

Committee of the Whole (1) Report

DATE: Tuesday, November 2, 2021

WARD: 2

TITLE: PRIMONT (ISLINGTON) INC.
DRAFT PLAN OF SUBDIVISION FILE 19T-17V006
7082 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE
WEST

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for revisions to the approved draft plan conditions as shown on Attachment 1, and revisions to the approved draft plan of subdivision to further divide the subject lands shown on Attachment 2 into three phased development blocks, as shown on Attachment 3.

Report Highlights

- The Owner has submitted revisions to a previously approved Draft Plan of Subdivision File 19T-17V006 to facilitate a phased development on the Subject Lands which necessitates changes to the conditions of draft approval
- The Development Planning Department supports the approval of the proposed revisions and changes to the conditions of draft approval as they are consistent with and conform to Provincial Policy, conform to the York Region Official Plan 2010 and Vaughan Official Plan 2010 and comply with Zoning By-law 1-88

Recommendation

1. That the revised Conditions of Draft Approval for Draft Plan of Subdivision File 19T-17V006 (Primont (Islington) Inc.) BE APPROVED as set out in Attachment 1, to facilitate a phased residential plan of subdivision as shown on Attachment 3.

Background

The subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 7082 Islington Avenue and are located on the west side of Islington Avenue and north of Steeles Avenue West. The Subject Lands are 4.9 ha in area.

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 2 and are within the Regulated Area of the Toronto and Region Conservation Authority (‘TRCA’). The Subject Lands also abut Canadian National (‘CN’) and Canadian Pacific (‘CP’) Rail operated rail corridors to the north. The surrounding land uses are shown on Attachment 2.

Applications were previously approved for 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.) (‘Original Applications’) to redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Natural Area” to “Low-Rise Residential” and “High-Rise Residential”, and rezone them from “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” (‘RA3(H) Zone’) to RA3(H) Zone, “RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” (‘RT1(H)’), “OS1 Open Space Conservation Zone” (‘OS1’) and “OS2 Open Space Park Zone” (‘OS2’) to permit 895 residential units (760 apartment and 135 townhouse) in two phases. Draft Plan of Subdivision File 19T-17V006 created the overall development block without phases.

Council on February 17, 2021, approved Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035 (Primont (Islington) Inc.) to redesignate a portion of the Subject Lands from “Low-Rise Residential” to “High-Rise Residential”, further increase the maximum permitted height from 22 to 32-storeys, and identified the development as proceeding in three phases, as follows:

Phase 1

- 22 and 32-storey residential apartment buildings (Towers 1 and 2) containing a total of 547 units with a GFA of 46,730 m²
- Five (5) levels of underground parking to serve the apartment buildings containing 493 residential parking spaces and 110 visitor parking spaces

- A 3,620 m² private outdoor amenity area

Phase 2

- 4-storey back-to-back and street townhouses (103 total units) over 11 residential blocks on a private common element road

Phase 3

- 22 and 30-storey residential apartment buildings (Towers 3 and 4) containing a total of 450 units with a GFA of 46,260 m²
- Four (4) levels of underground parking to serve the apartment buildings containing 405 residential parking spaces and 90 visitor parking spaces

A revision to Draft Plan of Subdivision File 19T-17V006 has been submitted to permit the addition of phasing blocks

Primont (Islington) Inc. (the 'Owner') has submitted a revision to Draft Plan of Subdivision File 19T-17V006 (the 'Application') to permit the addition of phasing blocks (Blocks 1 to 3), while maintaining Blocks 4 to 9 as follows and as shown on Attachment 3:

Blocks	Land Use	Area (ha)
Block 1	High-Rise Residential (Phase 1)	1.299
Block 2	High-Rise Residential (Phase 3)	0.803
Block 3	Low-Rise Residential (Phase 2)	2.459
Blocks 4 to 6	0.3 m Reserves	0.005
Block 7	4.5 m Trail	0.034
Block 8	Buffers	0.272
Block 9	Street Widening	0.026
Total		4.898 ha

The Application will create development blocks to facilitate an overall development of 1,100 residential units (997 apartments over 4 residential towers and 103 townhouses) and a 3,620 m² private outdoor amenity area, as shown on Attachment 4 (the 'Development').

Public Notice was previously provided in accordance with the Planning Act and Council's Notification Protocol and additional notice is not required

On August 25, 2017, a Notice of Public Meeting (the 'Notice') for the Original Applications was provided to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on September 19, 2017 to receive comments from the public and the Committee of the Whole. Vaughan Council on September 26, 2017 ratified the recommendations of the Committee of the Whole (Public Meeting) to receive the Public Meeting Report and to forward a comprehensive technical report to a future Committee of the Whole Meeting.

As the nature of the revisions to the Application is to create phasing blocks and amend draft plan conditions, which do not change the proposed built form, unit count or land uses of the Development, an additional Public Meeting is not required. Should the revised draft plan conditions set out in Attachment 1 be approved, a new Notice of Decision shall be circulated to all commenting departments and agencies, the Municipal Property Assessment Corporation and anyone on record requesting a copy of the decision with the Office of the City Clerk.

