

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 215-2024**

**A By-law to adopt Amendment Number 126 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 126 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” is hereby adopted
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 19<sup>th</sup> day of November, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 39 of the Committee of the Whole.  
Report adopted by Vaughan City Council on November 19, 2024.  
City Council voted in favour of this by-law on November 19, 2024.  
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.  
**Effective Date of By-Law: November 19, 2024**

**AMENDMENT NUMBER 126  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 126 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 13.41 – 7082 Islington Avenue Policies, is to increase the maximum permitted building height on the portion of the Subject Lands designated "High-Rise Residential" from 32-storeys to 33-storeys (for Building A - Tower 2) and to correct the private amenity space area identified in policy 13.41.1.7 of OPA 27, as amended by OPA 70, from 1,180 m<sup>2</sup> to 3,620 m<sup>2</sup>.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 126" on Schedule "1" attached hereto:

1. Increase the maximum permitted building height from 32 storeys to 33 storeys (for Building A -Tower 2) for the "High-Rise Residential" designation.
2. Correct the reference to the private amenity space area under policy 13.41.1.7 of OPA 27, as amended by OPA 70 from 1,180 m<sup>2</sup> to 3,620 m<sup>2</sup>.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north of Steeles Avenue West, west side of Islington Avenue, municipally known as 6, 7, 10, and 11 Flavelle Trail, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 126."

## III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Policy Statement 2024 ('PPS 2024') provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The

Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Application is consistent with the policies of the PPS 2024 as they make more efficient use of the Subject Lands by minimizing land consumption and providing a range and mix of housing options, pedestrian access to the adjacent valleylands, and appropriate noise control measures.

2. The York Region Official Plan ('YROP 2022') designates the Subject Lands "Urban Area" on Map 1 – Regional Structure. The YROP 2022 also designates the Subject Lands "Community Area" on Map 1A – Land Use Designations which permits a variety of housing, personal services, retail, institutional, cultural and recreational services. The Proposed Development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land in close proximity to existing transit facilities.
3. The Subject Lands are located within a "Community Area" by Schedule 1 – "Urban Structure" of VOP 2010 and designated "High-Rise Residential" with a maximum permitted height of 32 storeys and Floor Space Index of 4.5 times the area of the Subject Lands designated "High-Rise Residential" by Site-Specific Policy 13.41 - 7082 Islington Avenue (OPA 27, as amended by OPA 70) of VOP 2010, Volume 2. The "High-Rise Residential" designation permits a maximum building height of 32 storeys with site-specific development standards (including height for each of the four (4) towers) detailed in site-specific Exception 9(1323) of Zoning By-Law 1-88. The Amendment is appropriate for the following reasons:
  - Tower 2 (33 storeys) is the only tower within this proposal with a height that exceeds the maximum permitted building height of 32 storeys as detailed in Site-Specific Policy 13.41 - 7082 Islington Avenue (OPA 27, as amended by OPA 70) of VOP 2010, Volume 2. The proposed height increase is only for an additional storey (32

to 33 storeys). Tower 2 is also located away from the low-rise townhouse development west of the Subject Lands, minimizing potential visual and shadowing impacts.

- The four (4) proposed towers will not exceed the current permitted maximum building height in metres (m) as identified in site-specific Exception 9(1323) of Zoning By-Law 1-88 for the Subject Lands. Site-specific development standards for maximum building height in storeys shall be established through a Minor Variance application to be approved by the Committee of Adjustment.
- The Proposed Development provides appropriate transit-oriented intensification on the Subject Lands and are supported by the nearby Regional Rapid Transit Corridor (Steeles Avenue West), York Region Transit (YRT) and Toronto Transit Commission (TTC) transit services along Islington Avenue and Steeles Avenue West. The Owner has agreed to construct the sidewalk extension on the west side of Islington Avenue from the Subject Lands to Steeles Avenue West to ensure future residents have direct access to public transit along Steeles Avenue West.

4. The statutory Public Meeting was held on October 8, 2024. The recommendation of the Committee of the Whole to receive the Public Meeting report of October 22, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 29, 2024, when Vaughan Council approved Official Plan Amendment File OP.24.005, Primont (SXSW1) Inc. and Primont (SXSW2) Inc.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan (VOP 2010) is hereby amended by:

1. Amending Volume 1, Schedule 13 – Land Use of by increasing the maximum

building height from 32 storeys to 33 storeys for the portion of the Subject Lands designated "High-Rise Residential", as shown on Schedule "2" of this Amendment.

