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COMMUNICATION – C119
ITEM 3
Committee of the Whole (Public Hearing)
July 13, 2020

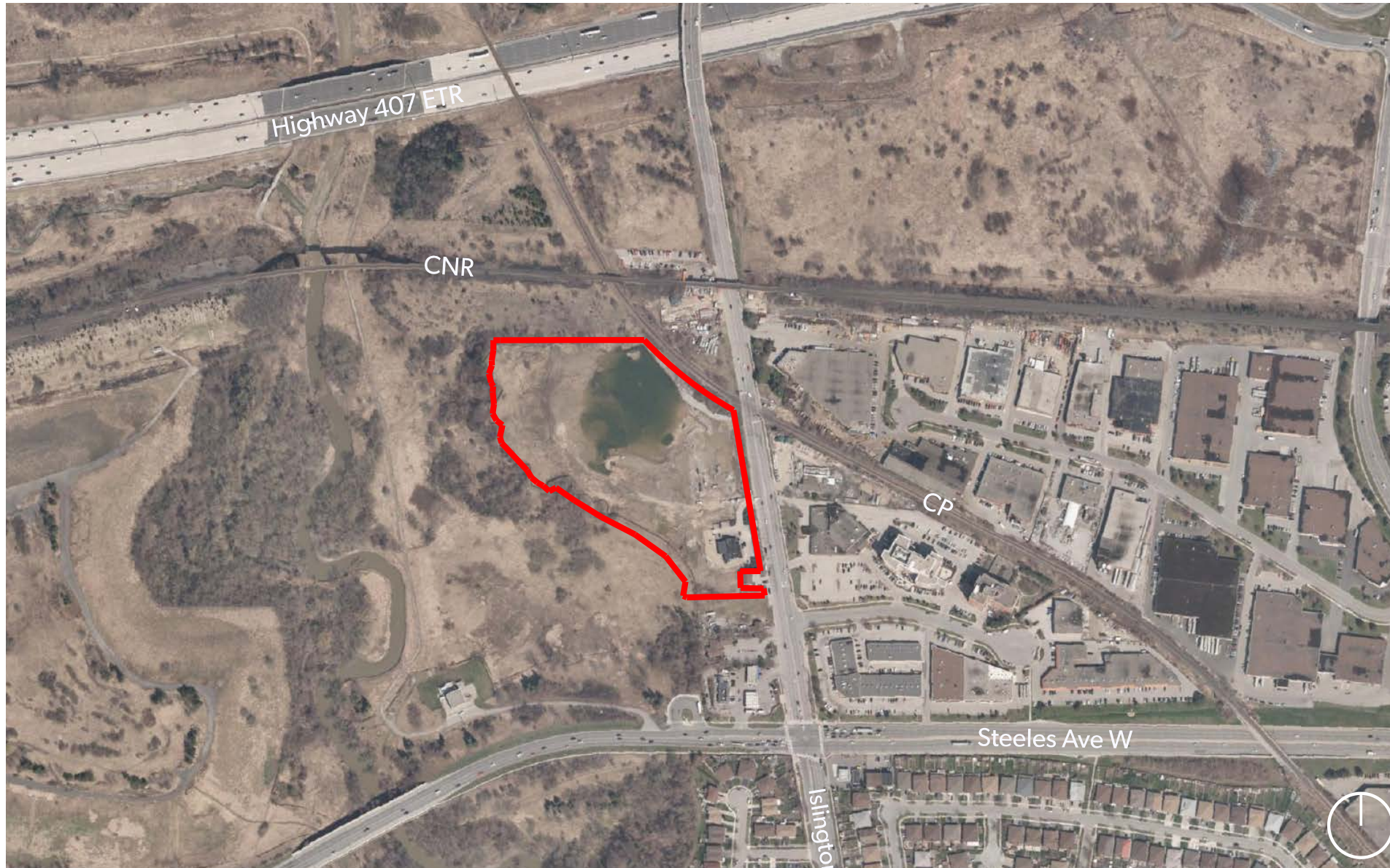
STATUTORY PUBLIC HEARING

PRIMONT ISLINGTON INC.
7082 Islington Avenue

JULY 13th, 2020
CITY OF VAUGHAN