Previous Reports/Authority

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

[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. \(Item 46, Report No. 21\)](#)

[July 13, 2020 CoW \(PH\) OP.19.013, Z.19.035 Primont \(Islington\) Inc. \(Item 3, Report No. 35\)](#)

[February 9, 2021 CoW\(2\) OP.19.013, Z.19.035 Primont \(Islington\) Inc. \(Item 6, Report No. 4\)](#)

Analysis and Options

The Application is consistent with the Provincial Policy Statement, 2020, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, and the York Region Official Plan 2010

The nature of the Application is to permit revisions to the previously approved Draft Plan of Subdivision, which makes efficient use of the Subject Lands that are located within a Settlement Area and Delineated Built-up Area as defined by the Provincial Policy Statement, 2020 ('PPS') and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), as amended.

The Development provides a variety of housing types with direct trail access to the adjacent valley lands to the south-west and is within proximity of Steeles Avenue West, which is identified as a Regional Rapid Transit Corridor identified on Schedule 10 "Major

Transit Network” by Vaughan Official Plan 2010 (‘VOP 2010’) and supported by York Region Official Plan 2010 (‘YROP 2010’). The Application is consistent with the PPS and conforms to the Growth Plan and YROP 2010.

The Application conforms to VOP 2010 and complies with Zoning By-law 1-88

The Subject Lands are designated “High-Rise Residential”, “Low-Rise Residential” and “Natural Areas” by VOP 2010, Section 13.41 - 7082 Islington Avenue, which permits the Development. The Subject Lands are zoned RA3(H) Zone, RT1(H) Zone, both with a Holding Symbol “(H)”, OS1 Zone and OS2 Zone, subject to site-specific Exception 9(1323). The currently proposed phasing was contemplated through Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035, which were approved by Council on February 17, 2021. The Application conforms to VOP 2010 and complies with Zoning By-law 1-88.

The Development Planning Department has no objection to the Application, subject to Revised Conditions of Draft Plan Approval

The Application does not alter the Development shown on Attachment 4 and facilitates registration of the proposed Draft Plan of Subdivision in phases in an orderly manner. Site Development Applications DA.20.007 and DA.18.015 have been submitted for Phases 1 and 2 respectively and are currently under review. A future Site Development Application is anticipated to be submitted for Phase 3 in 2022.

The Conditions of Draft Plan Approval for the Application adopted by Council on February 17, 2021, continue to apply and are identified in Attachment 1 with minor modifications and additional conditions as required to facilitate phasing of the Development. The proposed revisions to the Conditions of Draft Plan Approval require approval by Council. The Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment 3, subject to the Conditions of Draft Plan Approval in Attachment 1.

The Development Engineering (‘DE’) Department has no objection to the Application, subject to the Revised Conditions of Draft Plan Approval

The DE Department has provided the following comments to be addressed by the Owner through the resubmission of plans and reports, specifically the servicing strategy for the proposed municipal infrastructure including the sanitary sewer extension and stormwater services and features.

Functional Servicing and Stormwater Management Report

The Owner, on July 10, 2020, submitted a revised Functional Servicing and Stormwater Management Report ('FSR') prepared by Urbantech West in support of the Development to demonstrate the proposed servicing scheme.

Water Distribution

The Subject Lands lie within Pressure District 4 of the York Water System. The Development is proposed to be connected to an existing City watermain located along the east side of Islington Avenue. Internal to the Subject Lands the Development would be serviced by a looped domestic and fire line via the connection noted above with a water meter and backflow chamber.

Sanitary Servicing

The Development includes a sanitary service connection to an existing gravity sewer stub located in the adjacent valleylands. The existing connection outlets to the Pine Valley Trunk Sewer that runs between two York Region sanitary trunk sewers. The proposed sanitary sewer connection will traverse the valleylands (along the south property boundary) with a connection to the existing gravity sewer stub located within the valley. Private sanitary sewers are proposed via the private roadways with lateral connections shown to the proposed townhouse units and to the four apartment buildings.

The proposed sanitary sewer extension through the valleylands to the gravity sewer stub is expected to be a private sewer connection up to the existing Manhole 1A ('MH1A'). The City's service connection to the Regional system will commence at MH1A to the existing Pine Valley Trunk Sewer. Vehicular access to this area and an internal access to the deep sanitary sewer will be required for future operations and maintenance by the City and the future condominium corporation(s). Further clarification and information are required as part of the detailed design stage of the related Draft Plan of Subdivision and Site Development Applications.

Stormwater Management and Storm Sewer Network

The Development includes a connection via controlled release which outlets to the adjacent valleylands and ultimately to the Humber River. Quality control is proposed through the implementation of an Oil-Grit Separator and various low-impact development ('LID') measures within the Subject Lands. The proposed stormwater system is considered a private system and will ultimately be the responsibility of the future condominium corporation(s) to own, operate and maintain, and is subject to the review and approval from the City and TRCA.

Additional information on how the proposed outfall will be accessed for maintenance purposes by the future condominium corporation(s) will be required at the detailed design stage. The outfall is approximately 103 m from the top of the slope, as such access to the storm outfall (from the bottom of the valley) is required regardless of the ownership of the lands where the outfall is proposed. Further clarification and information will be required as part of the Site Development application and detailed design stage.