2. Amending Volume 2, Section 13.41 – 7082 Islington Avenue, by deleting Policy 13.41.1.4 and replacing with the following:

“(OPA #126) 13.41.1.4 Notwithstanding the policy contained in Section 9.2.3.6.a), the lands identified on Map 13.41.A identified as "High-Rise Residential" shall be permitted to be developed with a total of four (4) residential towers in two (2) apartment buildings with a maximum building height of 33storeys. Site-specific development standards for each building shall be established in the implementing zoning by-law, except for the maximum building height in storeys, which shall be established through a Minor Variance Application to be approved by the Committee of Adjustment.

3. Amending Section 13.41 – 7082 Islington Avenue, by deleting Policy 13.41.1.7.a and replacing with the following:

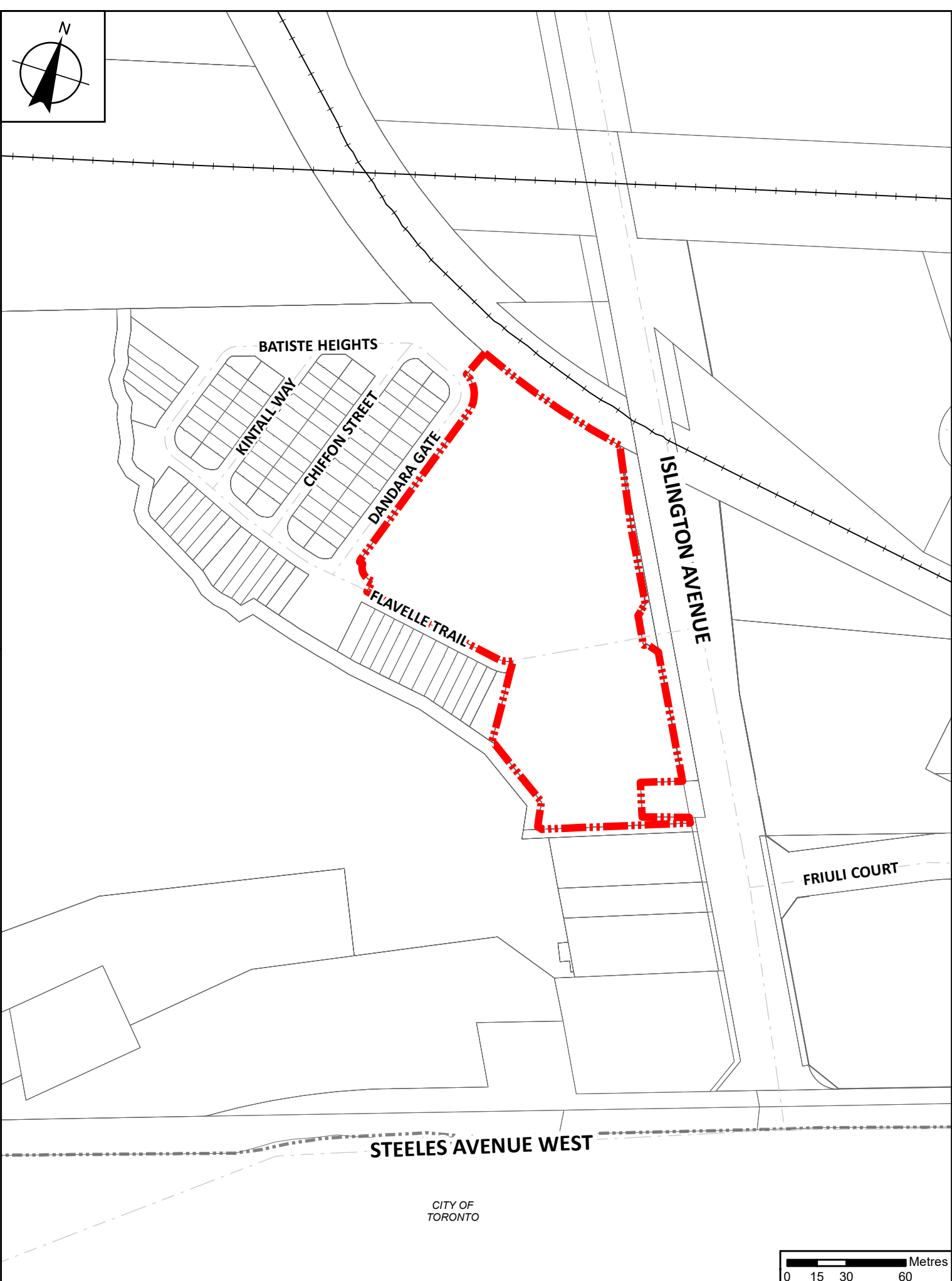
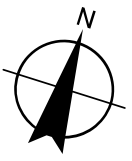
“(OPA #126)13.41.1.7.a Lands designated “High-Rise Residential” shall be permitted a maximum building height of 33-storeys and a maximum Floor Space Index (FSI) of 4.5. The 3,360 m<sup>2</sup> amenity area, as identified in the implementing Zoning By-law, shall be included towards the calculation of the FSI within the “High-Rise Residential” designation.

