

COMMITTEE OF ADJUSTMENT

6, 7, 10, AND 11 FLAVELLE TRAIL
(FORMERLY 7082 ISLINGTON AVENUE)

CITY OF VAUGHAN

MINOR VARIANCE APPLICATION

FILE MV A157/24

DECEMBER 5, 2024

WESTON
CONSULTING



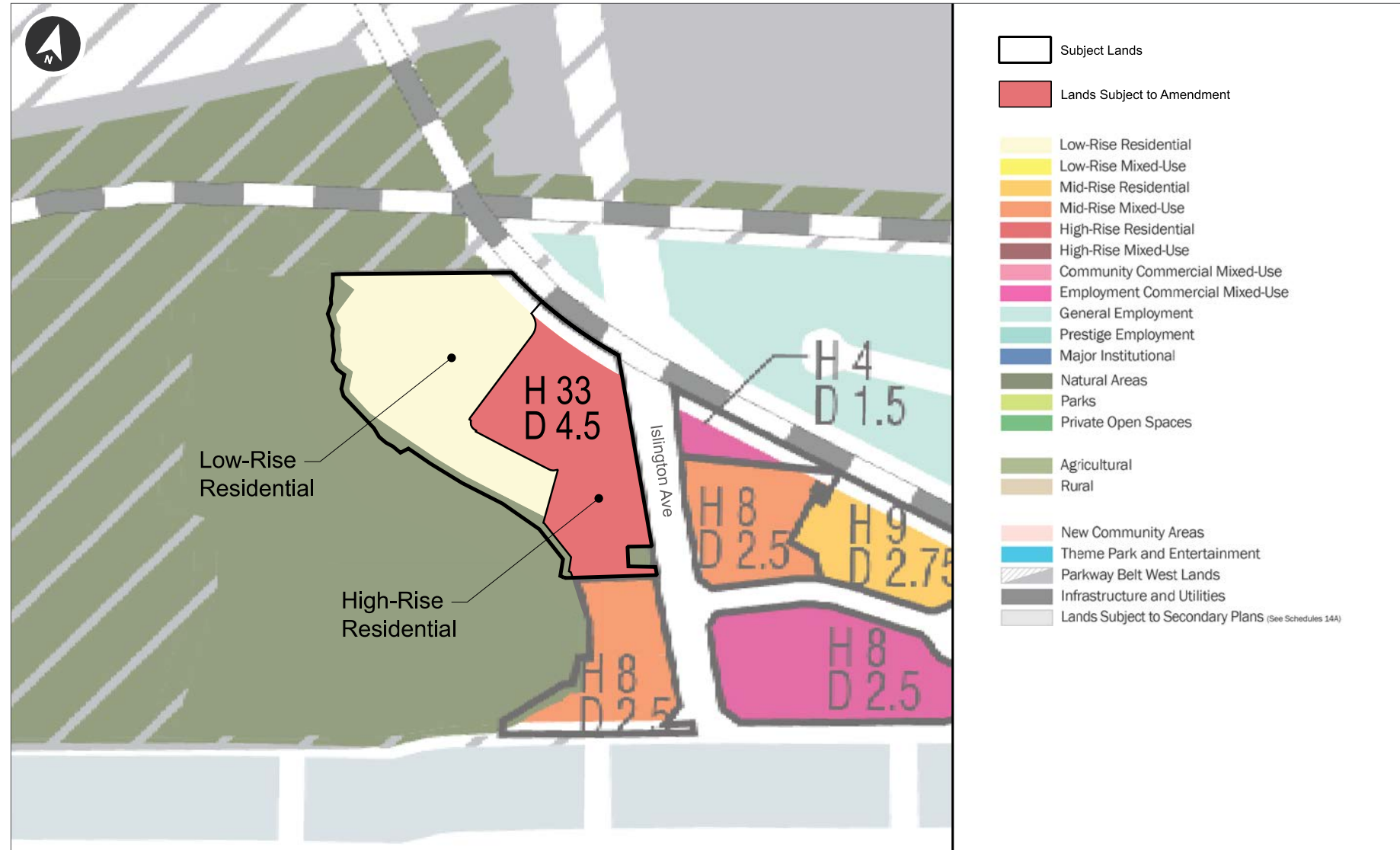
SUBJECT PROPERTY



Air Photo - Prepared by Weston Consulting

- **Location:** West side of Islington Avenue, north of Steeles Avenue West
- **Area:** 12.82 hectares (31.31 acres)
- **Frontage:** 187 metres along Islington Avenue
- **Current Use:** Townhouse Dwelling Units (constructed) and Building A (under construction)

