

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 8, 2024

WARD(S): 2

TITLE: PRIMONT (SXSW1) INC. AND PRIMONT (SXSW2) INC.
OFFICIAL PLAN AMENDMENT FILE OP.24.005
6, 7, 10 AND 11 FLAVELLE TRAIL
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE
WEST

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.24.005 to increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2). The application would facilitate an additional forty-one (41) units across two (2) residential apartment buildings and one (1) additional storey on all four (4) towers ranging in height from 23 to 33-storeys, having a total of 1,038 residential units and a Floor Space Index (FSI) of 4.5 times the area of the Subject Lands designated “High-Rise Residential”, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes an amendment to Vaughan Official Plan 2010 to increase the maximum permitted building height from 32 to 33 storeys (Tower 2) to facilitate an additional forty-one (41) units across two (2) residential apartment buildings and one (1) additional storey on all four (4) towers of the development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan OP.24.005, (Primont (SXS1) Inc. and Primont (SXS2) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 6, 7, 10, and 11 Flavelle Trail, formerly known as 7082 Islington Avenue ('Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 10, 2023

Date application was deemed complete: July 24, 2024

An Official Plan Amendment application has been submitted to permit the proposed development.

Primont (SXS1) Inc. and Primont (SXS2) Inc. (the 'Owner') has submitted the following application for the Subject Lands (the 'Application') to permit the development shown on Attachments 2 to 4 (the 'Development'):

1. Official Plan Amendment File OP.24.005 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically Volume 2, Section 13.41 - 7082 Islington Avenue, Official Plan Amendment 27 ('OPA 27') as amended by Official Plan Amendment 70 ('OPA 70') to:
 - a. Increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2) for the "High-Rise Residential" designation, as shown on Attachments 2 and 3.
 - b. Correct the reference to the private amenity space area under policy 13.41.1.7 of OPA 27 as amended by OPA 70 from 1,180 m² to 3,620 m².

The Application provides an additional 41 units, for a total of 1,038 residential units for the Development, maintaining the permitted FSI of 4.5 times the area of the lot.

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

i) Original Approval

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 respectively, to permit a residential development containing a total of 895 dwelling units and an FSI of 4.7 for the portion of the Subject Lands being designated "High-Rise Residential" within two (2) phases ('Original Approval'), as follows:

Phase 1, consisting of Fourteen (14) residential townhouse blocks containing a total of 135 back-to-back and street townhouse units, with a height of four (4) storeys, on a private common element road.

Phase 2, consisting of:

- Four (4) residential apartment buildings (Towers “1”, “2”, “3” and “4”) containing a total of 760 units, ranging in height from 19 to 22 storeys, facing Islington Avenue and accessed by a private common element road.
- A 1,180 m² private common element area.
- Four (4) levels of underground parking.

The Original Approval was enacted by Vaughan Council through OPA 27 (By-law 142-2018) and Zoning By-law Amendment (By-law 143-2018) on June 19, 2018.

ii) Revised Applications

Vaughan Council, on February 17, 2021, approved Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035 for the Subject Lands, to permit revisions to the Original Approval including a new total of 1,100 dwelling units and an FSI 4.5 times the area of the portion of the Subject Lands designated "High-Rise Residential" (2.1 ha) within three (3) phases ('Subsequent Approval'), as follows:

Phase 1:

- Two (2) residential apartment buildings (Towers 1 and 2) with a maximum building height of 22 storeys and 32 storeys respectively, containing a total of 547 units with a GFA of 46,730 m².
- Five (5) levels of underground parking containing 493 residential parking spaces and 110 visitor parking spaces.
- A 3,620 m² private outdoor amenity area.

Phase 2:

- Eleven (11) residential townhouse blocks containing a total of 103, 4-storey back-to-back and street townhouse units on a private common element road. This Phase has a density of 43 units per ha.

Phase 3:

- Two (2) residential apartment buildings (Towers 3 and 4) with a maximum building height of 22 storeys and 30 storeys respectively, containing a total of 450 units with a GFA of 46,260 m².
- Phases 1 and 3 had a combined total FSI of 4.5 times the area of the (2.1 ha) Subject Lands designated "High-Rise Residential".
- Four (4) levels of underground parking containing 405 residential parking spaces and 90 visitor parking spaces.

The Subsequent Approval was enacted by Vaughan Council through OPA 70 (By-law 097-2021) and Zoning By-law Amendment (By-law 096-2021) on June 22, 2021. Draft Plan of Subdivision File 19T-17V006 was also 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 approved Site Development File DA.20.007 for Phase 1 of the Development.

Vaughan Council, on June 28, 2022, also ratified the recommendation of the June 21, 2022, Committee of the Whole report and approved Site Development File DA.20.007 for Phase 1 (Towers 1 and 2) of the Development, as follows:

- Two (2) residential apartment buildings (Towers 1 and 2) with a maximum building height of 22 storeys and 32 storeys respectively, containing a total of 547 units with a GFA of 44,437 m².
- Five (5) levels of underground parking containing 493 residential parking spaces and 110 visitor parking spaces.
- A 3,620 m² private outdoor amenity area.

On August 14, 2024, a Site Plan Agreement was registered for Phase 1 of the Development.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: September 18, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Islington Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: to all property owners within a 150 m radius of the Subject Lands, to the West Woodbridge Homeowners Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of September 19, 2024. The comments are organized by theme as follows:

Traffic Congestion

- the Development will increase traffic congestion in the area and create longer commute times and potential safety hazards.

Built Form and Neighbourhood Character Changes

- the size and scale of the Development will drastically alter the character of the community.

Environmental Impacts

- the construction and increased density will have adverse effects on local wildlife and green spaces.

