

# STATUTORY PUBLIC MEETING

Islington M.D. Developments  
Inc., and 7040 Islington M.D.  
Developments Inc.

OFFICIAL PLAN AMENDMENT AND ZONING  
BY-LAW AMENDMENT (OP. 21.014 & Z.21.0024)

7034 & 7040 ISLINGTON AVENUE,  
CITY OF VAUGHAN

OCTOBER 5, 2021

COMMUNICATION C15

ITEM NO. 4

COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)

October 5, 2021

WESTON  
CONSULTING





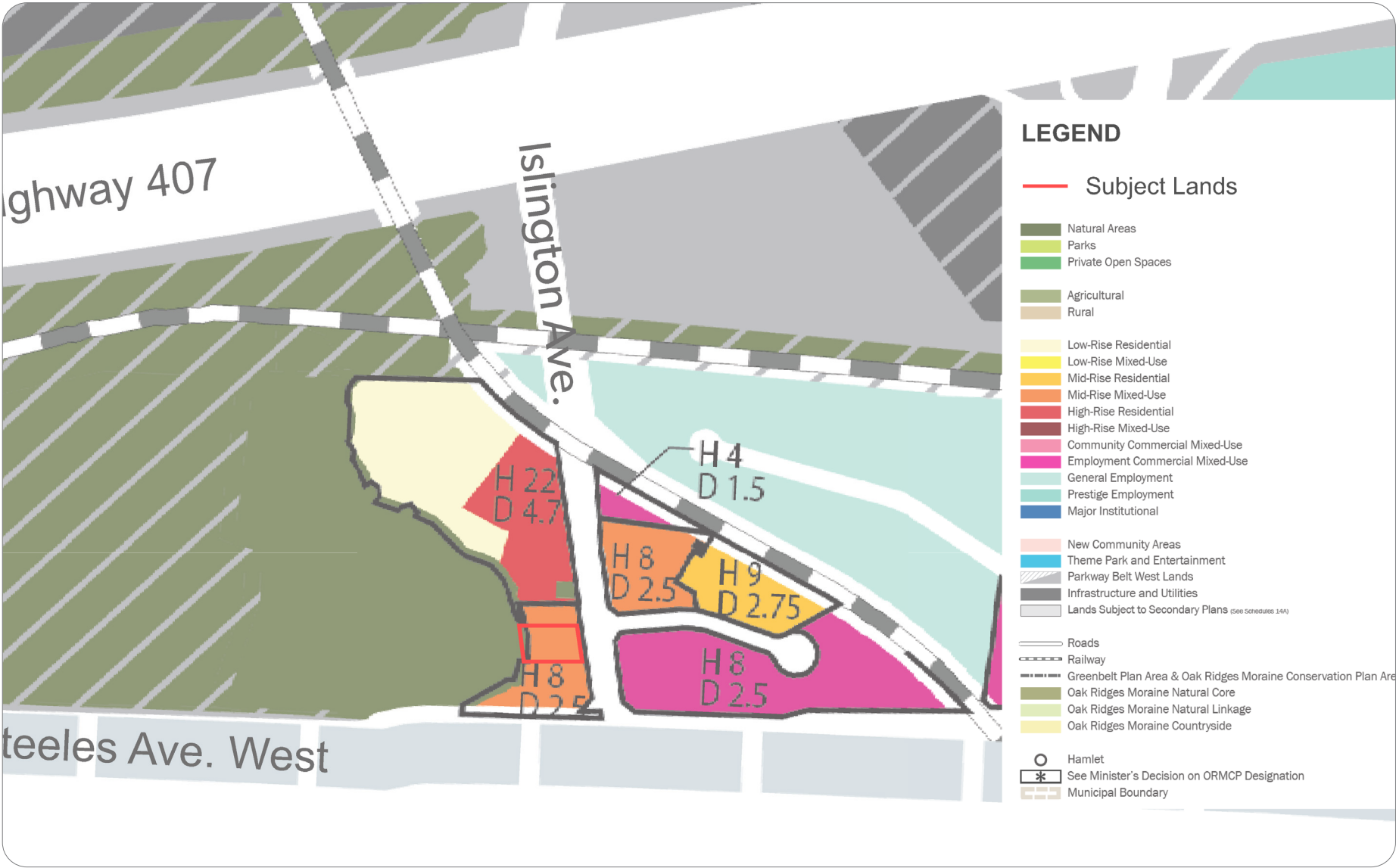
# SUBJECT PROPERTY



Air Photo Highlighting Subject Property

- Location: North side of Islington Avenue, north of Steeles Avenue West, with the Humber River to west and the CN rail line to the north.
- Property Size: 3,326 square metres.
- Current Use: 7034 Islington Ave - restaurant (Yo Tacos); 7040 Islington Ave - RV sales establishment (RV Farm).

