

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 018-2024

A By-law to amend the City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal.

WHEREAS the City of Vaughan passed Comprehensive Zoning By-law No. 001-2021 which applies City-wide;

AND WHEREAS the Comprehensive Zoning By-law No. 001-2021 was appealed to the Ontario Land Tribunal as Case No. OLT-22-002104, and Zoning By-law No. 039-2022 to replace the transition provisions of the Comprehensive Zoning By-law No. 001-2021 was appealed as Ontario Land Tribunal Case No. OLT-22-003554 (OLT Lead Case No. OLT-22-002104);

AND WHEREAS the Tribunal has made an order with respect to site-specific appeal No. 002680 to the Comprehensive Zoning By-law No. 001-2021 appeals, and site-specific appeal No. 004810 to Zoning By-law No. 039-2022 appeals, relating to the subject lands at 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue;

NOW THEREFORE the Ontario Land Tribunal **ORDERS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 001-2021, as amended, is further amended in accordance with the Ontario Land Tribunal Order dated the 28th day of June 2023 (OLT Case No. OLT-22-002104 and OLT-22-004629), as attached hereto as Attachment "3" and is effective on April 26th, 2023, and is hereby designated as By-Law Number 018-2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: June 28, 2023

CASE NO(S): OLT-22-004629
OLT-22-002104

PROCEEDING COMMENCED UNDER section 22(7) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended.*

Applicant/Appellant: Pristine Homes (Pine Grove) Inc.
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit a 6-storey residential apartment building with 125 dwelling units.
Reference Number: OP.20.004
Property Address: 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue
Municipality/UT: Vaughan/York
OLT Case No: OLT-22-004629
OLT Lead Case No: OLT-22-004629
OLT Case Name: Pristine Homes (Pine Grove) Inc. v Vaughan (City)

PROCEEDING COMMENCED UNDER section 34(11) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended.*

Applicant/Appellant: Pristine Homes (Pine Grove) Inc.
Subject: Application to amend the Zoning By-law – neglect to make a decision
Reference Number: Z.20.001
Property Address: 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue
Municipality/UT: Vaughan/York
OLT Case No: OLT-22-004630
OLT Lead Case No: OLT-22-004629

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: L. D'Aversa
 Appellant: A.G.A. Holdings Inc.
 Appellant: ALM Property Management Inc.; and others
 Subject: Comprehensive Zoning By-law No. 001-2021
 Description: Comprehensive Zoning By-law for all lands in the City of Vaughan
 Municipality: City of Vaughan
 OLT Case No.: OLT-22-002104
 OLT Lead Case No.: OLT-22-002104
 OLT Case Name: D'Aversa v. Vaughan (City)

PLEASE NOTE: Only the Appeal No. 002680 by Pristine Homes (Pine Grove) Inc. will be addressed as part of this proceeding".

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Armland Management Inc.
 Appellant: Blue Water Ranch Developments Inc.
 Appellant: Centra (BT1) Inc.; and others
 Subject: Zoning By-law No. 039-2022
 Description: To replace the transition provisions (Section 1.6) of Comprehensive Zoning By-law No. 001-2021, as adopted by City of Vaughan Council on October 20, 2021
 Municipality: City of Vaughan
 OLT Case No.: OLT-22-003554
 OLT Lead Case No.: OLT-22-002104

OLT Case Name: Armland Management Inc. v. Vaughan (City)

PLEASE NOTE: Only the Appeal No. 004810 by Pristine Homes (Pine Grove) Inc. will be addressed as part of this proceeding".

Heard: February 7, 2023, and continued on April 26, 2023

APPEARANCES:

<u>Parties</u>	<u>Counsel</u>
Pristine Homes (Pine Grove) Inc.	Quinto M. Annibale Brendan Ruddick
City of Vaughan	Piper Morley Effis Lidakis

**MEMORANDUM OF ORAL DECISION DELIVERED BY JATINDER BHULLAR ON
APRIL 26, 2023 AND ORDER OF THE TRIBUNAL**

INTRODUCTION

[1] This is the first Case Management Conference (“CMC”) started on February 7, 2023, and continued and completed as a settlement hearing on April 26, 2023. Pristine Homes (Pine Grove) Inc. (the “Applicant/Appellant”) has properties municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue (Subject Lands) in the City of Vaughan (“City”).

