

Committee of the Whole (1) Report

DATE: Tuesday, March 5, 2024

WARD: 2

TITLE: PRIMONT (ISLINGTON) INC.
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE
19CDM-22V011
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 a Draft Plan of Condominium (Common Elements) to permit a condominium tenure for privately owned and maintained (through a future Condominium Corporation) common elements, consisting of private roads, visitor and bicycle parking, amenity space, walkways, and landscaped/open areas to facilitate 103 townhouse units, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes a condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, that consists of private roads, visitor and bicycle parking, amenity space, walkways, and landscaped/open areas to facilitate 103 townhouse units.
- A Draft Plan of Condominium (Common Elements) Application is required to permit the proposed development.
- The Development Planning Department supports the proposed application subject to conditions of approval as outlined in this report.

Recommendation

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-22V011 (Primont (Islington) Inc.) BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5.

Background

Location: 7082 Islington Avenue, Block 3 on Plan 65M-4768 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

A Draft Plan of Condominium (Common Elements) Application has been submitted to facilitate the residential development

Primont (Islington) Inc. (the 'Owner') has submitted a Draft Plan of Condominium (the 'Application') for Phase 2 of the development of the Subject Lands to permit the proposed condominium tenure for the privately owned and maintained common elements (through a future Condominium Corporation), that consists of private roads, 30 visitor parking spaces and 6 bicycle parking spaces, an 867 m² communal amenity space, walkways, and landscaped/open areas (the 'Development'). These common elements will service 103 townhouse units in 11 blocks, as shown on Attachments 2 and 3.

The Owner has also submitted a Part Lot Control Application (File PLC.23.010) to lift the part lot control provisions of the *Planning Act*, R.S.O. 1990, c. P.13 from the Subject Lands, to create conveyable freehold lots ('Parcels of Tied Land') for the 103 townhouse units, as shown on Attachment 4. Vaughan Council, on January 30, 2024, passed By-law 015-2024 which lifted the part lot control provisions from the Subject Lands.

Vaughan Council previously approved Official Plan Amendment, Zoning By-law Amendment, Site Development, and Draft Plan of Subdivision Applications for the Subject Lands

Vaughan Council, on June 19, 2018, approved Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.15.007, Z.15.030, and 19T-17V006 to permit the development of 895 dwelling units within two Phases, consisting of:

Phase 1:

- 135, 4-storey townhouse (Back-to-Back and Street Townhouse) dwellings within 14 residential blocks with frontage on a private common element road.

Phase 2:

- Four (4), 19 to 22-storey residential apartment buildings (Towers "1", "2", "3" and "4" containing 760 units) facing Islington Avenue accessed via a private common element road.
- A 1,180 m² private common element area.
- Four levels of underground parking to serve the apartment buildings.

The implementing Official Plan Amendment (OPA Number 27) and Zoning By-law Amendment (By-law 143-2018) were enacted by Vaughan Council on June 19, 2018. Subsequently, Official Plan Amendment and Zoning By-law Amendment Files OP.19.013 and Z.19.035 were submitted by the Owner, to permit revisions to the previous approvals including a new total of 1,100 dwelling units within three Phases. The revised plan consists of the following:

Phase 1:

- 22 and 32-storey residential apartment buildings (Towers 1 and 2) containing a total of 547 units with a 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:

- 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.

Vaughan Council, on February 17, 2021, approved OP.19.013 and Z.19.035, and on June 22, 2021, approved the implementing Official Plan Amendment (OPA Number 70) and implementing Zoning By-law Amendment (By-law 096-2021).

Vaughan Council, on September 28, 2022, enacted By-laws 218-2022 and 219-2022, which amended Zoning By-law 1-88 to remove the Holding Symbol “(H)” from Phases 1 and 2 of the Subject Lands, and to facilitate an administrative correction to site-specific Exception 9(1323).

Draft Plan of Subdivision File 19T-17V006 was revised by the Owner to permit the addition of phasing blocks to the overall development. Vaughan Council approved revised Conditions of Draft Approval for File 19T-17V006 on November 16, 2021. The Draft Plan of Subdivision was registered on February 2, 2023, as Registered Plan 65M-4768.

Vaughan Council, on June 28, 2022, ratified the recommendation of the June 21, 2022, Committee of the Whole report and approved Site Development File DA.18.015 to permit the development of Phase 2 of the Subject Lands, consisting of 103 townhouse units on common element condominium roads. The Site Plan Agreement for the approved residential development was registered on December 19, 2023.

