

Committee of the Whole (Public Hearing) Report

DATE: Monday, July 13, 2020

WARD(S): 2

**TITLE: PRIMONT (ISLINGTON) INC.
OFFICIAL PLAN AMENDMENT FILE OP.19.013
ZONING BY-LAW AMENDMENT FILE Z.19.035
7082 ISLINGTON AVENUE**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035 for the subject lands shown on Attachment 1. The Owner seeks approval to: amend Vaughan Official Plan 2010 to redesignate a portion of the subject lands from “Low-Rise Residential” to “High-Rise Residential” and increase the maximum permitted building height from 22 to 32-storeys; and to rezone a portion of the subject lands from “RT1(H) Residential Townhouse Zone” with a Holding Symbol (“H”) to “OS2 Open Space Park Zone” and increase the maximum permitted building height from 22 to 32-storeys for the “RA3(H) Apartment Residential Zone” with a Holding Symbol (“H”), together with the site-specific exceptions identified in Table 1 of this report. The applications would facilitate the development of four (4) residential apartment buildings ranging in height from 22 to 32-storeys, having a total of 997 total units and a Floor Space Index of 4.5 times the area of the lot, and 103 townhouse units on a private common element road, as shown on Attachments 1 to 6.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding Official Plan and Zoning By-law Amendment applications to permit an apartment and townhouse development on the subject lands.
- An amendment to Vaughan Official Plan 2010 is required to increase the maximum permitted building height from 22 to 32-storeys and to re-designate a portion of the subject lands from “Low-Rise Residential” to “High-Rise Residential”.
- An amendment to Zoning By-law 1-88 is required to increase the building height and rezone a portion of the subject lands from “RT1(H) Residential Townhouse Zone” with a Holding Symbol (“H”) to “OS2 Open Space Park Zone.”
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035 (Primont (Islington) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

Background

The subject lands (‘Subject Lands’), shown on Attachment 1 are municipally known as 7082 Islington Avenue and located on the west side of Islington Avenue, north of Steeles Avenue West. The Subject Lands abut valley lands to the west, identified as “Other Lands Owned by Applicant, Not Part of this Application”, as shown on Attachment 1.

Council on May 5, 2009, approved Zoning By-law Amendment File Z.05.017 (Ferma Properties Inc.) for the Subject Lands permitting a maximum of 1,040 residential units. The approval also included live/work units, seven (7) residential apartment buildings ranging in building height from 8 to 12-storeys, 2,187 parking spaces and a range of ground floor commercial uses in accordance with Official Plan Amendment 605 (‘OPA 605’), which previously applied to the Subject Lands.

Council on June 19, 2018, approved Official Plan and Zoning By-law Amendment Files OP.15.007 and Z.15.030 and Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) for the Subject Lands, to permit apartments and townhouse units in two phases, as shown on Attachment 7 and as follows:

Phase 1

- 135, 4-storey back-to-back and street townhouse units over 14 residential blocks on a private common element road

Phase 2

- Four (4), 19 to 22-storey residential apartment buildings containing a total of 760 units, with a gross floor area ('GFA') of 78,983 m² and a Floor Space Index ('FSI') of 4.7 times the area of the lot for the portion (1.68 ha) of the Subject Lands designated 'High-Rise Residential'
- Four (4) levels of underground parking to serve the apartment buildings containing 760 residential parking spaces and 153 visitor parking spaces
- A 1,180 m² private outdoor amenity area

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the development on the Subject Lands

Primont (Islington) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit the development shown on Attachments 2 to 6 (the 'Development'):

1. Official Plan Amendment File OP.19.013 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically Volume 2, Section 13.41 - 7082 Islington Avenue, Official Plan Amendment 27 ('OPA 27') to:
 - a) redesignate a portion of the Subject Lands (Attachment 2) from "Low-Rise Residential" to "High-Rise Residential" and permit an at-grade outdoor amenity area atop an underground parking garage; and
 - b) increase the maximum permitted building height from 22 to 32-storeys for the entire "High-Rise Residential" designation.
2. Zoning By-law Amendment File Z.19.019 to amend Zoning By-law 1-88, subject to site-specific Exception 9(1323) as follows, together with the site-specific zoning exceptions identified in Table 1 of this report:
 - a) rezone a portion (Attachment 3) of the Subject Lands from "RT1(H) Residential Townhouse Zone" with a Holding Symbol ("H") to "OS2 Open Space Park Zone" and permit additional uses in the OS1 Zone, including a portion of an underground parking garage for Towers 1 and 4 and associated mechanical, electrical, utility and infrastructure services, and loading spaces; and
 - b) increase the permitted maximum building height from 22-storeys (75 metres) to 32-storeys (103 metres) for the entirety of the lands zoned "RA3(H) Apartment Residential Zone Three" with a Holding Symbol ('RA3(H) Zone').