[2] The Parties informed the Tribunal that they have reached a settlement. They requested that the resumed CMC on April 26, 2023, be converted to a settlement hearing. The Tribunal granted the request and a settlement hearing was conducted.

[3] The Applicant/Appellant proposes to create a six-storey complex primarily for residential dwelling units.

[4] The Tribunal reviewed the Affidavit of Service for the Notice of the CMC sworn by Roberta Green on January 9, 2023. The Affidavit was determined by the Tribunal to have been duly and appropriately executed and was marked as Exhibit 1.

[5] There were no additional Participant or Party requests received and none were granted.

CONSOLIDATION OF SITE SPECIFIC APPEALS

[6] The Subject Property is also associated with other appeals at the Tribunal. The Parties requested consolidation of the same. Along with case file number OLT-22-004629, a request to amend the City's Official Plan, the case file numbers for these other multi-party appeals at the Tribunal are as follows:

- a. OLT-21-002104
 - An appeal of the City's comprehensive Zoning By-law
- b. OLT-22-003554
 - An appeal against the City's Transition By-law

[7] The Parties jointly informed the Tribunal that they have sought and canvassed all other matters in these proceedings for any objections to move the Subject Property appeals out of those proceedings on a site-specific basis. The Parties informed the Tribunal that they have found no objections to such a proposal.

[8] As a result, the Parties requested of the Tribunal that the following be consolidated with the Case File Number OLT-22-004629:

- a. Appeal No.: 002680 in Case No.: OLT-22-002104; and,
- b. Appeal No.: 004810 in Case No.: OLT-22-003554

[9] The Tribunal, pursuant to Rule 16.1 of the *OLT Rules of Practice and Procedure*, ordered that the cases under Tribunal File Numbers OLT-22-004629, OLT-22-004630, Appeal No.: 002680 in Case No.: OLT-22-002104, and Appeal No.: 004810 in Case No.: OLT-22-003554 are Consolidated for Case Management and Hearing purposes.

EVIDENCE AND ANALYSIS

[10] At the settlement hearing, the Applicant/Appellant called Rosemarie L. Humphries as a witness. Ms. Humphries was sworn and qualified by the Tribunal to provide opinion evidence in the area of land use planning. Ms. Humphries also was sworn by counsel to confirm that the previously submitted Affidavit, though not originally submitted as a sworn Affidavit, albeit was authored by her and fully represents her opinions. This was marked as Exhibit 2 for the record and was the basis of Ms. Humphries oral testimony before the Tribunal.

[11] In providing the site context information Ms. Humphries enunciated that the Subject Lands are comprised of an assembly of 6 low-rise residential dwellings/lots municipally addressed 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue. The subject lands are legally described as Part of lots 1 and 2, Lots 3,4, 5 and 6 Registered Plan M-1111, City of Vaughan, in the Region of York.

[12] Ms. Humphries stated that the Subject Lands are served by 5 individual driveways on Islington Avenue and 1 driveway on Pine Grove Road. Islington Avenue is classified as a Regional Road with a Planned width of up to 30m in the York Region Official Plan and a Major Arterial Road (Regional) in the City of Vaughan Official Plan. Pine Grove Road is classified as a Local Road. The intersection of Islington Avenue and Pine Grove Road is further identified as a Pedestrian Priority Node in the Woodbridge Centre Secondary Plan.

[13] Ms. Humphries described the evolution of the proposal from the original application. She opined that the changes were made to the proposal which in part facilitated the settlement with the City. These changes are noted as extracted from Exhibit 2 as follows:

