

Committee of the Whole (2) Report

DATE: Wednesday, May 20, 2020

WARD: 3

**TITLE: PRIMA VISTA ESTATES INC. AND 840999 ONTARIO LTD.
SITE DEVELOPMENT FILE DA.19.001
10699 AND 10733 PINE VALLEY DRIVE
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.19.001 (Prima Vista Estates Inc. and 840999 Ontario Ltd.) for the Subject Lands shown on Attachment 2. The Owner proposes a commercial plaza consisting of three buildings with a total gross floor area of 2,302 m² with 82 parking spaces, as shown on Attachments 3 to 8.

Report Highlights

- The Owner proposes to develop a commercial plaza consisting of three buildings with a total gross floor area of 2,302 m² and 82 parking spaces
- The Local Planning Appeal Tribunal on April 6, 2016, issued a decision (Case No. PL150868) conditionally approving Zoning By-law Amendment File Z.03.024 for the Subject Lands to permit the development, and withholding the final approval of the implementing zoning by-law subject to conditions
- The Development Planning Department supports the approval of the Site Development Application as the development is consistent with Provincial policies, conforms to the York Region Official Plan 2010 and City of Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area

Recommendation

1. THAT Site Development File DA.19.001 (Prima Vista Estates Inc. and 840999 Ontario Ltd.) BE DRAFT APPROVED AND SUBJECT TO CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a commercial plaza consisting of three buildings with a total gross floor area of 2,302 m² served by 82 parking spaces.

Background

The subject lands (the 'Subject Lands') are municipally known as 10699 and 10733 Pine Valley Drive and are located east of Pine Valley Drive and south of Teston Road, as shown on Attachment 2. The Subject Lands are 0.74 ha in size and located within the Block 40/47 Planning Area.

A Site Development Application has been submitted to permit the Development

The Owner has submitted Site Development File DA.19.001 (the 'Application') for the Subject Lands to permit a commercial plaza consisting of three buildings with a total gross floor area ('GFA') of 2,302 m² served by 82 parking spaces (the 'Development'), as shown on Attachments 3 to 8. The Application consists of the following:

<u>Building</u>	<u>Land Use</u>	<u>Area (m²)</u>	<u>Coverage (%)</u>	<u>Height (m)</u>
	Site Area	7,404.7	-	-
	Total Building Coverage	1,716.6	23.18	-
	Landscaped Area	2,608.9	35.23	-
	Paved Area	3,079.2	41.59	-
		<u>GFA(m²)</u>		
A	Building: 1-Storey	325.4	-	9
B	Building: 1-Storey	869.9	--	9.3
C	Building: 2-Storeys	1,106.7	-	10
		<u>Use(m²)</u>		
B	Office	585.5	-	-
A, B + C	Shopping Centre	1,716.6	-	-
A + C	Patios	106	-	-
B	Outdoor Play Area	225.5	-	-

<u>Parking</u>	
<u>Minimum Required Parking</u>	<u>Proposed Parking</u>
6 spaces/100 m ² of GFA for a Shopping Centre Use @ 1,716.5 m ² = 103 spaces	3.3 spaces/100 m ² of GFA for a Shopping Centre Use @ 1,716.5m ² = 57 spaces
16 spaces/100 m ² of floor area for an Outdoor Patio Shopping Centre Use @ 106 m ² = 17 spaces	No parking required
3.5 spaces/100 m ² of GFA for an Office Use @ 585.5 m ² = 21 spaces	Minumum 3.5 Parking Spaces/100 m ² of GFA for an Office Use @ 585.5 m ² = 21 spaces
Total Required: 141 parking spaces	Total Proposed: 78 Parking Spaces (The Development includes 82 parking spaces.)

The Local Planning Appeal Tribunal must approve the Implementing Zoning By-law for the Subject Lands

The Ontario Municipal Board, now the Local Planning Appeal Tribunal ('LPAT') on April 6, 2016, issued a decision (Case No. PL150868) to conditionally approve Zoning By-law Amendment File Z.03.024 ('Zoning Amendment') for the Subject Lands. The Zoning Amendment rezoned the Subject Lands from "A Agricultural Zone" to "C4(H) Neighbourhood Commercial" with the addition of the Holding Symbol "(H)" as shown on Attachment 3, together with the site-specific zoning exceptions related to permitted uses, and parking, landscape, outdoor patio, and building setback requirements.

