

Subject: FW: Pine Valley Enclaves II (Z.16.038, DA.16.046 and Whole Meeting)
Attachments: 2017.02.07 - Pine Valley Enclave II Ltd. Presentation.pptx

From: DiGirolamo, Diana
Sent: Tuesday, February 07, 2017 3:50 PM
To: Clerks@vaughan.ca
Cc: 'Jenna Thibault'; Shelby Blundell; john zipay
Subject: FW: Pine Valley Enclaves II (Z.16.038, DA.16.046 and 19CDM-16V006) - Committee of the Whole Meeting

Please see revised presentation from the applicant respecting Pine Valley Enclaves (File Z.16.038) scheduled to go to Public Hearing this evening.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Jenna Thibault [<mailto:jthibault@westonconsulting.com>]
Sent: February-07-17 3:08 PM
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 voicemail, we have made a couple more updates to our presentation for tonight. Please find the updated presentation attached.

Could you please ensure that this is the presentation uploaded for tonight's meeting. I will be bringing a copy of this on a USB as well.

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
Oakville office: T: 905.844.8749 ext. 309 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3
Toronto office: T: 416.640.9917 ext. 309 | 127 Berkeley Street, Toronto, ON. M5A 2X1
1-800.363.3558 | F: 905.738.6637 | jthibault@westonconsulting.com | www.westonconsulting.com

From: Jenna Thibault
Sent: Friday, February 03, 2017 10:07 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



**WESTON
CONSULTING**

planning + urban design

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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



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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).