- Reduction in Building Height/Stepping down of the building
the building height has been reduced from 7 storeys to 6 storeys and incorporates step backs at the 5th and 6th floors. This has resulted in a reduction of density.
- Increased setbacks from Islington Avenue
The building was originally setback 1.8m from Islington Avenue where at grade units facing Islington also had private patio spaces. The patio spaces have been removed (sic) but connections are still provided at grade from the street. The setback of the main wall of the building to Islington Avenue has increased to 3m and 2.7m to the columns.
- Elimination of a primary entrance from Islington Avenue
The former submission proposed a primary entrance to the site from Islington Avenue. This has now been removed with the primary entrance being located internally from the site.
- Reduction in FSI
The reduction in building height from 7 to 6 storeys has resulted in reduction of the overall density from 2.63 FSI to 2.42FSI.
- Revised Access Arrangements
The northern access from Pine Grove Road has been revised from an all way access to right in /right out only.
- Increase in unit count
Due to the removal of a main entrance along Islington Avenue, the internal layout of the building was modified which resulted in the redistribution of unit types and overall slight increase in the total number of units from 122 to 125.

[14] Ms. Humphries opined that the proposal has appropriate regard for matters of Provincial Interest under s. 2 of the *Planning Act*.

[15] Ms. Humphries reviewed the applicable policies in the Provincial Policy Statement 2020 (PPS) and opined that the proposal is consistent with the PPS. In her review, Ms. Humphries considered policies related to compact, efficient use of land and infrastructure (Policies 1.1, 1.4 and 1.6). She added that per Section 1.1 of the PPS, development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused, and use patterns within settlement areas should be based on an appropriate range and mix of land uses at densities that make efficient use of available land and existing infrastructure.

[16] Ms. Humphries opined that the proposal conforms with the Growth Plan for the Greater Golden Horseshoe 2019, as amended (the Growth Plan). Ms. Humphries highlighted the following attributes of the proposal which provide the basis for the Growth Plan conformity:

- a. The proposed development is considered desirable as it will intensify the Site in an area intended to accommodate future growth (Policy 1.2.1)
- b. This portion of the City of Vaughan is identified as 'Settlement Area' within the Growth Plan, 2020 and the Site is located within the delineated built boundary. The Site has direct access to municipal water and wastewater infrastructure and will optimize existing assets (Policies 2.2.1, 2.2.2 and 2.2.6)
- c. The Site does not contain, nor is it adjacent to, any cultural heritage or natural features which require preservation. Climate change and conservation will be addressed in detail through the introduction of sustainable components within the project during the site plan application (Chapter 4 Protecting What is Valuable).

[17] Ms. Humphries opined that the proposal conforms with the York Region Official Plan (YROP). She documents key policies considered as part of her Affidavit (Exhibit 2, paragraphs 36-45).

[18] Ms. Humphries reviewed the Vaughan Official Plan 2010 consolidation 2020 (VOP) and opined that the proposal conforms with the VOP. She testified that the VOP directs to the Woodbridge Centre Secondary Plan (WCSP) for detailed policies applicable for the Subject Lands.

[19] Ms. Humphries reviewed the WCSP (Exhibit 2, paragraphs 48-63) and opined that the proposal conforms with the WCSP. She highlighted that:

- Ground units within the project have been designed to have access and patios fronting Islington Avenue (sic) and Pine Grove Road creating an interactive space with the street network.
- There are no existing natural/heritage features on the subject site.
- The building typology already exists in the area, and this project will further provide a diversification to the existing housing stock in terms of unit sizes.
- The front yard setback being proposed along Islington Avenue is similar to that which already exists with the project to the south.
- The site is within 100m of two existing transit stops and 1900m of Highway 7 which is an existing designated rapid transit corridor.

[20] Ms. Humphries provided further analysis with respect to policies on noise, consideration for the Valley and Stream Corridor Management Program under the Toronto Region Conservation Authority where the Subject Lands have been duly assessed through a noise report and do not have direct access or frontage with the Humber River.

[21] Ms. Humphries reviewed the built form policies and testified how the required lot coverage of the proposal either conforms to the policies or is in line with similar development patterns in the neighbourhood.

[22] Ms. Humphries testified that the proposed development is transit supportive and is located within 100 metres of bus stops for buses going both northbound and southbound on Islington Avenue. The site has a sidewalk on both street frontages and short and long term bicycle parking is proposed on site.

[23] Ms. Humphries, in conclusion with respect to the WCSP, opined that;

- Transit infrastructure is in place along Islington Avenue to serve the development. Short term outdoor parking is proposed at grade in the

project which will enhance the experience for future residents and their visitors to use transit.

