

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 14, 2013

That the information in accordance with Communication C9 from the Commissioner of Planning, dated May 10, 2013, be received.

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- iv) the open space valleylands shall be dedicated to the City or Toronto and Region Conservation Authority, free of all charges and encumbrances;
- v) the Owner shall pay to the City, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement;
- vi) the Owner shall submit the following to the satisfaction of the Vaughan Development/Transportation Engineering Department:
 - 1. a Phase Three Environmental Site Assessment (ESA) report documenting the successful implementation and completion of the approved Remedial Action Plan (RAP);
 - 2. a Record of Site Condition (RSC) acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the City, including any Environmental Site Assessment (ESA) reports relied upon for the filing of the RSC;
 - 3. a certificate letter prepared by the Owner's Qualified Person following remediation and restoration stating that the Owner covenants and agrees that all the subject lands, including those lands to be conveyed to the City, were remediated in accordance with O. Reg. 153/04 (as amended), are suitable for the intended land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended);
- vii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
- viii) the Owner shall satisfy all requirements of the Region of York Transportation Services and Community Planning Department;
- ix) the Owner shall submit a Minor Variance Application to obtain the variances to Zoning By-law 1-88 as amended by Exception 9(1374) and identified in Table 1 of this report, which must be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding;
- b) that the Site Plan Letter of Undertaking include the following conditions:
 - i) prior to the issuance of a Building Permit:
 - 1. the City shall be provided with written clearance from the Trustee for the Block 39 Plan that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement;
 - 2. the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is greater, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by

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3. the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
4. the Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department:

- plan for the broader area, showing the surrounding land uses, arterials, etc.;
- location of street utilities, entrance features, sidewalks, transit stops;
- the location of parks, open space, trails, community facilities;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded identification of singles, semis, townhouses and apartment units;
- the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on the proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A1T1, (905) 832-8585.

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

[in such circumstances the Owner is responsible for updating the map and forward it to the City for verification.]; and,

- ii) the Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) immediately in the event that:

1. archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and,
2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

3. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

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“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development File DA.12.098 (1668872 Ontario Inc., c/o Royal Pine Homes) be allocated sewage capacity from the York Sewage Servicing System and water supply from the York Water Supply System for a total of 98 apartment dwelling units.”

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate.

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.
- Objective 1.4: To ensure efficient and appropriate use of potable water in City facilities.

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.3: To create a City with sustainable built form.

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact.

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation.

Goal 6: To ensure a supportive system for the implementation of the Community Sustainability and Environmental Master Plan.

- Objective 6.1: To fully support the implementation of Green Directions at all levels of City operations.

In accordance with the goals and objectives identified above, the Owner has advised that this proposal is being designed to achieve for Leadership in Energy and Environmental Design (LEED) standards by including the following sustainable site and building features in the proposed development:

a) Creating a sustainable site:

- i) reducing pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation;
- ii) providing covered storage facilities for securing bicycles;
- iii) installing electric refueling stations on site; and,
- iv) using roofing materials with high solar reflectance index for a minimum of 75% of the roof surface;

b) Water Efficiency:

- i) reducing potable water consumption for irrigation by at least 50%; and,
- ii) employing water conservation strategies that in aggregate uses at least 35% less water than the baseline (typical) water usage for similar buildings;

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- c) Energy and Atmosphere:
 - i) providing high efficiency heating pump systems; and,
 - ii) providing energy efficient lighting and off-setting at least 35% of the building's electricity use with renewable sources;
- d) Materials and Resources:
 - i) facilitating the reduction of waste generated by building occupants by providing an on-site dedicated area (tri-sorter) for the collection and storage of materials for recycling; and,
 - ii) at least 30% of the building materials and products (by total weight of the materials) will be extracted, processed and manufactured within the region; and,
- e) Indoor Environmental Quality:
 - i) undertaking a Construction Indoor Air Quality (IAQ) Management Plan and building a flush-out (vacuum) will be conducted to mitigate indoor air quality problems resulting from construction and promote the comfort of the construction workers and building occupants; and,
 - ii) all adhesives and sealants, paints, coatings and flooring to comply with no or low emitting materials standards to reduce the quantity of indoor air contaminants that are odourous, irritating and/or harmful to the comfort and well-being of the construction workers and building occupants.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.098 on the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential apartment building (adult life-style/seniors) on 8,803 m² ha as shown on Attachments #3 to #7. The proposed development statistics are as follows:

Site and Building Statistics	
Lot Area For Floor Space Index & Density Calculations	8,803 m ² / 0.88 ha
Lot Frontage	171 m
Lot Coverage	29.7% (3,235.40 m ²)
Building Gross Floor Area (GFA)	15,542.61 m ² (Excludes the Lower Level)
Lower Level GFA	6,788.85 m ²
Landscaped Area / Percentage	5,162.85 m ² / 47.3%
Paved Area / Percentage	2,506.75 m ² / 23%
Building Height	6-storeys / 20 m

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Residential Use Details	
Number of Units	98 (10, 3 bedrooms / 88, 2 bedrooms)
Floor Space Index (FSI)	1.765
Density	111.33 units per hectare
Residential GFA	15,542.61 m ² (Storeys 1 to 6)
Amenity Area	Interior 1,486.63 m ² (Lower Level) Exterior 5,162.85 m ² Total 6,649.48 m ²
Parking Spaces	
Required	Proposed
1.5 Spaces/Apartment Unit (98 units) = 147	147
Plus 0.25 Spaces per visitor = 25	25
Total = 172 (Includes 2 Barrier Free Spaces)	172 (Includes 4 Barrier Free Spaces)

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, City of Vaughan. The subject lands have a developable lot area of 0.88 ha, with 171 m of frontage along Pine Valley Drive. The surrounding land uses are shown on Attachment #2.

Official Plan - Land Use Designation/Uses/Density

i) Official Plan Amendments #600 & #728

The subject lands are designated "Medium Density Residential-Commercial" (developable portion), "Valley Lands", "Stream Corridor" and Tableland Woodlots" by in-effect OPA #600, as amended by site-specific OPA #728. The Official Plan permits one residential apartment building with a maximum of 98 residential dwelling units, a maximum net residential density of 115.3 units per hectare, and a maximum Floor Space Index (FSI) of 2.0. In accordance with the Site and Building Statistics Chart above, the proposed development conforms to these provisions of the Official Plan.

OPA #728 permits a maximum building height to 6-storeys (19 m). The proposal, due to addressing various architectural design requirements, provides for a building height of 20 m for the 6-storey portion of the building. The additional building height is considered minor in nature and in keeping with the general intent and purpose of the Official Plan, and will not impact the surrounding land uses. The net lot area for the subject lands was originally identified as 8,500 m² in OPA #728, whereas 8,803 m² is proposed. Inadvertently, the Owner set aside 300m² of the subject lands adjacent to Pine Valley Drive for conveyance to the Region of York (Attachment #4) for road-widening/sidewalk purposes to match the widening that was conveyed in error by the previous owner for the south portion of the site, as confirmed by the Region of York. The Region has confirmed that a road widening along the north portion of the subject lands adjacent to Pine Valley Drive is not required, and that the existing Pine Valley Drive property line meets or exceeds the Regional Official Plan one half right-of-way requirement. There is sufficient lands within the existing Pine Valley Drive right-of-way to accommodate a future road widening and sidewalk. Accordingly, this 300 m² area will instead be utilized for additional landscaping. The overall development is consistent with the general intent of the Official Plan, and a further Public Hearing is not required.

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ii) City of Vaughan Official Plan 2010

The new City of Vaughan Official Plan 2010 (VOP 2010) as adopted by Vaughan Council on September 27, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board, designates the subject lands “Low-Rise Residential” (developable portion) and “Natural Areas”. The proposed development does not currently conform to VOP 2010. In-effect OPA #728 was approved by the Region of York on July 13, 2012. OPA #728 will be incorporated into VOP 2010, and will accurately reflect the designations, development limits and the site-specific policies identified in approved OPA #728 for the subject lands, once VOP 2010 comes into full force and effect.

Zoning

The subject lands are zoned RA2(H) Apartment Residential Zone, with the addition of the Holding Symbol “(H)”, by Zoning By-law 1-88, subject to Exception 9(1374). The proposed development as shown on Attachments #3 to #7 does not fully comply with the site-specific zoning exceptions and the conceptual plan used as the basis for the approved Zoning Schedule as shown on Attachment #8, and requires that the following additional site-specific zoning exceptions be approved to implement the site plan:

Table 1: Proposed Zoning Exceptions

	By-law Standard	By-law 1-88, RA2(H) Apartment Residential Zone, Subject to Exception 9(1374) Requirements	Proposed Exceptions to RA2(H) Apartment Residential Zone, Subject to Exception 9(1374)
a)	Location of Loading Areas	No loading and/or unloading is permitted between a building and a street.	Permit loading and/or unloading between a building and a street.
b)	Minimum Landscape Strip Width Abutting Pine Valley Drive	Shall be as shown on Schedule “E-1502” (Attachment #8) and may include ventilation shafts, access to the stairwells for the underground parking area and driveways.	Shall be as shown on Attachment #3 and may include ventilation shafts, access to the stairwells for the underground parking area and driveways.
c)	Permitted Front Yard Encroachment for the Covered Porte-cochere (Covered Roof Projection over the Driveway)	12 m	12.5 m

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d)	Permitted Yard Encroachments and Restrictions (Exterior Stairways)	<p>i) An exterior stairway not exceeding 4 m in height may encroach into the interior yard (south) abutting the OS1 Open Space Conservation Zone.</p> <p>ii) Exterior stairway in rear yard shall not exceed one-storey in height.</p>	<p>iii) An exterior stairway not exceeding 5.5 m in height may encroach into the interior yard (south) abutting the OS1 Open Space Conservation Zone up to a maximum of 2 m.</p> <p>iv) An exterior stairway not exceeding 5.5 m in height may encroach into the rear yard and landscaping strip abutting the OS1 Open Space Conservation Zone, and may encroach into the interior yard (north) up to a maximum of 2 m.</p>
e)	Accessory Uses, Buildings and Structures	<p>A maximum of one (1) gazebo and one (1) recreational bocce court may be permitted in the 5 m wide landscape strip in the rear yard abutting the OS1 Open Space Conservation Zone and a minimum setback of 1 m from the OS1 Open Space Conservation Zone shall be provided.</p>	<p>i) A maximum of one (1) recreational bocce court may be permitted in the 5 m wide landscape strip in the rear yard abutting the OS1 Open Space Conservation Zone and a minimum setback of 1 m from the OS1 Open Space Conservation Zone shall be provided, as shown on Attachment #4.</p> <p>ii) A maximum of two (2) pergolas may be permitted in the 5 m wide landscape strip in the rear yard abutting the OS1 Open Space Conservation Zone with a minimum setback of 0 m from the OS1 Open Space Conservation Zone, as shown on Attachment #4.</p> <p>iii) A maximum of one (1) pergola may be permitted in the 5 m wide landscape strip in the interior yard (south) abutting the OS1 Open Space Conservation Zone and a minimum setback of 1 m from the OS1 Open Space Conservation Zone shall be provided, as shown on Attachment #4.</p>

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f)	Parking Areas for Multiple Dwellings	<p>i) The minimum landscape strip width abutting Pine Valley Drive to screen the outdoor parking area, including any ramp to the underground parking area, shall be as shown on Schedule “E-1502” (Attachment #8).</p> <p>ii) The outdoor parking area, including any underground ramp, shall be located north of the Apartment Building Location as shown on Schedule “E- 1502” (Attachment #8).</p>	<p>i) The minimum landscape strip width abutting Pine Valley Drive to screen the outdoor parking area, including any ramp to the underground parking area, shall be as shown on Attachment #3.</p> <p>ii) The outdoor parking area, including any underground ramp, shall be located north of the Apartment Building Location as shown on Attachment #3.</p>
g)	Maximum Building Height	19 m	20 m

In March 2012, Vaughan Council ratified the February 28, 2012, Committee of the Whole recommendation to approve the related Official Plan and Zoning By-law Amendment Files OP.06.002 and Z.06.005, respectively (1668872 Ontario Inc.). At that time, the Owner had not yet submitted a formal Site Plan application, and therefore, did not have a detailed site plan, grading and urban design/architectural details for the proposed development. As a result, site-specific Zoning By-law 66-2012 (incorporated into By-law 1-88 as Exception 9(1374)) reflects the concept plan provided in support of the Official Plan and Zoning By-law Amendment applications as approved by Council. The proposal as shown on Attachments #3 to #7 has been modified to reflect the detailed site plan, grading and urban design work that is now completed. As a result, further modifications to the site-specific exceptions are required to the front yard (Pine Valley Drive) for the encroachment of the porte-cochere (covered roof projection over the driveway) to 12.5 m instead of 12 m. The detailed grading design results in the exterior stairways requiring a maximum height of 5.5 m from 4 metres, and requires an exception to the Zoning By-law.