Previous Reports/Authority

Previous reports regarding the Subject Lands can be found at the following links:

Ferma Properties Inc., Committee of the Whole Report (Page 75 of 160):
[May 5, 2009, Committee of the Whole \(Item 25, Report 23\)](#)

Islington Steeles Ventures Inc., Public Meeting Report:
[September 26, 2017, Committee of the Whole Public Meeting \(Item 1, Report 32\)](#)

Islington Steeles Ventures Inc., Committee of the Whole Report:
[June 19, 2018, Committee of the Whole \(Item 46, Report 21\)](#)

Primont (Islington) Inc., Public Meeting Report:
[July 15, 2020, Committee of the Whole Public Meeting \(Item 3, Report 35\)](#)

Primont (Islington) Inc., Committee of the Whole Report:
[February 17, 2021, Committee of the Whole \(Item 4, Report 6\)](#)

Primont (Islington) Inc., Committee of the Whole Report:
[November 16, 2021, Committee of the Whole \(Item 2, Report 49\)](#)

Primont (Islington) Inc., Committee of the Whole Report:
[June 28, 2022, Committee of the Whole \(Item 18, Report 30\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP and VOP 2010

Provincial Policy Statement, 2020 ('PPS')

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Application establishes the tenure for the Development which facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to contribute to the mix of housing options available within the community supported with appropriate infrastructure facilitate a development consistent with the PPS. The Application is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Application establishes the tenure for the Development that provides a diverse range and mix of housing options in a compact built form supported by existing and planned infrastructure within the Delineated Built-Up Boundary of a Settlement Area. The Application conforms to the Growth Plan.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses, and 'Community Areas' on Map 1A, where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. The Application establishes the tenure for the Development that provides for a range and mix of housing types, sizes, and tenures, and utilizes land efficiently and optimizes infrastructure with a compact and transit-supportive built form, in accordance with policies 2.3.2 and 4.2.2. The Application conforms to the YROP.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are designated "Community Area" on Schedule 1 – "Urban Structure" and "Low-Rise Residential" on Schedule 13 – "Land Use", and subject to Site-Specific Policy 13.41 (OPA 27 & 70) of VOP 2010.

The "Low-Rise Residential" designation, as amended by OPA 27 and OPA 70, permits back-to-back townhouse and townhouse block dwellings with a maximum building height of 4-storeys. A maximum of 16 back-to-back townhouse dwelling units within a townhouse block, fronting on a common element private road, is permitted. The Application conforms to VOP 2010.

The Development complies with Zoning By-law 1-88, as amended

The Subject Lands are zoned "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone", subject to site-specific Exception 9(1323) in Zoning By-law 1-88. The Development as shown on Attachments 2 and 3 complies with Zoning By-law 1-88.

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

As the Application relates to an amendment to Zoning By-law 1-88 that was finally approved and in effect before October 20, 2021, in accordance with Section 1.6.3.3.2 of Zoning By-law 001-2021, the requirements of Zoning By-law 001-2021 do not apply to prevent the approval of this Application.

The Draft Plan of Condominium is consistent with the approved Site Development Application

Vaughan Council on June 28, 2022, approved Site Development File DA.18.015 to permit the development as shown on Attachment 2. The Draft Plan of Condominium (Common Elements) as shown on Attachment 3 is required to create the common element tenure for the following:

- Private roads
- Sidewalks, walkways, landscaped and buffer areas, drainage areas
- 30 visitor parking spaces

- 6 bicycle parking spaces
- 867 m² amenity space
- Retaining walls

The Application is consistent with the approved site plan.

The Development Planning Department recommends approval of the Draft Plan of Condominium, subject to the Conditions of Approval in Attachment 5

Snow plowing and removal, and the maintenance of the acoustic fence and berm, retaining wall and subsurface infrastructure, catch basins, infiltration trenches, area drains and sewers will be privately administered and the responsibility of the Condominium Corporation, and are included as conditions of approval in Attachment 5.

Financial Impact

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

Operational Impact

Internal City Departments, external agencies and various utilities have no objections to the Application

The Building Standards Department, Development Engineering Department, Parks Infrastructure Planning and Development, Real Estate Department, Development Finance Department, Fire and Rescue Service, Canada Post, Enbridge Gas, Canadian Pacific Railway, Canadian National Railway, Bell Canada, Rogers Communications, Hydro One, and Alectra Utilities, have no objections to the Application, subject to the conditions included in Attachment 5.

The By-law and Compliance Department, Policy Planning and Special Programs, Infrastructure Development, Ministry of Transportation Ontario, York Catholic District School Board, and Canadian National Railway have no objections or conditions to the Application.

Broader Regional Impacts/Considerations

York Region has no objection to the approval of the Application, subject to the conditions included in Attachment 5.

The Toronto and Region Conservation Authority ('TRCA') have indicated that their interests with respect to the Development were addressed through the previous applications on the Subject Lands and through the issuance of TRCA permits.

Conclusion

The Development Planning Department is satisfied the Application is consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the

Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 5.

For more information, please contact Michael Torres, Planner, at extension 8933.

Attachments

1. Context and Location Map
2. Approved Site Plan – File DA.18.015
3. Draft Plan of Condominium (Common Elements)
4. Draft Reference Plan – Parcels of Tied Land
5. Conditions of Draft Plan of Condominium Approval File 19CDM-22V011

Prepared by

Michael Torres, Planner, ext. 8933

Kemi Apanisile, Senior Planner, ext. 8210

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Haiqing Xu, on behalf of
Nick Spensieri, City Manager