- All service, loading and parking areas are located away from the node area at the rear of the project thereby enhancing the experience and safety of pedestrians.

[24] The Tribunal notes that the opinion evidence presented by Ms. Humphries was uncontroverted and unopposed. The parties have worked together to create a settlement that the Tribunal finds has due regard for the Provincial Interest, is consistent with the PPS; conforms with the Growth Plan, the YROP, and, except for the required amendment, conforms with the Vaughan Official Plan and represents good land use planning.

ORDER

[25] **THE TRIBUNAL ORDERS THAT** the Appeals are allowed in part and the Official Plan of the City of Vaughan is amended as set out in Attachment 1 to this Order.

[26] **THE TRIBUNAL ORDERS THAT** the appeals are allowed in part and the Zoning By-law No. 1-88 of the City of Vaughan is amended as set out in Attachment 2 to this Order. The Tribunal authorizes the municipal clerk of the City of Vaughan to assign a number to this by-law for record keeping purposes.

[27] **THE TRIBUNAL ORDERS THAT** the appeals are allowed in part and the Zoning By-law No. 001-2021 of the City of Vaughan is amended as set out in Attachment 3 to this Order. The Tribunal authorizes the municipal clerk of the City of Vaughan to assign a number to this by-law for record keeping purposes.

[28] Pursuant to Rule 24.3 of the Tribunal's Rules of Practice and Procedure, this **ORDER** shall be, and was, effective as of the date of the hearing of this Appeal, and the delivery of the Oral Decision and Order of the Tribunal, on April 26, 2023.

"Jatinder Bhullar"

JATINDER BHULLAR
MEMBER

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 3

Attachment 3

*THE CITY OF VAUGHAN****BY-LAW*****BY-LAW NUMBER 018-2024**

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time.

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity.

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

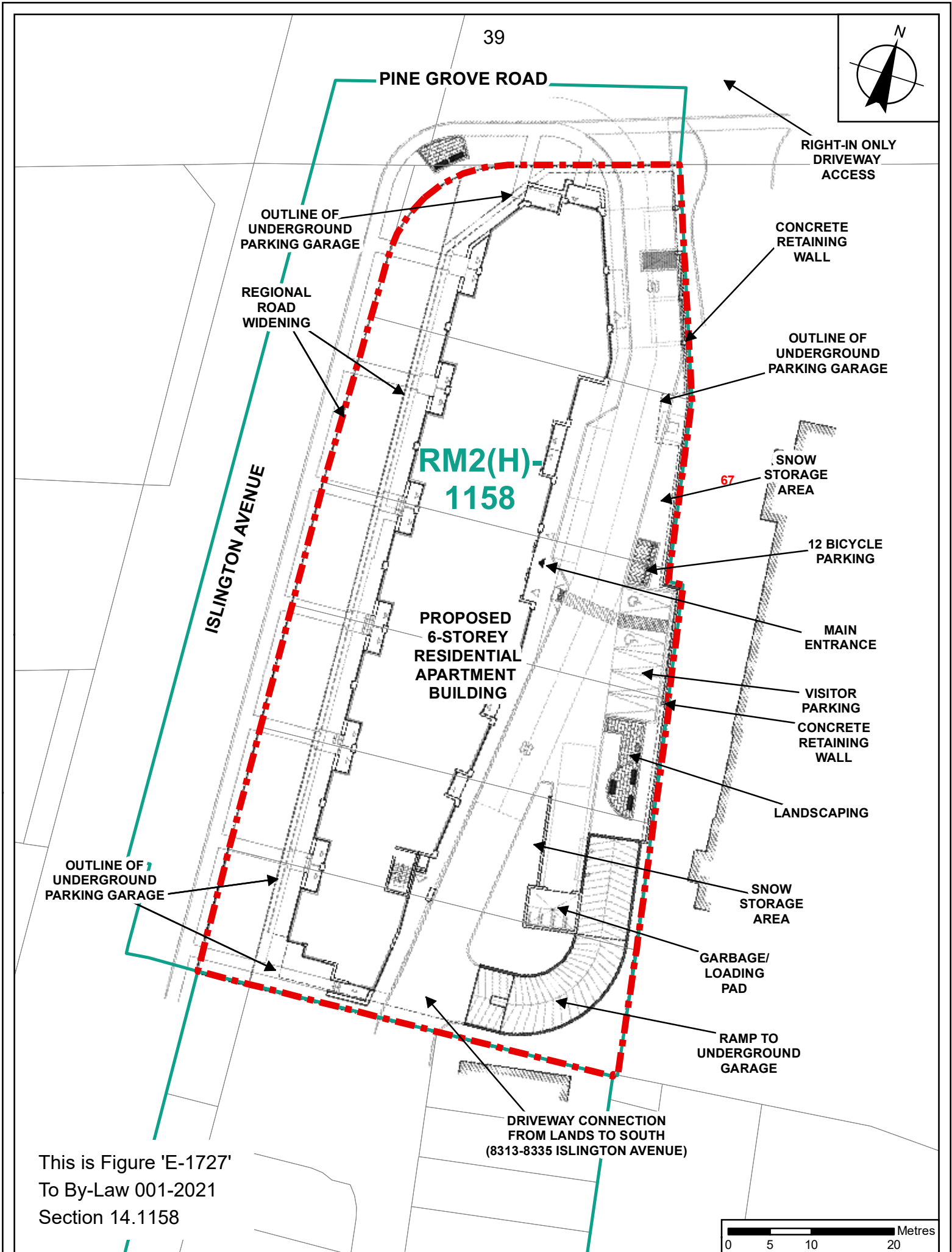
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from the "R2A Second Density Residential Zone" to the "RM2(H) Multiple Unit Residential Zone" with the Holding Symbol "(H)", in the manner shown on the said Schedule "1";
 - b) Deleting Schedule A, Map 67 and substituting therefore the Schedule A, Map 67 attached hereto as Schedule "2";
 - c) Adding the following table, Exception Number 14.1158 to Section 14.0 "Zone Exceptions":

