



C11

Communication

Council – October 17, 2023

CW(1) – Report No. 39 Item No. 1

DATE: October 13, 2023

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: **COMMUNICATION – COUNCIL, October 17, 2023**

REPORT NO. 39, ITEM #1

**ISLINGTON M.D. DEVELOPMENTS INC & 7040 ISLINGTON M.D.
DEVELOPMENTS INC.
7034 & 7040 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

- a) THAT Table 1 - "Proposed Amendments to VOP 2010" of Report No. 39, Item #1 of the October 3, 2023, Committee of the Whole, be deleted and replaced with the Attachment 1 attached hereto, to correct an inadvertent omission with respect to a VOP 2010 amendment to the minimum tower setback from the front (east) property line.

Background

The Development Planning Department inadvertently omitted the proposed VOP 2010 amendment of 9.2 m for the tower setback from the front (east) property line in Table 1 – "Proposed Amendments to VOP 2010" to Report No. 39, Item #1 of the October 3, 2023, Committee of the Whole. On this basis, the revised Table 1, attached hereto to this Communication, includes the additional amendment (redlined), and should replace the original Table 1.

For more information, contact Mark Antoine, Senior Manager of Development Planning, Extension 8212.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Table 1 – Proposed Amendments to VOP 2010

Table 1: Proposed Amendments to VOP 2010

	Applicable Official Plan Policy	VOP 2010 Policy Requirement	Proposed Amendments to VOP 2010
a.	Schedule 13 - Land Use Designation	"Mid-Rise Mixed-Use" and "Natural Areas"	"High-Rise Mixed-Use" and "Natural Areas"
b.	Schedule 13 – Maximum Density (FSI)	2.5 FSI	Permit a maximum FSI of 8.3 with 5.73 dedicated to residential uses and the remaining 2.57 dedicated to non-residential uses including above grade parking and commercial uses at grade
c.	Schedule 13 – Maximum Building Height	8 storeys	28 storeys
d.	Policy 3.2.3.4 a) – Minimum Vegetation Protection Zone	10 m from valley corridor	7 m from valley corridor
e.	Schedule 2 – Natural Heritage Network	"Unapproved" natural features are identified on the Subject Lands	Amend Schedule 2 to remove the "Unapproved" natural features and add them to the "Core Features" overlay
f.	Map 13.12 and Policy 13.12.1.1.a) - Steeles/Islington Avenues Services Review Area	The Subject Lands require a services review to address matters such as the availability of parkland and other services as may be determined, prior to the development of the first site for residential purposes in this quadrant and be considered in the review of all development applications in this area	Amend Map 13.12 to identify the site-specific amendments for the Subject Lands as identified in this table and create a site-specific amendment to this policy to absolve the Subject Lands need for further study of the availability of parkland or other services.

g.	Policy 9.2.3.6.d.ii)	Minimum tower setback of 15 m from the property line	Permit a minimum tower setback of 9.2 m from the front (east) property line (after road widenings are conveyed to the Region of York) and 12.5 m from the north and south property lines.
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