COMMITTEE OF THE WHOLE - PUBLIC MEETING
CITY FILES: OP.19.013 and Z.19.035
LIVE STREAMING HEARING, 7:00 PM

Subject Property

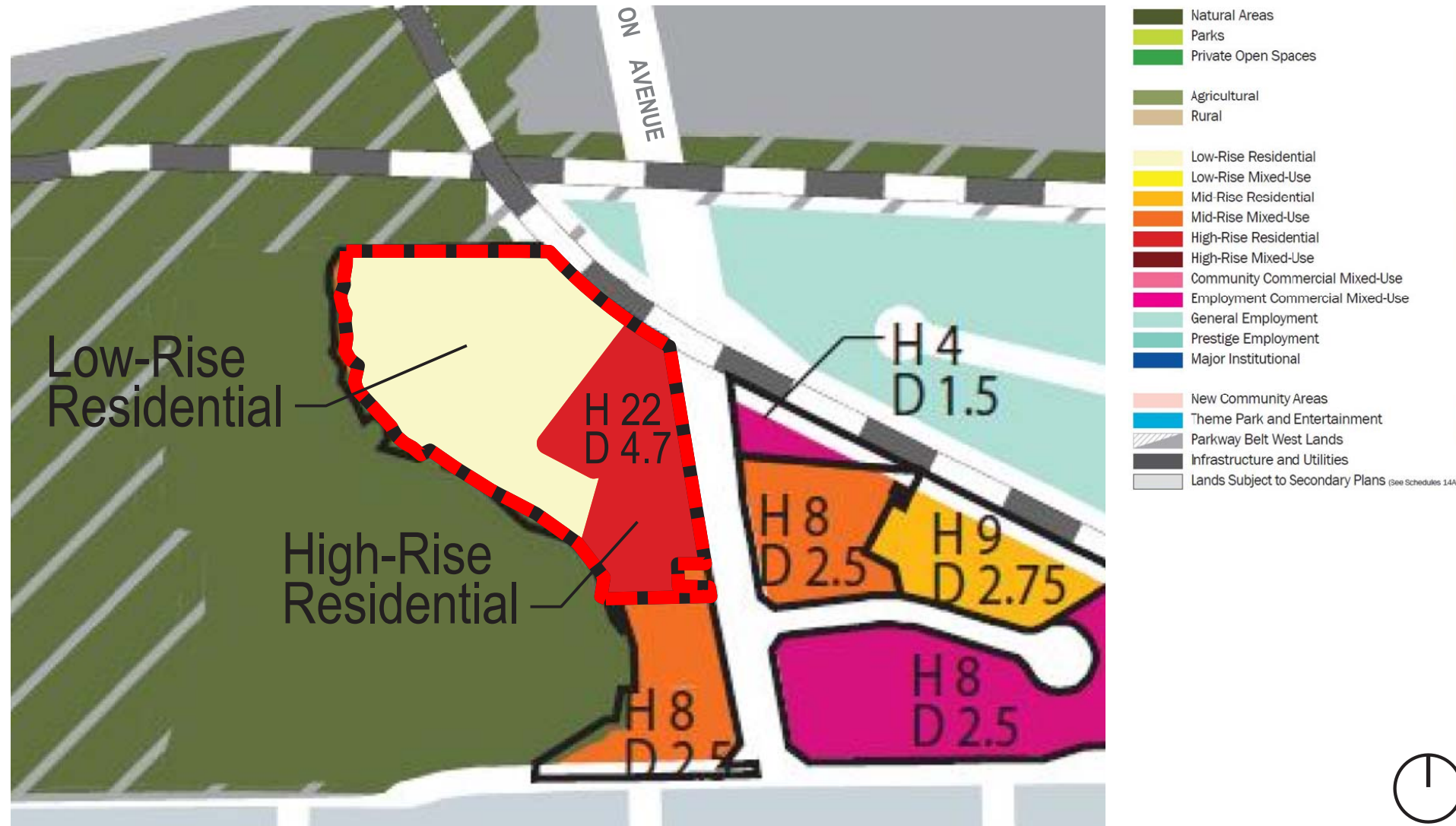


Site Location: 7082 Islington Ave., Vaughan;
Site Area: Approximately 31.31 Acres (12.82 hectares);

