

STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT
FILE OP.24.005

6, 7, 10 & 11 FLAVELLE TRAIL
(FORMALLY 7082 ISLINGTON AVENUE)

CITY OF VAUGHAN

OCTOBER 8th, 2024

C2.
Communication
CW(PM) – October 8, 2024
Item No. 2



TEAM

WESTON
CONSULTING




URBANTECH®


HGC ENGINEERING

BDP.
Quadrangle

NAK 
design strategies

 **FISHER**
ENGINEERING


Boundary Layer
Wind Tunnel Laboratory

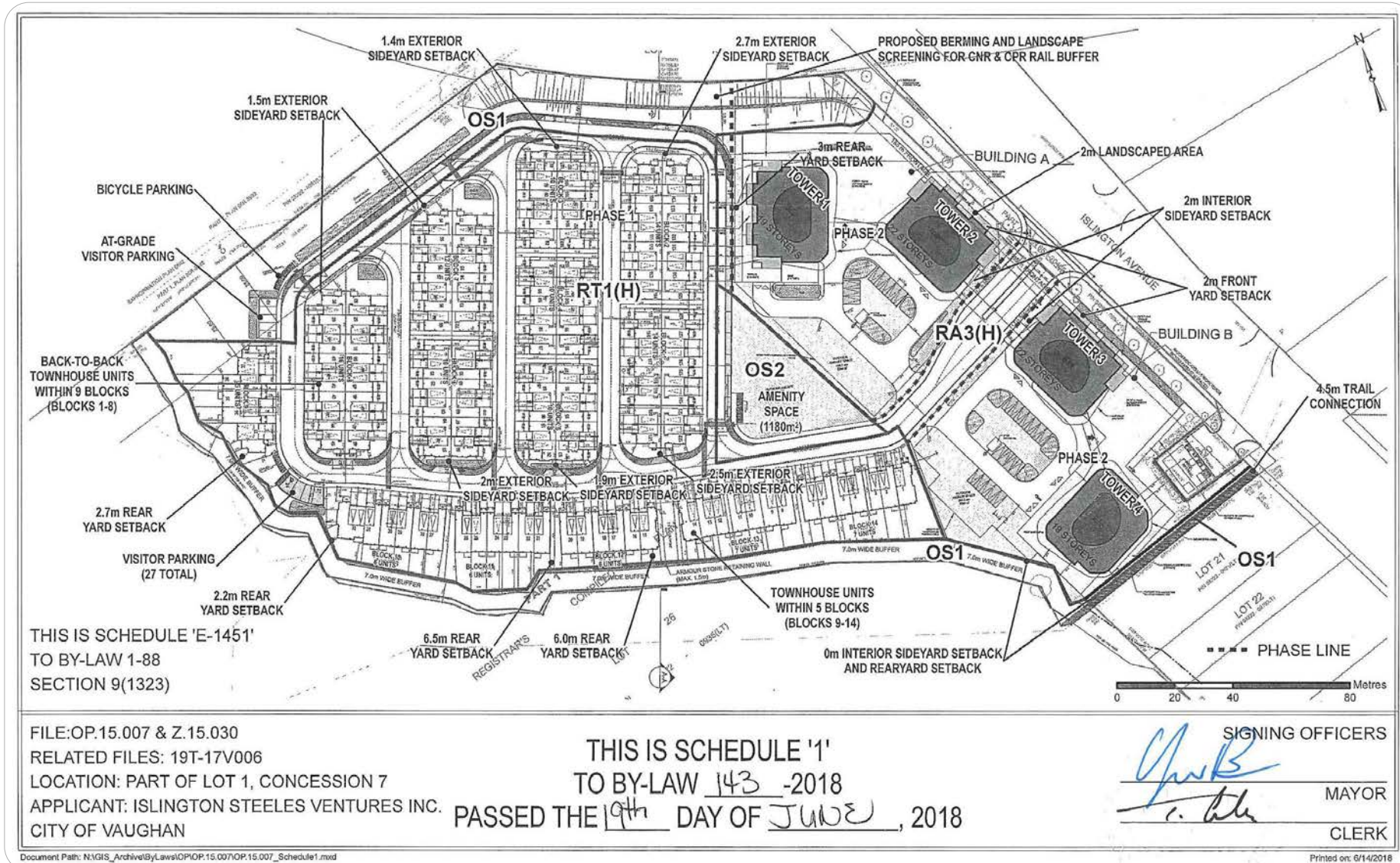


LOCATION



Air Photo - Prepared by Weston Consulting

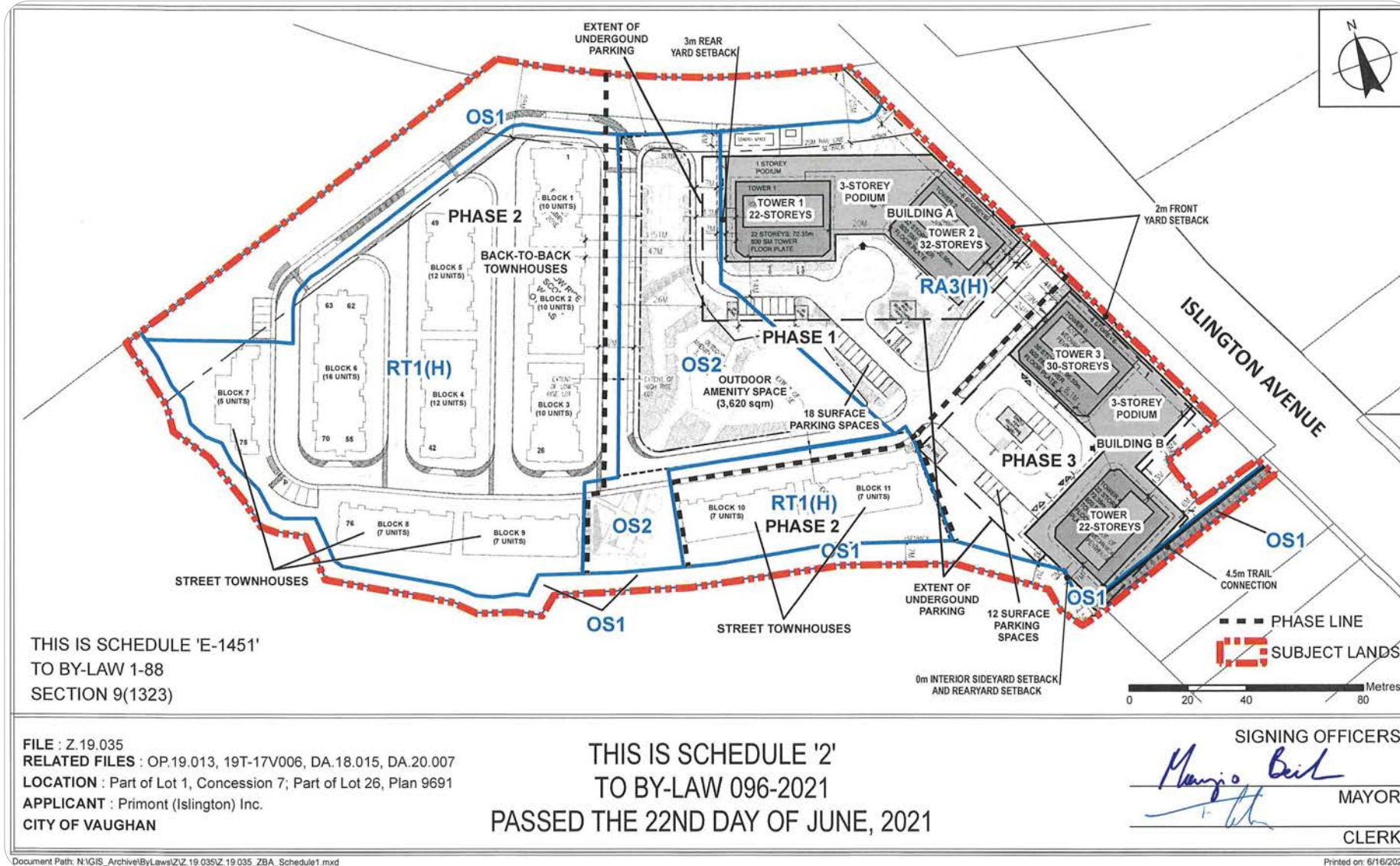
HISTORY OF APPLICATIONS



- **June 2018:** OPA, ZBA, Draft Plan applications approved to permit the development of 135 townhouse dwelling units and four towers ranging from 19 to 22 storeys in height.
- OPA redesignated the site from *Mid-Rise Mixed-Use and Natural Area* to *Low-Rise Residential and High-Rise Residential*.
- ZBA rezoned from RA3(H) Zone to RA3(H) Zone, RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", OS1 Zone and OS2 Open Space Park Zone.

Schedule "1" / By-law 143-2018

HISTORY OF APPLICATIONS



- **June 2021:** OPA and ZBA applications approved to permit 103 townhouse dwelling units and two residential apartment buildings with tower heights of 22 and 32 storeys (Building “A”) and 22 and 30 storeys (Building “B”).
- OPA redesignated the site *High Rise Residential* (H32;D4.5).
- ZBA rezoned a portion of the site from site RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” to OS2 Open Space Park Zone.

Schedule “2” / By-law 096-2021

SITE DEVELOPMENT APPLICATIONS



Landscape Master Plan - Provided by Nak Design Strategies

Low Rise (DA.18.015)

- Approved in 2023
- Partially occupied and registered

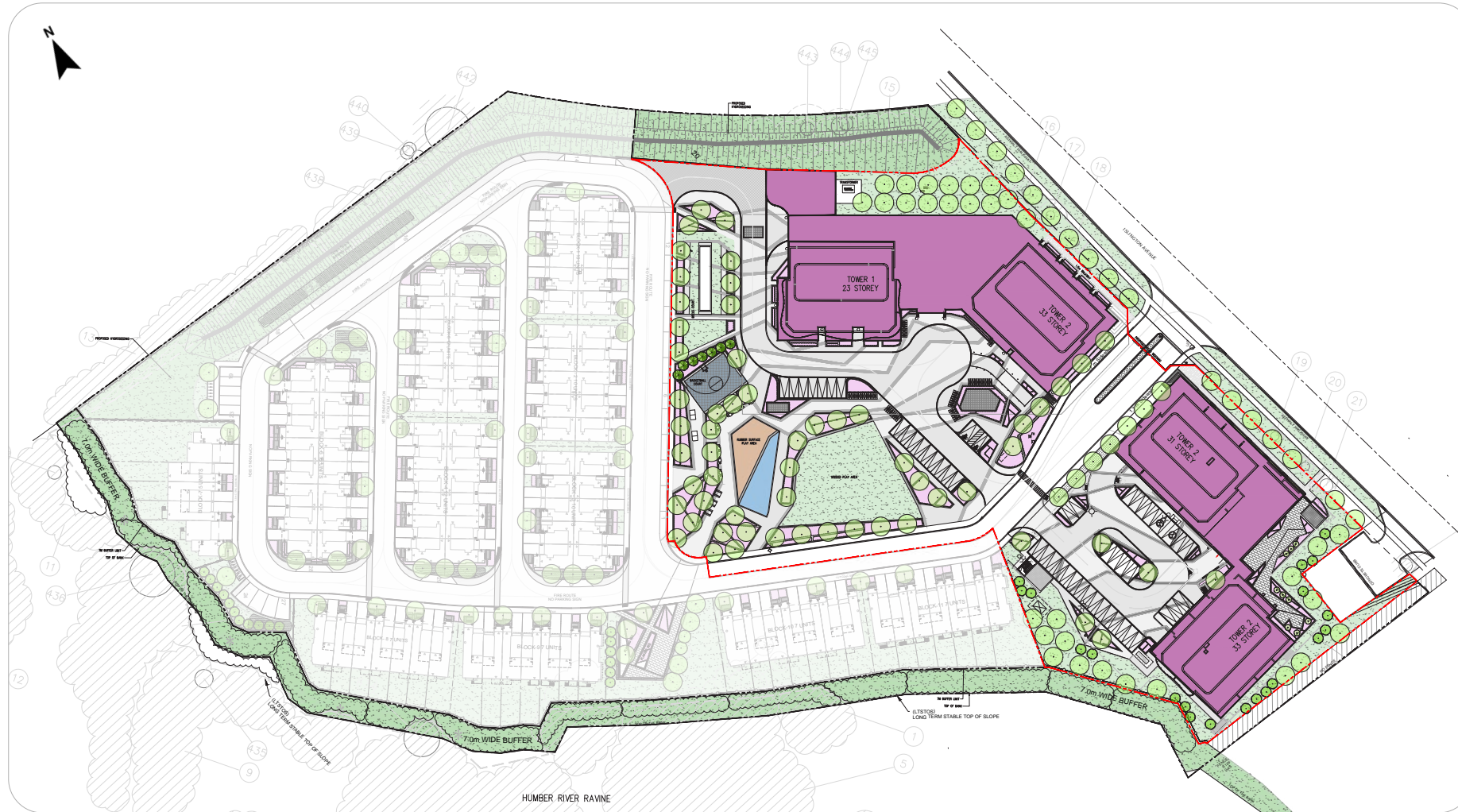
Building A (DA.20.007)

- Approved in 2024
- Under construction

Building B (DA.22.066)

- Application is under review
- Various stages of permit process

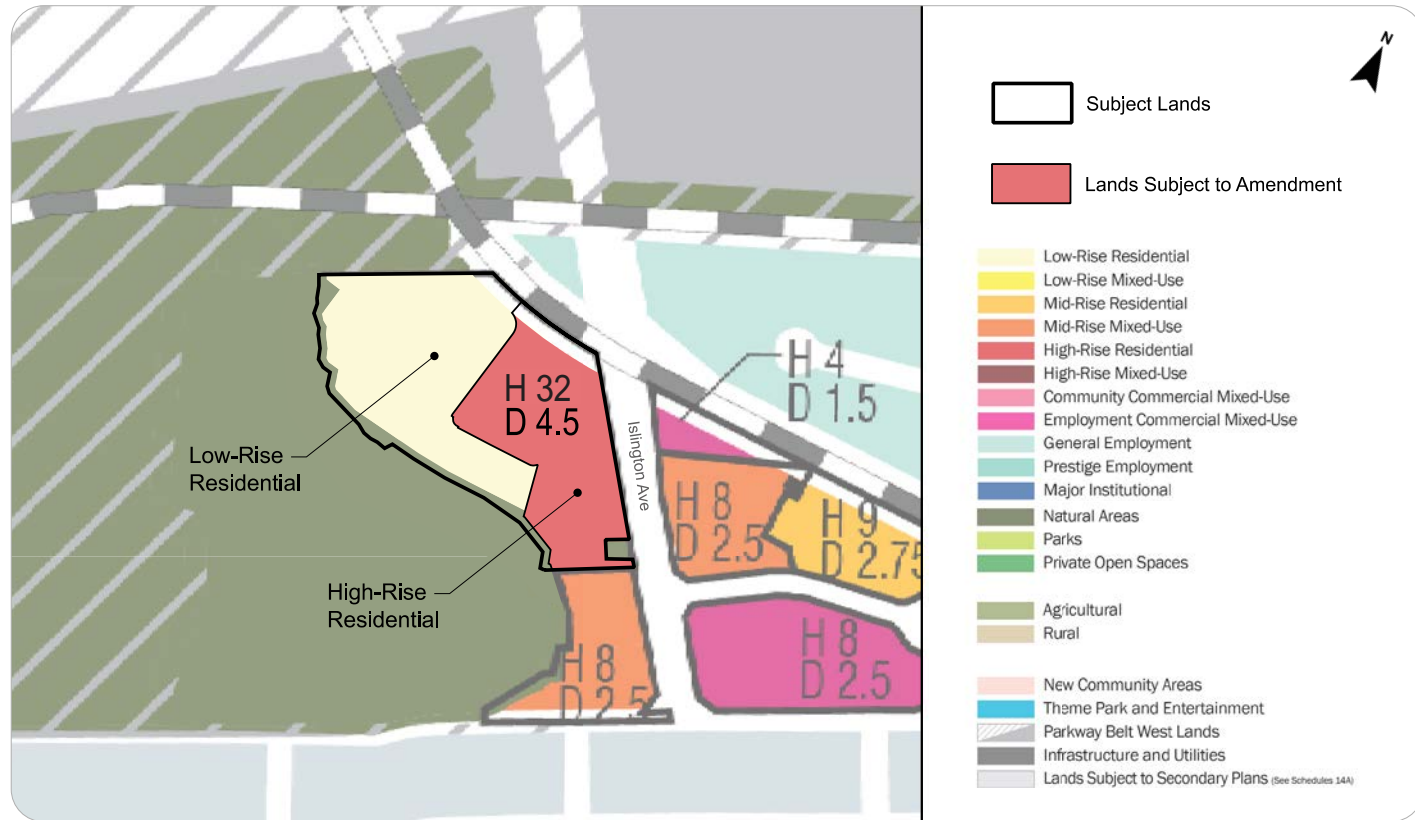
PROPOSED OFFICIAL PLAN AMENDMENT



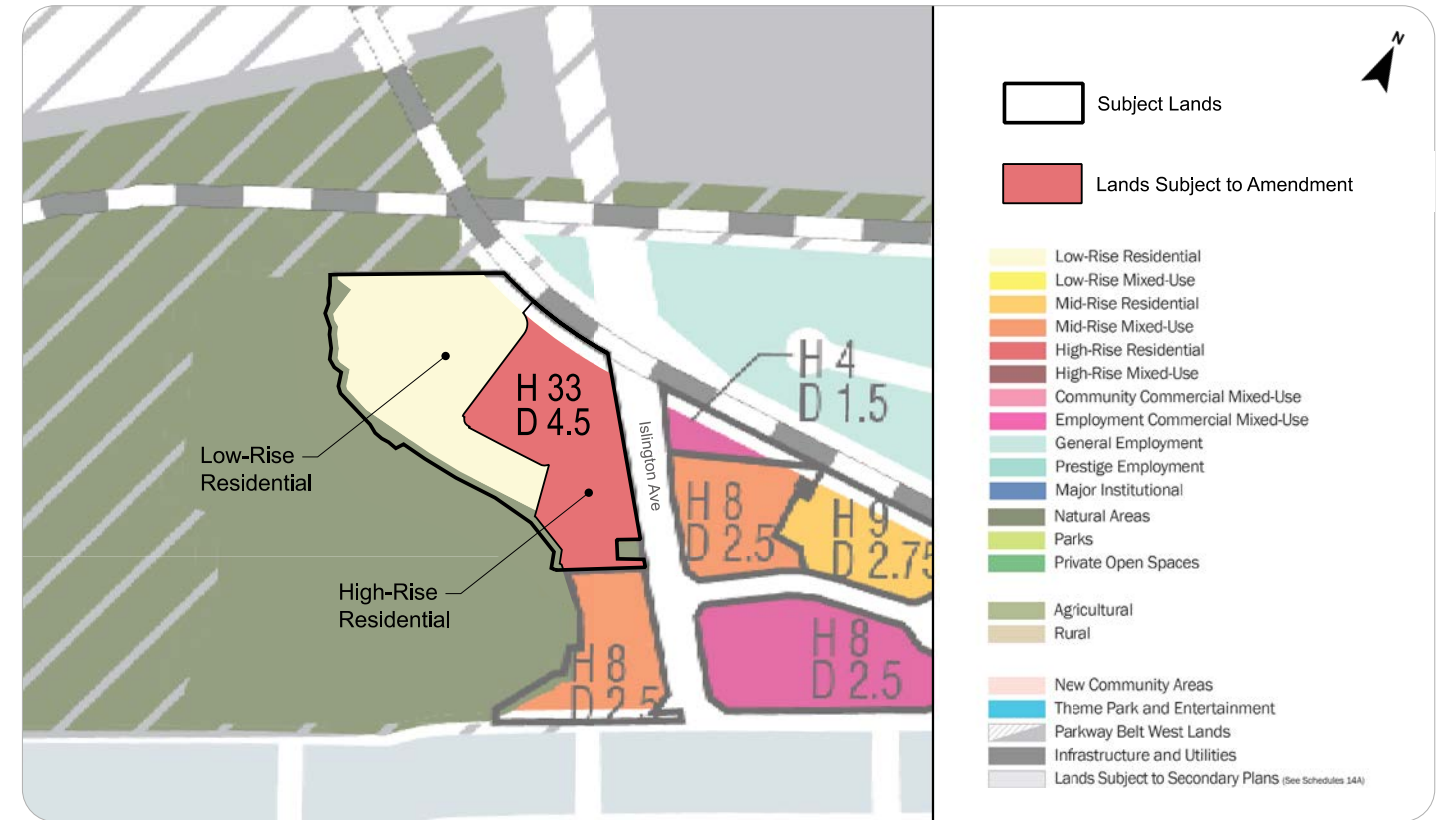
Detailed Landscape Master Plan - Provided by Nak Design Strategies

- Official Plan Amendment to re designate the site from *High Rise Residential (H32;D45)* to *High Rise Residential (H33;D45)*
- One additional storey for each tower in Building “A” and Building “B”.
- Total Gross Floor Area of 88,618 sqm:
 - Building “A” – 45,332 sqm
 - Building “B” – 43,286 sqm
- Increase of 41 units across the development:
 - Building “A” – 21 additional units
 - Building “B” – 20 additional units
- 1,038 units:
 - Building “A” – 568 units
 - Building “B” – 470 units
- FSI = 4.5 times coverage

EXISTING OP DESIGNATION AND PROPOSED OP DESIGNATION



Vaughan Official Plan - Schedule 13 - Land Use



Schedule "2" - Portion of Schedule 13 - Land Use

PROPOSED OFFICIAL PLAN AMENDMENT

	Existing OP Designation High Rise Residential (H32;D45)			Proposed OP Designation High Rise Residential (H33;D45)		
	Height	Units	GFA (m2)	Height	Units	GFA (m2)
Building A						
Tower 1	22 Storeys	547	43,827	23 Storeys	568	45,332
Tower 2	32 Storeys			33 Storeys		
Building B						
Tower 3	30 Storeys	450	41,901	31 Storeys	470	43,286
Tower 4	22 Storeys			23 Storeys		

NEXT STEPS



Development Rendering

Thank You
Comments & Questions?

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