POLICY FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN



- Official Plan Amendment Application (OP.24.005) adopted by Council on November 19, 2024
- Redesignated the site from *High Rise Residential (H32;D4.5)* to *High Rise Residential (H33;D4.5)*
- One additional storey for each tower in Building “A” and Building “B”

Official Plan Schedule '2' - Prepared by Weston Consulting

PROPOSED MINOR VARIANCE



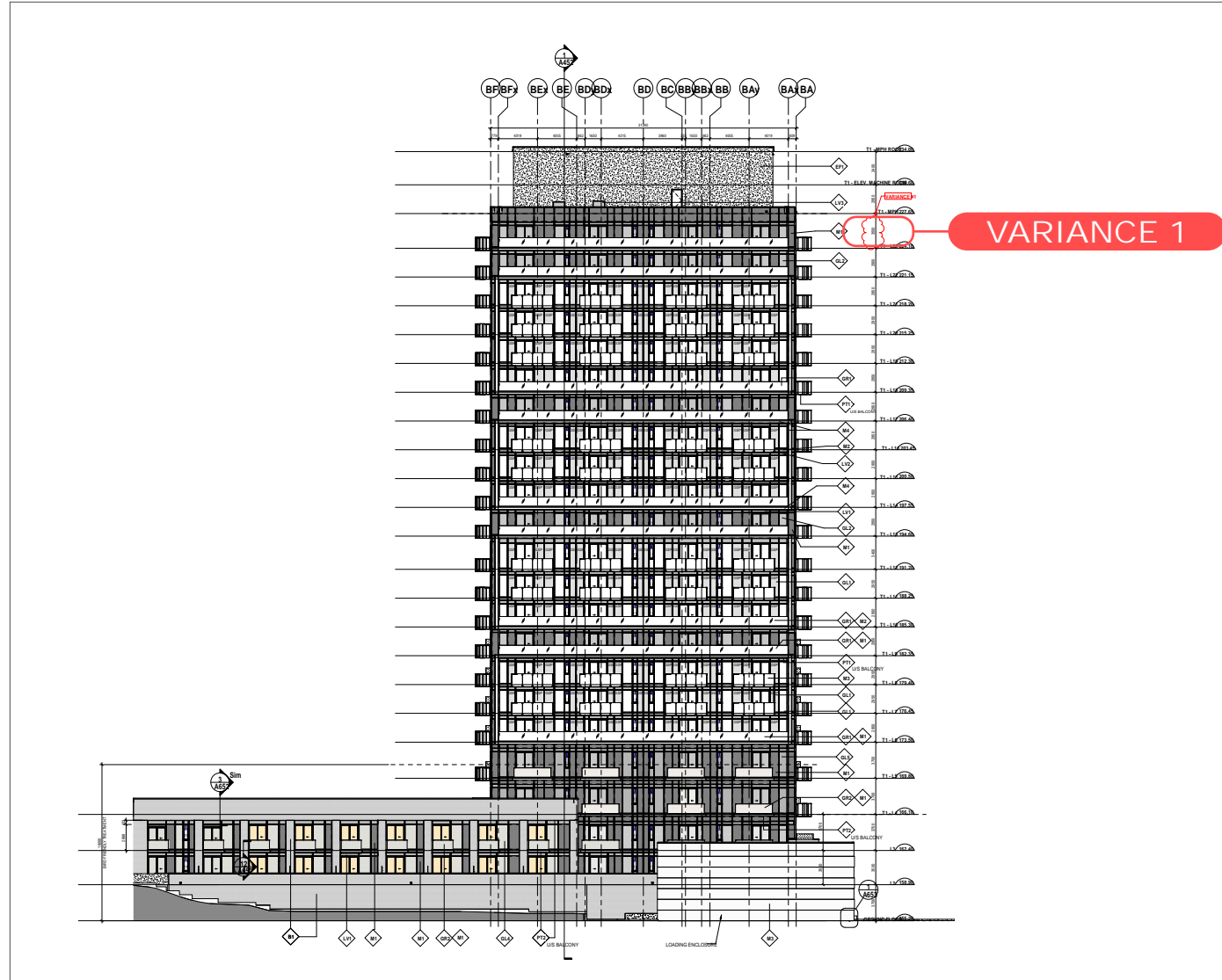
Landscape Plan - Prepared by Nak Design Strategies

