

**Subject:** FW: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

**C 46**  
**COMMUNICATION**  
**CW (PH) - February 7/2017**  
**ITEM - 1**

**From:** DiGirolamo, Diana

**Sent:** Monday, February 06, 2017 9:09 AM

**To:** 'Jenna Thibault'

**Cc:** john zipay; Shelby Blundell; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** RE: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Jenna,

Thanks for the presentation, I'm copying the Clerks Department so they have a copy in advance of the Public Hearing tomorrow.

Please note that you will have time for a **FIVE MINUTE** presentation, in accordance with the City's Procedure By-law.

Best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Jenna Thibault [<mailto:jthibault@westonconsulting.com>]

**Sent:** February-03-17 10:08 AM

**To:** DiGirolamo, Diana

**Cc:** john zipay; Shelby Blundell

**Subject:** RE: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

Further to my email from yesterday afternoon, the presentation has been slightly updated.

Could you please ensure that this updated presentation (attached) is the one uploaded for Tuesday night?

Thanks,  
Jenna

**Jenna Thibault, B.Sc., M.PL**  
**Planner**



Vaughan office: T. 905.738.8080 ext. 309 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8

**From:** Jenna Thibault  
**Sent:** Thursday, February 02, 2017 4:25 PM  
**To:** 'DiGirolamo, Diana'  
**Cc:** 'john zipay'; Shelby Blundell  
**Subject:** Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Hi Diana,

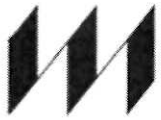
Just wanted to follow up with you in regards to the Committee of the Whole Meeting on Tuesday night.

It is my understanding that Staff do not make a presentation on the application, but the applicant is able to make a short presentation (about 10 minutes).

Find attached our presentation. Would you be able to direct this to the right person to ensure that this is uploaded for Tuesday night?

Thanks,  
Jenna

**Jenna Thibault, B.Sc., M.PL**  
Planner



**WESTON  
CONSULTING**  
planning + urban design

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1-800.363.3558 | F: 905.738.6637 | [jthibault@westonconsulting.com](mailto:jthibault@westonconsulting.com) | [www.westonconsulting.com](http://www.westonconsulting.com)

# Pine Valley Enclave II Ltd.



## **COMMITTEE OF THE WHOLE PUBLIC MEETING**

**February 7, 2017**

Applications for Zoning By-law  
Amendment, Site Plan Approval and  
Draft Plan of Condominium (Z.16.038,  
DA.16.046, 19CDM-16V006).