The Development is proposed over two phases and consists of the following as shown on Attachment 3:

Phase 1

- 103, 4-storey back-to-back and street townhouse units over 11 residential blocks on a private common element road

Phase 2

- Four (4), 22 to 32-storey residential apartment buildings with 3-storey podiums containing a total of 997 units, having a GFA of 92,990 m² and an FSI of 4.5 times the area of the lot designated 'High-Rise Residential' (2.08 ha) as shown on Attachment 2
- Five (5) levels of underground parking containing 898 residential parking spaces and 170 visitor parking spaces, and 30 surface parking spaces to serve the apartment buildings
- A 3,620 m² private outdoor amenity area

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

- a) Date the Notice of Public Hearing was Circulated: June 23, 2020

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

- b) Circulation Area: 150 m radius from the Subject Lands and to the West Woodbridge Homeowners Association
- c) The Development Planning Department received written comments/questions from J. Fantino, Islington Avenue, representing Famee Furlane of Toronto (email dated May 12, 2020) regarding the following matters/questions:
- The location of points of ingress/egress to the Subject Lands;
 - How many inhabitants are anticipated for the Development;
 - How many parking spaces are proposed;
 - Any potential commercial component to the Development; and
 - What traffic studies have been conducted for the Development.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Previous reports related to the Applications are available at the following web links:

[April 20, 2009 CoW Z.05.017 Ferma Properties Inc. \(Item 25, Report No. 23\)](#)

[Sept 19, 2017 CoW \(PH\) OP.15.007, Z.15.030, 19T-17V006 Islington Steeles Ventures Inc. \(Item 1, Report No. 32\)](#)

[June 5, 2018 CoW OP.15.007, Z.15.030, 19T-17V006 Islington Steeles Ventures Inc. \(Item 46, Report No. 21\)](#)

Analysis and Options

Amendments to OPA 27 of VOP 2010 are required to permit the Development

The Subject Lands are designated “High-Rise Residential”, “Low-Rise Residential” and “Natural Areas” by site-specific OPA 27. The “High Rise Residential” designation permits the development of four (4) residential apartment buildings with a maximum building height of 22-storeys and a maximum FSI of 4.7 times the area of the Subject Lands designated “High-Rise Residential”. The “Low-Rise Residential” designation permits back-to-back townhouse and street townhouse dwelling units with a maximum building height of 4-storeys, a maximum of 16 back-to-back townhouse dwelling units within a townhouse block, and permissions for the townhouse units to front onto a common element private road.

The Owner is proposing to redesignate a 0.4 hectare portion of the Subject Lands from “Low Rise Residential” to “High-Rise Residential”, increase the maximum permitted building height from 22 to 32-storeys and include policies to permit an at-grade outdoor amenity area atop an underground parking garage, as shown on Attachment 2.

The proposed expansion of the “High Rise Residential” designation on the Subject Lands results in an FSI of 4.5 times the area of the Subject Lands designated High-Rise Residential. Despite the proposed addition of 237 apartment units through the Applications, the density for the “High-Rise Residential” portion of the Subject Lands has decreased from 4.7 FSI to 4.5 FSI due to an additional 0.4 hectare of land area being designated “High-Rise Residential”; therefore, an amendment to the maximum permitted FSI is not proposed.

Amendments to site-specific Exception 9(1323) are required to permit the Development

The Subject Lands are zoned “RA3(H) Apartment Residential Zone Three” (‘RA3(H) Zone’) and “RT1(H) Residential Townhouse Zone” (‘RT1(H) Zone’) each with a Holding Symbol, “OS1 Open Space Conservation Zone” (‘OS1 Zone’) and “OS2 Open Space Park Zone” (‘OS2 Zone’) as shown on Attachment 1, and subject to site-specific Exception 9(1323). This zoning permits the development shown on Attachment 7, including residential apartment buildings with a maximum building height of 22-storeys (75 metres) on the RA3(H) Zone portion of the Subject Lands, and back-to-back townhouse and street townhouse dwelling units fronting onto a private common element

road on the RT1(H) Zone portion of the Subject Lands, subject to the conditions identified in Exception 9(1323) that are required to lift the Holding Symbol “(H)”.