# PLANNING CONTEXT - CITY OF VAUGHAN OFFICIAL PLAN (2010; CONSOLIDATED 2020)



## Mid-Rise Mixed Use

- Primarily intended for Residential, as well as a variety of service and commercial uses
- Permits a maximum height of 8 storeys
- Permits a maximum floor space index (FSI) of 2.5

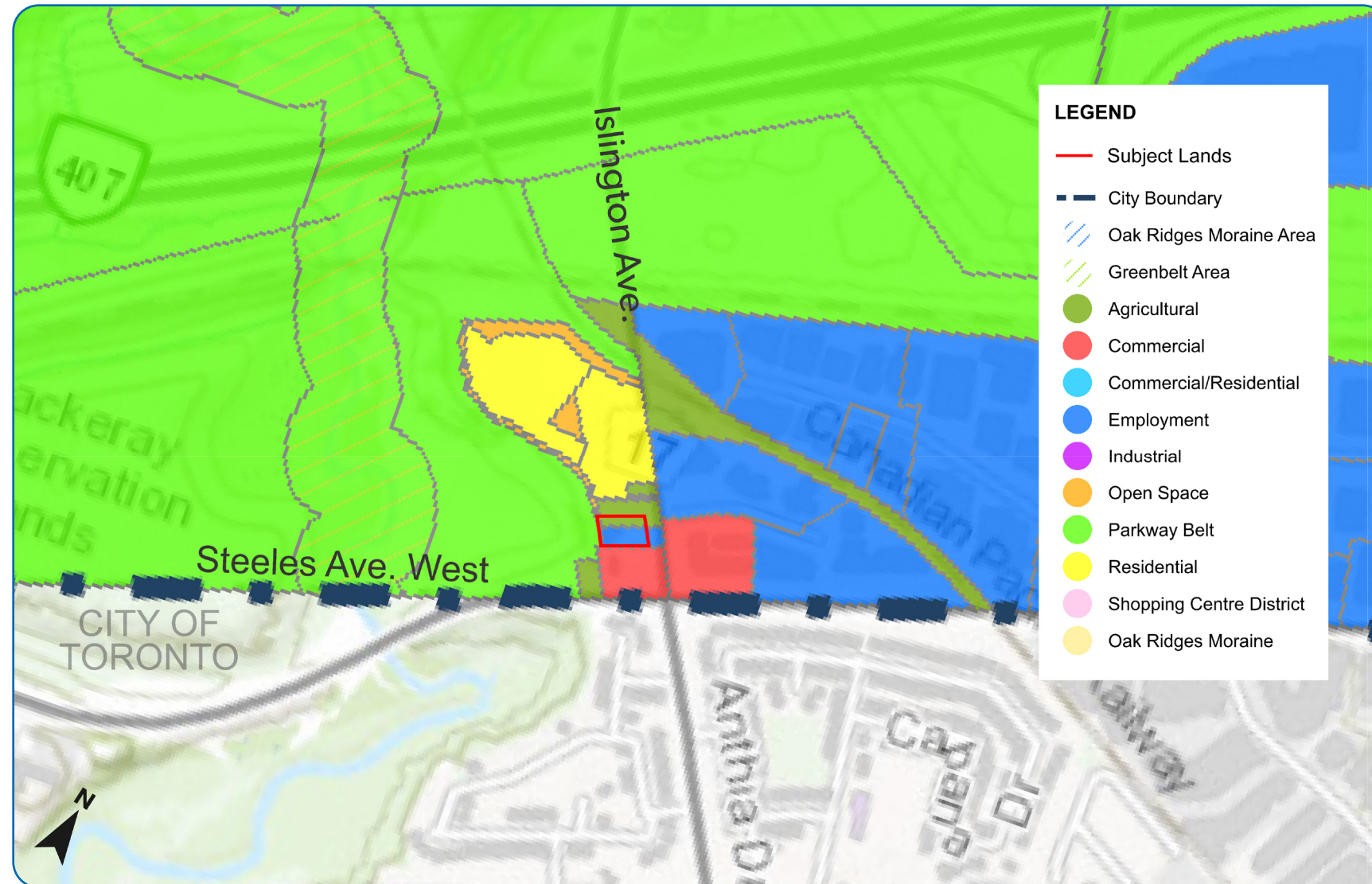
## Natural Area

- The western portion of the property line is designated Natural Area