The proposed loading area is located between a building and a street (Pine Valley Drive). This area, which will be used only for residential purposes, will be screened by landscaping and is located at the rear of the subject lands as shown on Attachment #4, and closer than the original concept plan location. The Owner has requested an exception to increase the maximum building height from 19 m to 20 m for the 6-storey portion of the building, which will not impact the surrounding land uses or change the overall built form of the building, and is therefore considered to be minor and meets the intent of the Official Plan and Zoning By-law and a further Public Hearing is not required.

Modifications to the ramp to the underground parking area and the at-grade parking area are required in order to provide exterior stairs from the rear yard amenity area to the north interior side yard and front of the building, respectively. This will establish better pedestrian linkages and connections, and enhance the exterior amenity areas with the provision of pergolas for outdoor seating areas to address the Design Review Panel comments of November 29, 2012.

Zoning By-law 66-2012 requires that the landscape strip abutting Pine Valley Drive and the ramp and the stairs to the underground parking be located in the manner shown on Attachment #8. The Owner has redesigned the site plan as shown on Attachment #3, thereby modifying the landscape area, stairs and ramp locations.

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In summary, these modifications to the site-specific exceptions are required due to the detailed design work being finalized after the implementing Zoning By-law was approved by Council. This has resulted in the relocation of some of the uses (i.e. parking area, ramp) on the site. The Owner has also added exterior stairs and pergolas at the rear of the building to enhance the pedestrian connections and amenity areas, respectively. These modifications are considered minor in nature, and maintain the intent of the original development proposal. For the reasons discussed above, the Development Planning Department can support the proposed zoning exceptions. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must submit a Minor Variance Application to the Vaughan Committee of Adjustment for the approval of the variances to Zoning By-law 1-88 noted above, which must be approved by the Committee and their decision shall be final and binding. A condition of approval is included in this respect in the recommendation of this report.

Holding Symbol

The subject lands are zoned with the Holding Symbol “(H)”. The conditions for the removal of the Holding Symbol “(H)” are:

- a) the identification and allocation by Vaughan Council of the water supply and sewage servicing capacity for the subject lands; and,
- b) the approval of a Site Development Application, which includes:
 - i) the transfer of the tableland woodlot, free of all charges and encumbrances, to the City; and,
 - ii) the details pertaining to the monitoring program and Letter of Credit or other financial security for the proposed realigned channel has been submitted and approved to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

The Development/Transportation Engineering Department has provided an allocation resolution included in the recommendation of this report. Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall convey the tableland woodlot to the City, and shall address the conditions pertaining to the monitoring program as noted above, to the satisfaction of the TRCA and the City. These conditions are included in the recommendation of this report. Should Vaughan Council approve the site plan application, these conditions will be satisfied and the Holding Symbol “(H)” can be removed from the subject lands. The Owner has submitted Zoning By-law Amendment File Z.13.010 to remove the Holding Symbol “(H)”, and a recommendation to remove the Holding Symbol is included in the recommendation of this report.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan and building elevations, as shown on Attachments #3, #6 and #7. The landscape plan (Attachment #4) must be revised to reflect the site plan shown on Attachment #3. As mentioned previously, the Region of York has confirmed that a road widening along the Pine Valley Drive frontage is not required, therefore, this area (approximately 300 m²) previously set aside for conveyance to the Region, will be incorporated into the landscape buffer at this location. The final site plan, landscape plan and building elevations must be approved to the satisfaction of the Development Planning Department. The 2.685 ha tableland woodlot zoned OS4 Open Space Woodlot Zone, shown on Attachment #2, shall be dedicated to the City free of all cost and encumbrances, prior to the execution of the Site Plan Letter of Undertaking.

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Prior to the issuance of a Building Permit, the Owner will be required to submit a Community Plan for approval by the Development Planning Department that shows the surrounding land uses and utilities locations, which must be displayed in the sales office for view by prospective purchasers. A condition to this effect is included in the recommendation to this report.

Block 39 Developers Group

The subject lands are located within the Block 39 Plan. The Block 39 Developers Group was responsible for front-end financing and providing, among other matters, the infrastructure for services and roads. Prior to the issuance of a Building Permit, the Owner will be required to enter into an agreement with the Block 39 Developers Group respecting cost sharing. The City shall be provided with written clearance from the Trustee for Block 39 that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement. A condition in this respect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has no objections to the proposal and requires that the final site grading, servicing, stormwater management and lighting plans, and supporting reports including the Functional Servicing Report, Traffic Impact Study, Traffic Demand Management and Environmental Noise Assessment, be addressed to their satisfaction.

The Owner submitted a Remedial Action Plan (RAP), which was approved by the Development/Transportation Engineering Department, describing that the contaminated soil will be excavated in order to accommodate the underground parking facility. The Owner is required to submit a Phase Three Environmental Site Assessment (ESA) report documenting the successful implementation and completion of the approved RAP. The Owner is also required to submit the Record of Site Condition (RSC) to the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, and any environmental reports relied upon for the RSC to the satisfaction of the Development/Transportation Engineering Department. The Owner's Qualified Person shall prepare and submit a certificate letter following remediation and restoration stating that the Owner covenants and agrees that all the subject lands, including those lands to be conveyed to the City, were remediated in accordance with O. Reg. 153/04 (as amended), are suitable for the intended land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

Vaughan Public Works Department - Solid Waste Management

The proposed refuse and recycling methods for this development within the internal building meet the requirements of the City's Waste Collection Design Standards to the satisfaction of the Public Works Department.

Garbage and recycling pick-up and snow removal on the site will be privately administered and the responsibility of the building operator/future residents.

Vaughan Development Finance and Investments Department

The Vaughan Development Finance and Investments Department has advised that the Owner shall pay to the City, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement, prior to the execution of the Site Plan Letter of Undertaking.

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Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that for residential high-density development, the Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is greater, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". A condition of approval to this effect is included in the recommendation of this report. The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Vaughan Cultural Services Division

The Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands. As such, the Cultural Services Division has no objection to the approval of the residential development, subject to the inclusion of the standard archaeological resources conditions in the Site Plan Letter of Undertaking. A condition of approval is included in this respect.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal and has advised that the subject lands are located within a Regulated Area of the Humber River Watershed and partially within the Regional Storm Floodplain adjacent to Rainbow Creek. The TRCA has issued Permits to facilitate the restoration works relating to a stream realignment, fish enhancements and riparian plantings on the subject lands.

The TRCA advises that there are no objections to the proposal subject to their requirements, which include but are not limited to, addressing the grading, stormwater management and restoration landscaping plan; incorporating the monitoring program for the natural channel rehabilitation undertaking into the Site Plan Letter of Undertaking; dedicating the valley and stream corridor and woodlot lands, which includes the buffers, to either the City or TRCA, free of all charges and encumbrances; determining the ultimate ownership of the outfall and trail if the valleylands are conveyed to the TRCA; verifying if the proposed building will be a LEED Certified Building; and entering into an agreement to provide water services to the Kortright Centre for Conservation, to the satisfaction of TRCA.

A condition requiring the dedication of the open space valleyland to either the City or TRCA is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

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Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

iii) Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes amenity space/walking trails/bicycle storage facilities to enhance the City's existing inventory of public amenity space.

Regional Implications

The Region of York has confirmed that a road widening along the subject lands adjacent to Pine Valley Drive is not required, and that the existing Pine Valley Drive property line meets or exceeds the Regional Official Plan one half right-of-way requirement. The original concept plan proposed approximately 300 m² of the subject lands along Pine Valley Drive to be conveyed to the Region, and shown on the landscape plan as a proposed sidewalk (Attachment #4). This area is no longer required by the Region as sufficient frontage along Pine Valley exists to incorporate a future road-widening and sidewalk requirement. The landscape plan must be amended to relocate the sidewalk within the Regional right-of-way as reflected on the Site Plan (Attachment #3). Any plantings/landscaping within the Regional right-of-way requires Region of York approval.

The final site grading, servicing, stormwater management, and landscaping plans and traffic reports shall also be approved to the satisfaction of the Region of York. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

Site Development File DA.12.098 (1668872 Ontario Inc., c/o Royal Pine Homes) has been reviewed in accordance with the policies of OPA #600, as amended by OPA #728, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed residential development as shown on Attachments #3 to #7 is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

The Development Planning Department also recommends the approval of related Zoning By-law Amendment File Z.13.010 to remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the developable portion of the property RA2 Apartment Residential Zone.

The Owner must also submit a Minor Variance Application for the approval of the variances identified in this report, which must be approved by the Vaughan Committee of Adjustment, and the Committee's decision must be final and binding prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map and Zoning
3. Site Plan
4. Landscape Plan - Redlined
5. Underground Parking and Amenity Areas
6. North & West Elevations
7. South & East Elevations
8. Schedule "2" to Zoning By-law 66-2012

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Report prepared by:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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
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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