The LPAT is withholding the approval of the implementing Zoning By-law until such time that the Master Environmental Servicing Plan ('MESP') for the Block 40/47 Plan is completed and the modifications to the Zoning Amendment are met to the satisfaction of the Toronto and Region Conservation Authority ('TRCA') and the City. The process is being finalized for the LPAT to approve the implementing Zoning By-law for the Zoning Amendment. The final implementing Zoning By-law must be approved and in-effect by the LPAT prior to the execution of the Site Plan Letter of Undertaking for the Application. A condition to this effect is included in Attachment 1.

Previous Reports/Authority

The following links provide information related to this report:

[June 17, 2014 Block 40/47 Committee of the Whole Report \(Item 57, Report No. 30\)](#)

[May 15, 2015 Block 40/47 Committee of the Whole Report \(Item 4, Report No. 20\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides policies for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS.

The Development is consistent with Sections 1.1.3 and 1.6.6 of the PPS regarding encouraging development within the Settlement Areas and the efficient use of land by supporting redevelopment and the efficient use of planned and existing infrastructure and services.

The Subject Lands are vacant agricultural lands located west of Purpleville Creek and are within the East Humber River watershed. The Development will complete a phase of an approved Draft Plan of Subdivision File 19T-03V05 located within the Settlement Area. The commercial uses contribute to a mix of land uses to support the surrounding community and economic activity. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan') guides decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses, and the flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offers a mix of jobs, local stores, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Council's planning decisions shall conform to the Growth Plan.

The Development is located within a Settlement Area and Delineated Built-up Area. The Subject Lands are located within the "Community Areas" of Schedule 1 - Urban Structure in Volume 1 of Vaughan Official Plan 2010 ('VOP 2010') and within the Block 40/47 Planning Area. The Development will provide convenient access to local stores

and services for the community in accordance with Section 2.2.1.4 of the Growth Plan. In consideration of the above, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by the YROP. Section 5.0 of the YROP states "Growth will also occur in new community areas...throughout the Region." Section 4.4.8 of the YROP requires "local municipalities plan comprehensively for all retail uses, including major retail uses, that are integrated and provided for within the community."

The Development is for a neighborhood commercial plaza to provide a range of retail uses and services such as a bank or financial institution, supermarket, pharmacy, eating establishment and a daycare to serve the community. The Development conforms to the YROP.

The Development conforms to VOP 2010

The Subject Lands are located in a "Community Area" and "Natural Area and Countryside" on Schedule 1 - Urban Structure of VOP 2010, and are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" overlay designation by VOP 2010, Volume 2, Section 12.13 - Block 40/47.

Section 12.13.2.13 of VOP 2010 amends Section 8.2.3 of Official Plan Amendment ('OPA 600', the previous Official Plan for the Subject Lands) requiring York Region to undertake an Environmental Impact Assessment ('EIA'). The EIA is required to establish the preferred road alignment to eliminate the jog on Teston Road, realign the intersection of Pine Valley Drive and Teston Road, and secure the conveyance of the required lands to the Region. VOP 2010 authorizes the placing of the Holding Symbol "(H)" on the Subject Lands to undertake the EIA. The Teston Road EIA was completed and the project was cleared to proceed to preparing the detailed design in 2017. However, the lands required by York Region have not been conveyed by the Owner. Therefore, the lands will be zoned with the Holding Symbol "(H)" as further discussed in the Zoning section of this report.

The "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" overlay designation permits a range of retail uses including a food store, pharmacy, bank and financial institution, and restaurants where the total gross leasable area ('GLA') of the commercial centre cannot exceed 5,000 m². The Development provides for a range of retail uses with a gross floor area of 2,302 m². The Development conforms to VOP 2010.

The Development conforms to the Block 40/47 Plan, in accordance with Vaughan Official Plan 2010

Vaughan Council on June 24, 2014, approved the Block 40/47 Plan ('Block Plan'). The Subject Lands are located within the Block Plan area. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 40/47 to manage growth. The Development conforms to the Block Plan as required by VOP 2010.

The Draft Plan of Subdivision for the Subject Lands must be registered prior to final approval of the Development

The LPAT on April 6, 2016, approved Draft Plan of Subdivision File 19T-03V05 ('Draft Plan'). The Subject Lands are located within phase four of the Draft Plan which must be registered prior to final approval of the Development. A condition to this effect is included in Attachment 1.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88, as shown on Attachment 2. The Development is not permitted in the "A Agricultural Zone". The LPAT Decision conditionally approved the rezoning of the Subject Lands to "C4(H) Neighbourhood Commercial" with the addition of the Holding Symbol "(H)" as shown on Attachment 3, together with site-specific zoning exceptions related to permitted uses, parking requirements, landscape, outdoor patio, and setbacks, to implement the Development shown on Attachments 3 to 7.

