA.18.015, DA.20.007
RELATED FILES: OP.19.013,
Z.19.035, 19T-17V006

DATE:
June 21, 2022

Attachment

5



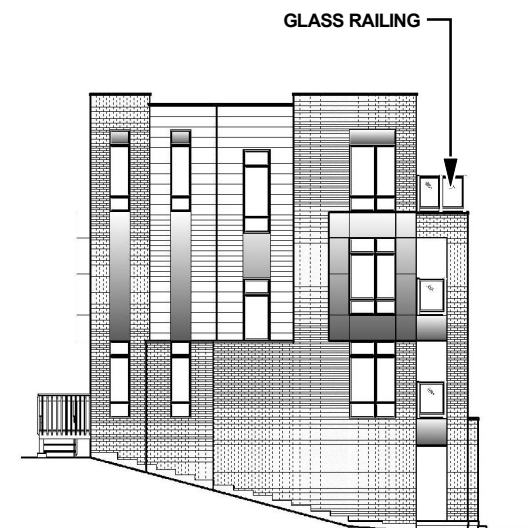
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Typical Street Townhouse Elevations - Block 7

LOCATION:
7082 Islington Avenue
Part of Lot 1 Concession 7

APPLICANT:
Primont (Islington) Inc.

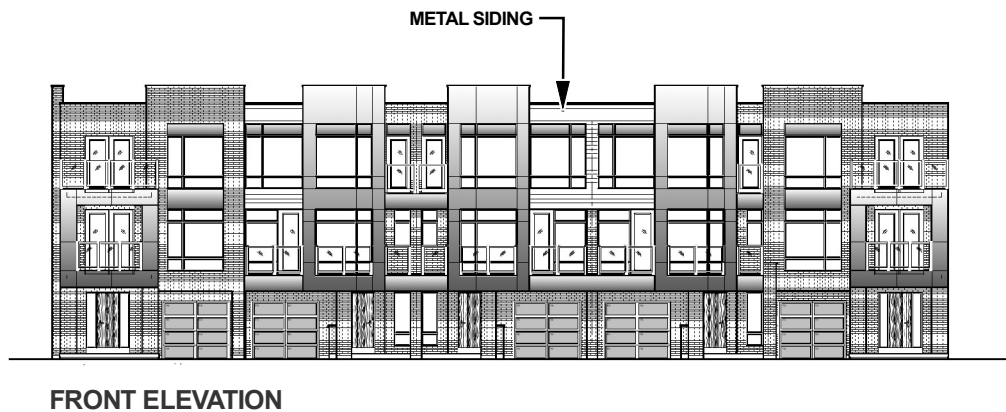
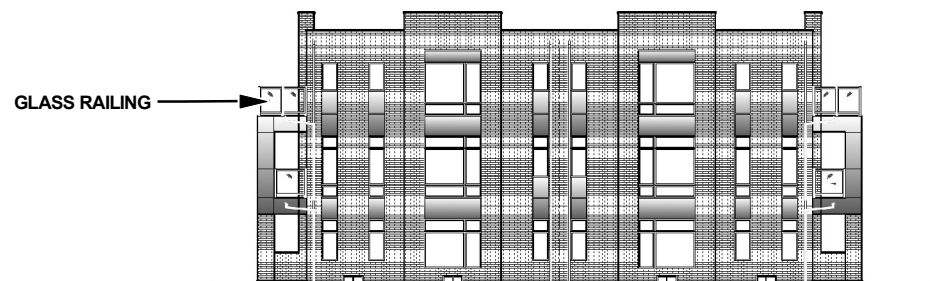
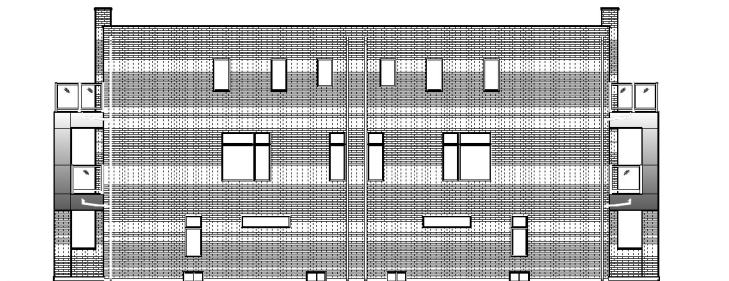
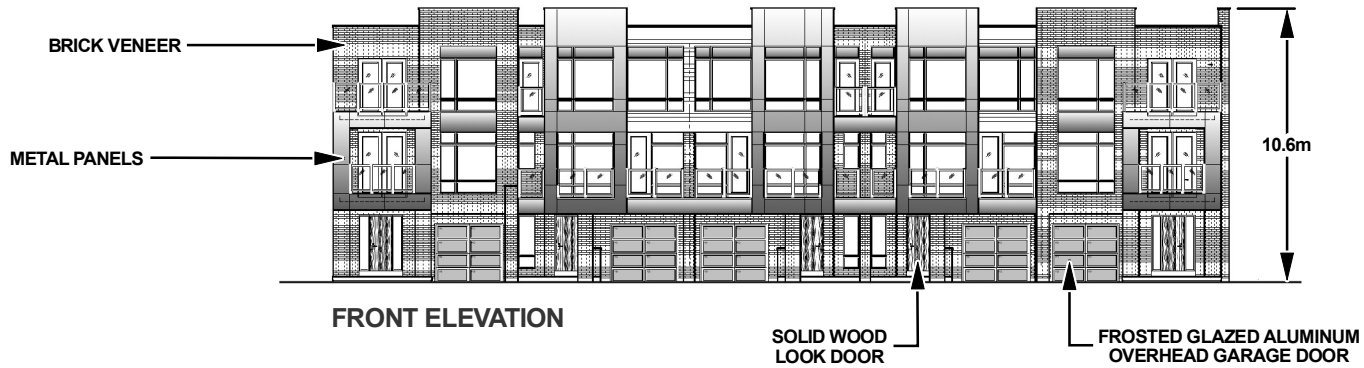