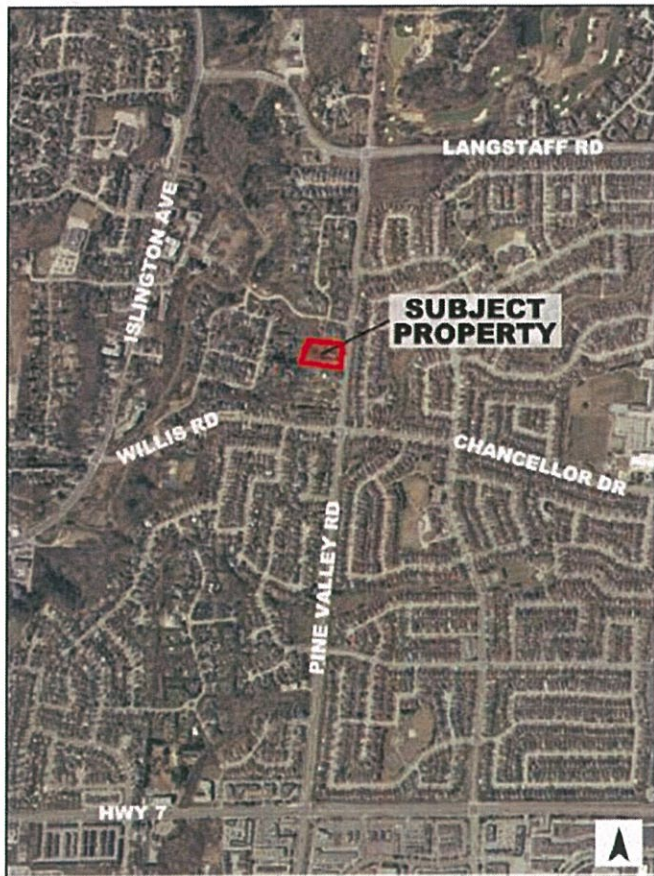


Presentation Outline

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**



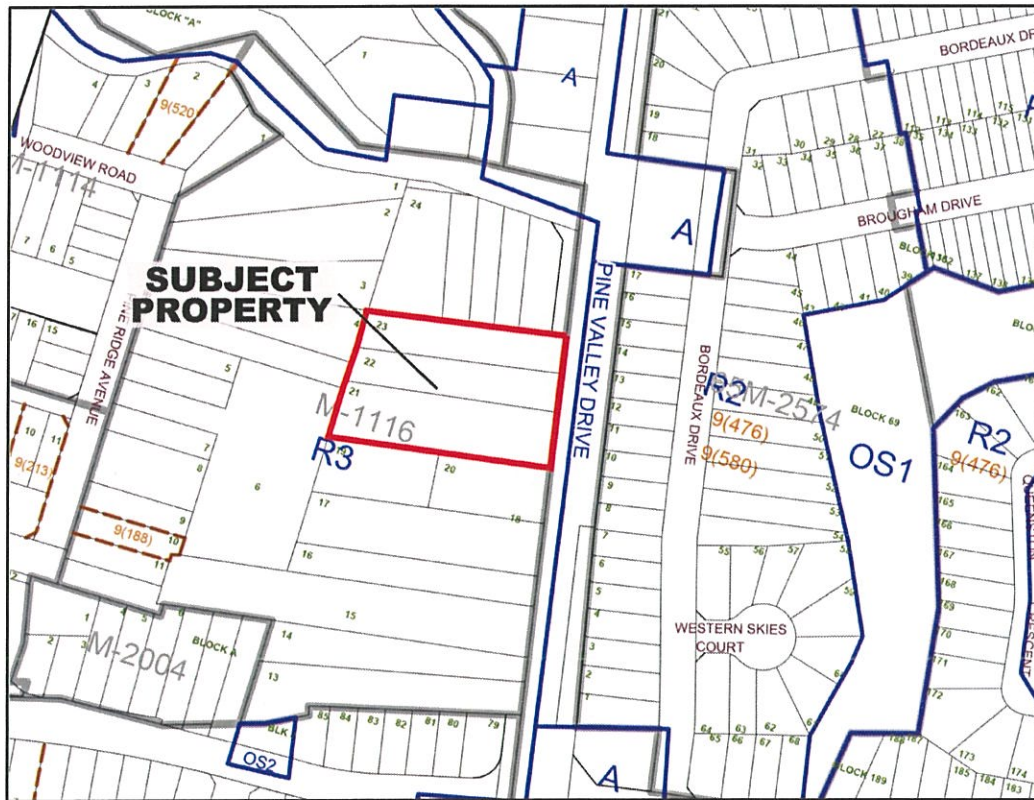
City of Vaughan Official Plan Policies



- 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



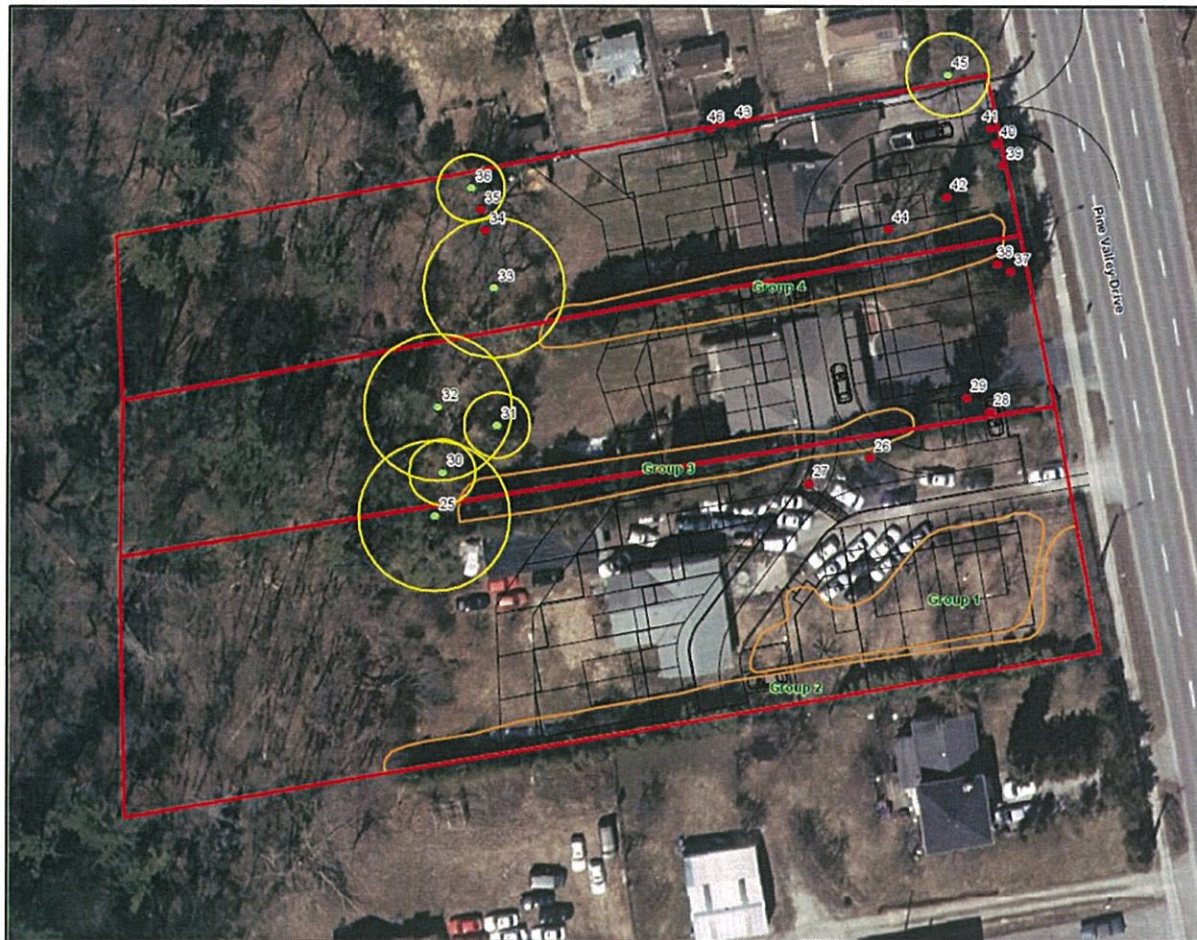
Proposed Site Plan



- 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 and Tree Preservation Plan



Proposed Development and Tree Preservation Plan

Figure 3

Pine Valley Enclave II Arborist Report

Legend

- Subject Property
- Trees to be Preserved
- Trees to be Removed
- Tree Groups to be Removed
- Tree Protection Zone
- Proposed Development