SECTION 14: ZONE EXCEPTIONS	
EXCEPTION NUMBER: 1158	Legal Description: Southeast corner of Islington Avenue and Pine Grove Road, municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue, being Part Lots 1 to 6 on Plan M1111, Part of Lots 9 and 10, Concession 7
By-law/Instrument No.: 018-2024	
Effective Date of By-law: April 26th, 2023	

File No.: Z.20.011 Related Files: OP.20.004	
Parent Zone: RM2 Multiple Unit Residential Zone	
Schedule A Reference: 67	Figure E Link (if applicable):
By-law / Tribunal Decision Reference: Case No. OLT-22-0214, Appeal No. 002680	Figure T Link (If applicable):
14.1158.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figure “E-1727”:</p> <ol style="list-style-type: none"> a. Lands zoned with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally existing as of the date of the enactment of By-law 001-2021. b. The Holding Symbol “(H)” shall not be removed until such time as: <ol style="list-style-type: none"> i. Water and sanitary servicing capacity shall be identified for the Subject Lands and allocated by Vaughan Council; ii. The Owner shall take all reasonable steps to secure an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue. In the event that both the Owner and the City are unable to obtain the easement, this condition shall be deemed to have been automatically satisfied; iii. The Owner shall address all comments to the satisfaction of the TRCA; iv. The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and v. The Owner shall address all Noise Feasibility Study comments to the satisfaction of the Development Engineering Department. 	
14.1158.2 Lot and Building Requirements	
<p>1. The following <u>lot</u> and <u>building</u> requirements shall apply to the lands labelled “Subject Lands”, as shown on Figure “E-1727”:</p> <ol style="list-style-type: none"> a. The minimum <u>setback</u> from a <u>lot line</u> to the nearest part of a <u>building</u> below <u>established grade</u> shall be 0.6 m. b. The minimum required <u>yards</u> shall be: <ol style="list-style-type: none"> i. <u>Front Yard</u> = 1.5 m ii. <u>Exterior Side Yard</u> = 2.7 m iii. <u>Interior Side Yard</u> = 0.0 m (architectural column) and 4.4 m (building wall) iv. <u>Rear Yard</u> = 1.15 m 	