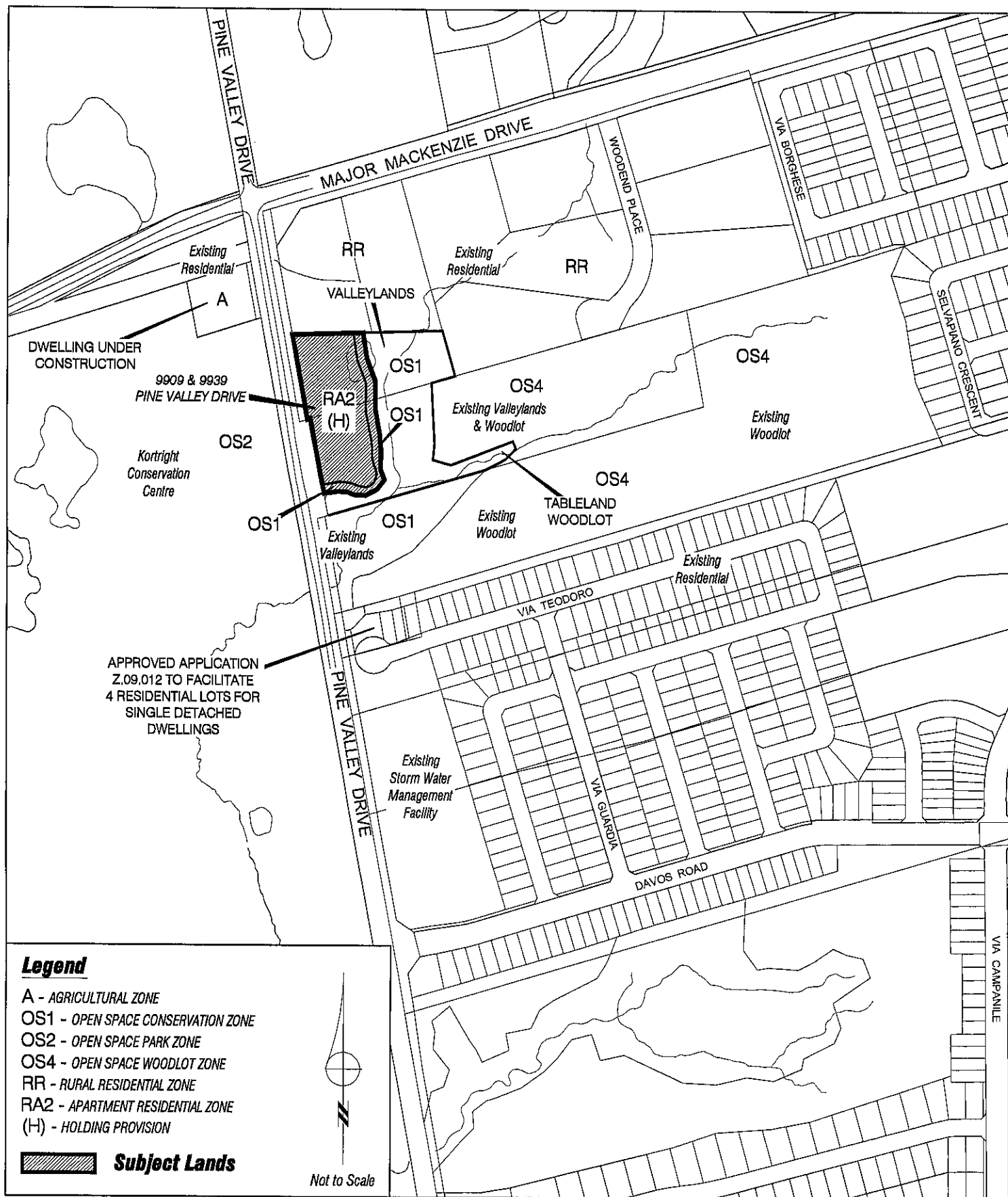


JOHN MACKENZIE
COMMISSIONER OF PLANNING

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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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

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.13.010 (1668872 Ontario Inc., c/o Royal Pine Homes) BE APPROVED, to remove the Holding Symbol "(H)" from the developable portion of the subject lands shown on Attachment #3, thereby effectively zoning these lands RA2 Apartment Residential Zone.
2. THAT Site Development File DA.12.098 (1668872 Ontario Inc., c/o Royal Pine Homes) BE APPROVED, to facilitate the development of a residential apartment building (adult life-style/seniors) shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscaping plans shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site grading, servicing, stormwater management and lighting plans and reports shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the tableland woodlot shall be dedicated to the City, free of all charges and encumbrances;
 - iv) the open space valleylands shall be dedicated to the City or Toronto and Region Conservation Authority, free of all charges and encumbrances;
 - v) the Owner shall pay to the City, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement;
 - vi) the Owner shall submit the following to the satisfaction of the Vaughan Development/Transportation Engineering Department:
 1. a Phase Three Environmental Site Assessment (ESA) report documenting the successful implementation and completion of the approved Remedial Action Plan (RAP);
 2. a Record of Site Condition (RSC) acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the City, including any Environmental Site Assessment (ESA) reports relied upon for the filing of the RSC;
 3. a certificate letter prepared by the Owner's Qualified Person following remediation and restoration stating that the Owner covenants and agrees that all the subject lands, including those lands to be conveyed to the City, were remediated in accordance with O. Reg. 153/04 (as amended), are suitable for the intended

land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended);

- vii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - viii) the Owner shall satisfy all requirements of the Region of York Transportation Services and Community Planning Department;
 - ix) the Owner shall submit a Minor Variance Application to obtain the variances to Zoning By-law 1-88 as amended by Exception 9(1374) and identified in Table 1 of this report, which must be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding;
- b) that the Site Plan Letter of Undertaking include the following conditions:
- i) prior to the issuance of a Building Permit:
 - 1. the City shall be provided with written clearance from the Trustee for the Block 39 Plan that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement;
 - 2. the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is greater, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - 3. the Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department:
 - plan for the broader area, showing the surrounding land uses, arterials, etc.;
 - location of street utilities, entrance features, sidewalks, transit stops;
 - the location of parks, open space, trails, community facilities;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded identification of singles, semis, townhouses and apartment units;
 - the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on the proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A1T1, (905) 832-8585.

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[in such circumstances the Owner is responsible for updating the map and forward it to the City for verification.]; and,

- ii) the Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) immediately in the event that:
 1. archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and,
 2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
3. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development File DA.12.098 (1668872 Ontario Inc., c/o Royal Pine Homes) be allocated sewage capacity from the York Sewage Servicing System and water supply from the York Water Supply System for a total of 98 apartment dwelling units."

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate.

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.
- Objective 1.4: To ensure efficient and appropriate use of potable water in City facilities.

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.3: To create a City with sustainable built form.

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact.

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation.

Goal 6: To ensure a supportive system for the implementation of the Community Sustainability and Environmental Master Plan.

- Objective 6.1: To fully support the implementation of Green Directions at all levels of City operations.

In accordance with the goals and objectives identified above, the Owner has advised that this proposal is being designed to achieve for Leadership in Energy and Environmental Design (LEED) standards by including the following sustainable site and building features in the proposed development:

a) Creating a sustainable site:

- i) reducing pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation;
- ii) providing covered storage facilities for securing bicycles;
- iii) installing electric refueling stations on site; and,
- iv) using roofing materials with high solar reflectance index for a minimum of 75% of the roof surface;

b) Water Efficiency:

- i) reducing potable water consumption for irrigation by at least 50%; and,
- ii) employing water conservation strategies that in aggregate uses at least 35% less water than the baseline (typical) water usage for similar buildings;

c) Energy and Atmosphere:

- i) providing high efficiency heating pump systems; and,
- ii) providing energy efficient lighting and off-setting at least 35% of the building's electricity use with renewable sources;

d) Materials and Resources:

- i) facilitating the reduction of waste generated by building occupants by providing an on-site dedicated area (tri-sorter) for the collection and storage of materials for recycling; and,
- ii) at least 30% of the building materials and products (by total weight of the materials) will be extracted, processed and manufactured within the region; and,

e) Indoor Environmental Quality:

- i) undertaking a Construction Indoor Air Quality (IAQ) Management Plan and building a flush-out (vacuum) will be conducted to mitigate indoor air quality problems resulting from construction and promote the comfort of the construction workers and building occupants; and,
- ii) all adhesives and sealants, paints, coatings and flooring to comply with no or low emitting materials standards to reduce the quantity of indoor air contaminants that are odourous, irritating and/or harmful to the comfort and well-being of the construction workers and building occupants.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.098 on the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential apartment building (adult life-style/seniors) on 8,803 m² ha as shown on Attachments #3 to #7. The proposed development statistics are as follows:

Site and Building Statistics	
Lot Area For Floor Space Index & Density Calculations	8,803 m ² / 0.88 ha
Lot Frontage	171 m
Lot Coverage	29.7% (3,235.40 m ²)
Building Gross Floor Area (GFA)	15,542.61 m ² (Excludes the Lower Level)
Lower Level GFA	6,788.85 m ²
Landscaped Area / Percentage	5,162.85 m ² / 47.3%
Paved Area / Percentage	2,506.75 m ² / 23%
Building Height	6-storeys / 20 m
Residential Use Details	
Number of Units	98 (10, 3 bedrooms / 88, 2 bedrooms)
Floor Space Index (FSI)	1.765
Density	111.33 units per hectare
Residential GFA	15,542.61 m ² (Storeys 1 to 6)
Amenity Area	Interior 1,486.63 m ² (Lower Level) Exterior 5,162.85 m ² Total 6,649.48 m ²
Parking Spaces	
Required	Proposed
1.5 Spaces/Apartment Unit (98 units) = 147	147
Plus 0.25 Spaces per visitor = 25	25
Total = 172 (Includes 2 Barrier Free Spaces)	172 (Includes 4 Barrier Free Spaces)

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, City of Vaughan. The subject lands have a developable lot area of 0.88 ha, with 171 m of frontage along Pine Valley Drive. The surrounding land uses are shown on Attachment #2.

Official Plan - Land Use Designation/Uses/Density

i) Official Plan Amendments #600 & #728

The subject lands are designated "Medium Density Residential-Commercial" (developable portion), "Valley Lands", "Stream Corridor" and Tableland Woodlots" by in-effect OPA #600, as amended by site-specific OPA #728. The Official Plan permits one residential apartment building

with a maximum of 98 residential dwelling units, a maximum net residential density of 115.3 units per hectare, and a maximum Floor Space Index (FSI) of 2.0. In accordance with the Site and Building Statistics Chart above, the proposed development conforms to these provisions of the Official Plan.

OPA #728 permits a maximum building height to 6-storeys (19 m). The proposal, due to addressing various architectural design requirements, provides for a building height of 20 m for the 6-storey portion of the building. The additional building height is considered minor in nature and in keeping with the general intent and purpose of the Official Plan, and will not impact the surrounding land uses. The net lot area for the subject lands was originally identified as 8,500 m² in OPA #728, whereas 8,803 m² is proposed. Inadvertently, the Owner set aside 300m² of the subject lands adjacent to Pine Valley Drive for conveyance to the Region of York (Attachment #4) for road-widening/sidewalk purposes to match the widening that was conveyed in error by the previous owner for the south portion of the site, as confirmed by the Region of York. The Region has confirmed that a road widening along the north portion of the subject lands adjacent to Pine Valley Drive is not required, and that the existing Pine Valley Drive property line meets or exceeds the Regional Official Plan one half right-of-way requirement. There is sufficient lands within the existing Pine Valley Drive right-of-way to accommodate a future road widening and sidewalk. Accordingly, this 300 m² area will instead be utilized for additional landscaping. The overall development is consistent with the general intent of the Official Plan, and a further Public Hearing is not required.

ii) City of Vaughan Official Plan 2010

The new City of Vaughan Official Plan 2010 (VOP 2010) as adopted by Vaughan Council on September 27, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board, designates the subject lands "Low-Rise Residential" (developable portion) and "Natural Areas". The proposed development does not currently conform to VOP 2010. In-effect OPA #728 was approved by the Region of York on July 13, 2012. OPA #728 will be incorporated into VOP 2010, and will accurately reflect the designations, development limits and the site-specific policies identified in approved OPA #728 for the subject lands, once VOP 2010 comes into full force and effect.