- Minor Variance Application seeks relief from Site-Specific Zoning By-law 096-2021
- Permit one additional storey for each tower in Building “A” and Building “B”
- Only height in storeys is subject to the Minor Variance application as height of Towers are permitted within the Maximum Building Height in metres

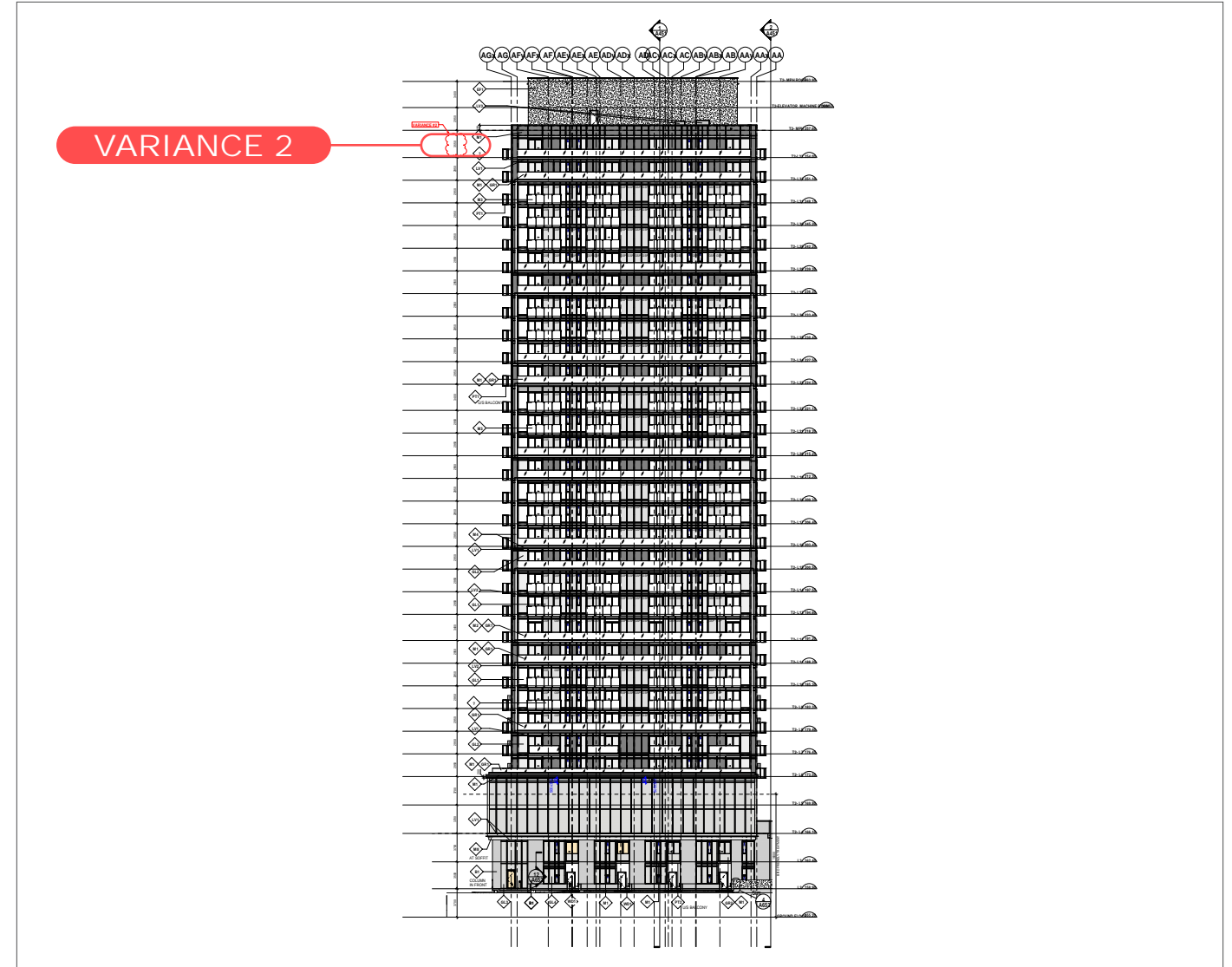
PROPOSED MINOR VARIANCE – REQUESTED VARIANCES

No.	By-law Section No.	By-law Provision	By-law Requirement	Requested Variance
1	Section f) – provision gv)	Maximum Building Height	Tower 1 – 22 Storeys Tower 2 – 32 Storeys Tower 3 – 30 Storeys Tower 4 – 22 Storeys	Tower 1 – 23 Storeys Tower 2 – 33 Storeys Tower 3 – 31 Storeys Tower 4 – 23 Storeys