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



This is Schedule '1'  
To Official Plan Amendment No. 126  
Adopted the 19th Day Of November, 2024

**File:** OP.24.005

**Location:** 6, 7, 10, and 11 Flavelle Trail  
Part of Lot 1, Concession 7

**Applicant:** Primont (SXS1) Inc. and  
Primont (SXS2) Inc.

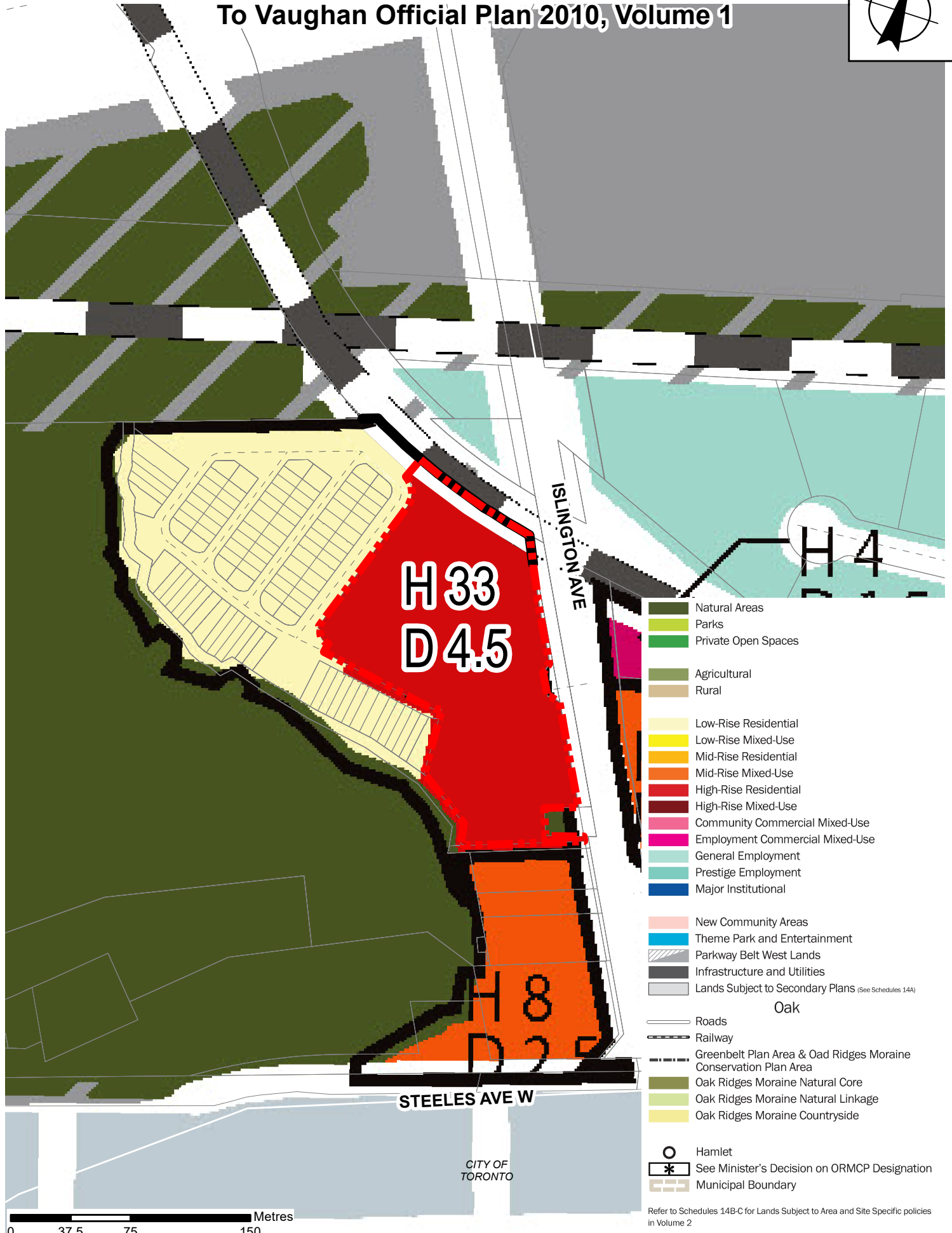
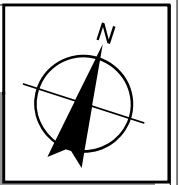
**City of Vaughan**