- Intended to protect ecological functions through maintenance, restoration or, where possible, improvement through additional linkages or corridors

City of Vaughan Official Plan Schedule 13: Land Use



# PLANNING CONTEXT-CITY OF VAUGHAN ZONING BY-LAW 1-88



## 7034 Islington Avenue is zoned as Prestige Employment (EM1)

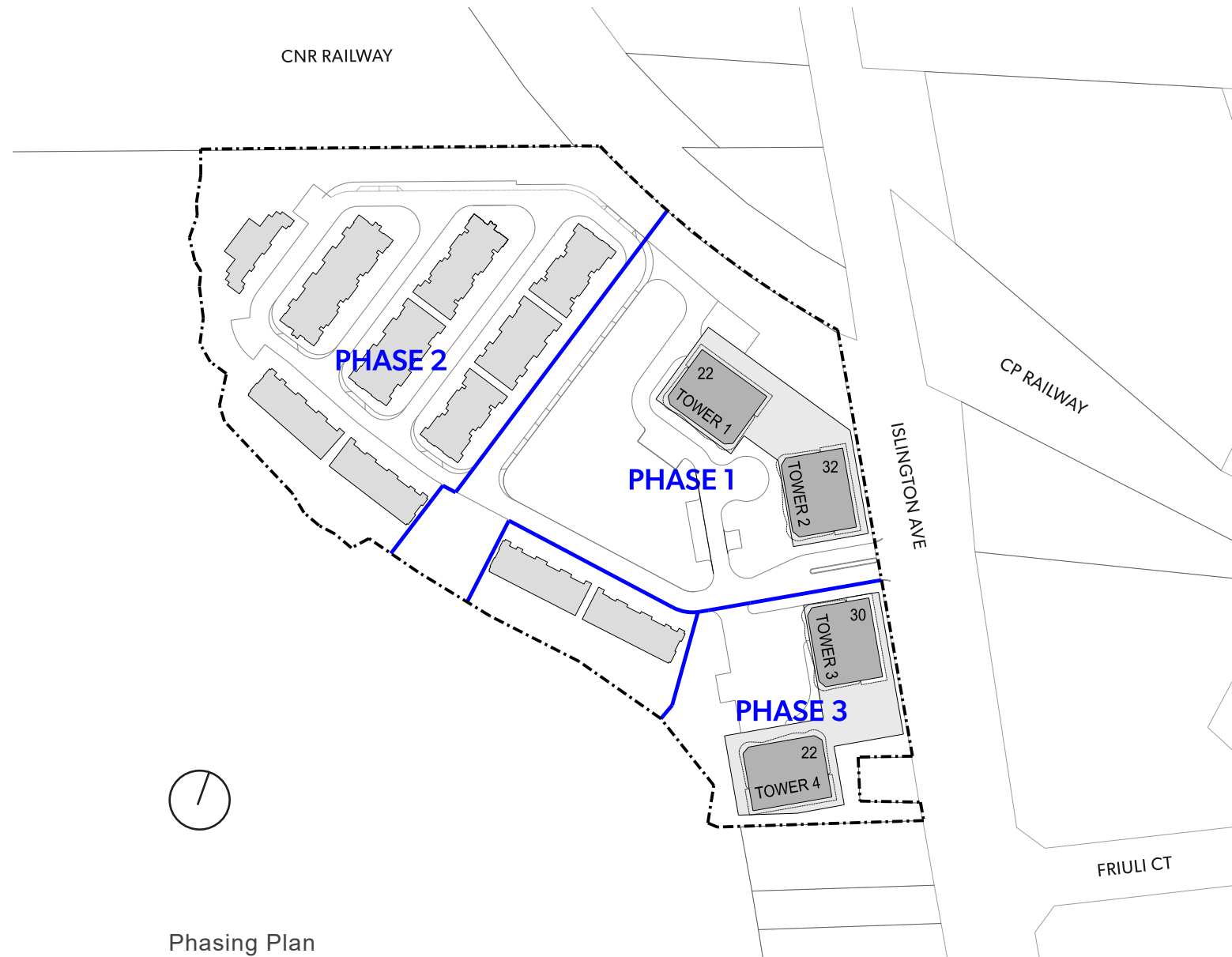
- Permits a broad range of uses, including employment use, office buildings, and service and repair shops.