<p>v. <u>Sight Triangle</u> = 0.17 m</p> <p>c. The minimum <u>setback</u> to a retaining wall shall be 0.3 m.</p> <p>d. A <u>balcony</u> is permitted to encroach 1.75 m into a required <u>yard</u> and shall not project more than 3.0 m from the <u>main wall</u>.</p> <p>e. The maximum <u>building height</u> shall be 22 m.</p> <p>f. The <u>podium</u> and <u>tower</u> requirements shall not apply.</p> <p>g. The minimum <u>lot area</u> shall be 31 m² per unit.</p> <p>h. The minimum <u>lot frontage</u> shall be 15 m.</p> <p>i. The minimum 45 degree <u>angular plane</u> from the <u>rear lot line</u> shall not apply.</p>
14.1158.3 Parking Requirements
<p>1. The following parking requirements shall apply to the lands labelled "Subject Lands", as shown on Figure "E-1727":</p> <p>a. A <u>long-term bicycle parking space</u> is not required to have direct access from the exterior of a <u>building</u>, and that access is not required to be located on the ground floor.</p> <p>b. The minimum <u>setback</u> of a <u>short-term bicycle parking space</u> to a <u>parking area</u> shall be 0 m.</p>
14.1158.4 Other Provisions
<p>1. The following provisions shall apply to the lands labelled "Subject Lands", as shown on Figure "E-1727":</p> <p>a. The following minimum <u>landscape</u> strips shall apply:</p> <p>i. 1.5 m in width abutting the <u>Front lot line</u>.</p> <p>ii. 2.7 m in width abutting the <u>Exterior lot line</u>.</p> <p>iii. 0.17 m in width abutting the <u>Sight Triangle</u></p> <p>b. The minimum required <u>driveway width</u> shall be 6.0 m.</p> <p>c. The minimum contiguous outdoor at <u>grade amenity area</u> requirement shall not apply.</p> <p>d. The minimum outdoor <u>amenity area</u> consisting of rooftop terrace may exceed 20%.</p> <p>e. Waste storage may be located within a <u>waste storage enclosure</u>.</p> <p>f. A <u>loading space</u> is not required.</p>
14.1158.5 Figures
Figure E-1727

This by-law is authorized pursuant to Ontario Land Tribunal Order issued on June 28th, 2023, in Tribunal Case Nos. OLT-22-002104 and OLT-22-004629.