Approval of the implementing Zoning By-law by the LPAT is being withheld until the 'MESP' is completed and the modifications to the Zoning Amendment are to the satisfaction of the TRCA and the City. The final implementing Zoning By-law for the Zoning Amendment must be approved by the LPAT, in accordance with the LPAT Decision dated February 26, 2019 (File PL170640), prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development will be zoned with the Holding Symbol "(H)"

York Region requires the Subject Lands be zoned with the Holding Symbol "(H)". The implementing Zoning By-law to be forwarded to the LPAT for the Zoning Application will include the following condition, to be approved by York Region, prior to the Holding Symbol "(H)" being removed from the Subject Land:

- i) Conveyance of sufficient lands, free of costs and encumbrances, along the Teston Road and Pine Valley Drive frontages as identified in the Teston Road

Schedule C Class Environmental Assessment from Pine Valley Drive to Weston Road to accommodate the intersection realignment to the satisfaction of York Region.

The Holding Symbol “(H)” can be removed from the Subject Lands when the above noted condition has been fulfilled.

The Development Planning Department supports the Development

Site Plan

The Development shown on Attachments 3 to 8 includes 3 multi-unit commercial buildings with a total GFA of 2,302 m². The Development includes 3 outdoor patios along the Pine Valley Drive and Teston Road frontages, and an outdoor play area (for a day nursery use) south of Building “B”.

A drive-through is proposed to service Building “A”. Eighty-two (82) parking spaces inclusive of six (6) barrier-free spaces are proposed, accessed from Purple Creek Road and Teston Road. Pedestrian connections are provided throughout the Development between the buildings, parking, drive-through area and the community mailbox located to the south of Building “B”. The bike racks located northeast of Buildings “A” and “C”, and southeast of Building “C” are located along pedestrian connections.

Landscape Plan

The Landscape Plan shown on Attachment 4 consists of a variety of deciduous and coniferous trees and shrubs. Acoustic wood fencing ranging in height from 2 m to 2.5 m is proposed between the Subject Lands and the residential development to the east (Site Development File DA.18.029). Landscaping along the east property line will consist of eight (8) Red Oak, six (6) Sugar Maple and one (1) Autumn Blaze Maple all 4 m in height, six (6) Colorado Spruce coniferous trees measuring 1.75 m in height, and deciduous shrubs measuring 60 cm in height.

The corner entrance feature located at the Pine Valley Drive and Teston Road intersection will consist of two (2), 1.5 m high stone walls with 2.5 m high pillars at the end of each wall, connected by an overhead metal trellis. A concrete pavement pathway connects the public sidewalk to Building “A”. The Pine Valley Drive and Purpleville Creek Road intersection will consist of two (2), 0.9 m high wood rail fences and 2 m high pillars at the end of each fence.

The Tree Inventory and Assessment Plan (‘TIAP’) prepared by Strybos Barron King and dated September 2016 submitted in support of the Application identifies the removal of seven (7) trees, and two groupings of vegetation consisting of hedgerows and mixed

coniferous and deciduous trees. The Owner shall enter into a Tree Protection Agreement with the City, to identify the procedures and standards to protect public and private trees, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1. Compensation tree planting for the proposed tree removals will be not be required in accordance with the City's Tree Protection Protocol, as the Development will include additional tree plantings to compensate for the seven (7) tree removals.

Building Elevations

Buildings "A" and "B" will be one-storey in height (8.9 m and 9.3 m respectively) and Building "C" will be two-storeys in height (10 m), as shown on Attachments 5 to 7. The building materials consists of a combination of light and dark grey and brown brick with vision and spandrel glazing on the façades.

Signage/Lighting

The building signage shown on Attachments 5 to 7 will be visible from Pine Valley Drive and Teston Road. A 7.4 m high pylon sign with a stone base, as shown on Attachment 8, will be located along both Pine Valley Drive and Teston Road. Lighting is provided on the buildings and within the landscaped area along the pedestrian walkways and the parking area. The Owner is required to provide wall-mounted lighting on Buildings "A" and "C".