Lands Subject to  
Amendment No. 126



**This is Part of Schedule 13 - Land Use  
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'  
To Official Plan Amendment No. 126  
Adopted the 19th Day Of November, 2024**

**File:** OP.24.005  
**Location:** 6, 7, 10 and 11 Flavelle Trail  
 Part of Lot 1, Concession 7  
**Applicant:** Primont (SXSW1) Inc. and  
 Primont (SXSW2) Inc.  
**City of Vaughan**

  
**Lands Subject to  
 Amendment No. 126**

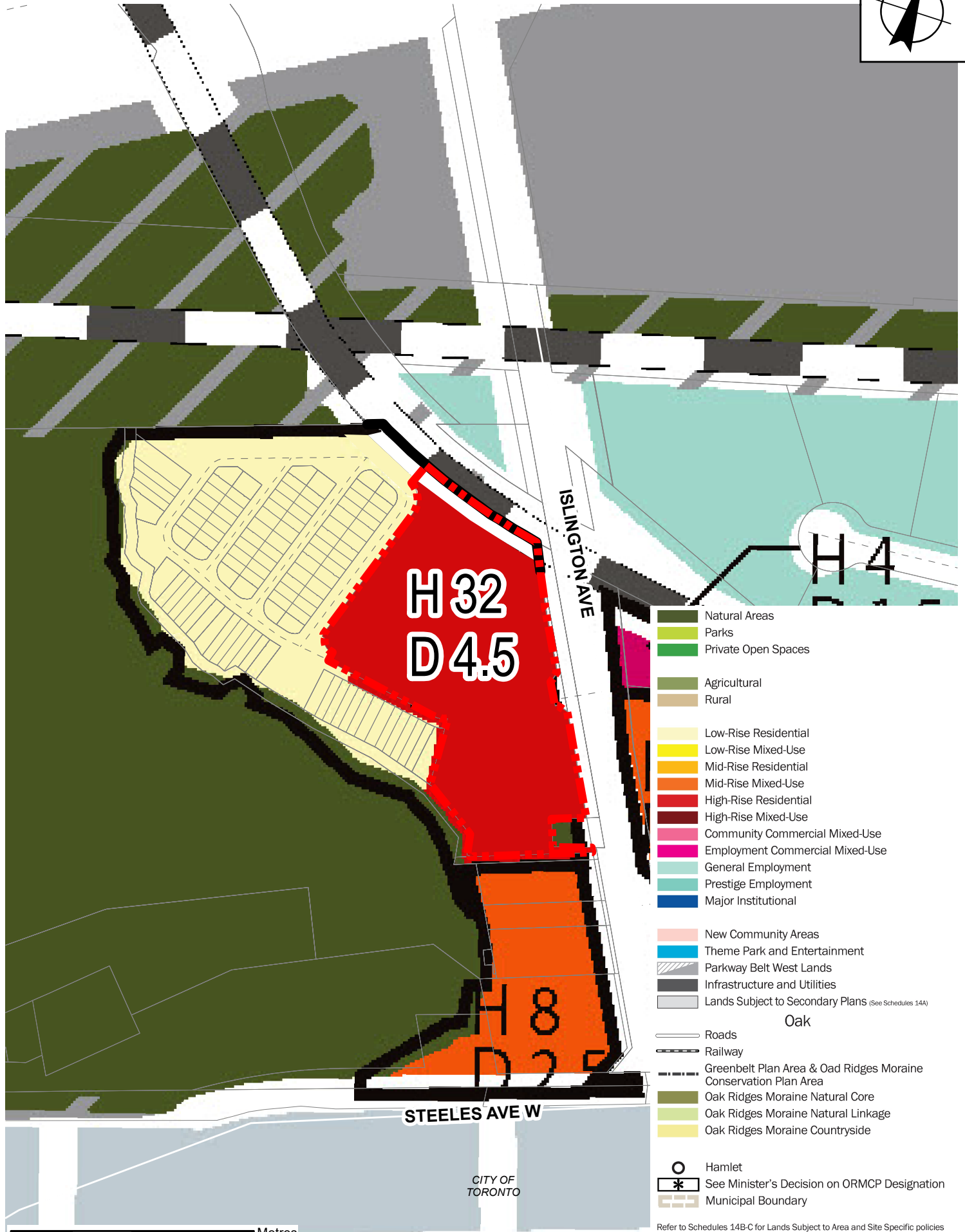
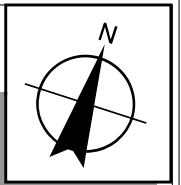
## **APPENDIX I**