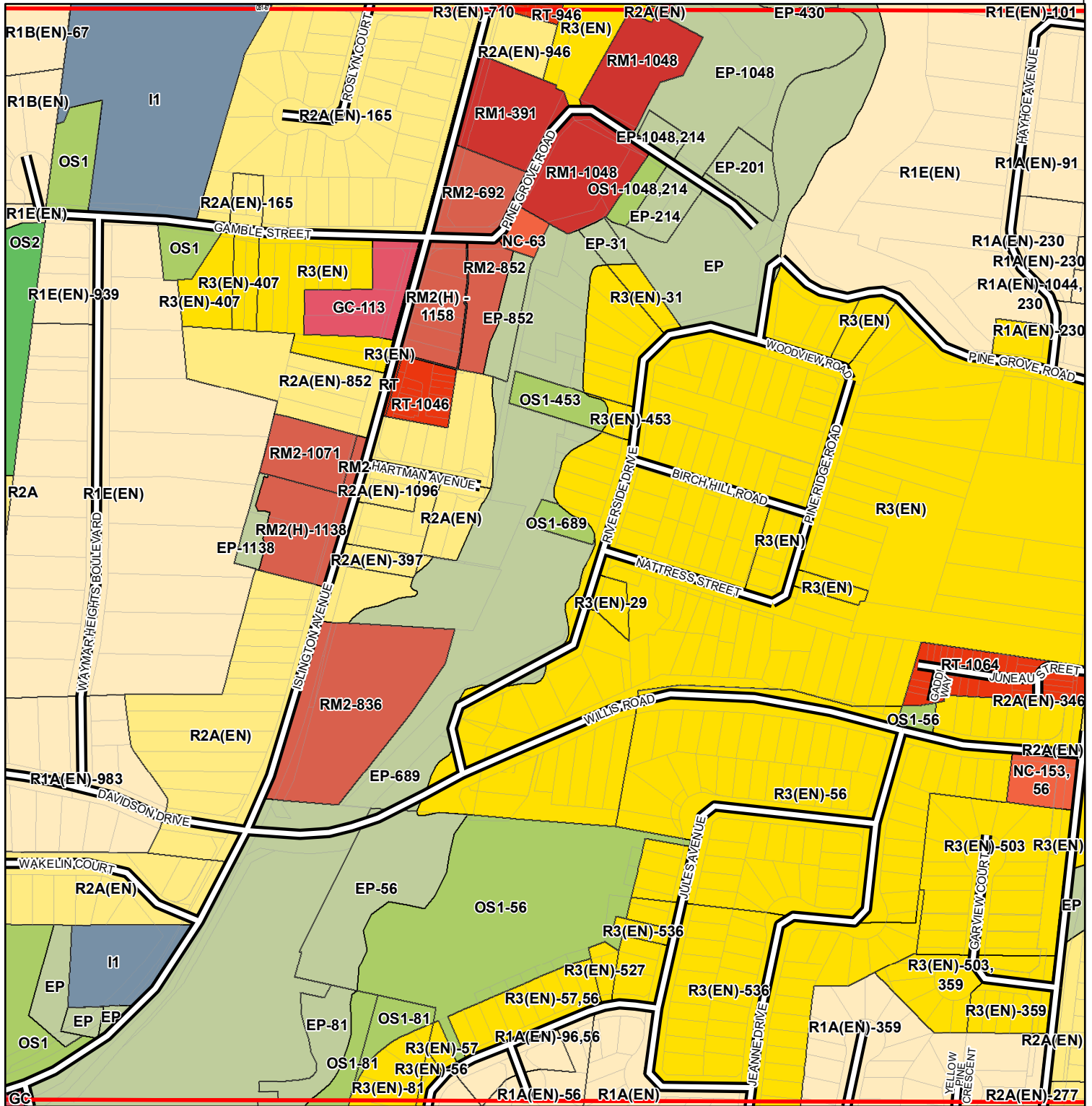
This is Schedule '1'
To By-Law 018-2024

File: Z.20.011
Related File: OP.20.004
Location: Part of Lots 9 and 10, Concession 7
Applicant: Pristine Homes (Pine Grove) Inc.
City of Vaughan

Signing Officers
OLT CASE NO. OLT-22-002104
and OLT-22-004629
APRIL 26th, 2023

Zoning By-law 001 - 2021

Schedule A | Map 67



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Mixed-Use Zones

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

103	104	105	106	107
85	86	87	88	89
65	66	67	68	69
45	46	47	48	49
25	26	27	28	29

1:5,000
Final: October, 2023

This is Schedule '2'
To By-Law 018-2024

File: Z.20.011
Related File: OP.20.004
Location: Part of Lots 9 and 10, Concession 7
Applicant: Pristine Homes (Pine Grove) Inc.
City of Vaughan

