

**TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL**  
**DATE: MAY 10, 2013**  
**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**  
**RE: COMMUNICATIONS – COUNCIL MEETING – MAY 14, 2013**

C	9
Item #	20
Report No.	19 (CW)
Council - May 14/13	

**ITEM # 20, COMMITTEE OF THE WHOLE – APRIL 30, 2013**  
**ZONING BY-LAW AMENDMENT FILE Z.13.010**  
**SITE DEVELOPMENT FILE DA.12.098**  
**1668872 ONTARIO INC., C/O ROYAL PINE HOMES**  
**WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

#### Recommendation

That Commissioner of Planning recommends:

1. THAT the following information BE RECEIVED.

#### Background

On April 30, 2013, the Committee of the Whole considered and approved the above-noted Site Development application. The Committee verbally requested that the Development Planning Department provide additional information relating to two specific items including: additional information respecting the proposed building elevations and materials; and, consideration for incorporating a 3 m wide multi-use trail along Pine Valley Drive, including along the frontage of the subject lands. Development Planning Department staff met with the applicant and a representative on May 9, 2013, and has contacted Region of York staff and provides the following information for Council's consideration:

#### i) Building Elevations and Materials

The applicant was advised that the front elevation should include more articulation through landscaping and change in materials. The applicant has agreed to provide landscaped forecourts for the ground floor residential units facing Pine Valley Drive which include high quality hard and soft landscape elements such as natural stone pavers, decorative ornamental fencing and substantial tree and shrub planting to the driveway curb. This high quality landscape treatment along the ground floor of the building integrates well with the proposed precast panel walls of the building to provide a high quality building facade that assimilates well with the surrounding natural environment. In addition, the applicant provided detailed coloured elevations that clearly illustrate the articulation utilized in the building design, exterior building materials and colours, and site landscaping. The Development Planning Department is satisfied with the proposed building elevations.

#### ii) Multi-Use Trail

Development Planning Department staff has consulted with Region of York staff and determined that currently there is a constraint to the road platform approximately 70 metres south of the subject lands, which would result in the requirement to widen an existing culvert to accommodate a multi-use trail, which would necessitate the need for an Environmental Assessment. In addition there is the need for traffic control at the Kortright Centre entrance to allow for pedestrian and cyclists crossing Pine Valley Drive. It was recommended by Regional Staff that a multi-use trail

system on the east side of Pine Valley Drive from Major Mackenzie Drive south to Kortright Centre should be explored as part of the future widening of Pine Valley Drive.

Respectfully submitted

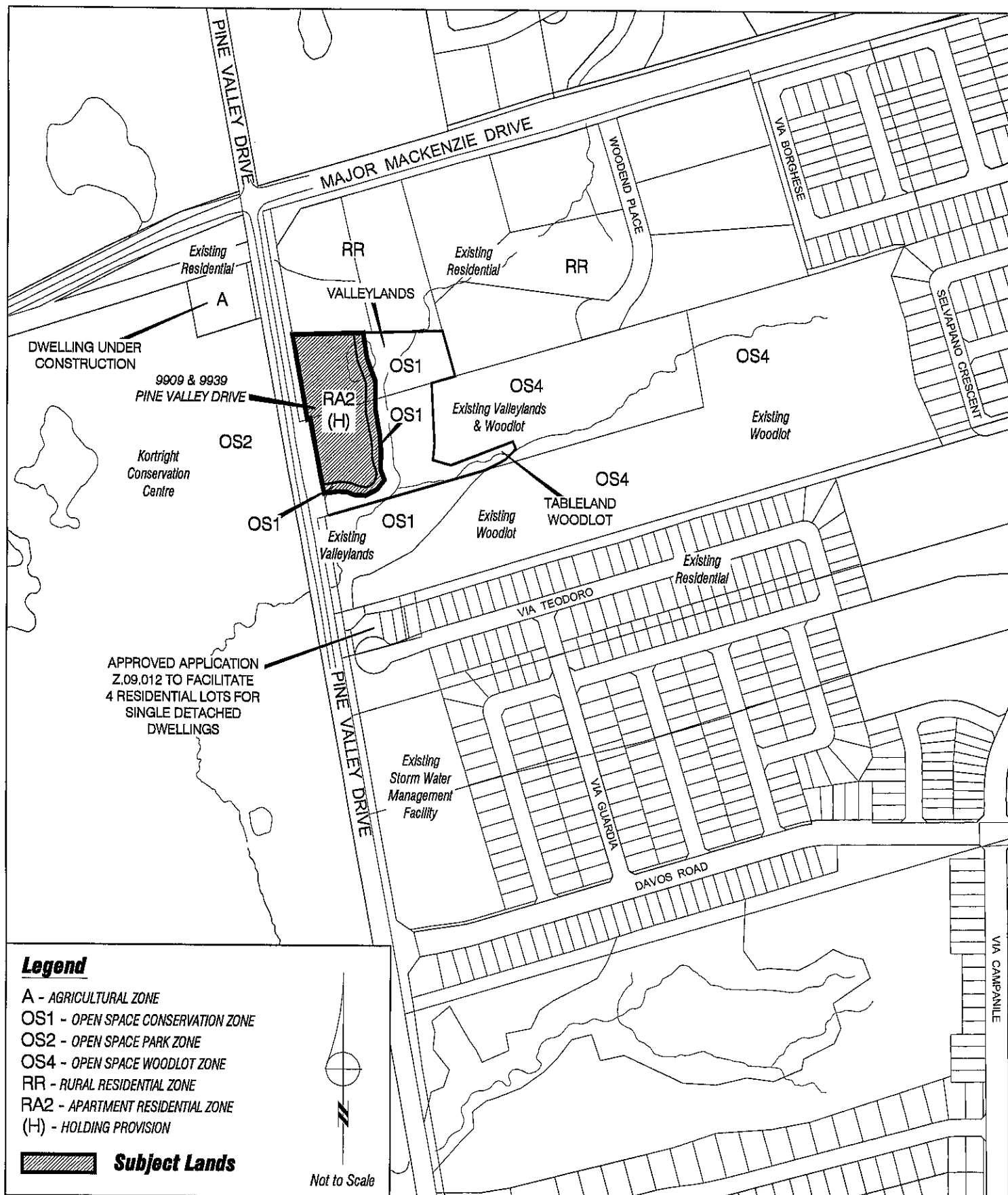


JOHN MACKENZIE  
COMMISSIONER OF PLANNING

Attachment

1. Location Map

Copy to: Barbara Cribbitt, Acting City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning



## Location Map

LOCATION:  
Part Lots 19 & 20, Concession 6

APPLICANT: 1668872 Ontario Inc. c/o  
Royal Pine Homes

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## Attachment

FILE:  
DA.12.098

DATE:  
November 23, 2012

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