## 7040 Islington Avenue is zoned as Agriculture (A)

- Permits a broad range of farming or agricultural uses of which are not obnoxious to public welfare.



# PRIMONT HOMES DEVELOPMENT - SITE PLAN

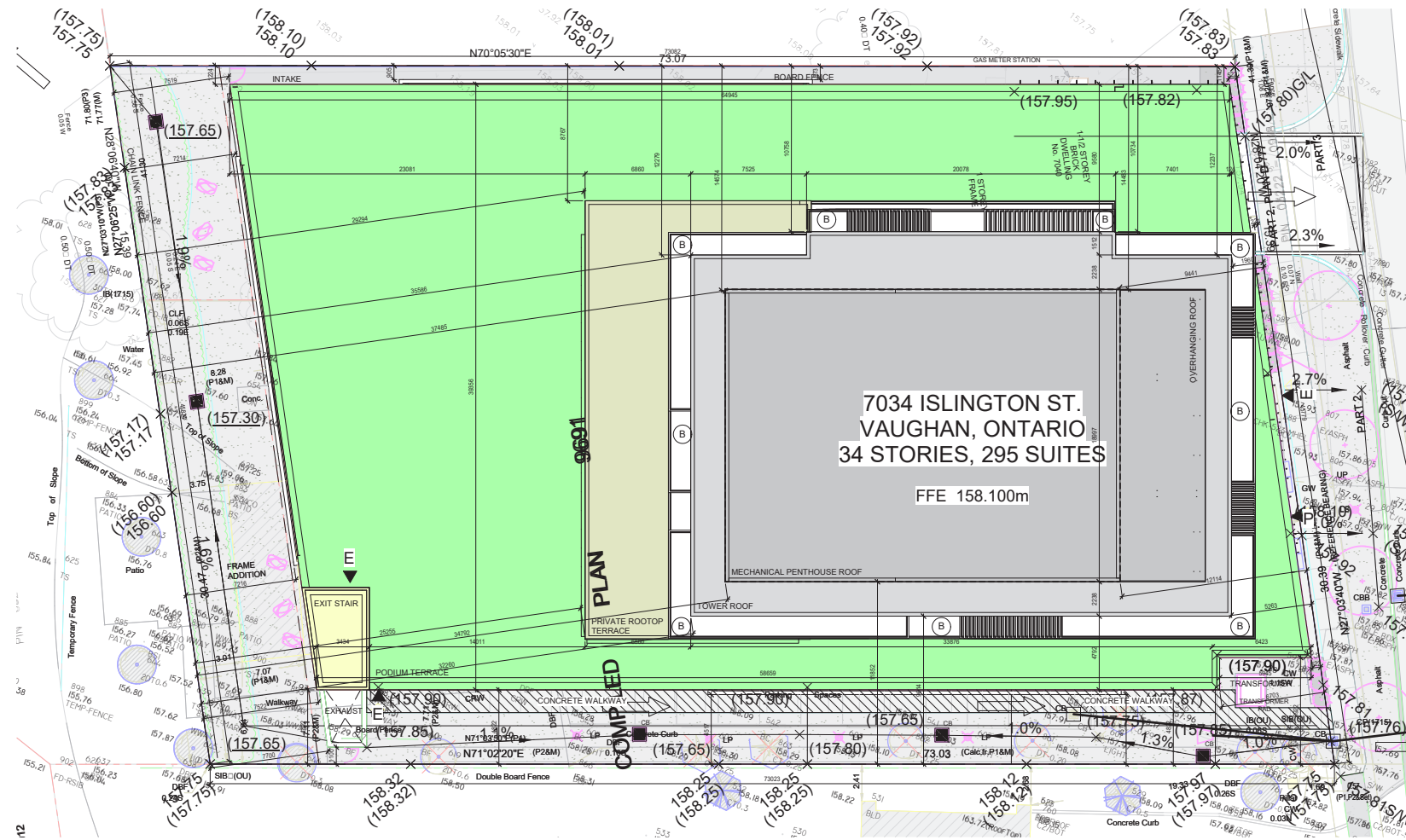


Phasing Plan

- Official Plan and Zoning By-law Amendment Applications
- 1,100 units (997 apartments, 103 townhouses)
- Includes four tall buildings (22 to 32 storeys)
- Approved February, 2021



