

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026

WARD(S): 2

TITLE: PRIMONT (CASTELMONT) INC.
OFFICIAL PLAN AMENDMENT FILE OP.25.012
ZONING BY-LAW AMENDMENT FILE Z.25.026
7055, 7065 AND 7067 ISLINGTON AVE.
VICINITY OF ISLINGTON AVENUE AND FRIULI COURT

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the official plan and zoning by-law for the subject lands shown on Attachment 1 to permit a phased high-rise development consisting of one 13-storey tower with a two and three storey podium, and two residential towers of 35-storeys and 45-storeys with a connecting three storey podium, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a high-rise building and a high-rise mixed-use development comprised of 1,106 residential units and 774 square of gross floor area.
- Official Plan amendment and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.012 and Z.25.026 (Primont (Castelmont) Inc.) be received, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 7055, 7065 and 7067 Islington Ave. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 2, 2024.

Date applications were deemed complete: July 25, 2025.

7055 and 7065 Islington Ave., and 40 and 60 Friuli Crt. were subject to Official Plan Amendment File OP.01.014

Vaughan Council, on Dec. 18, 2001, approved Official Plan Amendment File (Approved as OPA #571) OP.01.014, to permit a Long-Term Care Facility Use on the Subject Lands, with the existing nine storey 113-unit Senior Apartment Building with Ancillary Recreational Facilities and existing Social Club. OPA 571 also included policies that all the lands being 7055 and 7065 Islington Ave., 40 and 60 Friuli Crt. (the Campus Lands), as shown on Attachment 1, shall function as one large campus, and a portion of 7055 Islington Ave. shall be used for the parking needs of the Long-Term Care Facility located at 40 Friuli Crt.

The Subject Lands and 40 and 60 Friuli Crt. were subject to Zoning By-law Amendment Applications Z.147.87 & Z.01.069

Vaughan Council, on Dec. 9, 2002, approved Zoning By-law Amendment File Z.01.069 to recognize existing uses and to permit a banquet hall/social club use, restaurant, seniors' apartment building with ancillary uses, and a long-term care facility with ancillary uses on the Campus Lands. In addition, the Campus Lands were deemed "One Lot" under the Zoning By-law for the purposes of vehicular parking, with a minimum of 311 parking spaces being required across the Campus Lands.

The Subject Lands were severed through various Consent Applications approved by the Committee of Adjustment

The Subject Lands were subject to six Consent Applications (File Nos. B21/03 to B26/03 inclusive) to create three different parcels, lot line adjustments, and associated easements. The Consent Applications were approved by the Committee of Adjustment on April 3, 2003.

The Notice of Decision for the Consent Applications identified a corresponding area associated with parking areas for 40 Friuli Crt. and 60 Friuli Crt. within 7055 Islington Ave., as the lands continued to be deemed "One Lot" under the Zoning By-law to accommodate the required 311 parking spaces for existing uses.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

Primont (Castelmont) Inc., (the Owner) has the following applications (the Applications) for the Subject Lands shown on Attachment 1 to permit a two-phased development for a 13-storey high-rise residential tower and two high-rise mixed-use residential towers of 35-storeys and 45-storeys, with a total unit count of 1,106 residential units, 774 square metres of commercial spaces and a floor space index

(FSI) of 5.57 times the area of the lot (the Development) as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.25.012 to permit the following:
 - amend the York Region Official Plan 2022 to redesignate the Subject Lands from an “Employment Area” to “Community Area”;
 - amend the policies of Vaughan Official Plan (VOP) 2010, to redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Employment Commercial Mixed-Use” to “High-Rise Mixed-Use”, with a maximum height of 35 storeys for tower “C” and 45-storeys for tower “B”;
 - a FSI of 5.57 times the area of the lot, whereas an FSI of 1.5 and 2.5 are permitted.
 - a portion of a High-Rise Building above 12 storeys to be setback a minimum of 5.1 m from front and exterior side yards, whereas a setback of 15 m is required; and,
 - the distance between any portion of the High-Rise Buildings above twelve storeys to be:
 - a minimum of 22 m between 45 Storey tower “B” and 13 storey Building, whereas 30 m is required;
 - a minimum of 25 m between 45 storey tower “B” and 35 storey tower “C”, whereas 30 m is required; and,
 - a minimum of 26 m between 35 storey tower “C” and existing Long-term Care facility located at 40 Friuli Crt., whereas 30 m is required.
2. Zoning By-law Amendment File Z.25.026 to rezone the Subject Lands from “EMU Employment Commercial Mixed-Use Zone” (EMU Zone) and “EM1 Prestige Employment Zone” (EM1 Zone) subject to site-specific exception 14.032 as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” (HMU Zone) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 7.

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

- a) Date the Notice of Public Meeting was circulated: March 6, 2026.

The Notice of Public Meeting was also posted on the City’s web-site at www.vaughan.ca and a Notice Sign was installed along Islington Avenue and Friuli Court in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of March 17, 2026, by the Development and Parks Planning Department.

Any 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 and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:

Famee Furlane Mutual Benefit Society Committee of Whole Report:

[Dec. 9, 2002, Committee of Whole \(Item 34, Report 85\)](#)

Analysis and Options

An Amendment to York Region Official Plan 2022 is required to permit the Development

York Region Official Plan 2022 Designation:

- “Urban Area” on Map 1 – Regional Structure
- “Employment Area” and “Community Area” on Map 1A – Land Use Designations
- The “Employment Area” designation does not permit residential land uses.
- An amendment to York Region Official Plan 2022, through the Applications, is required to redesignate the Subject Lands from “Employment Area” to “Community Area” to permit the Development. This amendment constitutes the removal of lands from an employment area.