First Base Solutions
Web Mapping Service 2014

UTM Zone 17 N, NAD 83

0 4.75 9.5 19 Metres



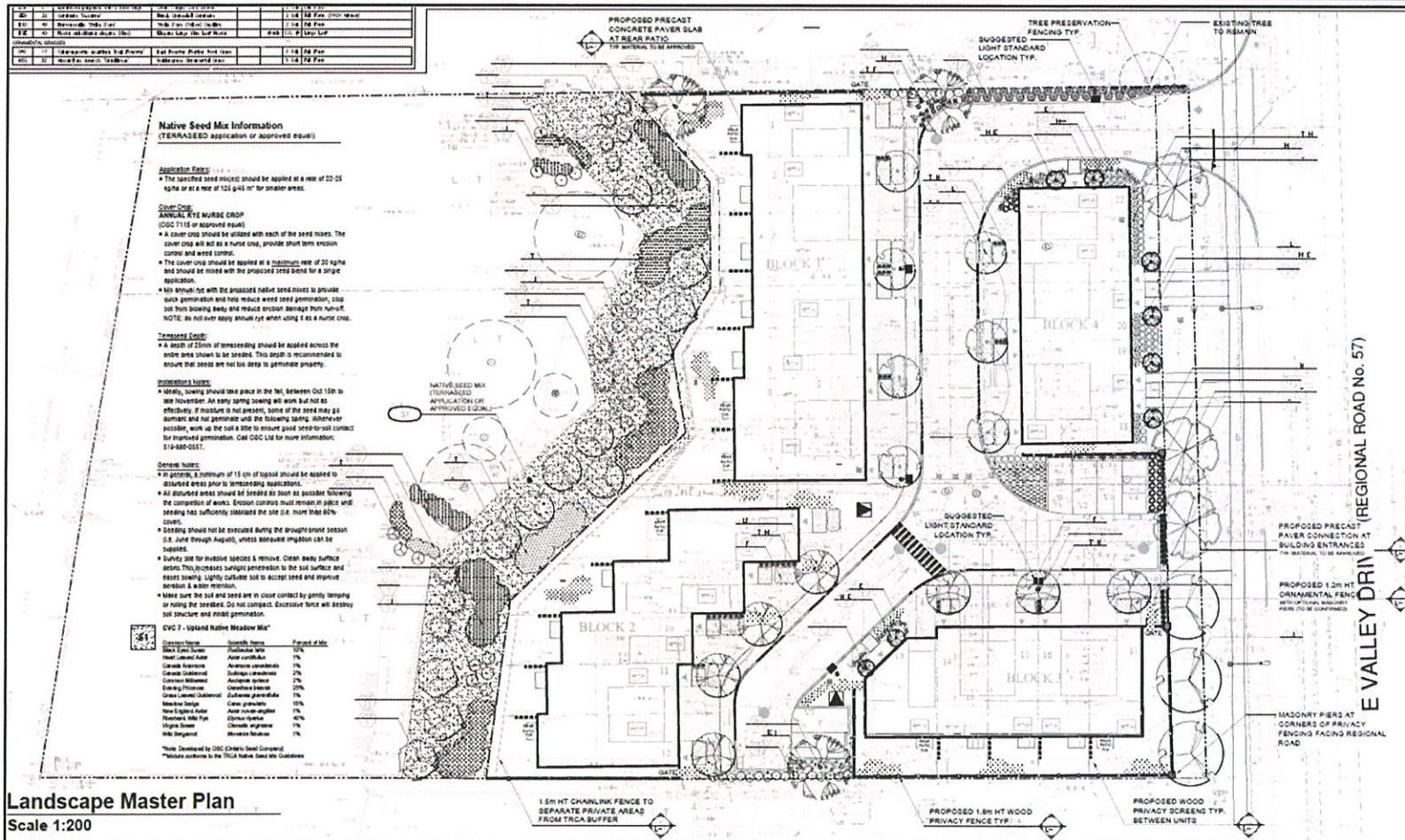
1:500

 **BEACON**
ENVIRONMENTAL

Project 215321
July 2016



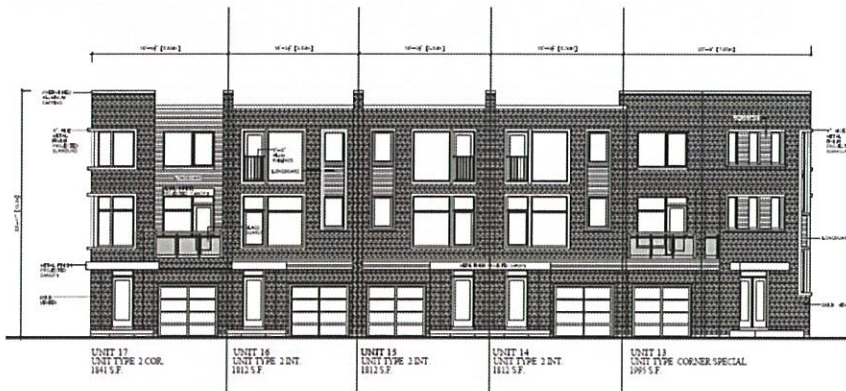
Landscape Plan



Landscape Master Plan
Scale 1:200



Proposed Development



BLOCK 3 - FRONT ELEVATION

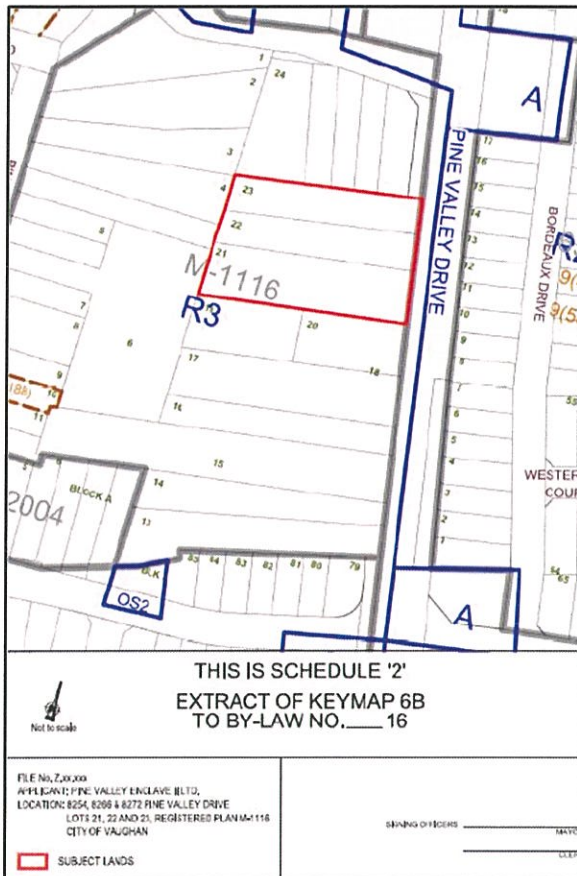


BLOCK 1 - FRONT ELEVATION

- 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

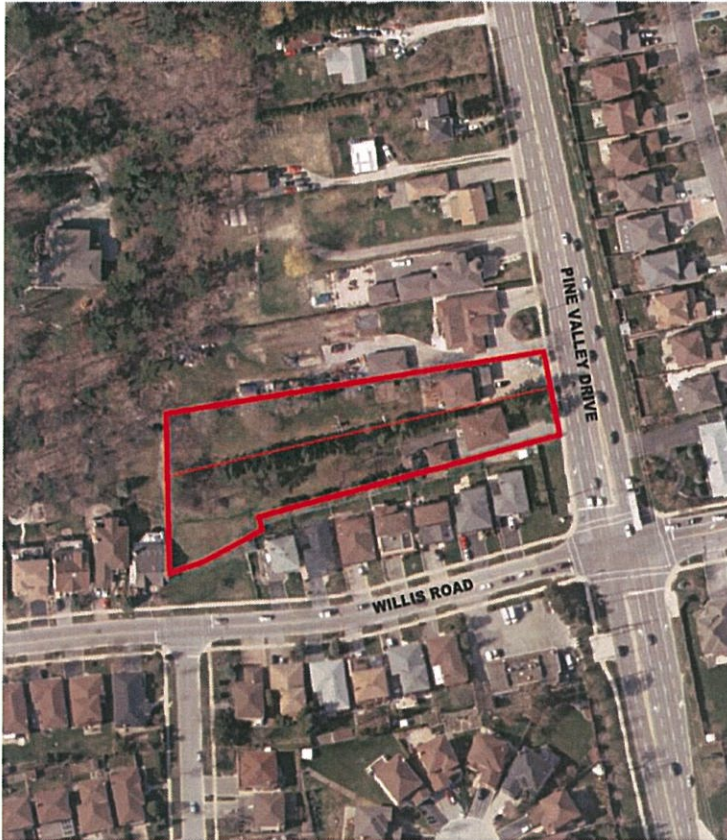