Attachment

FILES: DA.18.015, DA.20.007
RELATED FILES: OP.19.013,
Z.19.035, 19T-17V006

DATE:
June 21, 2022

6



Typical Back-to-Back Townhouse Elevations - Block 1

LOCATION:
7082 Islington Avenue
Part of Lot 1 Concession 7

APPLICANT:
Primont (Islington) Inc.

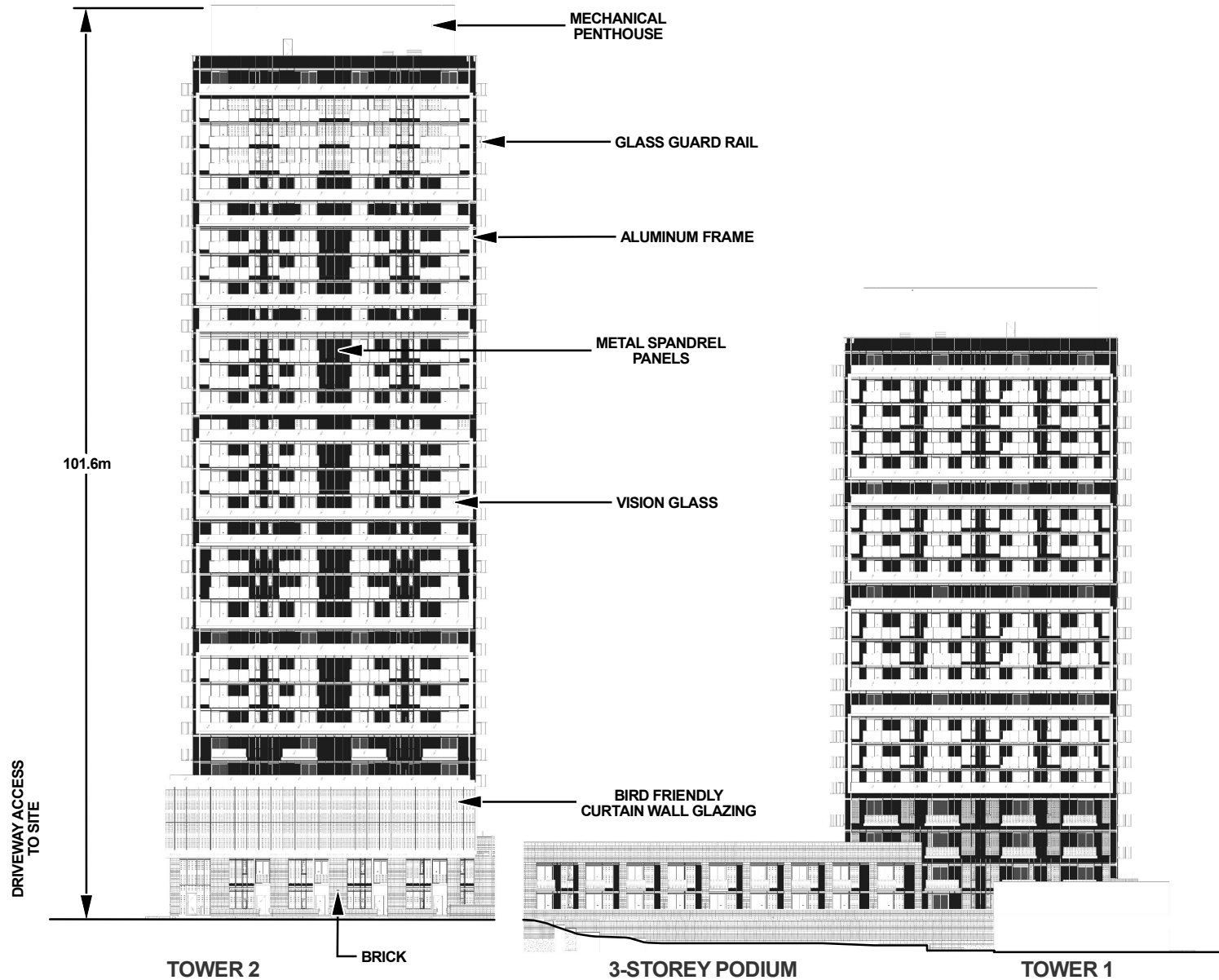


FILES: DA.18.015, DA.20.007
RELATED FILES: OP.19.013,
Z.19.035, 19T-17V006

DATE:
June 21, 2022

Attachment

7



Towers 1 and 2 East Elevations Facing Islington Avenue

LOCATION:
7082 Islington Avenue
Part of Lot 1 Concession 7

APPLICANT:
Primont (Islington) Inc.



FILES: DA.18.015, DA.20.007
RELATED FILES: OP.19.013,
Z.19.035, 19T-17V006

DATE:
June 21, 2022

Attachment
8