The Owner is proposing to amend site-specific Exception 9(1323) to rezone a portion (Attachment 3) of the Subject Lands from “RT1(H) Residential Townhouse Zone” with a Holding Symbol (‘RT1(H)’) to “OS2 Open Space Park Zone” (‘OS2 Zone’), together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standards	Site-Specific Exception 9(1323) Requirements	Proposed Amendments to Site-Specific Exception 9(1323)
a.	Maximum Building Height in the RA3 Zone	22-storeys (75 m), exclusive of mechanical equipment and architectural features	32-storeys (103 m), exclusive of mechanical equipment and architectural features
b.	Minimum Parking Requirements in an RA3 Zone	<u>Towers 1 and 2</u> <ul style="list-style-type: none"> • 383 units at 1 space/unit = 383 spaces • 383 units at 0.2 visitor spaces/unit = 77 spaces <u>Towers 3 and 4</u> <ul style="list-style-type: none"> • 377 units at 1 space/unit = 377 spaces • 377 units at 0.2 visitor spaces/unit = 76 spaces <p>Total: 913 spaces</p>	<u>Towers 1 and 2</u> <ul style="list-style-type: none"> • 547 units at 0.9 spaces/unit = 493 spaces • 547 units at 0.2 visitor spaces/unit = 110 spaces <u>Towers 3 and 4</u> <ul style="list-style-type: none"> • 450 units at 0.9 spaces/unit = 405 spaces • 450 units at 0.2 visitor spaces/unit = 90 spaces <p>Total: 1,098 spaces</p>
c.	Permitted Uses Within the OS1 Zone	<ul style="list-style-type: none"> • Conservation Uses – Conservation Project and Forestry Project • Recreational Uses – Limited to a walking trail only • At-grade Visitor Parking • Bicycle Parking • Hard and Soft Landscaping 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> • Mechanical, electrical, utility and infrastructure services • Loading spaces • A portion of an underground parking garage for Tower 4

	Zoning By-law 1-88 Standards	Site-Specific Exception 9(1323) Requirements	Proposed Amendments to Site-Specific Exception 9(1323)
		<ul style="list-style-type: none"> A portion of an underground parking garage for Tower 1 only 	
d.	Maximum Driveway Width	15 m	16 m

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 Planning Department has identified the following matters to be reviewed in further detail:

	Matters to be Reviewed	Comment(s)
a.	Consistency and Conformity with Provincial Policies and Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP 2010') and VOP 2010 Should a decision on the Applications be made on or after May 1, 2020, the Applications will be reviewed in consideration of the Provincial Policy Statement 2020
b.	Appropriateness of the Proposed Amendments to VOP 2010	<ul style="list-style-type: none"> The Owner is proposing to re-designate a portion of the Subject Lands from "Low-Rise Residential" to "High-Rise Residential", and amend the maximum permitted building height from 22-storeys to 32-storeys The Owner is proposing to designate lands for a private open space to High-Rise Residential in order to not exceed the maximum permitted FSI of 4.7 times the area of the lot on the "High-Rise Residential" portion of the Subject Lands. The appropriateness of designating private park space as "High-Rise Residential" rather than permitting an increased FSI will be reviewed

	Matters to be Reviewed	Comment(s)
		<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the “Urban Structure” policies of VOP 2010, OPA 27, and the built form compatibility with the existing and planned surrounding land uses
c.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning for a portion of the RT1(H) Zone to an OS2 Zone and amendments to site-specific Exception 9(1323) will be reviewed in consideration of the built form compatibility with the existing and planned surrounding land uses, and appropriate development standards
d.	Studies and Reports	<ul style="list-style-type: none"> The following studies and reports were submitted in support of the Applications and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Urban Design Brief – Arborist Report – Pedestrian Level Wind Study – Sun and Shadow Study – Community Services and Facilities Report – Parkland Dedication Calculations Table – Functional Servicing and Stormwater Management Report – Geotechnical Report – Noise and Vibration Report – Phase 1 and 2 Environmental Site Assessment – Slope Stability Assessment – Traffic Impact Study – Natural Heritage Evaluation – Sustainability Metrics These reports and studies are available on the City’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) Additional studies/reports may be required as part of the application review process

	Matters to be Reviewed	Comment(s)
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.	Related Site Development Applications	<ul style="list-style-type: none"> Site Development File DA.18.015 for Phase 1 must be revised to reflect the current Development consisting of 103, 4-storey back-to-back and street townhouse units over 11 residential blocks on a private common element road, whereas 135 units were previously proposed Site Development File DA.20.007 for Towers 1 and 2, as shown on Attachment 3, for a portion of Phase 2 of the Development, will be reviewed comprehensively and concurrently with the Applications The review of the Site Development Applications will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> Appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Islington Avenue Site circulation, pedestrian connectivity, proper vehicular access and turning movements, including service vehicles Barrier-free accessibility Appropriate landscape, amenity and snow storage areas Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading Potential connections from the Subject Lands to the adjacent and nearby natural areas and future trails Impacts to natural heritage features adjacent to the Subject Lands Accessibility and location of the proposed at-grade and underground residential and visitor parking spaces