Zoning

The subject lands are zoned RA2(H) Apartment Residential Zone, with the addition of the Holding Symbol "(H)", by Zoning By-law 1-88, subject to Exception 9(1374). The proposed development as shown on Attachments #3 to #7 does not fully comply with the site-specific zoning exceptions and the conceptual plan used as the basis for the approved Zoning Schedule as shown on Attachment #8, and requires that the following additional site-specific zoning exceptions be approved to implement the site plan:

Table 1: Proposed Zoning Exceptions

	By-law Standard	By-law 1-88, RA2(H) Apartment Residential Zone, Subject to Exception 9(1374) Requirements	Proposed Exceptions to RA2(H) Apartment Residential Zone, Subject to Exception 9(1374)
a)	Location of Loading Areas	No loading and/or unloading is permitted between a building and a street.	Permit loading and/or unloading between a building and a street.
b)	Minimum Landscape Strip	Shall be as shown on Schedule "E-1502"	Shall be as shown on Attachment #3 and may

	By-law Standard	By-law 1-88, RA2(H) Apartment Residential Zone, Subject to Exception 9(1374) Requirements	Proposed Exceptions to RA2(H) Apartment Residential Zone, Subject to Exception 9(1374)
	Width Abutting Pine Valley Drive	(Attachment #8) and may include ventilation shafts, access to the stairwells for the underground parking area and driveways.	include ventilation shafts, access to the stairwells for the underground parking area and driveways.
c)	Permitted Front Yard Encroachment for the Covered Porte-cochere (Covered Roof Projection over the Driveway)	12 m	12.5 m
d)	Permitted Yard Encroachments and Restrictions (Exterior Stairways)	<p>i) An exterior stairway not exceeding 4 m in height may encroach into the interior yard (south) abutting the OS1 Open Space Conservation Zone.</p> <p>ii) Exterior stairway in rear yard shall not exceed one-storey in height.</p>	<p>iii) An exterior stairway not exceeding 5.5 m in height may encroach into the interior yard (south) abutting the OS1 Open Space Conservation Zone up to a maximum of 2 m.</p> <p>iv) An exterior stairway not exceeding 5.5 m in height may encroach into the rear yard and landscaping strip abutting the OS1 Open Space Conservation Zone, and may encroach into the interior yard (north) up to a maximum of 2 m.</p>
e)	Accessory Uses, Buildings and Structures	A maximum of one (1) gazebo and one (1) recreational bocce court may be permitted in the 5 m wide landscape strip in the rear yard abutting the OS1 Open Space Conservation Zone and a minimum setback of 1 m from the OS1 Open Space Conservation Zone shall be provided.	i) A maximum of one (1) recreational bocce court may be permitted in the 5 m wide landscape strip in the rear yard abutting the OS1 Open Space Conservation Zone and a minimum setback of 1 m from the OS1 Open Space Conservation Zone shall be provided, as shown on Attachment #4.

	By-law Standard	By-law 1-88, RA2(H) Apartment Residential Zone, Subject to Exception 9(1374) Requirements	Proposed Exceptions to RA2(H) Apartment Residential Zone, Subject to Exception 9(1374)
			<p>ii) A maximum of two (2) pergolas may be permitted in the 5 m wide landscape strip in the rear yard abutting the OS1 Open Space Conservation Zone with a minimum setback of 0 m from the OS1 Open Space Conservation Zone, as shown on Attachment #4.</p> <p>iii) A maximum of one (1) pergola may be permitted in the 5 m wide landscape strip in the interior yard (south) abutting the OS1 Open Space Conservation Zone and a minimum setback of 1 m from the OS1 Open Space Conservation Zone shall be provided, as shown on Attachment #4.</p>
f)	Parking Areas for Multiple Dwellings	<p>i) The minimum landscape strip width abutting Pine Valley Drive to screen the outdoor parking area, including any ramp to the underground parking area, shall be as shown on Schedule "E-1502" (Attachment #8).</p> <p>ii) The outdoor parking area, including any underground ramp, shall be located north of the Apartment Building Location as shown on Schedule "E-1502" (Attachment #8).</p>	<p>i) The minimum landscape strip width abutting Pine Valley Drive to screen the outdoor parking area, including any ramp to the underground parking area, shall be as shown on Attachment #3.</p> <p>ii) The outdoor parking area, including any underground ramp, shall be located north of the Apartment Building Location as shown on Attachment #3.</p>
g)	Maximum Building Height	19 m	20 m

In March 2012, Vaughan Council ratified the February 28, 2012, Committee of the Whole recommendation to approve the related Official Plan and Zoning By-law Amendment Files OP.06.002 and Z.06.005, respectively (1668872 Ontario Inc.). At that time, the Owner had not yet submitted a formal Site Plan application, and therefore, did not have a detailed site plan, grading and urban design/architectural details for the proposed development. As a result, site-specific Zoning By-law 66-2012 (incorporated into By-law 1-88 as Exception 9(1374)) reflects the concept plan provided in support of the Official Plan and Zoning By-law Amendment applications as approved by Council. The proposal as shown on Attachments #3 to #7 has been modified to reflect the detailed site plan, grading and urban design work that is now completed. As a result, further modifications to the site-specific exceptions are required to the front yard (Pine Valley Drive) for the encroachment of the porte-cochere (covered roof projection over the driveway) to 12.5 m instead of 12 m. The detailed grading design results in the exterior stairways requiring a maximum height of 5.5 m from 4 metres, and requires an exception to the Zoning By-law.

The proposed loading area is located between a building and a street (Pine Valley Drive). This area, which will be used only for residential purposes, will be screened by landscaping and is located at the rear of the subject lands as shown on Attachment #4, and closer than the original concept plan location. The Owner has requested an exception to increase the maximum building height from 19 m to 20 m for the 6-storey portion of the building, which will not impact the surrounding land uses or change the overall built form of the building, and is therefore considered to be minor and meets the intent of the Official Plan and Zoning By-law and a further Public Hearing is not required.

Modifications to the ramp to the underground parking area and the at-grade parking area are required in order to provide exterior stairs from the rear yard amenity area to the north interior side yard and front of the building, respectively. This will establish better pedestrian linkages and connections, and enhance the exterior amenity areas with the provision of pergolas for outdoor seating areas to address the Design Review Panel comments of November 29, 2012.

Zoning By-law 66-2012 requires that the landscape strip abutting Pine Valley Drive and the ramp and the stairs to the underground parking be located in the manner shown on Attachment #8. The Owner has redesigned the site plan as shown on Attachment #3, thereby modifying the landscape area, stairs and ramp locations.

In summary, these modifications to the site-specific exceptions are required due to the detailed design work being finalized after the implementing Zoning By-law was approved by Council. This has resulted in the relocation of some of the uses (i.e. parking area, ramp) on the site. The Owner has also added exterior stairs and pergolas at the rear of the building to enhance the pedestrian connections and amenity areas, respectively. These modifications are considered minor in nature, and maintain the intent of the original development proposal. For the reasons discussed above, the Development Planning Department can support the proposed zoning exceptions. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must submit a Minor Variance Application to the Vaughan Committee of Adjustment for the approval of the variances to Zoning By-law 1-88 noted above, which must be approved by the Committee and their decision shall be final and binding. A condition of approval is included in this respect in the recommendation of this report.

Holding Symbol

The subject lands are zoned with the Holding Symbol "(H)". The conditions for the removal of the Holding Symbol "(H)" are:

- a) the identification and allocation by Vaughan Council of the water supply and sewage servicing capacity for the subject lands; and,
- b) the approval of a Site Development Application, which includes:

- i) the transfer of the tableland woodlot, free of all charges and encumbrances, to the City; and,
- ii) the details pertaining to the monitoring program and Letter of Credit or other financial security for the proposed realigned channel has been submitted and approved to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

The Development/Transportation Engineering Department has provided an allocation resolution included in the recommendation of this report. Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall convey the tableland woodlot to the City, and shall address the conditions pertaining to the monitoring program as noted above, to the satisfaction of the TRCA and the City. These conditions are included in the recommendation of this report. Should Vaughan Council approve the site plan application, these conditions will be satisfied and the Holding Symbol “(H)” can be removed from the subject lands. The Owner has submitted Zoning By-law Amendment File Z.13.010 to remove the Holding Symbol “(H)”, and a recommendation to remove the Holding Symbol is included in the recommendation of this report.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan and building elevations, as shown on Attachments #3, #6 and #7. The landscape plan (Attachment #4) must be revised to reflect the site plan shown on Attachment #3. As mentioned previously, the Region of York has confirmed that a road widening along the Pine Valley Drive frontage is not required, therefore, this area (approximately 300 m²) previously set aside for conveyance to the Region, will be incorporated into the landscape buffer at this location. The final site plan, landscape plan and building elevations must be approved to the satisfaction of the Development Planning Department. The 2.685 ha tableland woodlot zoned OS4 Open Space Woodlot Zone, shown on Attachment #2, shall be dedicated to the City free of all cost and encumbrances, prior to the execution of the Site Plan Letter of Undertaking.

Prior to the issuance of a Building Permit, the Owner will be required to submit a Community Plan for approval by the Development Planning Department that shows the surrounding land uses and utilities locations, which must be displayed in the sales office for view by prospective purchasers. A condition to this effect is included in the recommendation to this report.

Block 39 Developers Group

The subject lands are located within the Block 39 Plan. The Block 39 Developers Group was responsible for front-end financing and providing, among other matters, the infrastructure for services and roads. Prior to the issuance of a Building Permit, the Owner will be required to enter into an agreement with the Block 39 Developers Group respecting cost sharing. The City shall be provided with written clearance from the Trustee for Block 39 that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement. A condition in this respect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has no objections to the proposal and requires that the final site grading, servicing, stormwater management and lighting plans, and supporting reports including the Functional Servicing Report, Traffic Impact Study, Traffic Demand Management and Environmental Noise Assessment, be addressed to their satisfaction.

The Owner submitted a Remedial Action Plan (RAP), which was approved by the Development/Transportation Engineering Department, describing that the contaminated soil will be excavated in order to accommodate the underground parking facility. The Owner is required to submit a Phase Three Environmental Site Assessment (ESA) report documenting the successful implementation and completion of the approved RAP. The Owner is also required to submit the Record of Site Condition (RSC) to the Environmental Site Registry (ESR) of the

Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, and any environmental reports relied upon for the RSC to the satisfaction of the Development/Transportation Engineering Department. The Owner's Qualified Person shall prepare and submit a certificate letter following remediation and restoration stating that the Owner covenants and agrees that all the subject lands, including those lands to be conveyed to the City, were remediated in accordance with O. Reg. 153/04 (as amended), are suitable for the intended land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

Vaughan Public Works Department - Solid Waste Management

The proposed refuse and recycling methods for this development within the internal building meet the requirements of the City's Waste Collection Design Standards to the satisfaction of the Public Works Department.

Garbage and recycling pick-up and snow removal on the site will be privately administered and the responsibility of the building operator/future residents.

Vaughan Development Finance and Investments Department

The Vaughan Development Finance and Investments Department has advised that the Owner shall pay to the City, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement, prior to the execution of the Site Plan Letter of Undertaking.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that for residential high-density development, the Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is greater, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". A condition of approval to this effect is included in the recommendation of this report. The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Vaughan Cultural Services Division

The Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands. As such, the Cultural Services Division has no objection to the approval of the residential development, subject to the inclusion of the standard archaeological resources conditions in the Site Plan Letter of Undertaking. A condition of approval is included in this respect.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal and has advised that the subject lands are located within a Regulated Area of the Humber River Watershed and partially within the Regional Storm Floodplain adjacent to Rainbow Creek. The TRCA has issued Permits to facilitate the restoration works relating to a stream realignment, fish enhancements and riparian plantings on the subject lands.

The TRCA advises that there are no objections to the proposal subject to their requirements, which include but are not limited to, addressing the grading, stormwater management and restoration landscaping plan; incorporating the monitoring program for the natural channel rehabilitation undertaking into the Site Plan Letter of Undertaking; dedicating the valley and

stream corridor and woodlot lands, which includes the buffers, to either the City or TRCA, free of all charges and encumbrances; determining the ultimate ownership of the outfall and trail if the valleylands are conveyed to the TRCA; verifying if the proposed building will be a LEED Certified Building; and entering into an agreement to provide water services to the Kortright Centre for Conservation, to the satisfaction of TRCA.