- The subject property has a tableland portion of approximately 4.5 hectares (11.32 acres) with approximately a 201 metre frontage on Islington Avenue;
- Railroad track borders the property to the north;
- Currently occupied by a temporary sales office for the proposed development.

In-Force Official Plan

Official Plan Amendment 27 to Vaughan Official Plan 2010



Vaughan Official Plan (2010) Amendment Number 27 was deemed to have come into effect on July 17th, 2018.

Purpose of OPA

To amend Volume 1 and Volume 2 of the OP to permit the development of 135, 4-storey townhouses (back-to-back and block townhouse) dwelling units with 14 residential blocks and 4, 19-22 storey residential apartment buildings.

Amendment

Subject to the requirements for a Section 37 Agreement, for a portion of the subject lands designated "High-Rise Residential" only:

- Permit maximum building height of 22 storeys
- Permit a maximum density of 4.7 FSI



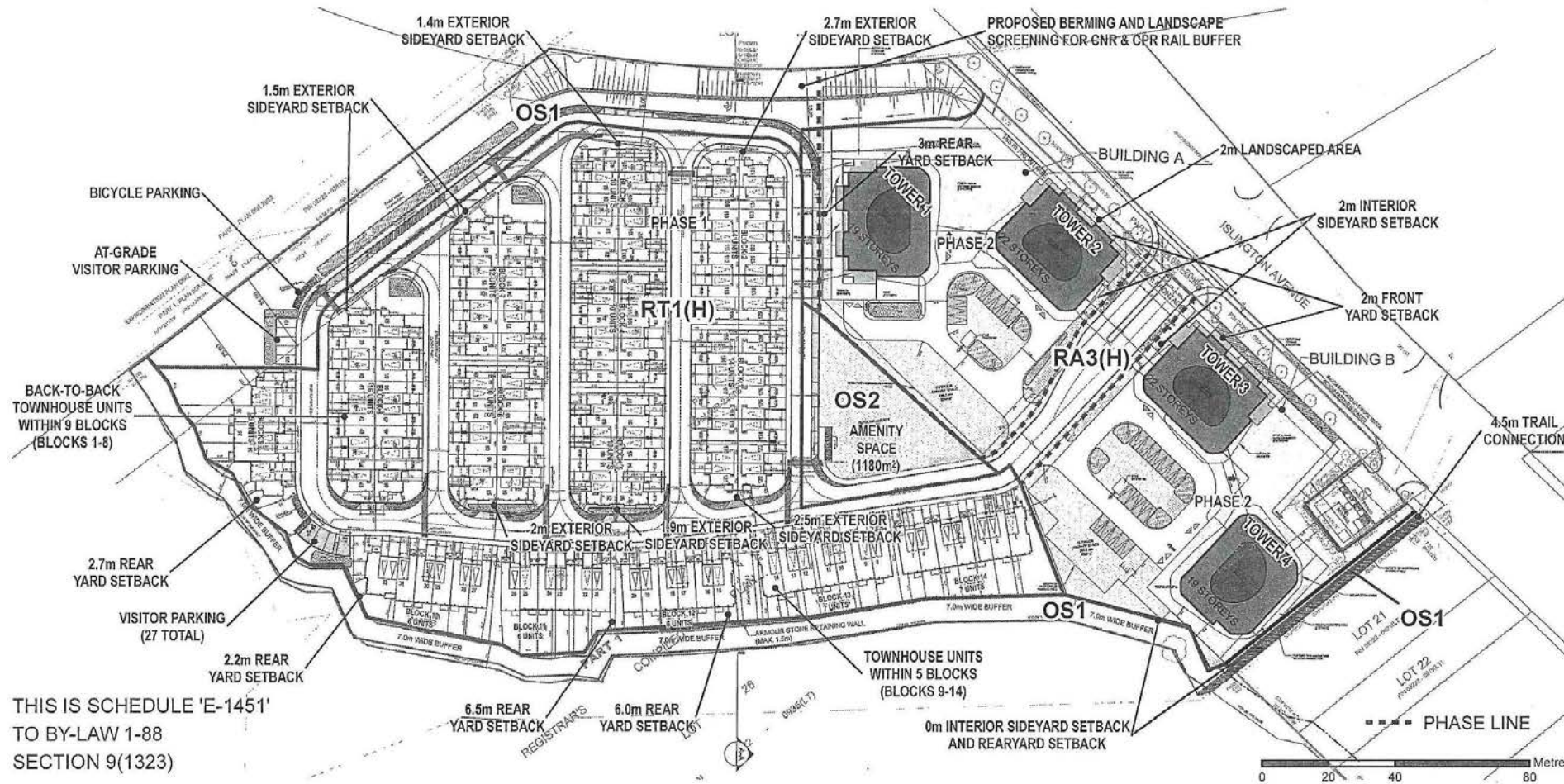
In-Force Zoning By-law

By-law 143-2018, an Amendment to By-law 1-88

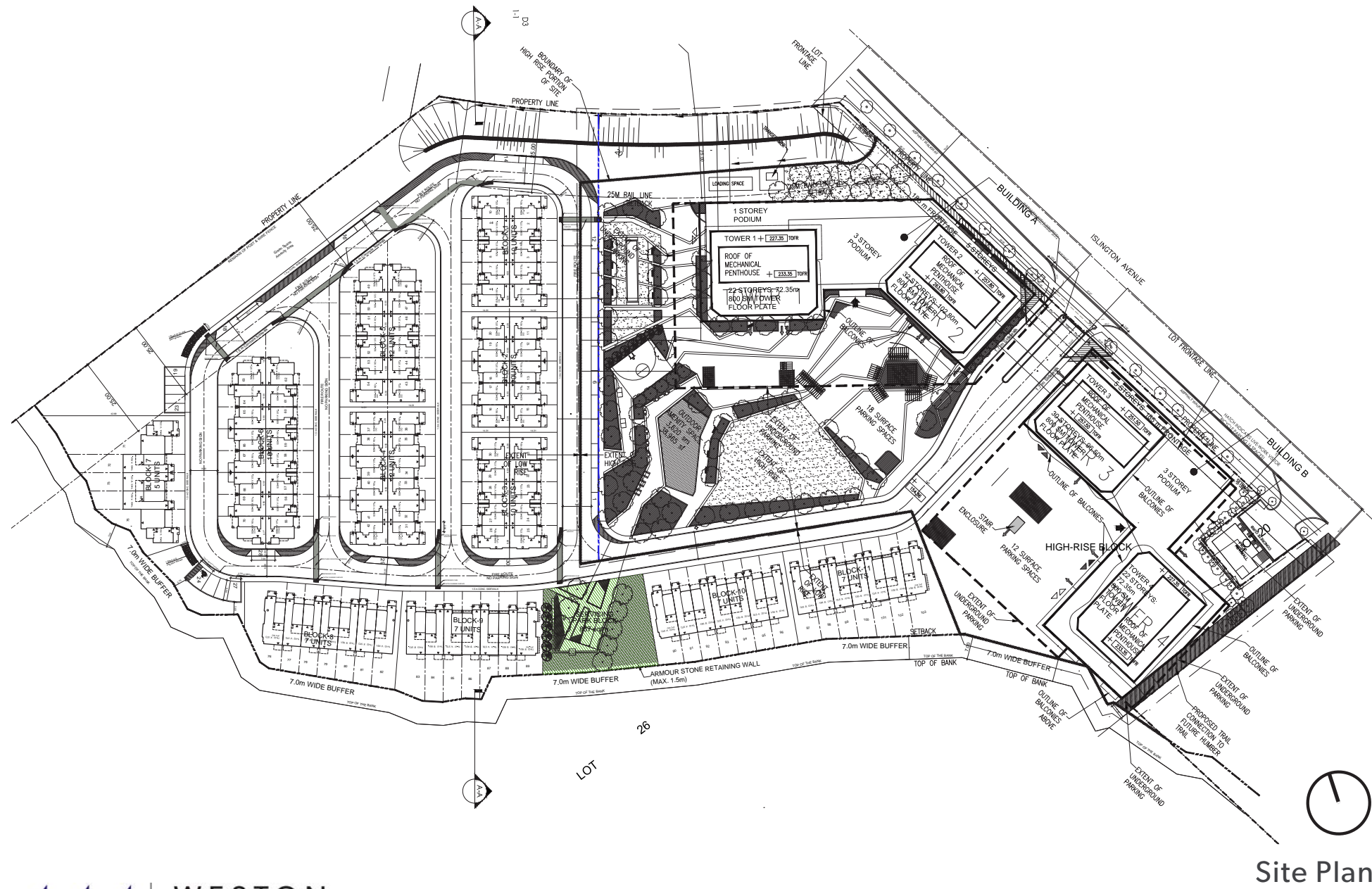
City of Vaughan By-law 1-88 has been amended by By-law 143-2018 and was deemed to have come into effect on July 27, 2018.