	Matters to be Reviewed	Comment(s)
		<ul style="list-style-type: none"> • A Site Development Application(s) will be required for Towers 3 and 4, should the Applications be approved
g.	Draft Plan of Subdivision Application	<ul style="list-style-type: none"> • Vaughan Council, on June 19, 2018, approved Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc), subject to conditions of draft approval, to permit the development shown on Attachment 7 • The Owner must address all outstanding conditions for Draft Plan of Subdivision File 19T-17V006 prior to registration of the subdivision
h.	Draft Plan of Condominium and Part Lot Control Applications	<ul style="list-style-type: none"> • Draft Plan of Condominium Applications will be required to establish the condominium tenure and common elements of the apartment buildings and townhouse development, should the Applications be approved • A Part Lot Control application(s) is required to establish parcels of tied-land ('POTLS') for individual ownership for the townhouse development
i.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Applications be approved • In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
j.	Parkland Dedication	<ul style="list-style-type: none"> • The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-

	Matters to be Reviewed	Comment(s)
		<p>Lieu of Parkland Policy, should the Applications be approved</p> <ul style="list-style-type: none"> The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department
k.	Water and Servicing Allocation	<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, should the Applications be approved If servicing allocation is unavailable, the Holding Symbol “(H)” will remain on the Subject Lands until Vaughan Council identifies and allocates servicing capacity for the Subject Lands, and the Owner satisfies all other conditions for the removal of the Holding Symbol “(H)” from the Subject Lands
l.	Section 37 (Density Bonusing) of the <i>Planning Act</i> , VOP 2010 and City Guidelines	<ul style="list-style-type: none"> The Applications will be subject to, and reviewed in consideration of, the City’s bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City’s Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits
m.	York Region - Road Widening, Access and Traffic	<ul style="list-style-type: none"> The Subject Lands are located on Islington Avenue, which has a planned 36 m right-of-way and is under the jurisdiction of York Region York Region will identify any required land conveyances and approve the location and design of the proposed access/egress driveway. York Region must review and approve the Traffic Impact Study submitted in support of the Applications
n.	Ministry of Transportation Ontario (‘MTO’)	<ul style="list-style-type: none"> Highway 407 is situated to the north of the Subject Lands, which is under the jurisdiction of the MTO

	Matters to be Reviewed	Comment(s)
		<ul style="list-style-type: none"> • The MTO must review and approve the Traffic Impact Study submitted in support of the Applications • The MTO previously provided comments on Draft Plan of Subdivision File 19T-17V006 that must be addressed by the Owner
o.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> • The Development abuts lands containing a valley corridor and several unevaluated wetland features that are regulated by the TRCA. The limits of the natural area, including a 7 m buffer from the long-term stable top of bank, were previously assessed. A 3 m setback from the 7 m buffer was recommended to create an overall structural setback of 10 m from the long-term stable top-of-bank. Any encroachment into the 10 m setback will be reviewed through the Applications • The Owner is required to address comments provided by the TRCA
p.	Canadian Pacific Railway ('CPR') and Canadian National Railway ('CNR')	<ul style="list-style-type: none"> • The Subject Lands abut both CPR and CNR operated rail lines. The Applications have been circulated to the CPR and CNR for review
q.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> • The DRP on March 30, 2017, considered the previous development approved through Official Plan and Zoning By-law Amendment Files OP.15.007 and Z.15.030. The DRP shall reconsider the revised Applications

Financial Impact

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

Broader Regional Impacts/Considerations

The Subject Lands are located on Islington Avenue, which has a planned 36 m right-of-way and is under the jurisdiction of York Region. The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment.

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.19.013 in accordance with YROP 2010 and By-law A-0265-189-017, to be considered by York Region. At the time of preparation of this report, York Region has not advised of the status of the request for exemption. Any issues identified by York Region will be addressed through a technical report at a future Committee of the Whole meeting.

Conclusion

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

For more information, please contact: Chris Cosentino, Planner, at extension 8215

Attachments

1. Context & Location Map
2. Proposed Official Plan Designation
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Apartment Building Elevations
6. Townhouse Cross-Section
7. Approved Zoning and Development Concept - Files OP.15.007 & Z.15.030

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