Sustainability Performance Metrics

The Development achieves an overall application score of 35 points. The Development includes amenities such as convenience retail uses and pedestrian linkages to connect with the planned sidewalks on Pine Valley Drive and Teston Road. Trees and landscaping will be planted to replace the trees removed to facilitate the Development, and bird-friendly glazing will be used on the buildings. The Development is required to achieve a minimum application performance level score of 31.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 8, subject to the Recommendations of this report. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations, signage, lighting details, landscape plan, landscape details, landscape cost estimate and Tree Inventory and Assessment Plan must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1 to this report.

A commemorative plaque is incorporated into the Development, and the Subject Lands are clear of any concern for archaeological resources

A portion of the Subject Lands are located at 10733 Pine Valley Drive and contained the Purpleville Post Office and General Store, and are listed in the Municipal Register ('Register') under Section 27 of the *Ontario Heritage Act*. The structure was to be relocated and restored in accordance with Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc./ 840999 Ontario Limited). However, the structure was largely destroyed in an August 2018 fire. Cultural Heritage staff on December 11, 2018, conducted a site visit and documented the remains of the structure.

The Subject Lands no longer retain their identified cultural heritage value and must be de-listed from the Register. The Owner shall submit an application to the Heritage Vaughan Committee to remove the Subject Lands from the Register, as specified by Section 27 of the *Ontario Heritage Act*. The recommendation by Heritage Vaughan must be ratified by Vaughan Council prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The City of Vaughan Standards for Heritage Commemoration Plaques policy, Section 6.1.3.4 states, "commemorative plaque programs including plaques for sites is required where the cultural heritage resource may have been lost or where there are few vestiges of these resources." The Owner is required to erect a commemorative plaque in a location as specified by the City. The Owner has proposed a commemorative plaque in the pillar at the corner of the Pine Valley Drive and Teston Road entry feature to the satisfaction of the City.

The Subject Lands are cleared of any concern for archaeological resources. Standard conditions to this effect are identified in Attachment 1 to this report and shall be included in the implementing Site Plan Letter of Undertaking.

The Development Engineering Department has no objection to the Development, subject to the conditions in this report

The Development Engineering Department ('DE') has no objection to the Development subject to the Owner addressing the conditions in Attachment 1 to this report.

Road Network

A full-moves access for the Development is proposed from the extension of Purple Creek Road that will connect to Pine Valley Drive. A right-in/right-out access will be provided from Teston Road. The extension of Purple Creek Road shall be part of the required subdivision agreement and precede the Site Plan Letter of Undertaking. The required lands for the realignment of the Teston Road and Pine Valley Drive intersection

shall be transferred to York Region and requires the registration of the subdivision agreement for Draft Plan of Subdivision File 19T-03V05. Access to the Subject Lands requires York Region approval.

Transportation Planning

The DE Department is satisfied with the findings of the Parking Justification Letters ('PJL') prepared by Cole Engineering Group Ltd. and dated November 7, 2019, and January 31, 2020, identifying the Development will include 83 parking spaces.

The Owner has submitted a Traffic Impact Study ('TIS') prepared by Cole Engineering Group Ltd. and dated July 21, 2017, and a Transportation Mobility Plan ('TMP') prepared by Cole Engineering Group Ltd. and dated December 2018. The DE Department generally accepts the findings of the TIS and TMP. The TIS and TMP require review and approval by York Region. A condition to this effect is included in Attachment 1.

Municipal Services

The Owner has submitted a Stormwater Management Conformance Letter ('SMCL') and a Servicing Brief ('SB'), prepared by SCS Consulting Group Limited and dated January 15, 2019, and December 20, 2018, respectively. The SMCL and SB state the existing downstream servicing was designed to accommodate the Development and approved as part of the Block 40/47N Spine Servicing Agreement. The proposed sanitary and storm flows are consistent with the approved design, and the downstream infrastructure have the capacity to convey flows to the existing sanitary pump station and stormwater management facility.

Water Servicing

The Subject Lands are situated within Pressure District 7 ('PD7') of the York Water System. The Development is proposing to connect to the existing 400 mm watermain along Purple Creek Road.

Sanitary Servicing

The proposed connection point for the Development is an existing control manhole connecting to a 200 mm local sanitary sewer out letting to a 450 mm sanitary sewer collector within the Purple Creek Road right-of-way.