A condition requiring the dedication of the open space valleyland to either the City or TRCA is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

iii) **Enhance and Ensure Community Safety/Health and Wellness**

The proposed development includes amenity space/walking trails/bicycle storage facilities to enhance the City's existing inventory of public amenity space.

Regional Implications

The Region of York has confirmed that a road widening along the subject lands adjacent to Pine Valley Drive is not required, and that the existing Pine Valley Drive property line meets or exceeds the Regional Official Plan one half right-of-way requirement. The original concept plan proposed approximately 300 m² of the subject lands along Pine Valley Drive to be conveyed to the Region, and shown on the landscape plan as a proposed sidewalk (Attachment #4). This area is no longer required by the Region as sufficient frontage along Pine Valley exists to incorporate a future road-widening and sidewalk requirement. The landscape plan must be amended to relocate the sidewalk within the Regional right-of-way as reflected on the Site Plan (Attachment #3). Any plantings/landscaping within the Regional right-of-way requires Region of York approval.

The final site grading, servicing, stormwater management, and landscaping plans and traffic reports shall also be approved to the satisfaction of the Region of York. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

Site Development File DA.12.098 (1668872 Ontario Inc., c/o Royal Pine Homes) has been reviewed in accordance with the policies of OPA #600, as amended by OPA #728, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed residential development as shown on Attachments #3 to #7 is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the

Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

The Development Planning Department also recommends the approval of related Zoning By-law Amendment File Z.13.010 to remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the developable portion of the property RA2 Apartment Residential Zone.

The Owner must also submit a Minor Variance Application for the approval of the variances identified in this report, which must be approved by the Vaughan Committee of Adjustment, and the Committee's decision must be final and binding prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map and Zoning
3. Site Plan
4. Landscape Plan - Redlined
5. Underground Parking and Amenity Areas
6. North & West Elevations
7. South & East Elevations
8. Schedule "2" to Zoning By-law 66-2012

Report prepared by:

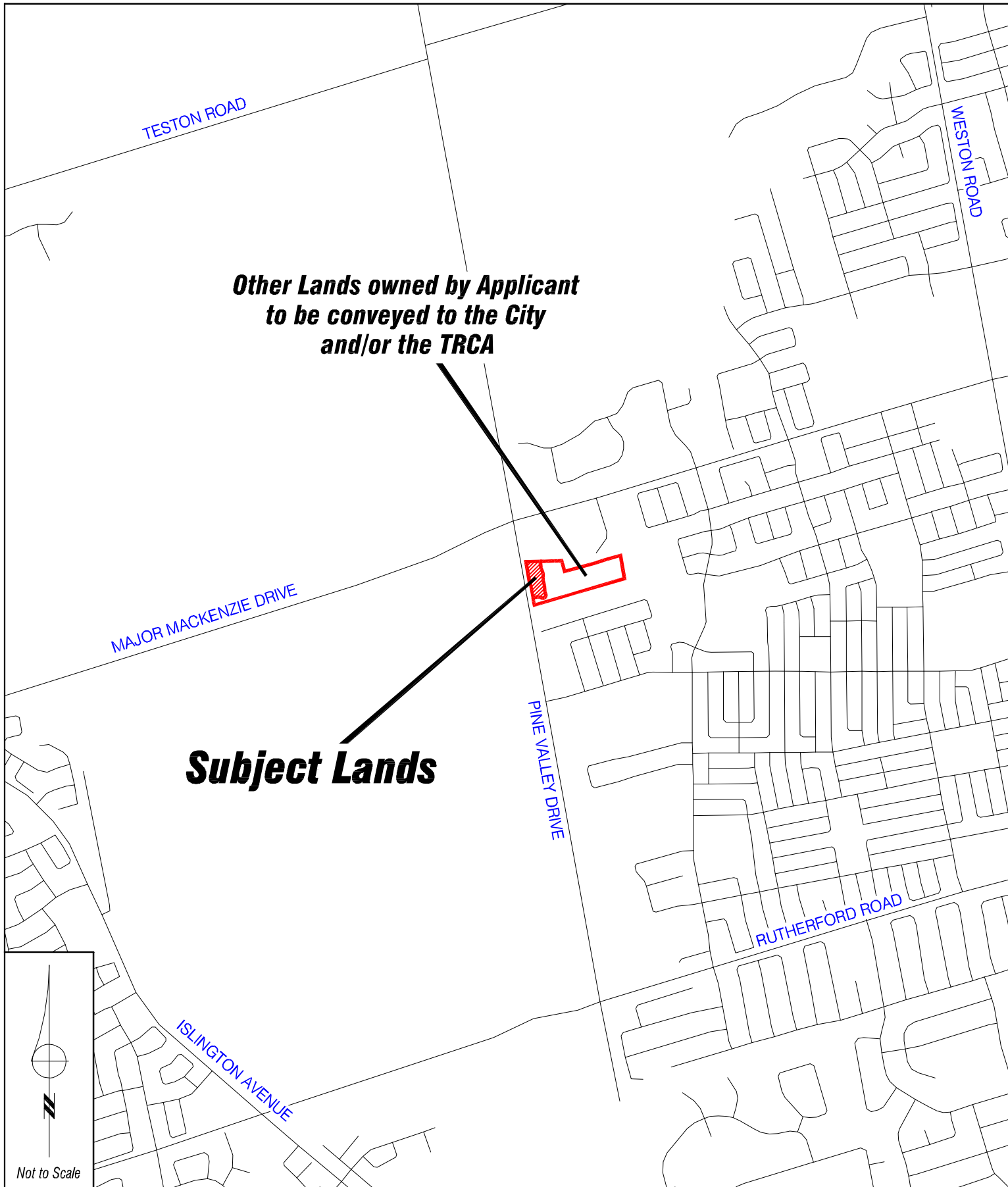
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lots 19 & 20, Concession 6

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

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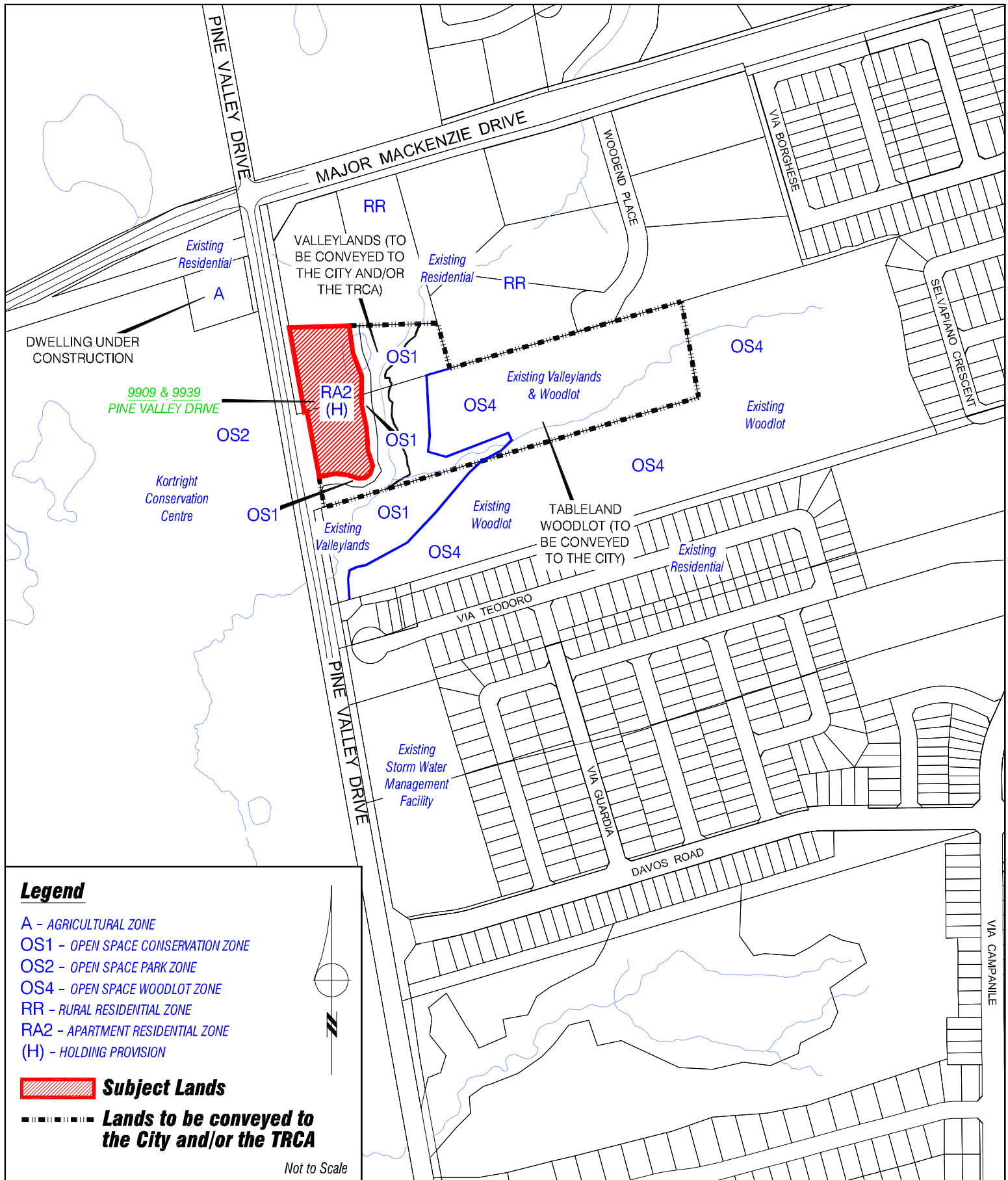