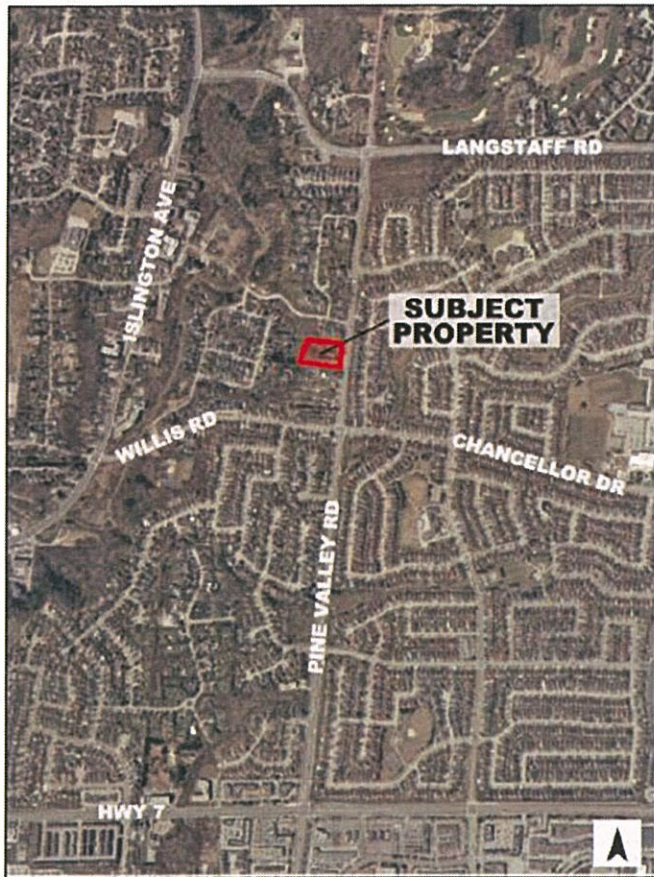


# Presentation Outline

1. Existing Context
2. Policy Context
3. Proposed Development
4. Pine Valley Enclave I Ltd.
5. Project Status



# Existing Context





# Subject Lands



**8254 Pine Valley  
Drive**

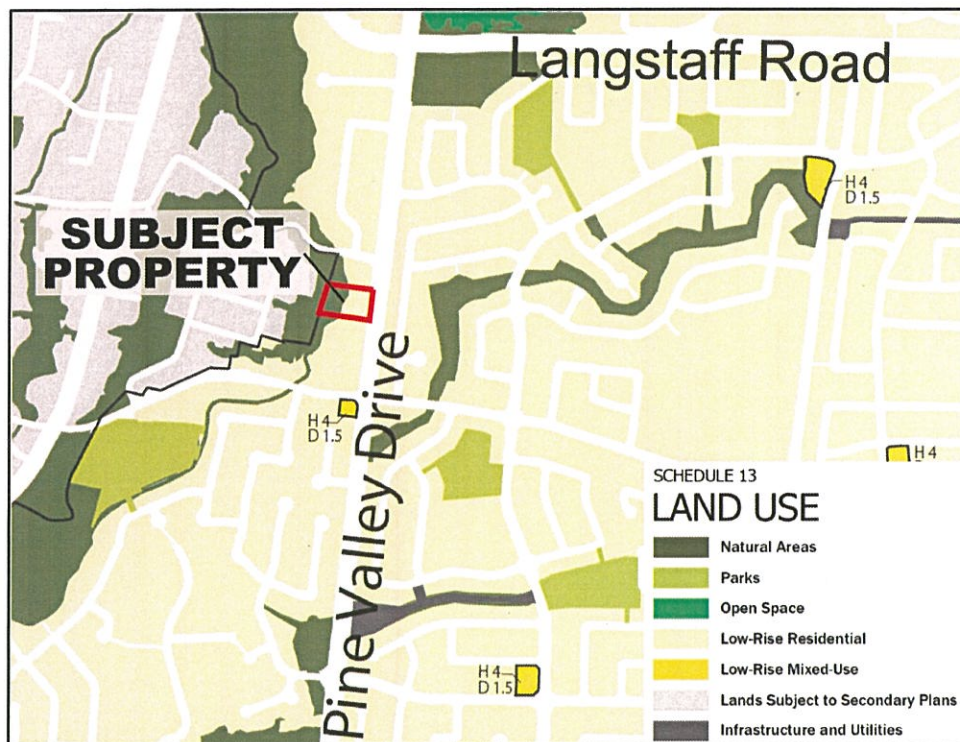
**8266 Pine Valley  
Drive**



**8272 Pine Valley  
Drive**



# City of Vaughan Official Plan Policies

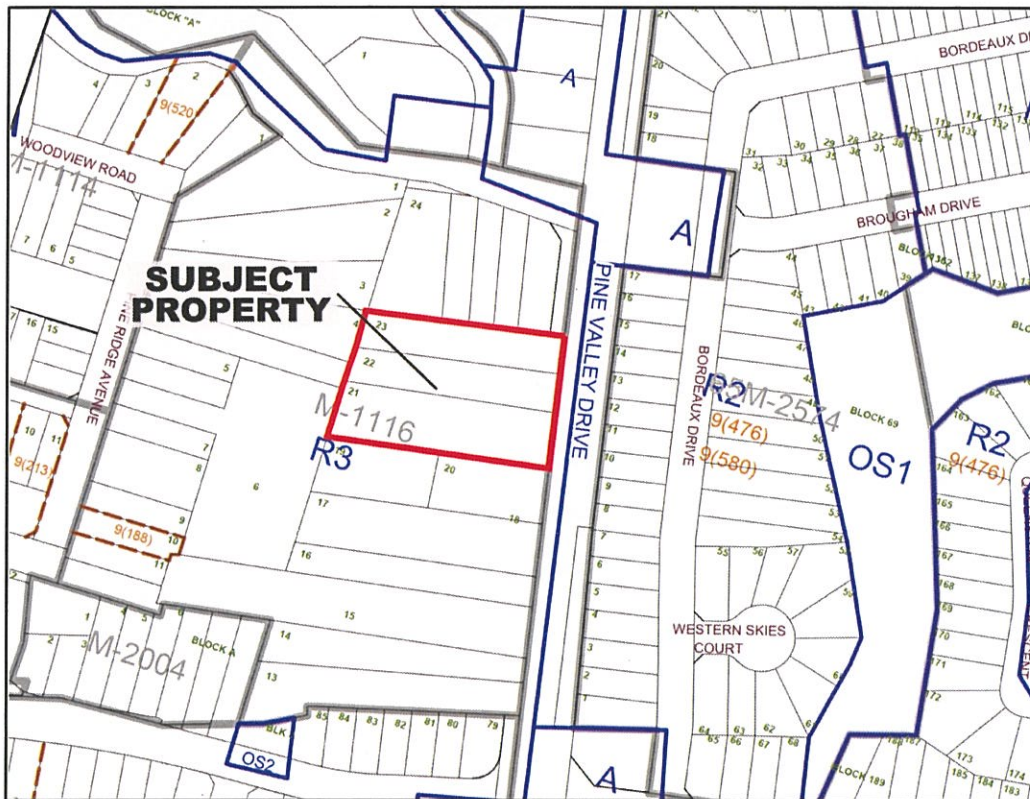


- Designated “***Low-Rise Residential***” and “***Natural Areas***”.
- Permits low rise residential building forms including townhouses up to 3 storeys in height.
- No development proposed on the portion of the lands designated ***Natural Areas***.