Storm Servicing and Stormwater Management

The Development was contemplated during the design and construction of the existing Stormwater Management Pond ('SWM') Facility, SWM Pond 2, located south of the Subject Lands in Draft Plan of Subdivision File 19T-06V10 (Mosiak Pinewest Inc.). SWM Pond 2 was designed to provide quality, quantity and erosion control for the

Development. The proposed connection point for the Development is an existing control manhole within the Subject Lands that connects to a 900 mm storm sewer within the Purple Creek Road right-of-way. Internally, proposed 300 mm to 900 mm storm sewers will service the Subject Lands and have been designed to capture a 100-year storm event and convey the flows safely downstream to SWM Pond 2. The downstream infrastructure has the capacity to convey flows to the existing infrastructure.

A Clean Water Collector ('CWC') by-pass sewer is proposed to cross the south portion of the Subject Lands and continue through the south-west corner of the residential lands to the east (Site Development File DA.18.029) where it will outlet to the adjacent valley land system. The design and submission of the CWC will be addressed through a separate submission on behalf of the Block 40/47 Developers Group II Inc. An easement plan(s) shall be prepared in favour of York Region and any other agency as applicable and shall be included in the subdivision agreement and Site Plan Letter of Undertaking.

Environmental Site Assessment

The Owner has submitted Phase I Environmental Site Assessments ('ESA') Report prepared by Soil Engineers Ltd. and dated October 14, 2014, and the associated reliance letter. The documentation concludes that the Subject Lands are suitable for the Development, and is acceptable to the DE Department.

Draft Plan of Subdivision

The Owner shall enter into a subdivision agreement to create the lots and blocks consistent with the draft M-Plan, and the agreement shall be executed and registered prior to the execution of the Site Plan Letter of Undertaking. Construction of the extension of Purple Creek Road shall be incorporated within the subdivision agreement and precede any Site Plan Agreement or Letter of Undertaking. Conditions to this effect are included in Attachment 1.

Development Charges are applicable to the Development

The Financial Planning and Development Finance Department requires the Owner to pay all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. A standard condition to this effect will be included in the implementing Site Plan Letter of Undertaking.

The Environmental Services Department, Waste Management Division has no objection to the Development, subject to conditions

The Environmental Services Department, Waste Management Division has no objection to the Development subject to the Owner providing a waste storage room and loading pad both for Building “A”. A condition to this effect is included in Attachment 1.

The Office of the Infrastructure Development Department, Real Estate Services and Parks Development Departments have no objections to the Development

The Office of the Infrastructure Development Department, Real Estate Services and Parks Development Departments have no objection to the Development as the Owner was a party to the Parks Agreement executed on October 17, 2017, that accounts for the Subject Lands. The Owner has provided a letter from the Block40/47 Landowner’s Trustee that the Owner is in good standing with the Block 40/47 Landowner’s Group. The City does not require any further parkland or cash-in-lieu of the dedication of parkland for the Application.

The Forestry Operations Division has no objection to the Development, subject to conditions

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner entering into a Tree Protection Agreement with the City, to identify the procedures and standards to protect public and private trees, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Fire and Rescue Services Department has no objection to the Development

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

The Toronto and Region Conservation Authority has no objection to the Development

The TRCA has no objection to the Development subject to Owner carrying out the recommendations of the Stormwater Management Conformance letter prepared by SCS Consulting Group Limited and dated January 15, 2019, and no vegetation removal between April 1 and August 31. A condition to this effect is included in Attachment 1. The TRCA issued a permit for the final grading, construction, and restoration works for the Subject Lands on April 11, 2019.

The various utilities have no objection to the Development, subject to conditions

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post have no objections to the Development, subject to the Owner coordinating servicing connections, easements and locates with the note utilities prior to the commencement.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to the Owner dedicating land for the Teston Road widening through the registration of Draft Plan of Subdivision File 19T-03V05 and confirmation of the land transfer to York Region. Also, the TIS and TMP require review and approval by York Region. A Condition to this effect is included in Attachment 1.

Conclusion

Site Development File DA.19.001 has been reviewed in consideration of the applicable Provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 8 is consistent with Provincial policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The implementing Zoning By-law 1-88 must be approved by the LPAT and in-effect prior to the execution of the Site Plan Letter of Undertaking for the Development.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.19.001. Should Council approve the Application, conditions of approval are included in the Recommendation section of this report and Attachment 1.

For more information, please contact: Judy Jeffers, Planner, at extension 8645.

Attachments

1. Conditions of Site Plan Approval, Site Development File DA.19.001 (Prima Vista Estates Inc and 840999 Ontario Ltd.)
2. Context and Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan

5. Elevations - Building A
6. Elevations - Building B
7. Elevations - Building C
8. Pylon Signage

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