

Committee of the Whole (2) Report

DATE: Tuesday, December 5, 2023

WARD(S): 2

TITLE: ISLINGTON M.D. DEVELOPMENTS INC. AND 7040 ISLINGTON
M.D. DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.014
ZONING BY-LAW AMENDMENT FILE Z.21.024
7034 & 7040 ISLINGTON AVENUE, VICINITY OF ISLINGTON
AVENUE AND STEELES AVENUE WEST

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To advise Council of additional amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88, which are required to facilitate the high-rise mixed-use development on the subject lands as endorsed by Council on October 17, 2023, through Official Plan and Zoning By-law Amendment Files OP.21.014 and Z.21.024.

Report Highlights

- Official Plan and Zoning By-law Amendment Files OP.21.014 and Z.21.024 were endorsed by Council on October 17, 2023, to facilitate a high-rise mixed-use development on the subject lands
- Additional amendments to the Vaughan Official Plan 2010 and Zoning By-law 1-88, as amended, are required to facilitate the development as approved by Council
- No changes are being sought to the Council approved development
- The recommended amendments will be reflected in the implementing by-laws for the Official Plan and Zoning By-law Amendments

Recommendations

1. THAT Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the implementing zoning by-law amendment (File Z.21.024), in accordance with Section 34(17) of the *Planning Act*, notwithstanding that changes were made to the zoning by-law amendment after the holding of the statutory public meeting and after the Committee of the Whole (1) meeting on October 3, 2023.
2. THAT the following revisions to the implementing Official Plan Amendment for File OP.21.014, to be heard at the December 12, 2023, Council Meeting, be approved:
 - a) permit a maximum Floor Space Index ('FSI') of 9.6 times the area of the lot (with 6.6 FSI dedicated to residential uses); whereas a maximum FSI of 8.3 (with 5.73 FSI dedicated to residential uses) times the area of the lot was approved; and
 - b) permit a minimum tower setback of 10 m from the west property line
3. THAT the following revisions to the implementing Zoning By-law for File Z.21.024, to be heard at the December 12, 2023, Council Meeting, be approved:
 - a) Permit a minimum lot area of 12.1 m² per unit; whereas a minimum lot area of 14.05 m² was approved; and
 - b) Permit a minimum westerly setback of 0.7 m; whereas a minimum westerly setback of 7 m was approved.

Background

Location: 7034 and 7040 Islington Avenue (the 'Subject Lands').

Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc. (the 'Owner') submitted Official Plan and Zoning By-law Amendment Files OP.21.014 and Z.21.024 (the 'Applications') to facilitate the development of a 28-storey mixed-use residential apartment building containing 220 dwelling units on the Subject Lands.

Council approved the Applications on October 17, 2023. Following Council's approval, Development Planning staff identified additional amendments to the implementing Official Plan Amendment and Zoning By-law Amendment that are required to implement the approved development shown on Attachment 2.

Analysis

Additional Amendments to VOP 2010 are required to facilitate the development.

While preparing the implementing by-laws for the above noted files, it was discovered that the Owner did not exclude the Vegetation Protection Zone (the 'VPZ') area from the calculation of net developable area, which results in an incorrect calculation of the Floor Space Index ('FSI'). In accordance with Policy 3.2.3.1.c) and the definition of FSI in

VOP 2010, the net developable area excludes all environmental lands, including the VPZ. When all environmental lands are excluded from the net developable area, the total FSI is 9.6, rather than 8.3, with 6.6 FSI allocated to residential uses and 3.0 FSI allocated to non-residential uses. No changes to the development, as approved by Vaughan Council on October 17, 2023, are proposed.

The FSI recalculation also resulted in an amendment to the tower setback to the rear (westerly) yard lot line. As the environmental lands will be conveyed to a public authority, the rear lot line has shifted eastward, creating a discrepancy in relation to the tower setback. In accordance with Policy 9.2.3.6 of VOP 2010, the portion of a High-Rise Building above twelve storeys, shall be setback a minimum of 15 m from any property line. Given the location of the new rear yard lot line, the minimum tower setback is 10 m from the western property line.

The Development Planning Department has reviewed the additional amendments in the context of the policies of the Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe 2020 as amended, the York Region Official Plan 2010, the Vaughan Official Plan 2010, Zoning By-law 1-88 and the existing and planned uses in the surrounding area and is satisfied that the additional amendments to VOP 2010 and Zoning By-law 1-88 are appropriate given the policies and the existing and planned uses in the surrounding area.

Additional Amendments to Zoning By-law 1-88 are required to facilitate the development.

The change in FSI also resulted in a change to zoning exceptions for the minimum lot area from 14.05 m² per unit to 12.1 m² per unit and the rear yard setback from 7 m to 0.7 m. The Development Planning Department has reviewed the additional amendments to Zoning By-law 1-88 and considers them appropriate for achieving pedestrian and transit-oriented development. As the building footprint has not changed, the Development Planning Department is satisfied that the request is minor and technical in nature.

Previous Reports/Authority

Previous reports related to the applications and the Subject Lands can be found at the following links:

Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc., Public Meeting Report
[October 5, 2021, Committee of the Whole Public Meeting \(Item 4, Report No. 44\)](#)

Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc., Public Meeting Report
[January 17, 2023, Committee of the Whole Public Meeting \(Item 2, Report No.3\)](#)

Financial Impact

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

Operational Impact

There are no operational impacts associated with this report.

Broader Regional Impacts/Considerations

York Region has determined the proposed amendment adversely affects Regional planning policies or interest. As such, York Region has not exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council. Should Council endorse the revisions to Official Plan Amendment File OP.21.014, the application will proceed to York Region Council for approval.

The Toronto and Region Conservation Authority (TRCA) are satisfied with the revisions.

The TRCA has reviewed the revised schedules for the implementing by-laws and have confirmed that they have no objection, as the schedules demonstrate the appropriate lands to be conveyed into their authority.

The City of Toronto has been consulted regarding the FSI change and have no objection to its approval.

The City of Toronto has been consulted regarding the revised FSI and has no objection to its approval.

Conclusion

This report provides further clarification regarding the additional Amendments required to the Vaughan Official Plan 2010 and Zoning By-law 1-88, to facilitate the Council endorsed Applications.

The Development Planning Department is satisfied that the Recommendations contain the additional amendments required to facilitate the Development of the Subject Lands as endorsed by Council.

For more information, please contact Mark Antoine, Senior Manager, at extension 8212.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning

Prepared by

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Approved by



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Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager