

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: November 28, 2024
Name of Owner: Joe Montesano – Primont (Islington) Inc.
Location: 7082 Islington Avenue
File No.(s): A157/24

Proposed Variances (By-law 1-88):

1. To permit a maximum building height of **23 storeys (73 m)** for Building A, Tower 1
2. To permit a maximum building height of **33 storeys (103 m)** for Building A, Tower 2
3. To permit a maximum building height of **31 storeys (97 m)** for Building B, Tower 3
4. To permit a maximum building height of **23 storeys (73 m)** for Building B, Tower 4

By-Law Requirements (By-law 1-88):

1. A maximum building height of **22 storeys (79 m)** is permitted for Building A, Tower 1
2. A maximum building height of **32 storeys (105 m)** is permitted for Building A, Tower 2
3. A maximum building height of **30 storeys (97 m)** is permitted for Building B, Tower 3
4. A maximum building height of **22 storeys (79 m)** is permitted for Building B, Tower 4

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Residential", subject to Site-specific Policy 13.41 by Volume 2.

Background:

In 2018, Vaughan Council approved By-laws 142-2018 and 143-2018 to amend the Official Plan and Zoning By-law to permit the development of two (2) high-rise residential apartment buildings, consisting of four (4) residential towers, on the Subject Lands. In 2021, Vaughan Council approved By-laws 097-2021 and 096-2021 to further amend the Official Plan and Zoning By-law to increase the maximum permitted height of the four (4) residential towers as described in *Table 1* under the '2021 Amendment' column. The Owner has submitted two Site Development Applications in 2020 (File DA.20.007) and 2022 (DA.22.066) to facilitate the development of the approved designs. File DA.20.007 was approved by Vaughan Council in 2022 and a site plan agreement was executed in 2024 based on the designs approved by Vaughan Council in 2021. DA.22.066 is currently under review.

On November 19, 2024, Vaughan Council approved By-law 215-2024, an amendment to the Official Plan to increase the maximum permitted height from 32 to 33 storeys. The Official Plan Amendment is subject to a 20-day appeal period. Therefore, staff note that the approved Official Plan amendment will not be in full force and effect at the time of the Committee of Adjustment hearing on December 5th, 2024. A condition has been recommended by Development and Parks Planning to that effect.

Table 1 – Tower Heights Summary (Storeys)

	2018 Amendment	2021 Amendment	2024 Variances
Building A, Tower 1	18 Storeys	22 Storeys	23 Storeys (Increase of 1 Storey)
Building A, Tower 2	21 Storeys	32 Storeys	33 Storeys (Increase of 1 Storey)
Building B, Tower 3	21 Storeys	30 Storeys	31 Storeys (Increase of 1 Storey)
Building B, Tower 4	18 Storeys	22 Storeys	23 Storeys (Increase of 1 Storey)

Comments:

The Owner is seeking relief to permit a one (1)-storey height increase for each of the four (4) towers proposed on the Subject Lands.

The Development and Parks Planning Department has no objection to the four variances to increase the maximum permitted height of each tower as indicated in Table 1. Although

each tower is proposed to increase in height by one-storey, the heights of each tower measured in metres will maintain compliance with the height and maximum density provisions of the site specific exception. The proposed height increases follow the overall height variation and articulation patterns that were previously approved for the Subject Lands. As such, the proposed height increases maintain the general intent of the Zoning By-law and are not anticipated to incur negative massing impacts on the public realm. The variances will also maintain the general intent of the Official Plan.

Accordingly, the Development and Parks Planning Department can support the requested variances and are of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development and Parks Planning Department recommends approval of the application.

Condition of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That the Official Plan Amendment (File OP.24.005) as approved by Vaughan Council through By-law 215-2024 be in full force and effect.
2. That all comments on Site Development Application DA.22.066 be addressed to the satisfaction of the Development and Parks Planning Department.
3. That the Owner amend the drawings and site plan agreement approved through Site Development Application DA.20.007 to the satisfaction of the Development and Parks Planning Department.

Comments Prepared by:

Harry Zhao, Planner 1

Janany Nagulan, Senior Planner