The Subject Lands are located at 6, 7, 10, and 11 Flavelle Trail (formerly part of the lands municipally known as 7082 Islington Avenue) in the City of Vaughan.

The purpose of this Amendment is to amend Schedule 13 – Land Use of Vaughan Official Plan, Volume 1, and the Site Specific Policies of Vaughan Official Plan 2010, Volume 2, specifically Section 13.41 – 7082 Islington Avenue, to increase the maximum permitted building height on the portion of the Subject Lands designated “High-Rise Residential” from 32 storeys to 33 storeys (Building A - Tower 2) and to correct the private amenity space area identified in policy 13.41.1.7 of OPA 27, as amended by OPA 70, from 1,180 m<sup>2</sup> to 3,620 m<sup>2</sup>.

On November 19, 2024, Vaughan Council ratified the November 12, 2024 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.24.005 Primont (SXSW1) Inc. and Primont (SXSW2) Inc as follows (in part):

1. THAT Official Plan Amendment File OP.24.005 (Primont (SXSW1) Inc. and Primont (SXSW2) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the Subject Lands shown on Attachment 5, as follows:
  - a. Increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2) for the “High-Rise Residential” designation.
  - b. Correct the reference to the private amenity space area under policy 13.41.1.7 of OPA 27, as amended by OPA 70 from 1,180 m<sup>2</sup> to 3,620 m<sup>2</sup>.



- Natural Areas
  - Parks
  - Private Open Spaces
  - Agricultural
  - Rural
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - High-Rise Residential
  - High-Rise Mixed-Use
  - Community Commercial Mixed-Use
  - Employment Commercial Mixed-Use
  - General Employment
  - Prestige Employment
  - Major Institutional
  - New Community Areas
  - Theme Park and Entertainment
  - Parkway Belt West Lands
  - Infrastructure and Utilities
  - Lands Subject to Secondary Plans (See Schedules 14A)
  - Oak**
  - Roads
  - Railway
  - Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
  - Oak Ridges Moraine Natural Core
  - Oak Ridges Moraine Natural Linkage
  - Oak Ridges Moraine Countryside
  - Hamlet
  - \* See Minister's Decision on ORMCP Designation
  - Municipal Boundary
- Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2

## Appendix II Existing Land Uses Official Plan Amendment No. 126

**File:** OP.24.005  
**Location:** 6, 7, 10 and 11 Flavelle Trail  
 Part of Lot 1, Concession 7  
**Applicant:** Primont (SXSW1) Inc. and  
 Primont (SXSW2) Inc.  
**City of Vaughan**

  
 Lands Subject to  
 Amendment No. 126