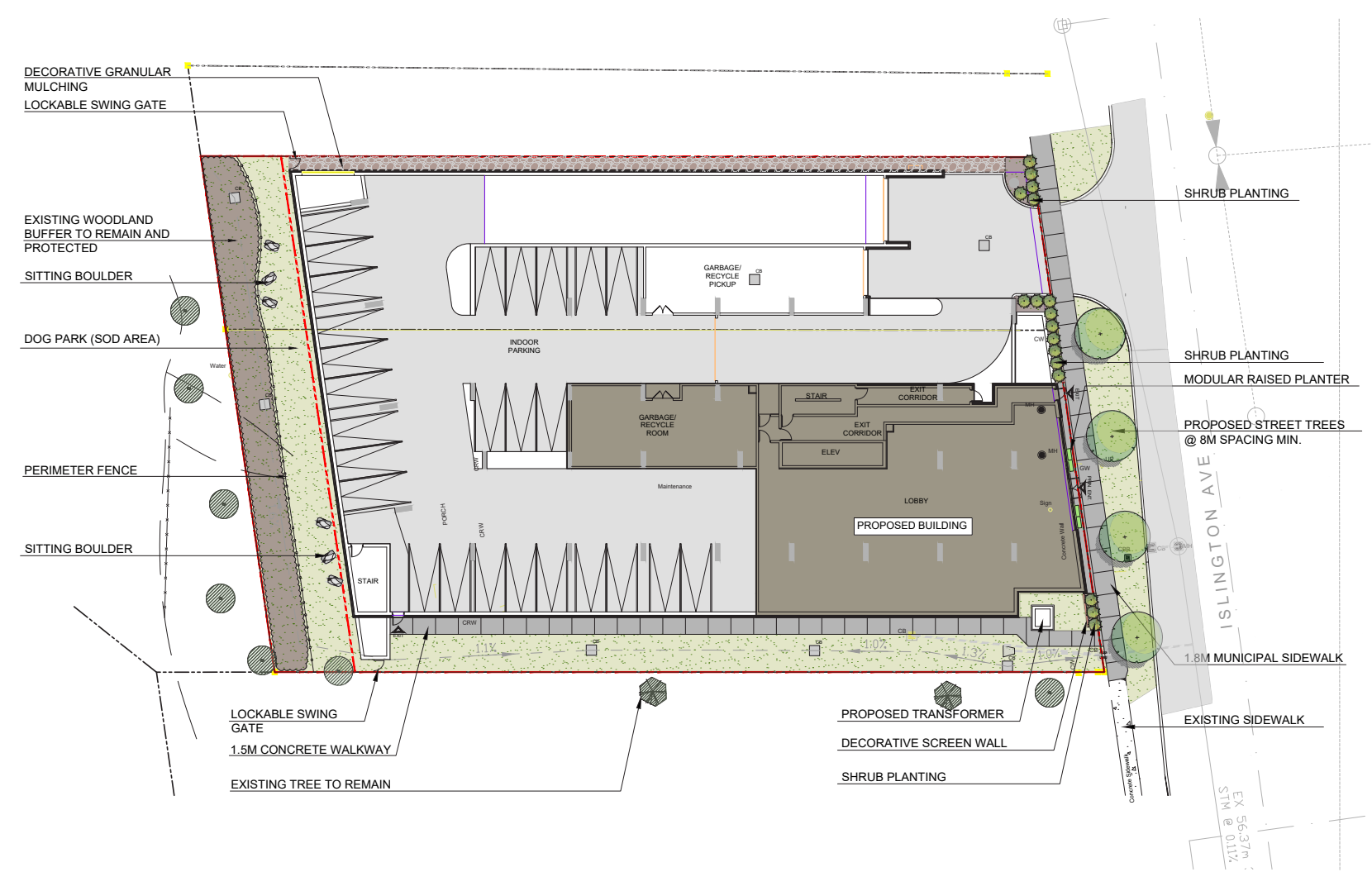
# PROPOSED DEVELOPMENT - SITE PLAN



Site Plan Prepared by KNYMH Architecture Solutions Inc.