# City of Vaughan Zoning By-law 1-88



- Zoned ***R3 – Residential.***
- This zone **only** permits single-detached dwellings.





# Previous Site Plan



# Proposed Site Plan

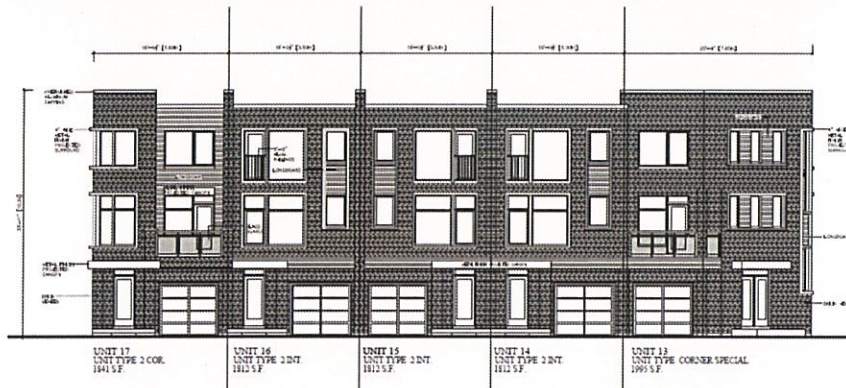


- Proposal is for 22, 3-storey freehold townhome dwellings on a private (Common Element) road.
- Private road configuration changed from previous Site Plan.
- Have provided a 10 m environmental buffer on western side of property.





# Proposed Development



BLOCK 3 - FRONT ELEVATION



BLOCK 1 - FRONT ELEVATION

- Proposal consists of 4 townhome blocks ranging from 5 to 7 units.
- Blocks 1 & 2 front on to the private road and Blocks 3 & 4 front on to Pine Valley Drive.
- Townhome units are 3 storeys.