Noise and Vibration Feasibility Study

The Owner submitted a Noise and Vibration Feasibility Study ('NVFS') prepared by HGC Engineering Ltd. dated November 29, 2019. The NVFS concludes the Development is feasible from a noise and vibration perspective. The DE Department concurs with the findings of the NVFS.

An updated NVFS is required at the Site Development Application stage to confirm the conclusions and recommendations contained in the current NVFS and must include site-specific warning clauses and/or additional noise attenuation measures.

Transportation

One access to the Subject Lands is proposed from Islington Avenue, a York Region road, as shown on Attachment 3. The final design and location of the access is subject to York Region review and approval. All units will be accessed by an internal private common element road.

Environmental Engineering

The Owner submitted updated Phase One and Phase Two Environmental Site Assessment ('ESA') reports prepared by Fisher Environmental and received on December 14, 2020. The ESA reports indicated that the Subject Lands were historically used for on-site waste disposal until the early 1960s and subsequently used as a golf course until the early 2000s.

An extensive remediation and monitoring program was implemented on the Subject Lands between 2016 and 2019 to address soil and groundwater impacts resulting from the previous waste disposal operation. Following confirmation of remediation, RSC #226887 was filed to the Environmental Site Registry on July 6, 2020, which confirms that the Subject Lands are suitable for the proposed residential uses. Further methane monitoring programs will be required to confirm that no methane impacts are affecting the Subject Lands as a result of the previous waste disposal operation. Conditions regarding the required methane monitoring will be included in the associated Subdivision Agreement.

The Development Engineering Department has no objection to the Application subject to the revised Conditions of Draft Plan Approval in Attachment 1a).

The Financial Planning and Development Finance Department has no objection to the Application, subject to the Revised Conditions of Draft Plan Approval

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A standard condition to this effect is included in Attachment 1a).

The Parks Infrastructure Planning and Development Department has no objection to the Application, subject to the Revised Conditions of Draft Plan Approval

All open space within the Subject Lands is proposed to be private amenity area to serve the Development, and will be owned and maintained by the future condominium corporation(s). A public trail is proposed within the adjacent valleylands connecting to the Development via a pedestrian walkway along the south side of Tower 4, as shown on Attachment 4.

The Parks Planning Department has no objection to the Application provided the pedestrian walkway to be conveyed is unencumbered and subject to the revised Conditions of Draft Plan Approval in Attachment 1a).

Cash-in-Lieu of the dedication of parkland is required

The Owner shall convey land at the rate of 1 ha per 300 units and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication Policy. A standard condition to this effect is included in Attachment 1a).

The TRCA has no objection to the Application, subject to the Revised Conditions of Draft Plan Approval

A portion of the Subject Lands and the adjacent valley lands are within the Regulated Area of the TRCA which will be conveyed to the TRCA for conservation purposes through the Application. The TRCA have no objection to the Application, subject to the revised Conditions of Draft Plan Approval contained in Attachment 1c).

Canada Post has no objection to the Application, subject to the Conditions of Draft Plan Approval

Canada Post has advised the Development will be serviced by centralized mail delivery provided through Canada Post community mailboxes and has no objection to the Development and the previously provided Conditions of Draft Plan Approval contained in Attachment 1d) continue to apply.

The Ministry of Transportation Ontario ('MTO') has no objection to the Application, subject to the Conditions of Draft Plan Approval

The Subject Lands are within the proximity of Highway 407 to the north, which is under the jurisdiction of the MTO. The MTO previously provided the Conditions of Draft Plan Approval contained in Attachment 1e) which continue to apply.

The various utility companies have no objection to the Application, subject to the Conditions of Draft Plan Approval

Alectra Utilities and Enbridge Gas have advised that they have no objections to the Application, subject to their Conditions of Approval contained in Attachment 1f) and 1g) respectively. Rogers Communications and Bell Canada have no objection to the Application.

CP and CN Rail have no objection to the Application, subject to the Conditions of Draft Plan Approval

The Subject Lands are located in proximity to the CP Mactier Subdivision mainline and CN principle mainline rail corridors to the north where rail operations may impact future residents of the Development. Both CP and CN previously identified requirements for the Development and the previously provided Conditions of Draft Plan Approval identified in Attachment 1h) and 1i) continue to apply.

The School Boards have no objection to the Application

The York Region District School Board and the York Catholic District School Board have advised they have no comments or objections to the Application and have no conditions for the Draft Plan.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Application and deemed it a matter of local significance, and it does not adversely affect Regional planning policies or interest. York Region has

no objection to the Application subject to their Conditions of Draft Plan Approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed the Application in consideration of the applicable Provincial Policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Development Planning Department is satisfied that the proposed revisions to the Conditions of Draft Plan of Subdivision Approval are appropriate and facilitate the Development. On this basis, the Development Planning Department can support the approval of the Application, subject to the Recommendations of this report and revised Conditions of Draft Plan Approval identified in Attachment 1.

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

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision
4. Site Plan

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