An amendment to VOP 2010 is required to permit the Development

Official Plan Designation:

- “Employment Areas” on Schedule 1 – Urban Structure by VOP 2010.
- “Mid-Rise Mixed-Use” and “Employment Commercial Mixed-Use” with a “Commercial District” on Schedule 13 – Land Use by VOP 2010.
- The “Mid-Rise Mixed-Use” designation permits a maximum height of eight storeys and a maximum density of 2.5 times the area of the lot.
- The “Employment Commercial Mixed-Use” designation does not permit residential uses.
- The Owner has submitted Official Plan Amendment File OP.25.012 to amend VOP 2010 as described in the Background section of this report.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

Vaughan Official Plan 2025, which represents the City’s new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Applications were deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region

Official Plan 2022 policies deemed to be the City’s official plan policies, are the in-force policies against which conformity of the Applications is reviewed and assessed.

Amendments to Zoning By-law 1-21 are required to permit the Development

Zoning:

- EM1 Zone, subject to site-specific exception 14.032, and EMU Zone by Zoning By-law 001-2021, which does not permit the Development.
- The Site-specific exception currently deems 7055 and 7065 Islington Ave. and 40 and 60 Friuli Crt. as “one lot” under the Zoning By-law for the purpose of calculating parking.
- The Owner proposes to rezone the Subject Lands to the HMU Zone together with the site-specific zoning exceptions identified in Attachment 7 to permit the Development.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Applications, the Development and Parks 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 Policies, 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 Planning Statement, 2024 and the policies of York Region Official Plan 2022 and VOP 2010. ▪ The <i>Planning Act</i> defines an “Area of employment” as “an area of land designated in an official plan for cluster of business and economic uses, and subject to specific criteria”. ▪ The Applications include removal of a portion of the Subject Lands from the City’s Employment Area. The appropriateness of the Applications in relation to Policy 2.8.2.5 of the Provincial Policy Statement 2024 will be reviewed. Policy 2.8.2.5 of the Provincial Policy Statement states that “Planning authorities may remove lands from employment areas only where it has been demonstrated that: <ul style="list-style-type: none"> a) there is an identified need for the removal, and the land is not required for employment area uses over the long term;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>b) the proposed uses would not negatively impact the overall viability of the employment area by:</p> <ol style="list-style-type: none"> 1. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5; 2. Maintain access to major goods movement facilities and corridors; <p>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</p> <p>d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p>
b.	<p>Appropriateness of Amendments to York Region Official Plan 2022, VOP 2010 and Zoning By-law 001-2021</p>	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to York Region Official Plan 2022 will be reviewed in consideration of the removal of lands from an employment area, and its effect on the City's total employment land area and existing employment industries in proximity to the Subject Lands. ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade, and distance between high-rise towers. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The Subjects Lands are deemed to be "One Lot" for the purposes of parking requirements under the Zoning By-law. The Development would be affecting an existing parking configuration between the existing Long Term Care Facility, located at 40 Friuli Crt. and the Senior Residential Building located at 60 Friuli Crt., and the Subject Lands. ▪ The Owner is required to undertake a Parking Study to determine the adequate amount of parking spaces remaining for the existing operation of the Long-Term Care Facility located at 40 Friuli Crt. and the Senior Residential Building located at 60 Friuli Crt. and rectify the site-specific parking requirements prior to a recommendation through a future Committee of Whole report.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city's website at 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"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the 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 Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities.
g.	Canadian National (CN) Railway, and Canadian Pacific and Kansas City Railway (CPKC)	<ul style="list-style-type: none"> The Applications must be reviewed by Canadian National Railway and Canadian Pacific Kansas City Railway to ensure the following items including, but not limited, setbacks, safety measures such as crash walls, sound barriers, and compatibility have been addressed to the satisfaction of Railway authorities. The Owner is required to enter into required Development Agreements with appropriate authorities as necessary.
h.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Applicant is required to submit a complete Sustainability Metrics program for staff review.
i.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Community Benefits Charges	<ul style="list-style-type: none"> The Development meets the criteria for Community Benefits Charges being five or more storeys and 10 or more units. The City passed the Community Benefit Charge By-law on Sept. 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies 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.
l.	City's Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> ▪ There are 69 trees on or within six metres of the Subject Lands, 60 of which are required to be removed to accommodate the Development ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department ▪ The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions at Islington Avenue and Friuli Court. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department ▪ The Subject Lands are located on Islington Avenue, an arterial road under the jurisdiction of York Region, and York Region will identify any required land conveyances.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	The Applications have been Deemed complete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following plans/studies through a review of the Applications: <ul style="list-style-type: none"> ○ Employment Area Land Use Compatibility Study; ○ Market Impact Study; ○ Commercial Impact Statement; ○ Parking Study for 40 and 60 Friuli Crt; ○ Concept Plan showing in mass the proposed development and existing and planned conditions for staff to assess how it fits into the context (3d modelling); and ○ Full scale Pedestrian and Bike Circulation Plan showing how the pedestrian and bike network will be phased out.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 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*, York Region Official Plan 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 Applications are 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 Applications will be considered in the technical review of the Applications. 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 Kaveen Fernando, Acting Senior Planner, Development and Parks Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Proposed Zoning and Conceptual Site Plan
3. Proposed Landscape Plan
4. Proposed Building Elevations - Tower A
5. Proposed Building Elevations - Towers B and C
6. Proposed Building Elevations – 35-Storey Tower C (North and East Elevations)
7. Zoning Exceptions to By-law 001-2021 – Table 1

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