- Rezoning the subject lands from **R3 – Residential Zone** to **RM2 – Multiple Residential Zone** with site specific provisions.
- This rezoning will allow for a maximum of 22 units, 3-storey freehold townhome dwellings on a private common element road.

Site Plan Application and Draft Plan of Condominium Application

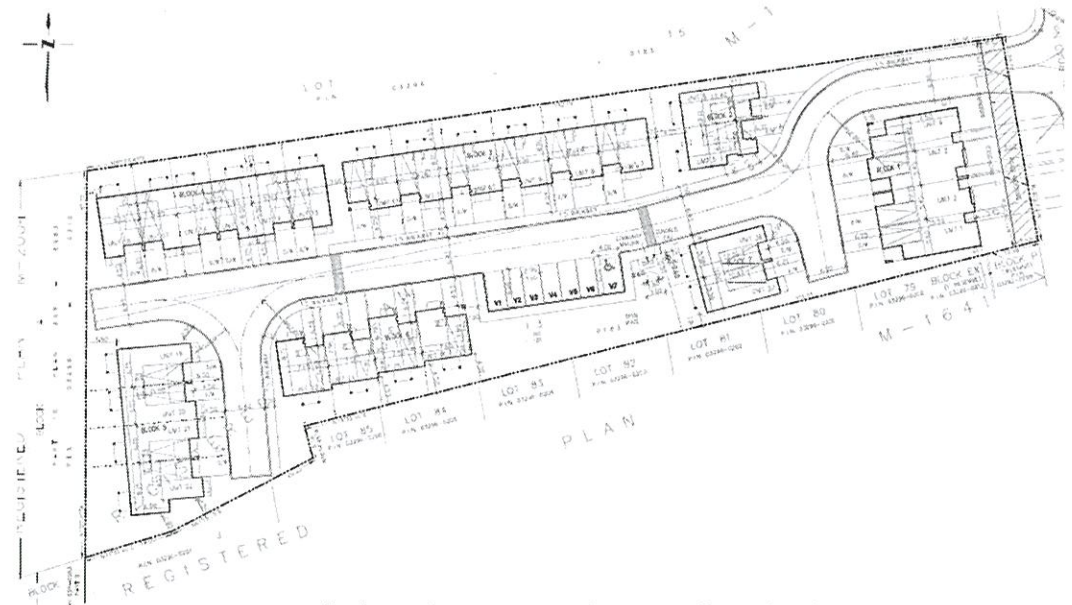
- Submitted concurrently.
- Draft Plan of Condominium Application will allow for common element road.



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.