Attachment

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DA.12.098

DATE:
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1



Location Map & Zoning

LOCATION:
Part Lots 19 & 20, Concession 6

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

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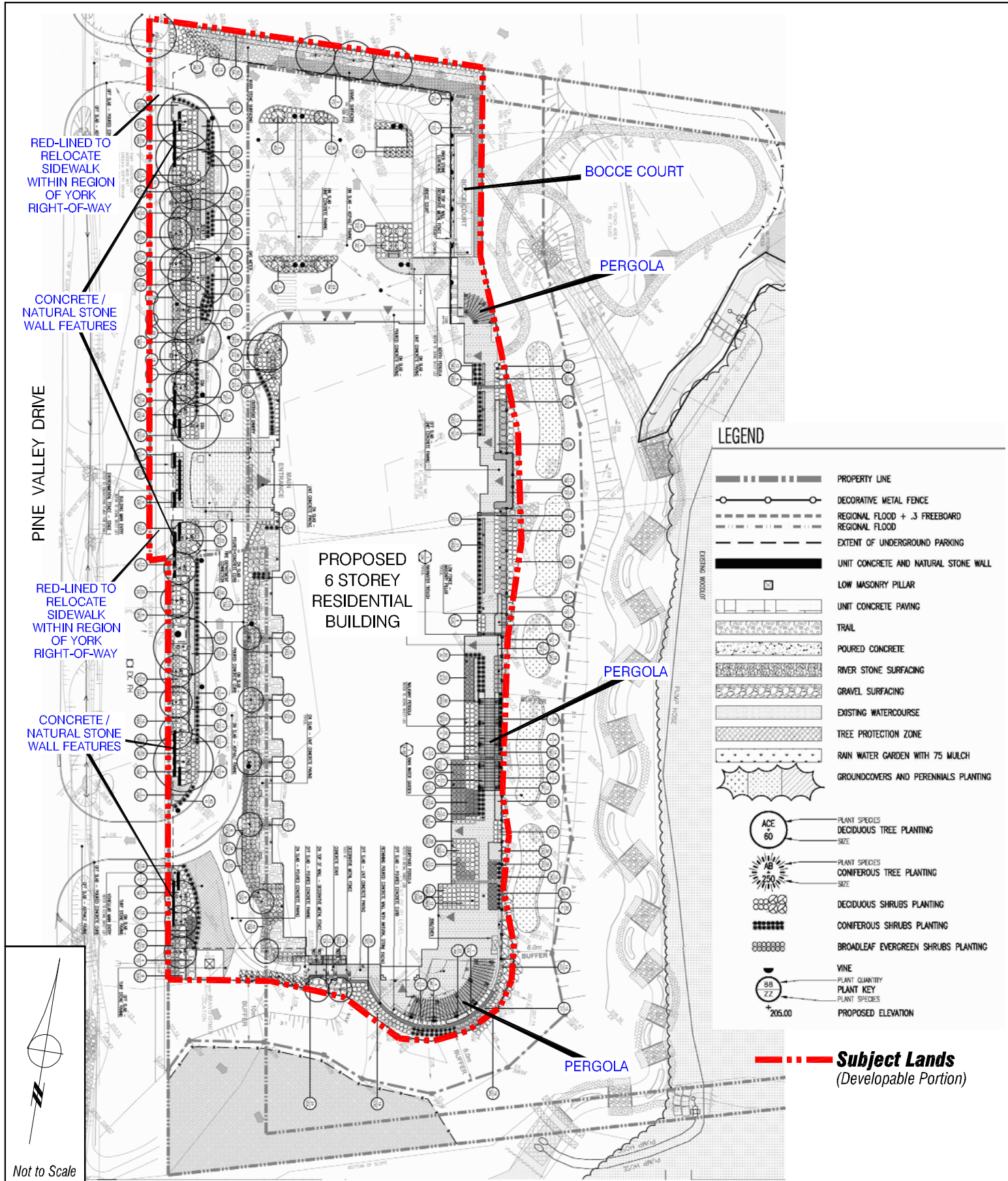


Attachment

FILE:
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DATE:
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2



Landscape Plan - Red-lined

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:
March 13, 2013

4

PINE VALLEY DRIVE

153 PARKING SPACES

BICYCLE
STORAGE

ACCESS
RAMP

STORAGE
ROOM

LOBBY

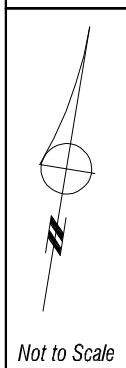
THEATRE

FORMAL
EVENT SPACE

CHANGE
ROOMS

EXERCISE
AREA

INFORMAL
EVENT SPACE



Underground Parking & Amenity Areas

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

LOCATION:
Part Lots 19 & 20, Concession 6

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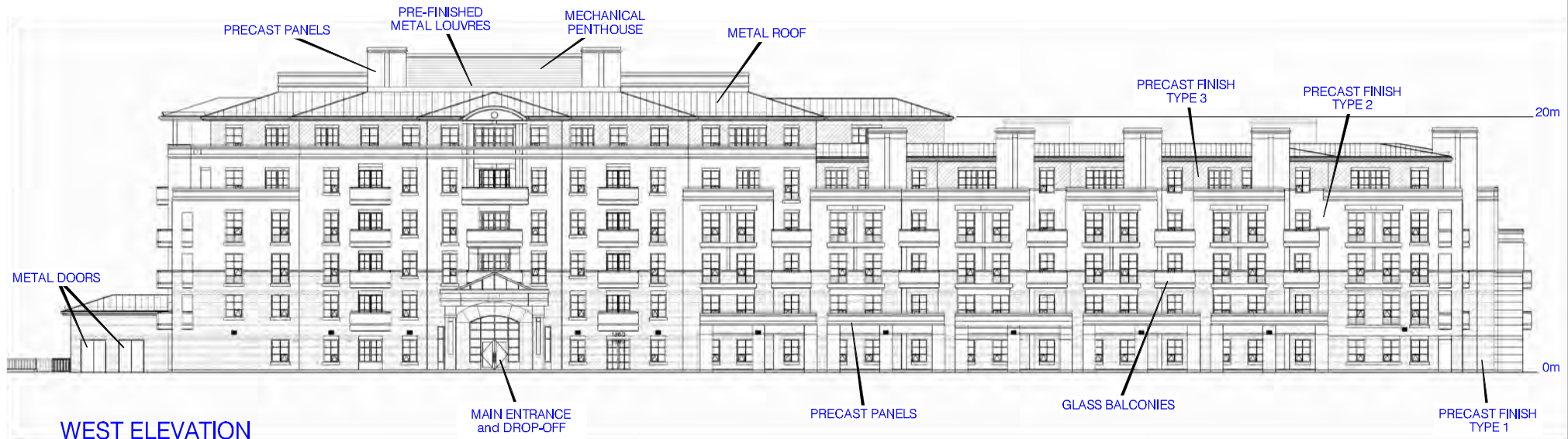


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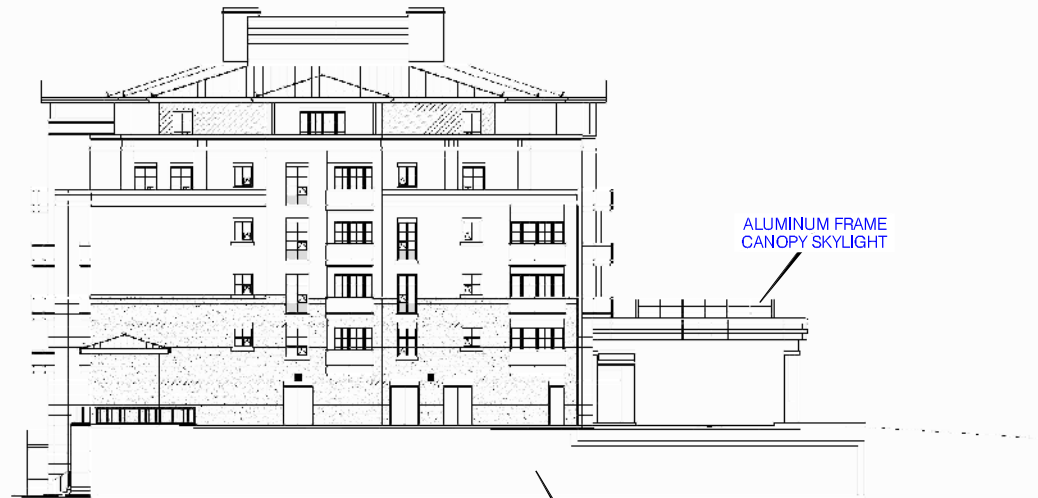
FILE:
DA.12.098

DATE:
March 13, 2013

5



WEST ELEVATION
(FACING PINE VALLEY DRIVE)



NORTH ELEVATION

TRCA

North & West Elevations

LOCATION:
Part Lots 19 & 20, Concession 6

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

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Attachment

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DATE:
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6



EAST ELEVATION
(FACING VALLEY LANDS)



SOUTH ELEVATION

TRCA

South & East Elevations

LOCATION:
Part Lots 19 & 20, Concession 6

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

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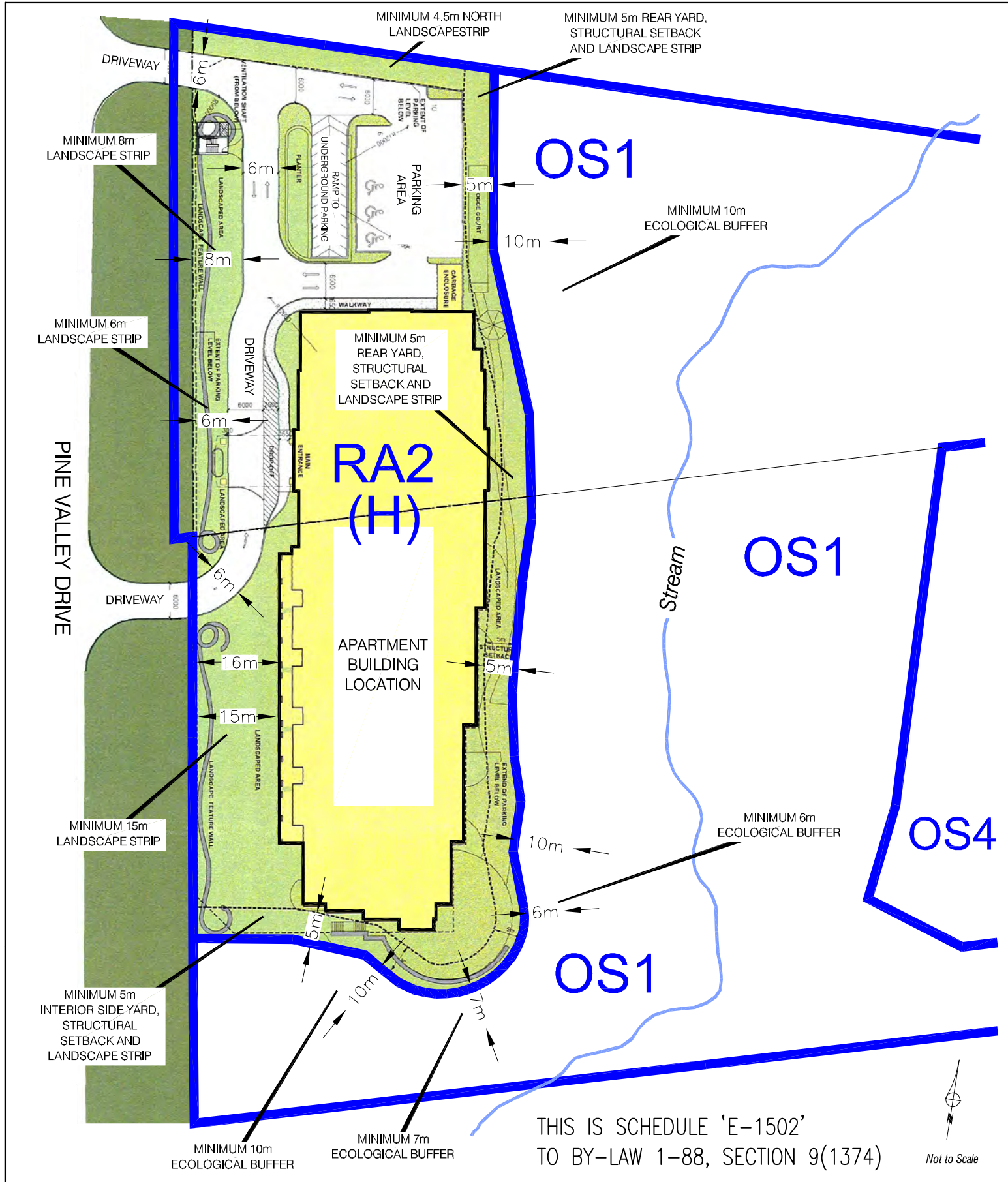


Attachment

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DATE:
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7