Summary of changes

- RA3(H) Apartment Residential Zone with Holding Symbol “(H)”, and subject to site-specific exception 9(1323) to RT1(H) Residential Townhouse Zone and RA3(H) Residential Apartment Zone with Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone.

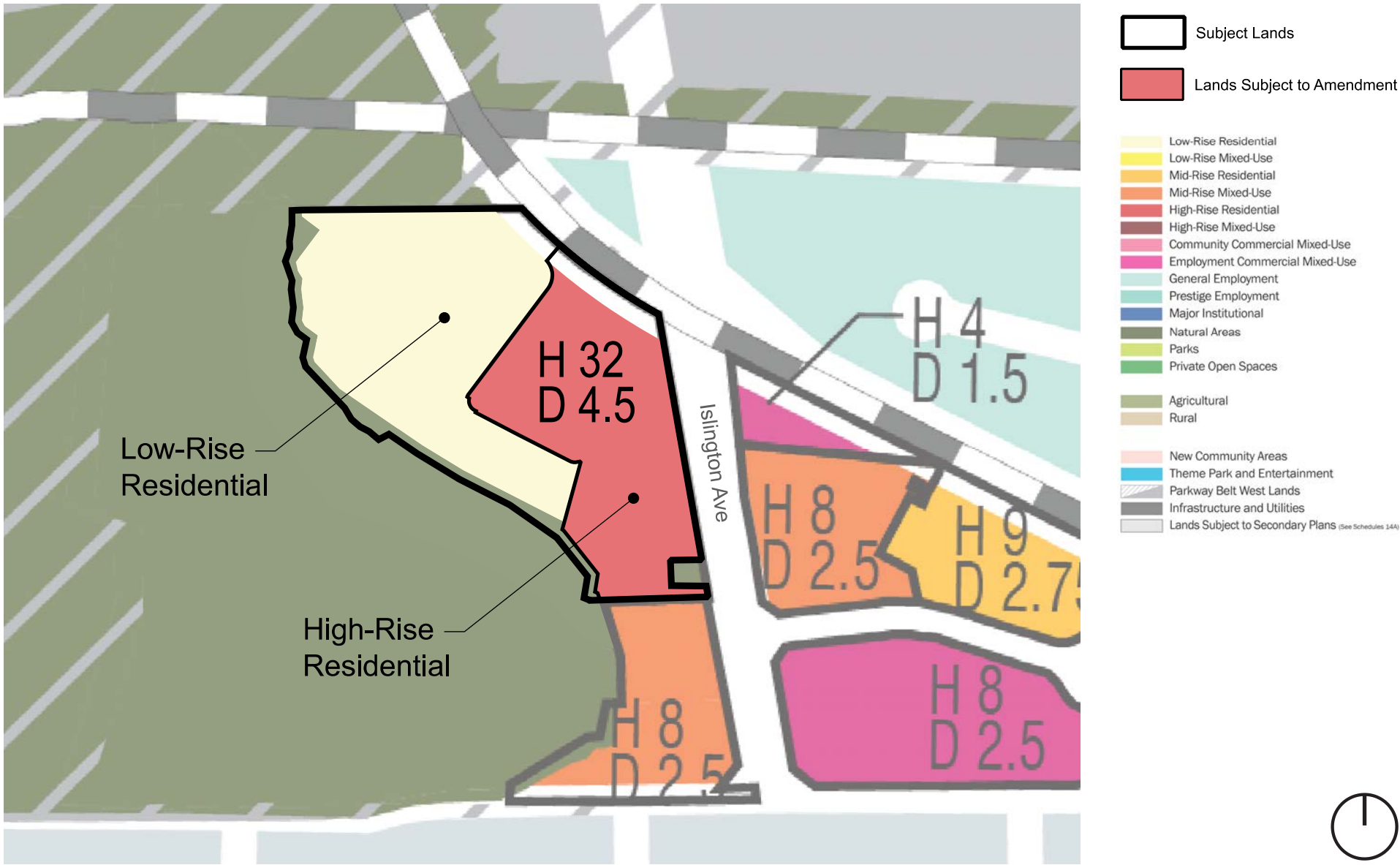


Proposed Development



Development Statistics	Proposed
Access	Apartment buildings fronting Islington Avenue with vehicle and pedestrian access via an internal road off Islington Ave.
Structure	<p>Total Residential Units: 1,100 Units Building A (22 & 32 storeys) Units: 547 Building B (22 & 30 storeys) Units: 450</p> <p>Townhouses (4 storeys) Units: 103 Back-to-back & street townhouses</p>
Gross Floor Area	<p>Total: 92,990 m² - (1,000,936 ft²) Building A: 46,730 m² Building B: 46,260 m²</p>
FSI	4.5
Amenity Space	<p>Total: 10, 625 m² Indoor: 1,890 m² Outdoor: 8,735 m²</p>
Landscaped Area	3,620 m ²
Parking	<p>1,098 total vehicular parking spaces Residential Parking: 898 spaces Visitor Parking: 200 spaces Bicycle Parking: 599 spaces</p>