# Submitted Development Applications



## Zoning By-law Amendment

- Rezoning the subject lands from **R3 – Residential Zone** to **RM2 – Multiple Residential Zone** with site specific provisions.
- This rezoning will allow for a maximum of 22 units, 3-storey freehold townhome dwellings on a private common element road.

## Site Plan Application and Draft Plan of Condominium Application

- Submitted concurrently.
- Draft Plan of Condominium Application will allow for common element road.

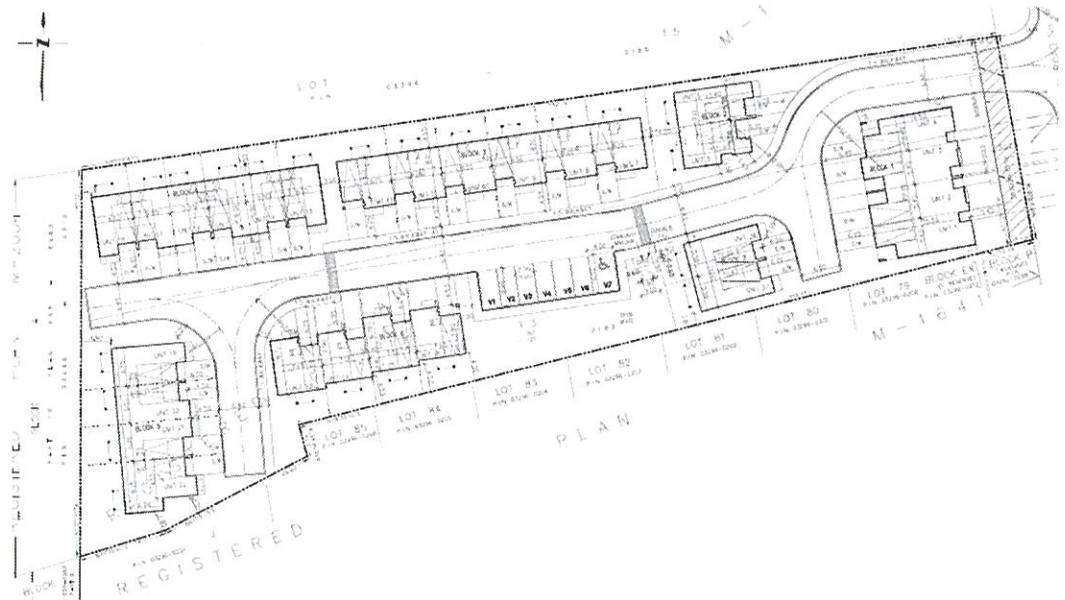




# Pine Valley Enclave I Ltd.



## 8204 and 8210 Pine Valley Drive



Approved development for 24 freehold townhouse dwelling units and 2 blocks containing 4 freehold semi-detached dwelling units, on a private condominium road.



# Pine Valley Enclave I Ltd.

- Approved zoning for this development is *RM2 Multiple Residential Zone* with site-specific exemptions.
- Proposed development requesting the same zone with other site-specific exemptions.
- The proposed development is consistent with the approved development at 8204 – 8210 Pine Valley Drive from a design, height and massing perspective.





# Project Status

**Applications were submitted to the City of Vaughan in September of 2016 along with a number of supporting documents:**

- Urban Design Brief – Weston Consulting
- Planning Justification Report – Weston Consulting
- Geotechnical Report - Bruce A. Brown Associates Ltd.
- Arborist Report – Beacon Environmental
- Tree Removal and Preservation Plan – Marton Smith Landscape Architects
- Environmental Impact Study – Beacon Environmental
- Archaeological Assessment – Archeoworks Inc.
- Storm Water Management Report – Condeland Engineering Ltd.
- Phase I Environmental Site Assessment – Bruce A. Brown Associates Ltd.
- Functional Servicing Report – Condeland Engineering Ltd.
- Traffic Impact Study – Cole Engineering Group
- Noise and Vibration Report – Jade Acoustics



# Project Status

## Next Steps?

- Applicant is still in the process of receiving comments from circulated departments and agencies.