PROPOSED MINOR VARIANCE – MAXIMUM HEIGHT OF BUILDING A

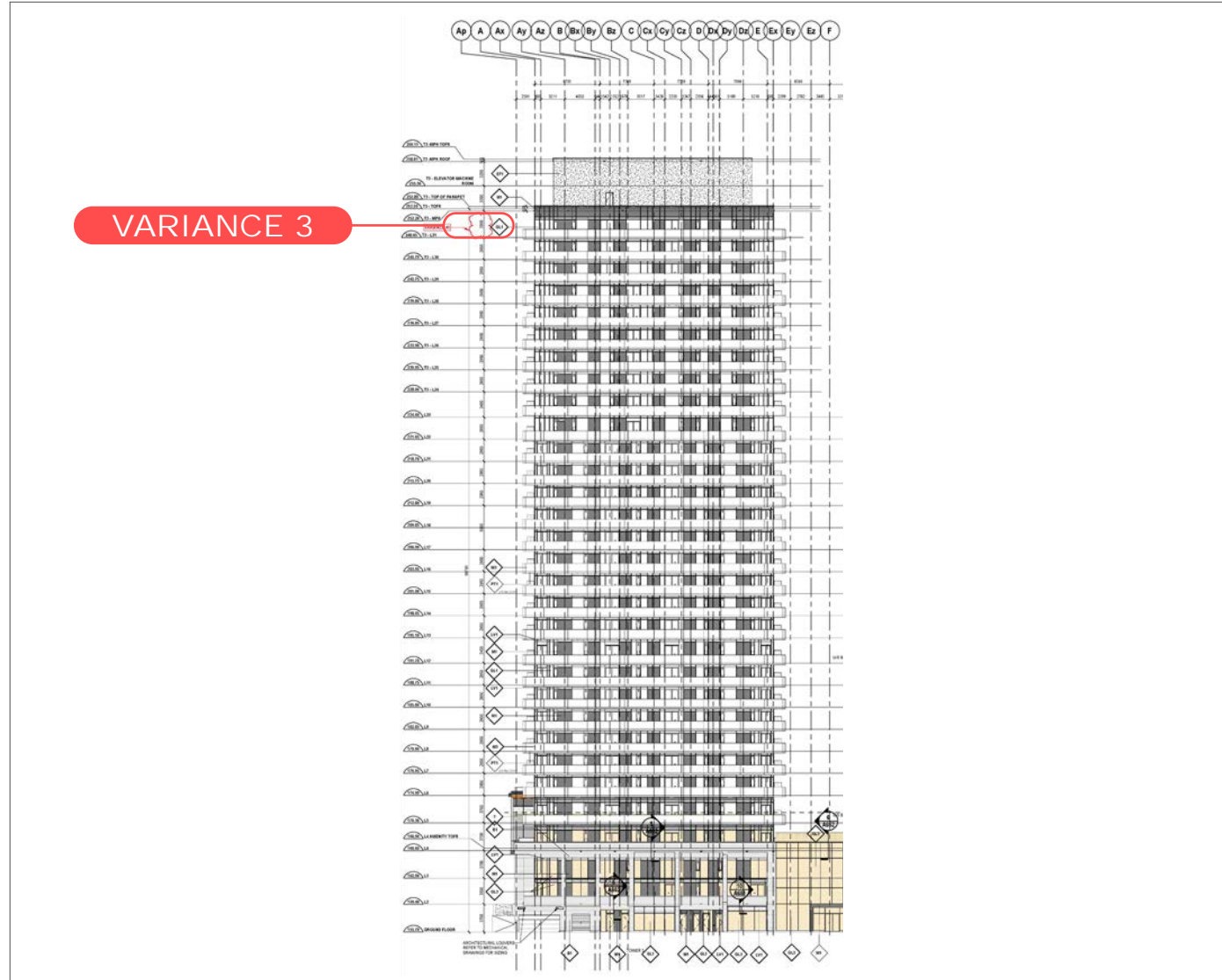


Northeast Elevation of Tower 1 - Prepared by BDP. Quadrangle

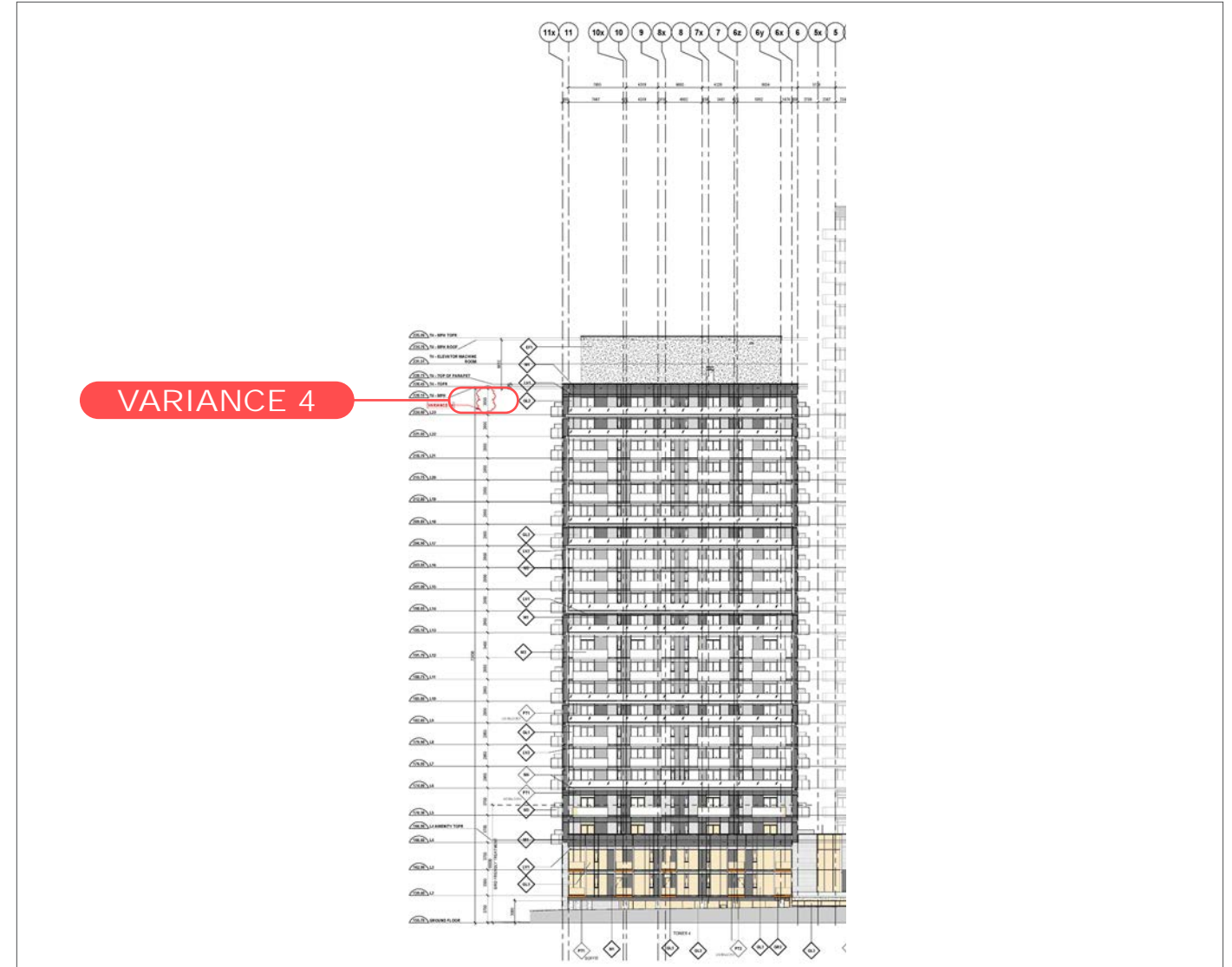


East Elevation of Tower 2 - Prepared by BDP. Quadrangle

PROPOSED MINOR VARIANCE – MAXIMUM HEIGHT OF BUILDING B



West Elevation of Tower 3 - Prepared by BDP. Quadrangle



South Elevation of Tower 4 - Prepared by BDP. Quadrangle

FOUR TESTS FOR MINOR VARIANCE

1. Maintains the General Intent and Purpose of the Official Plan

- OPA Application (OP.24.005) adopted by Council on November 19, 2024.
- Land use and building typology is permitted within the *High Rise Residential* designation.

2. Maintains the General Intent and Purpose of the Zoning By-law

- Minor Variance request seeks to permit one additional storey on each residential tower without changes or impact on building footprint, floor plate size, setbacks or tower separation.

3. Desirable for the Appropriate Development or Use of the Land

- Purpose of the additional height is to provide an additional 41 residential dwelling units in an area that is intended for high-density development.

4. Minor in Nature

- Requested variance seeks relief to permit an increased Maximum Building Height with respect to number of storeys. No other changes to the Zoning By-law are being requested.

Thank You
Comments & Questions?

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