# PROPOSED DEVELOPMENT - LANDSCAPE PLAN



Number of Units	Storeys	Parking Spaces	Amenity GFA
295	34 (114.7 m)	321	9,406sq

Landscape Plan Prepared by OMC Landscape Architecture

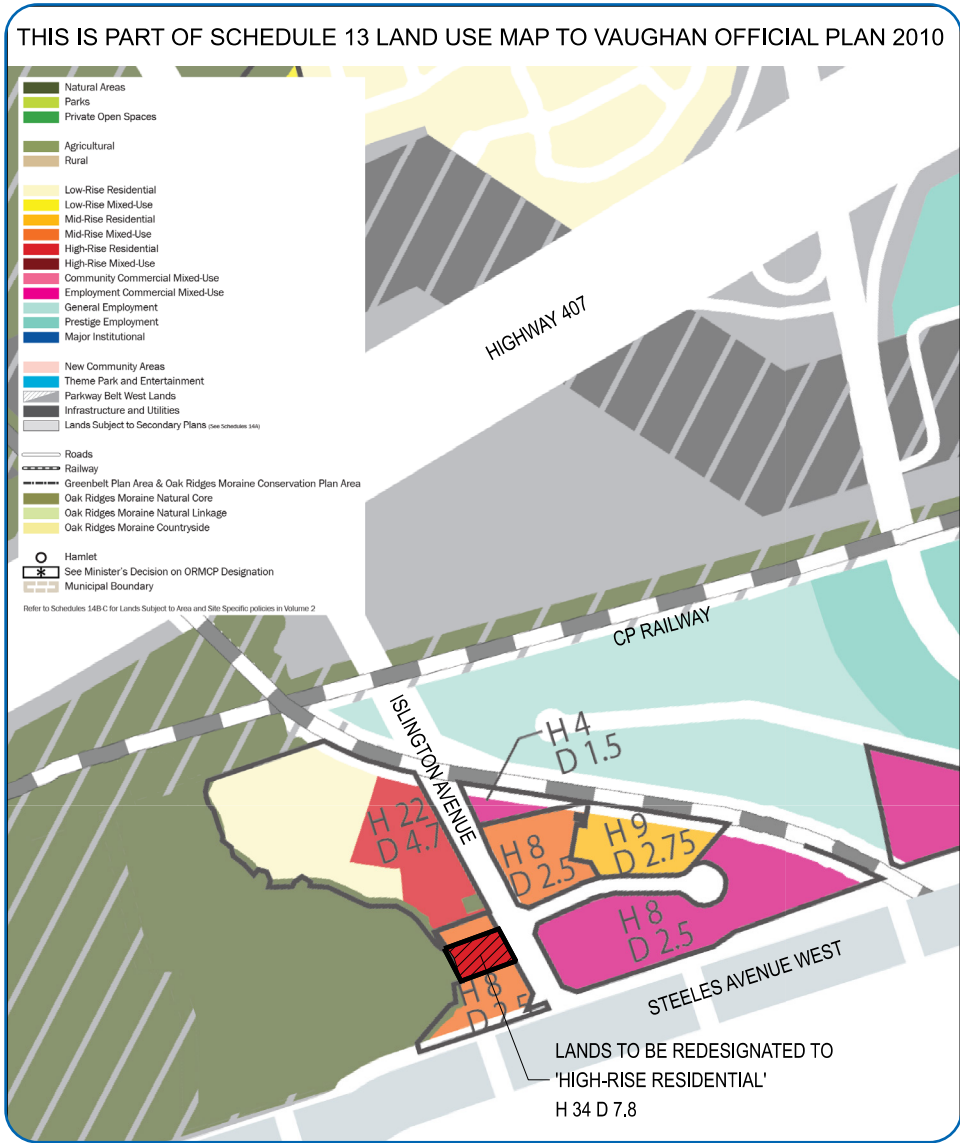


# PROPOSED DEVELOPMENT - RENDERING



Render Showing the Podium

# OFFICIAL PLAN AMENDMENT



An Official Plan Amendment was submitted in order to re-designate the property from Mid-Rise Mixed-Use to High-Rise Residential with a Site Specific Exception to permit a maximum height of 34 storeys and a density of 7.8 FSI.