Proposed Official Plan Amendment

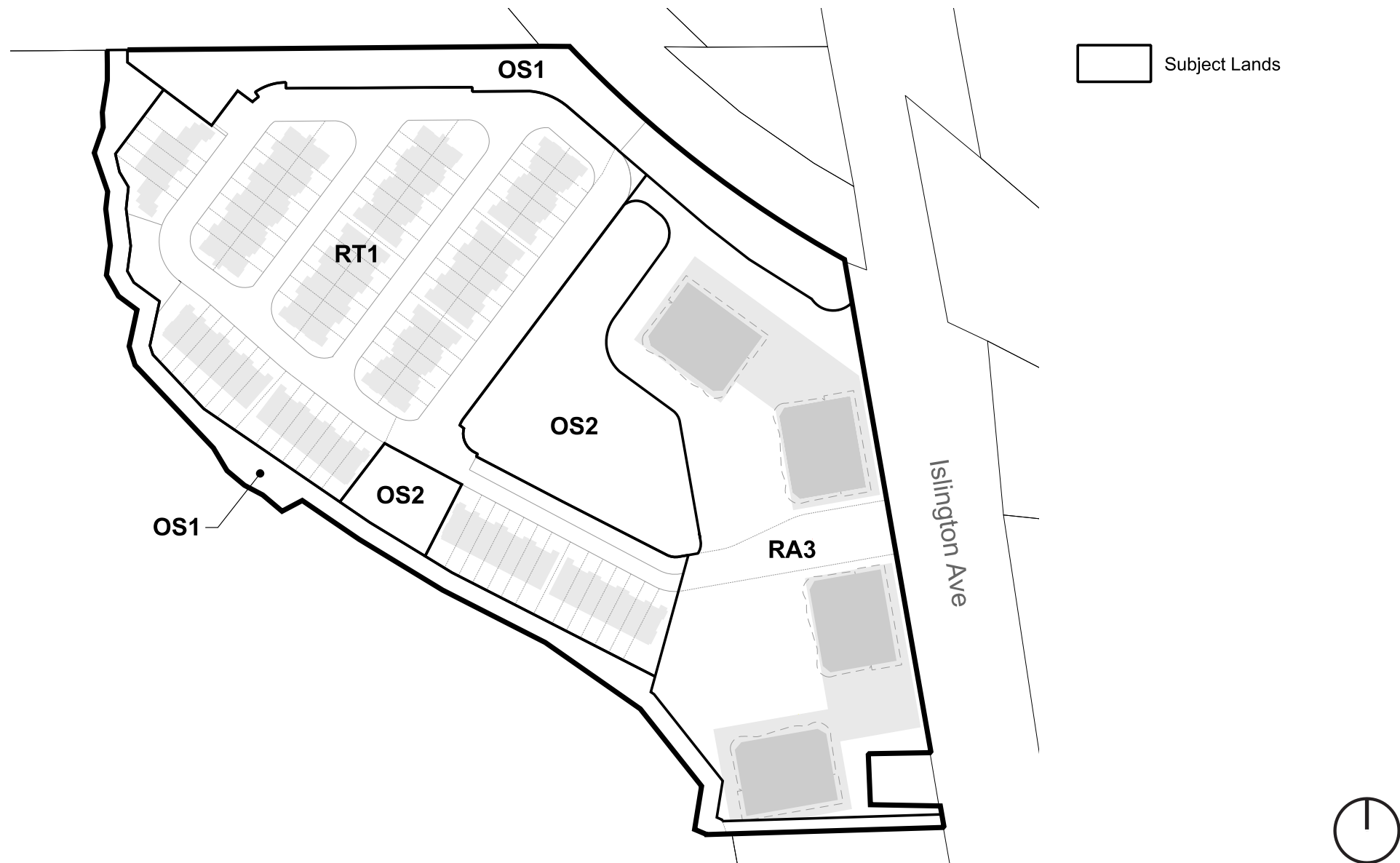


Amendment

- Schedule 1 – Land use Plan to Vaughan Official Plan shall be amended to identify the Subject Lands as High-Rise Residential Pursuant to Schedule 1 to this Amendment
- Notwithstanding the Site Specific Policies contained in Section 13.41 (OPA #27), the following Site Specific policies are added:
 - “Notwithstanding Section 13.41.1.7 the portion of the subject property designated as “High-Rise Residential” as shown on Schedule 1 shall be permitted a maximum building height of 32 storeys

	Official Plan Amendment #27	OP.19.013
Building Height	22 Storeys	32 Storeys
Density	4.7 FSI	4.5 FSI

Proposed Zoning By-Law Amendment



Rezone the property;

From

- Residential Apartment Zone (RA3(H))
- Residential Townhouse Zone (RT1(H)) with Holding Symbol
- Open Space Conversion Zone (OS1)
- Open Space Park Zone (OS2)

From

- Residential Apartment Zone (RA3)
- Residential Townhouse Zone (RT1)
- Open Space Conversion Zone (OS1)
- Open Space Park Zone (OS2) with Site Specific Exceptions

Subject to site specific provisions for height, setbacks, amenity space, open space and parking

3D Renderings of Proposed Development



Central Green Space

3D Renderings of Proposed Development



Landscape Plan



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Thank You Comments & Questions?

Contact

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