

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD(S): 3

TITLE: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.
OFFICIAL PLAN AMENDMENT FILE OP.25.003
ZONING BY-LAW AMENDMENT FILE Z.25.004
10390 PINE VALLEY DR.
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit 486 apartment dwelling units and 51 podium townhouse dwelling units within a 10-storey building and 12-storey building, and seven single detached dwelling units, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to permit 486 apartment dwelling units and 51 podium townhouse dwelling units within a 10-storey building and 12-storey building, and seven single detached dwelling units.
- Official Plan Amendment and Zoning By-law Amendment applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.25.003 and Z.25.004 (Country Wide Homes (Pine Valley Estates) Inc.) BE RECEIVED, and that any issues identified be addressed by the

Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 10390 Pine Valley Dr. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 8, 2024

Zoning By-law Amendment and Draft Plan of Subdivision applications were previously submitted for the Subject Lands.

On Oct. 17, 2006, the Development and Parks Planning Department received Zoning By-law Amendment File Z.06.064 and Draft Plan of Subdivision File 19T-06V12 from the former owner of the Subject Lands, to facilitate 192 residential dwelling units on a larger parcel of land that contained the Subject Lands.

In May 2015, the former owner sold the Subject Lands to Country Wide Homes (Pine Valley Estates) Inc. (the Owner). On July 14, 2015, the Owner filed an appeal for these applications to the Ontario Municipal Board (now Ontario Land Tribunal) for a failure to make a decision on the Zoning By-law Amendment within 120 days, pursuant to subsection 34(11) of the *Planning Act*. The Owner intended that all matters related to the Official Plan Amendment 744 policies under appeal were before the Ontario Municipal Board. The applications were endorsed by Council on Sept. 16, 2015, with the condition that the Notice of Approval not be issued until the implementing Official Plan Amendment 744 was approved by the Ontario Municipal Board. On April 6, 2016, the Ontario Municipal Board allowed the appeal of the applications and on April 30, 2018, By-law 101-2018 was passed as effected by the Ontario Municipal Board.

An Ontario Land Tribunal Decision was issued for the Subject Lands.

On Oct. 6, 2014, the former owner of the Subject Lands submitted an appeal of Official Plan Amendment 744 to the Ontario Municipal Board with respect to a site-specific policy that spoke to a conditional donation agreement between the former owner and the Toronto and Region Conservation Authority. In December 2015, the Ontario Municipal Board approved Official Plan Amendment 744 except for the site-specific policy that was the subject of the appeal on the Subject Lands. The Subject Lands were identified in Official Plan Amendment 744 as “Area subject to future OMB decision”. On May 5, 2023, the Ontario Land Tribunal approved a settlement between the Owner and the City after an agreement was reached for the site-specific policy language applicable to the Subject Lands.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

Country Wide Homes (Pine Valley Estates) Inc. (the Owner) has submitted the following applications (the Applications) for the Subject Lands to permit 486 apartment dwelling units and 51 podium townhouse dwelling units within a 10-storey building and 12-storey building, and seven single detached dwelling units, as shown on Attachments 2 to 3:

1. Official Plan Amendment File OP.25.003 to amend the policies of Vaughan Official Plan 2010, Volume 2, Area Specific Policy 12.13 - Block 40/47, and Official Plan Amendment 600 as amended by Official Plan Amendment 744, respecting the maximum permitted density for “High Density Residential”, that the calculation of maximum density permitted on the Subject Lands shall be based on the total gross area of the lands, being 4.31 hectares, despite any conveyances to public ownership.
2. Zoning By-law Amendment File Z.25.004 to rezone the Subject Lands from “A Agricultural Zone” and “R3A(H) Third Density Residential Zone” with the Holding Symbol (H), subject to site-specific exception 14.1085, to “RM3 Multiple Unit Residential Zone”, “R2 Second Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 in Attachment 4.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: May 9, 2025

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Rideout Court in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to the Kleinburg and Area Ratepayers’ Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received by the Development and Parks Planning Department as of May 20, 2025.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[September 2, 2014, Committee of the Whole Public Hearing \(Item 8, Report 38\)](#)

[September 9, 2015, Committee of the Whole Report \(Item 23, Report 31\)](#)

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- “Community Area” and located in the “Greenbelt Plan Area”, on Schedule 1 – Urban Structure of Vaughan Official Plan 2010
- “Urban Area” on Map 12.13.A: Block 40/47 – Land Use of Vaughan Official Plan 2010, Volume 2, Area Specific Policy 12.13 - Block 40/47
- “Urban Area” on Schedule B: Vellore-Urban Village by Official Plan Amendment 600 as amended by Official Plan Amendment 744
- The “Urban Area” designation permits residential uses with the designation of “High Density Residential – Commercial Areas” at a maximum building height of 12-storeys and maximum density of 150 units per hectare.
- An amendment to Vaughan Official Plan 2010 and Official Plan Amendment 600 as amended by Official Plan Amendment 744 is required to address the calculation of maximum density so that it is based on the total gross area of the lands, being 4.31 hectares, despite any conveyances to public ownership.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- A Agricultural Zone and R3A(H) Third Density Residential Zone, with the Holding Symbol (H) by Zoning By-law 001-2021, subject to site-specific Exception 14.1085.
- These Zones do not permit the proposed uses.
- The Owner proposes to rezone the Subject Lands to RM3 Multiple Unit Residential Zone, R2 Second Density Residential Zone, OS1 Public Open Space Zone, and EP Environmental Protection Zone, together with the site-specific zoning exceptions as identified in Table 1 in Attachment 4, to permit the Development, as shown on Attachment 2.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none">▪ The Applications will be reviewed for consistency with the Provincial Planning Statement, 2024 and conformity to the policies of the Vaughan Official Plan 2010 Volume 2, Area Specific Policy 12.13 - Block 40/47, Official Plan Amendment 600 as amended by Official Plan Amendment 744, and any other deemed City official plan policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to Vaughan Official Plan 2010, Official Plan Amendment 600 and Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to the Vaughan Official Plan 2010 Volume 2, Area Specific Policy 12.13 - Block 40/47 and Official Plan Amendment 600 as amended by Official Plan Amendment 744 will be reviewed in consideration of the proposed building density. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Related Draft Plan of Subdivision File 19T-25V002	<ul style="list-style-type: none"> ▪ The Owner has also submitted a Draft Plan of Subdivision application with the Applications. ▪ Should the Applications be approved, the required conditions of approval will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional, public agency and utility requirements.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol (H), which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the Block 40/47 Urban Design Guidelines.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications have been circulated to York Region, the Toronto and Region Conservation Authority and external public agencies and utilities, and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a silver score of 45.
i.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Community Benefits Charges	<ul style="list-style-type: none"> The development meets the criteria for Community Benefits Charges being five or more storeys and 10 or more units. The City passed the Community Benefits Charges By-law on Sept. 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
k.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
l.	City's Tree Protection Protocol	<ul style="list-style-type: none"> There are 27 trees within six metres of the Subject Lands, five of which are required to be removed to accommodate the proposed development. The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Teston Road, Weston Road, Pine Valley Drive and Major Mackenzie Drive. Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are located on Rideout Court and Longboat Crescent, local roads under the jurisdiction of the City. ▪ The City will identify any required land conveyances.
n.	Required Site Development Application	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner will be required to submit a Site Development Application to address site access, servicing and grading, landscaping, environmental, noise, and other municipal, regional and public agency and utility requirements.
o.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following materials for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Hydrogeological Report ○ Master Environmental Servicing Plan Amendment to Block 40/47 Master Environmental Servicing Plan
p.	Indigenous Communities Consultation	<ul style="list-style-type: none"> ▪ Indigenous community engagement is ongoing to ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (Bill 185) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Joshua Cipolletta, Planner, Development and Parks Planning Department, ext. 8112.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Proposed Exceptions to Zoning By-law 001-2021

Prepared by

Joshua Cipolletta, Planner, ext. 8112

Letizia D'Addario, Senior Planner, ext. 8213

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529