OLT CASE NO. OLT-22-002104
and OLT-22-004629
APRIL 26th, 2023

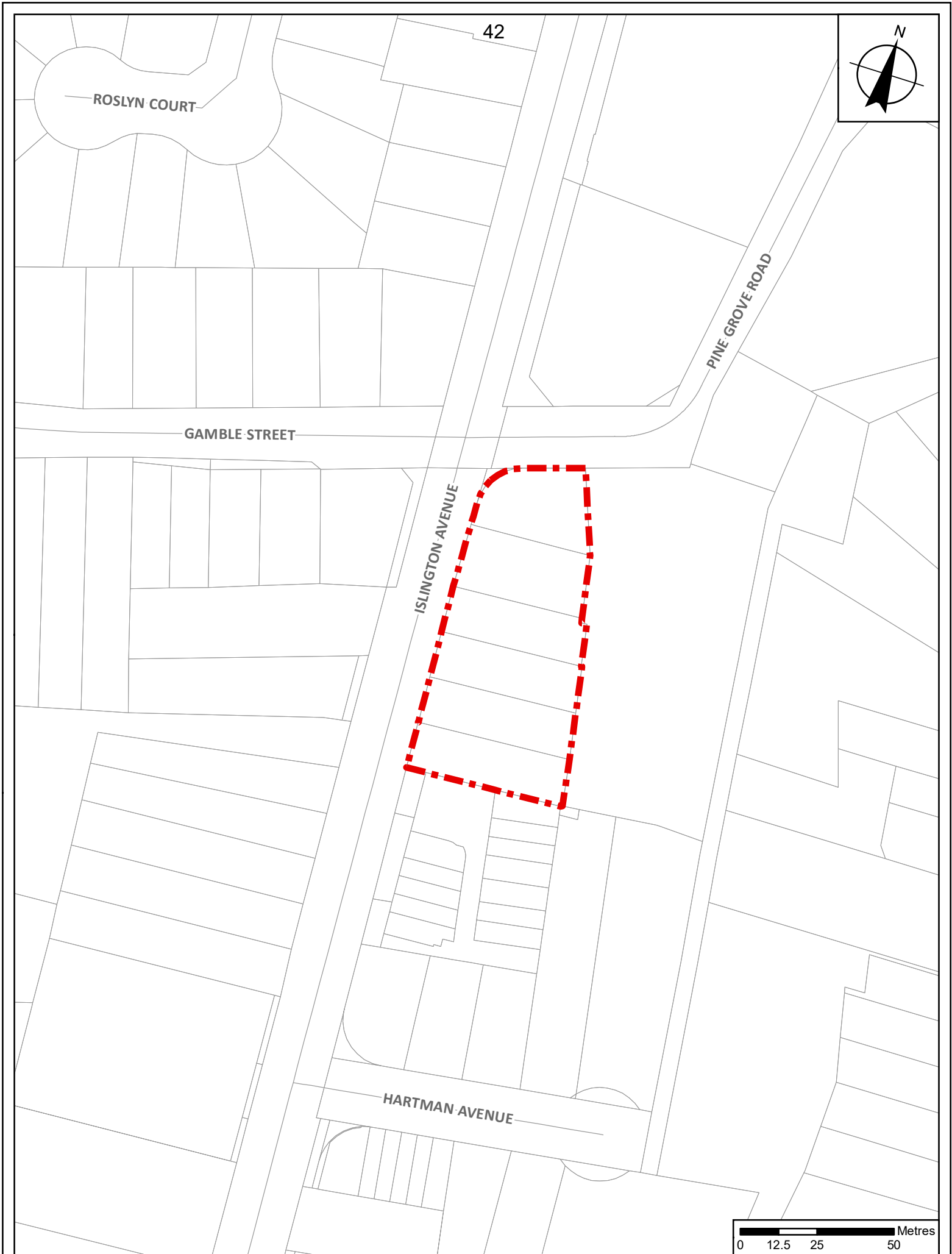
SUMMARY TO BY-LAW 018 - 2024

The lands subject to this By-law are located on the southeast corner of the intersection of Islington Avenue and Pine Grove Road, municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue being Part of Lots 9 and 10, Concession 7, City of Vaughan, Regional Municipality of York.

The purpose of this by-law is to rezone the lands subject to this By-law from "R1 First Residential Zone" to the "RM2(H) Multiple Unit Residential Zone" with the Holding Symbol "(H)". The amendment will permit the development of a 6-storey residential apartment building with 125 units and a Floor Space Index of 2.42 times the area of the lot. This by-law is required to carry over the corresponding exception under Zoning By-law 1-88 to implement the development.

The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) Water and sanitary servicing capacity shall be identified for the Subject Lands and allocated by Vaughan Council;
- b) The Owner shall take all reasonable steps to secure an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue. In the event that both the Owner and the City are unable to obtain the easement, this condition shall be deemed to have been automatically satisfied;
- c) The Owner shall address all comments to the satisfaction of the TRCA;
- d) The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and
- e) The Owner shall address all Noise Feasibility Study comments to the satisfaction of the Development Engineering Department.



Location Map To By-Law 018-2024

File: Z.20.011

Related File: OP.20.004

Location: Part of Lots 9 and 10, Concession 7

Applicant: Pristine Homes (Pine Grove) Inc.

City of Vaughan



Subject Lands