Schedule '2' to Zoning By-Law 66-2012

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

LOCATION:
Part Lots 19 & 20, Concession 6

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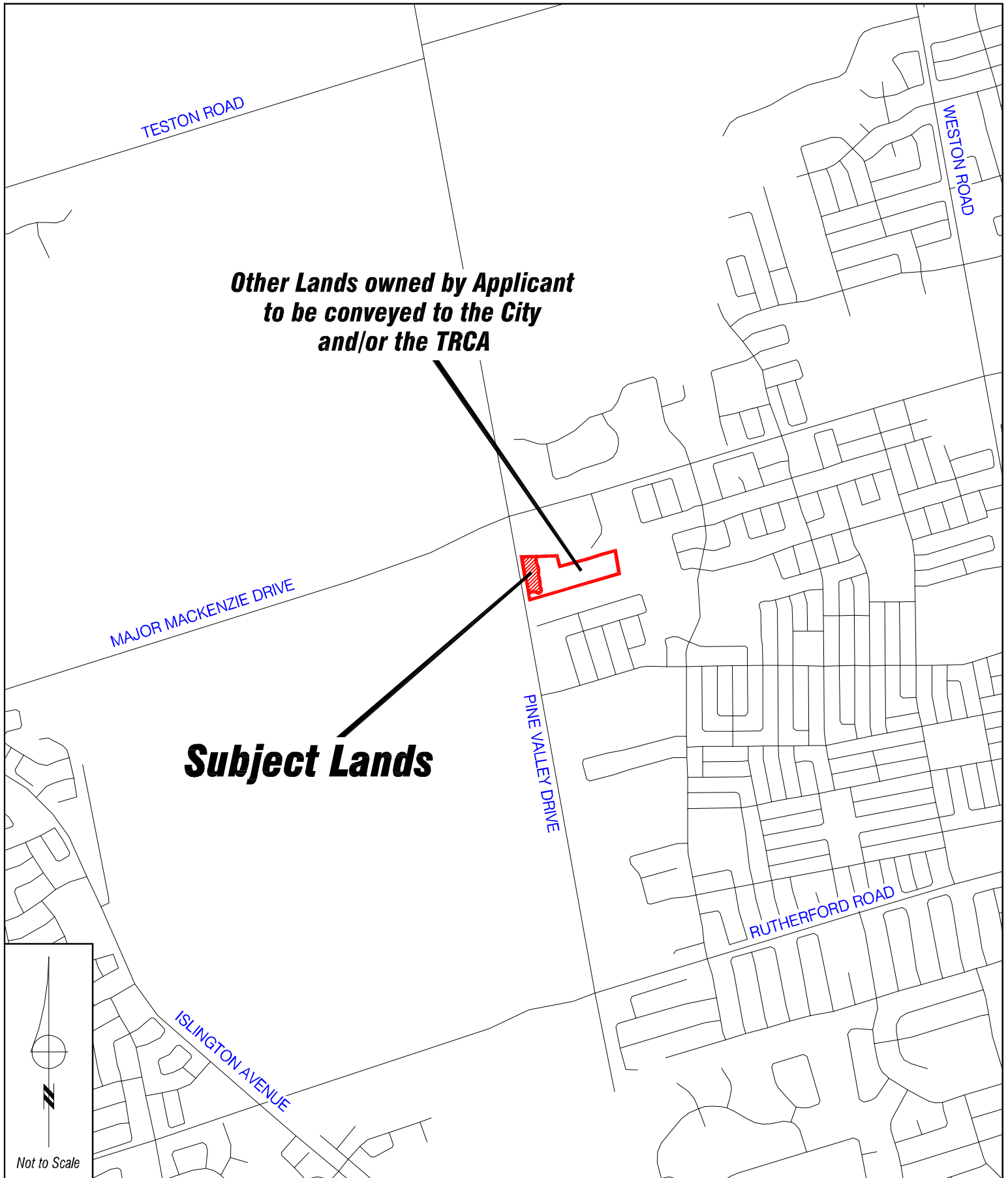


Attachment

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DATE:
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8



Context Location Map

LOCATION:
Part Lots 19 & 20, Concession 6

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

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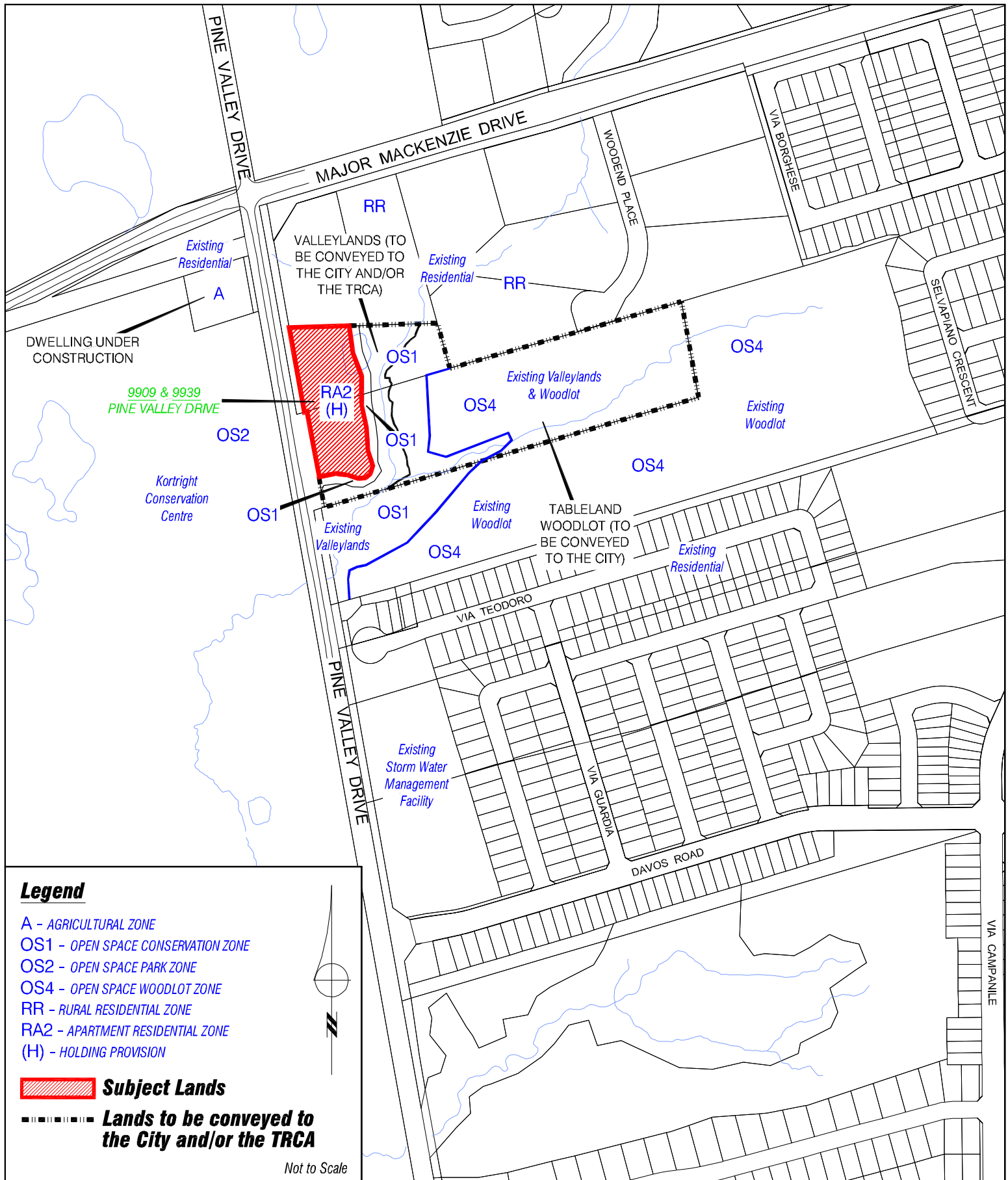


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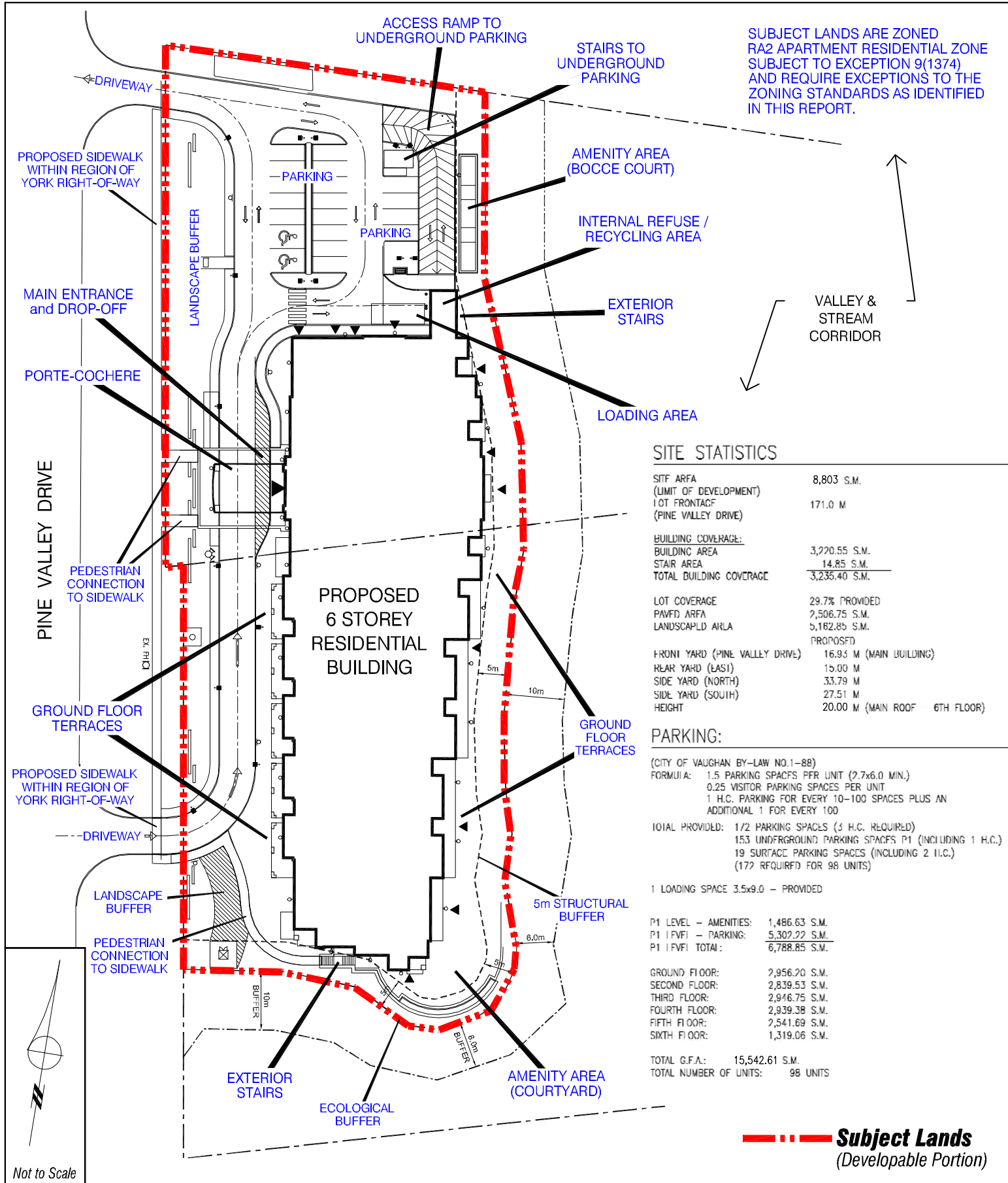