Official Plan Amendment



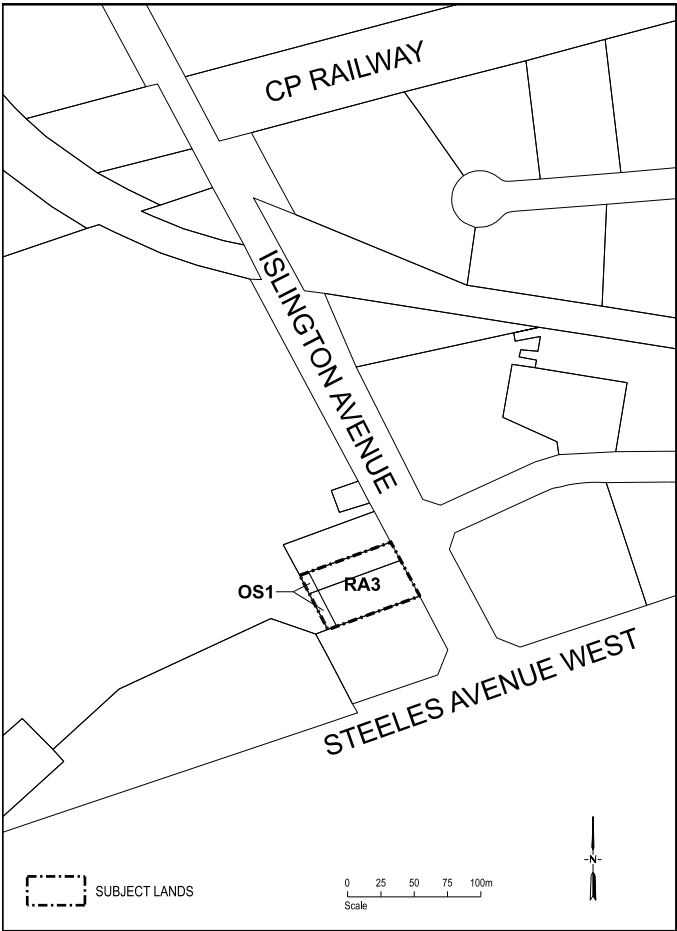
# ZONING BY-LAW AMENDMENT

A Zoning By-law Amendment application was submitted in order to rezone the lands from Prestige Employment (EM1) and Agriculture (A) to Apartment Residential (RA3) and Open Space Conservation (OS1). Site specific exceptions were requested to the RA3 zoning standards to permit an reduction in lot area, setbacks, parking requirements and minimum landscaped areas, and an increase in building height.

### Supporting Materials

- Community Services and Facilities Study
- Pedestrian Level Wind Study
- Shadow Impact Analysis
- Arborist Report and Tree Protection Plan
- Functional Servicing and Stormwater Management Report
- Phase 1 Environmental Site Assessment
- Traffic Impact Study
- Noise Impact Study
- Geotechnical Investigation
- Environmental Impact Study
- Hydrogeological Investigation
- Planning Justification Report
- Urban Design Brief

Provision	Zoning By-law 1-88 RA3	Proposed Site-Specific Exception
Minimun Lot Area	67 m2 / unit	11.5 m2 / unit
Density	7.5	0.7
Min Interior Side Yard (m)	7.5	North – 1.325 South – 5.0
Building Height (max) (m)	44	115
Minimum Landscape Strip	6 m along a lot line that abuts a street	0.5 m
Parking (spaces per unit) 1) Residential 2) Visitor	1) 1.5 2) 0.25	1 bedroom = 0.85 spaces per unit 2 bedroom = 0.95 spaces / unit Visitor = 0.21 spaces/unit



Draft ZBA Schedule 2



# NEXT STEPS

- Revise proposal based on comments received by City Staff.
- Have consideration for comments and feedback received today.
- Prepare and resubmit development applications.





# Thank You

## Comments & Questions?

Martin Quarcoopome, BES, MCIP, RPP

Senior Associate

905-738-8080 ext. 266

[mquarcoopome@westonconsulting.com](mailto:mquarcoopome@westonconsulting.com)