Infrastructure Strain

- the Development will increase the demand on existing infrastructure, including utilities and public services.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Primont (Islington) Inc., Committee of the Whole (Files OP.19.013 and Z.19.035):
[February 9, 2021, Committee of the Whole \(Item 4, Report 6\)](#)

Primont (Islington) Inc., Committee of the Whole (File 19T-17V006):
[November 2, 2021, Committee of the Whole \(Item 2, Report 49\)](#)

Primont (Islington) Inc., Committee of the Whole (Files DA.20.007 and DA.18.015):
[June 21, 2022, Committee of the Whole \(Item 18, Report 30\)](#)

Analysis and Options

The Development is being reviewed for conformity to the York Region Official Plan 2022 ('YROP 2022').

Official Plan Designation

- "Urban Area" on Map 1 – Regional Structure, by YROP 2022.
- "Community Area" on Map 1A – Land Use Designations by YROP 2022.
- The Applications are being reviewed for conformity to YROP 2022.

An amendment to Vaughan Official Plan 2010 ('VOP 2010') is required to permit the Development.

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure, by VOP 2010.
- "High-Rise Residential" with a maximum permitted height and FSI of 32 storeys and 4.5 times the area of the Subject Lands designated "High-Rise Residential" by Site-Specific Policy 13.41 of VOP 2010, Volume 2 (7082 Islington Avenue OPA 27 as amended by OPA 70).
- This designation permits a total of four (4) residential apartment buildings with a maximum building height of 32 storeys, with site-specific development standards for each building being established in the implementing by-law.
- An amendment to VOP 2010 is required to increase the permitted maximum building height to 33 storeys (Tower 2) for the "High-Rise Residential" designation, as shown on Attachments 2 and 3.
- A correction to policy 13.41.1.7 of OPA 27 as amended by OPA 70 is required to update the private outdoor amenity area from 1,180 m² to 3,620 m² to match the private outdoor amenity area identified in the implementing Zoning By-Law.

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

This Application has been determined to be transitioned in accordance with Subsection 1.6.3.3.1 and 1.6.3.3.2, and therefore is subject to Zoning By-law 1-88, as amended, only.

Zoning:

- “RA3 Apartment Residential Zone” subject to site-specific Exception 9(1323), “RA3(H) Apartment Residential Zone” with a Holding Symbol “(H)” subject to site-specific Exception 9(1323), “OS1 Open Space Conservation Zone” subject to site-specific Exception 9(1323), “OS2 Open Space Park Zone” subject to site-specific Exception 9(1323) by Zoning By-law 1-88.
- Site-specific Exception 9(1323) permits the following maximum building heights:
 - Tower 1 - 79 m (22 storeys)
 - Tower 2 - 105 m (32 storeys)
 - Tower 3 - 97 m (30 storeys)
 - Tower 4 - 79 m (22 storeys)

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’), the Provincial Planning Statement 2024 (‘PPS 2024’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010.
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none"> ▪ The Owner is proposing to increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2). ▪ The reference to the private amenity space area under policy 13.41.1.7 of OPA 27 as amended by OPA 70 is required to be corrected from 1,180 m² to 3,620 m². ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the existing land use designation, building height and density, and the built form compatibility with the existing and planned surrounding land uses and appropriate development standards.

	MATTERS TO BE REVIEWED	COMMENT(S)
	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the City’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ Water and servicing capacity was identified for Phase 1 (547 units) of the Development via By-Law 218-2022. ▪ Water and servicing capacity will need to be identified for the additional 21 units proposed in the one-storey additions to Towers 1 and 2 of the Development. ▪ The portion of the Subject Lands identified as Phase 3 (470 units) of the Development currently has a Holding Symbol “(H)” detailed in site-specific Exception 9(1323) of Zoning By-law 1-88. This will be removed once servicing capacity is identified and allocated for that portion of the Subject Lands by Vaughan Council.
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by external public agencies, utilities, and the Toronto and Region Conservation Authority (‘TRCA’). ▪ The Application must also be reviewed by York Region regarding matters of Regional interest.
g.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
h.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Traffic Impacts, and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Brief will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Islington Avenue, a major arterial road under the jurisdiction of York Region.
j.	Related Applications	<ul style="list-style-type: none"> ▪ The Owner has submitted related Zoning By-law Amendment File Z.23.007 to remove the Holding Symbol “(H)” on Phase 3 (Building B - Tower 3 and 4) of the development (Block 2 of Plan 65M-4768) to be reviewed with the Application. ▪ The Owner has submitted related Site Development Application DA.22.066 for Phase 3 (Building B - Towers 3 and 4). In accordance with Bill 109, the approval of Site Development Applications submitted after July 1, 2022, has been delegated to the City of Vaughan Deputy City Manager of Planning and Growth Management or designate.
k.	Required Applications	<ul style="list-style-type: none"> ▪ A new Site Development Application will be required to amend the Site Development approval for Phase 1 to facilitate the additional storey on Towers 1 and 2, should the Application be approved. ▪ The Owner is required to submit a Minor Variance application, should the Application be approved, to permit a height increase of one (1) additional storey per tower as follows: <ul style="list-style-type: none"> • Tower 1 - from 22 to 23 storeys • Tower 2 - from 32 to 33 storeys • Tower 3 - from 30 to 31 storeys • Tower 4 - from 22 to 23 storeys

Financial Impact

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

Operational Impact

The Development Planning Department has circulated the Application to internal City Developments for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Kevin Ayala Diaz, Planner, Development Planning Department, ext. 8882.

Attachments

1. Context and Location Map
2. Proposed Site Plan
3. Elevations
4. Landscape Plan

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