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2



Site Plan

LOCATION:
Part Lots 19 & 20, Concession 6

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

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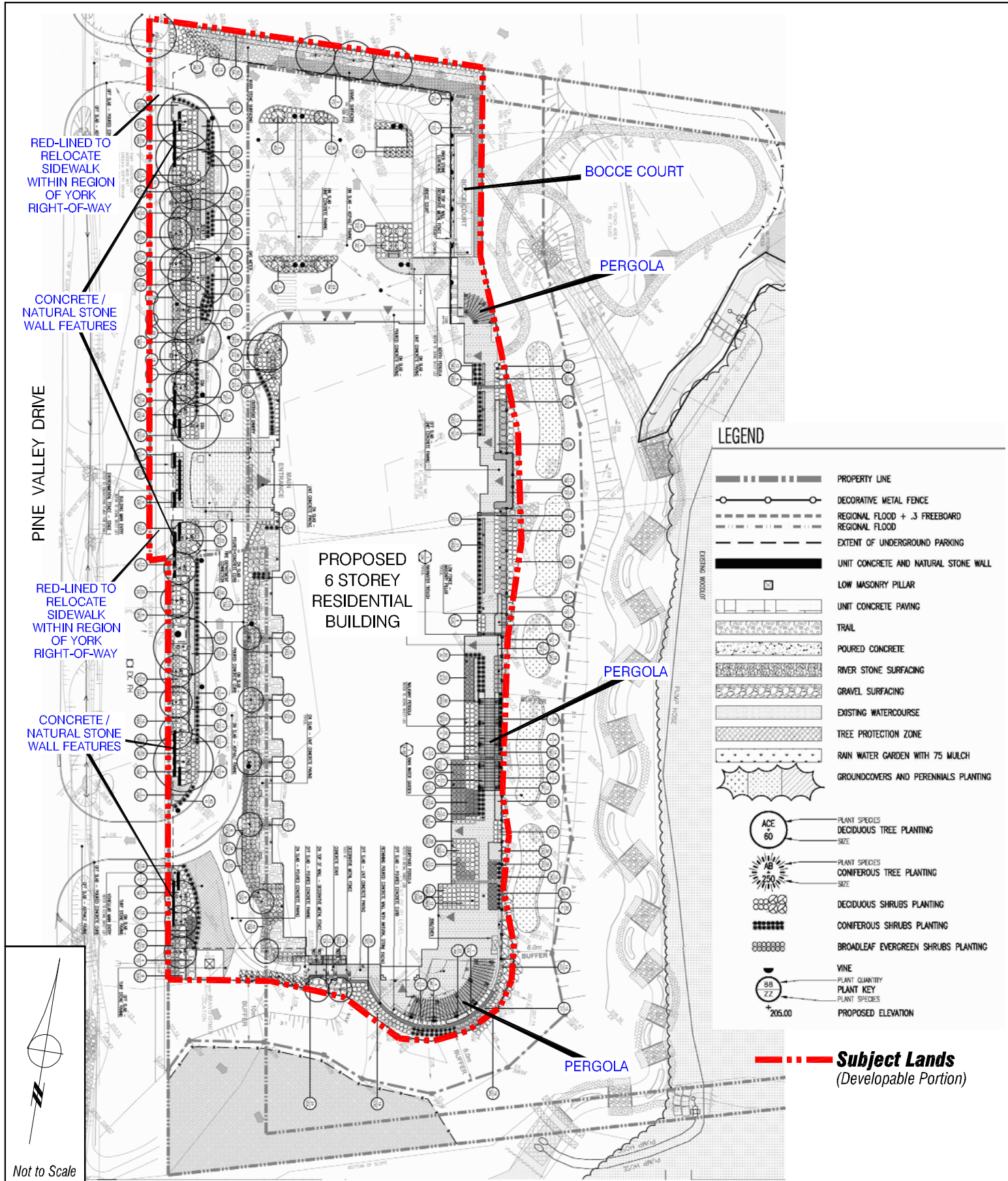


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3



Landscape Plan - Red-lined

LOCATION:
Part Lots 19 & 20, Concession 6

APPLICANT:
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PINE VALLEY DRIVE

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BICYCLE
STORAGE

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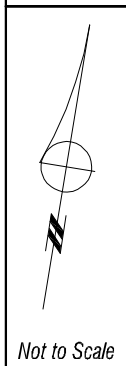
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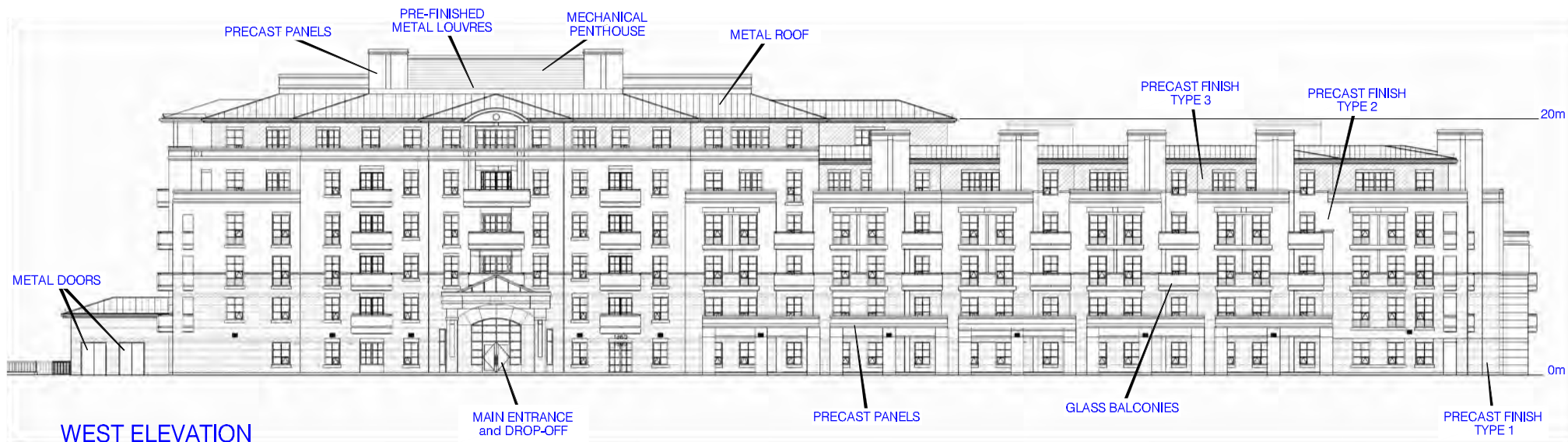


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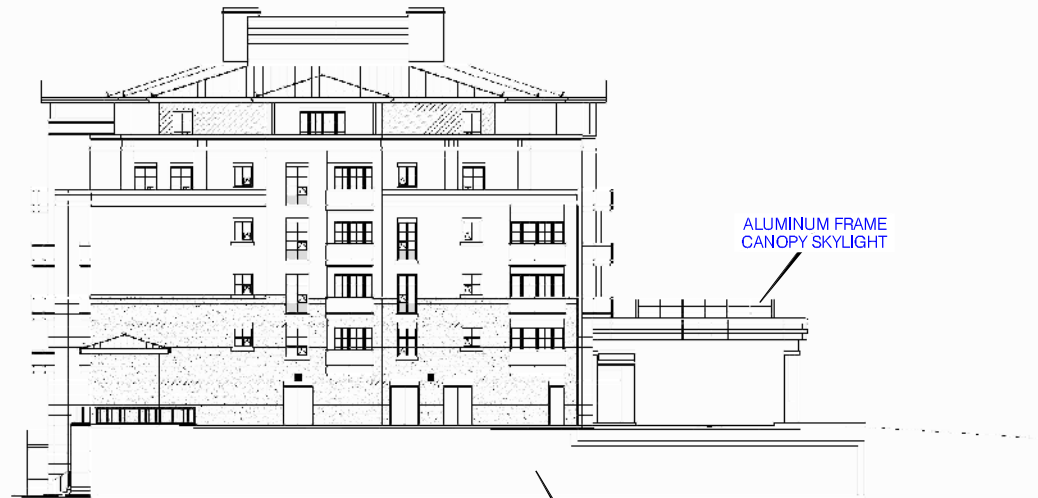
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WEST ELEVATION
(FACING PINE VALLEY DRIVE)



NORTH ELEVATION

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North & West Elevations

LOCATION:
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EAST ELEVATION
(FACING VALLEY LANDS)



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South & East Elevations

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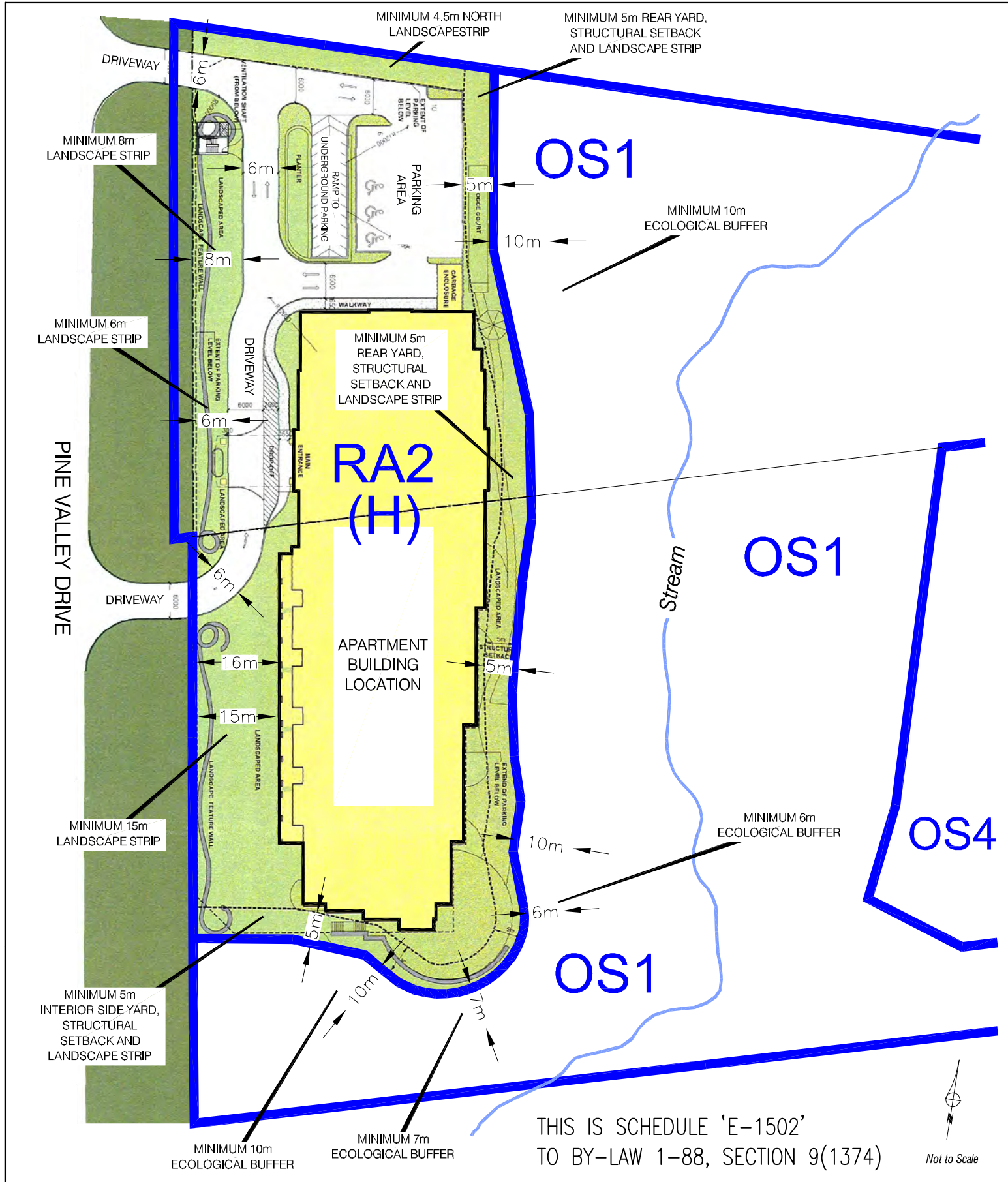


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