

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2020

Item 7, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 27, 2020.

**7. PRIMA VISTA ESTATES INC. SITE DEVELOPMENT FILE DA.18.029
10699 AND 10733 PINE VALLEY DRIVE VICINITY OF PINE VALLEY
DRIVE AND TESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated May 20, 2020:

Recommendation

1. THAT Site Development File DA.18.029 (Prima Vista Estates Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit 66 townhouse and 2 semi-detached dwelling units serviced by 6 m wide private common-element condominium roads.

Committee of the Whole (2) Report

DATE: Wednesday, May 20, 2020

WARD: 3

**TITLE: PRIMA VISTA ESTATES INC.
SITE DEVELOPMENT FILE DA.18.029
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

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.029 (Prima Vista Estates Inc.) for the Subject Lands shown on Attachment 2. The Owner proposes the development of 66 townhouse and 2 semi-detached dwelling units serviced by 6 m wide private common-element condominium roads, as shown on Attachments 3 to 7.

Report Highlights

- The Owner is proposing 66 townhouse and 2 semi-detached dwelling units serviced by 6 m wide private common-element condominium roads
- On April 6, 2016, the Local Planning Appeal Tribunal issued a decision (Case No. PL150868) conditionally approving Zoning By-law Amendment File Z.03.024 for the Subject Lands to permit the proposed development and withhold 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

Recommendation

1. THAT Site Development File DA.18.029 (Prima Vista Estates Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit 66 townhouse and 2 semi-detached dwelling units serviced by 6 m wide private common-element condominium roads.

Background

The 3.11 ha subject lands (the 'Subject Lands') shown on Attachment 2 are known as 10699 and 10733 Pine Valley Drive and are located east of Pine Valley Drive and south of Teston Road. The Subject Lands are located within the Block 40/47 Planning Area.

A Site Development Application has been submitted to permit the Development
Prima Vista Estates Inc. (the 'Owner') has submitted Site Development File DA.18.029 (the 'Application') to permit 66 townhouse and 2 semi-detached dwelling units served by 6 m wide private common-element condominium roads (the 'Development'), as shown on Attachments 3 to 7. The Application consists of the following:

<u>Blocks</u>	<u>Land Use</u>	<u>Area (m²)</u>	<u>Coverage (%)</u>	<u>Number of Units</u>
	Net Lot Area	27,349.30	-	-
	Buffer Area	3,752.81	-	-
1-17	Residential Dwelling Area	8,687.82	31.77	68
	Private Road and Sidewalks	5,853.43	21.4	-
	Landscape Area	11,031.83	40.33	-
	Amenity Space - Semi-detached and Townhouses, and Public (Play Area, Seating Area)	1,776.23	6.5	-

<u>Parking</u>	
<u>Minimum Parking Required</u>	<u>Parking Proposed</u>
2 parking spaces/unit @ 68 units = 136 parking spaces	2 parking spaces/unit @ 68 units = 136 parking spaces
0.25 Visitor parking spaces/unit @ 68 Units = 17	0.23 Visitor Parking Spaces/Unit @ 68 Units = 16
Total: 153	Total 152

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 is to rezone the Subject Lands from "A Agricultural Zone" to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" as shown on Attachment 3, together with the site-specific zoning exceptions to definitions, lot standards, building height, permitted uses, and frontage onto a private street.

The LPAT is withholding the approval of the implementing Zoning By-law until 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 \(Item 4, Report No. 20\)](#)

[July 16, 2012 Zoning By-law Amendment File Z.03.024 and Draft Plan of Subdivision File 19T-03V05 \(Item 11, Report No. 29\)](#)

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 that 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 the PPS, specifically Section 1.1.3 to encourage development within Settlement Areas and the efficient use of land by supporting

intensification and redevelopment. The Development will efficiently use planned and existing infrastructure and services and will protect existing natural features and areas in accordance with Sections 1.6.6, 2.1.1 and 2.1.2 of the PPS.

The Subject Lands are vacant agricultural lands, abut the Purpleville Creek and are within the East Humber River watershed consisting of open space/natural areas, open space buffers and hazards lands. The Development will complete a phase of approved Draft Plan of Subdivision File 19T-03V05 located within the Settlement Area. The Development consists of compact building forms supporting the efficient use of land, and includes a 10 m buffer to the open space/natural area. 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 providing residential lands with existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan. Specifically, the Subject Lands are located within the "Community Areas" and "Natural Areas and Countryside" of Schedule 1 - Urban Structure, in Volume 1 of Vaughan Official Plan 2010 ('VOP 2010') and is located within the Block 40/47 Planning Area. The Development makes efficient use of land by adding to the range of residential building forms that contribute to establishing a complete community in accordance with Sections 2.2.1.4 and 2.2.6.2 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" and "Regional Greenlands System" by the YROP. Section 5.0 of the YROP states that "Growth will also occur in new community areas...throughout the

Region.” Section 3.5.4 of the YROP, requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” It also states that “the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.”

Section 2.1.5 of the YROP requires local official plans to identify opportunities to integrate the “Regional Greenlands System” into community design and encourage remedial works and enhancement opportunities within the “Regional Greenlands System”. Section 2.1.7 of the YROP permits refinements to the boundary of the “Regional Greenlands System” through approved planning applications that are supported by technical studies such as a Master Environmental and Servicing Plan (‘MESP’). Through the Block 40/47 Plan and Secondary Plan the MESP demonstrated the opportunities for the integration and refinement of the Regional Greenlands System into the Block 40/47 community, including the Subject lands.

The Development will add to the range of housing forms in the community including semi-detached and townhouse dwellings, and will establish an internal pedestrian linkage to the public pedestrian walkways that connect to a neighbourhood park. The Development includes a 10 m wide buffer to protect the natural area. 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” and “Valley Land” 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” designation permits semi-detached and townhouse dwelling units between 11 to 80 units per net residential hectare in accordance with Section 12.13.2.7 of VOP 2010. The Development yields a density of 24.9 units per hectare. The Development includes a 10 m wide buffer to the natural feature in accordance with the “Valley Lands” policies of VOP 2010. The Development conforms to VOP 2010.

Official Plan Amendment 15 does not apply to the Subject Lands

Official Plan Amendment 15 (‘OPA 15’) establishes development criteria for multiple lot developments in a Community Area by VOP 2010, Schedule 1 - Urban Structure, and are: designated “Low-Rise Residential” by VOP 2010, Schedule 13 - Land Use; or part of an “Established Large-Lot Neighbourhood” by VOP 2010, Schedule 1B - Areas Subject to Policy 9.1.2.3 - Established Large-Lot Neighbourhoods. The Subject Lands are located within a Community Area by VOP 2010, but are designated “Medium Density Residential/Commercial” by Policy 12.13 of VOP 2010. The development criteria in OPA 15 for multiple lot developments does not apply to the Subject Lands.

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’), that includes the Subject Lands. 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 the Block Plan in order to manage growth. The Development is providing a medium-density residential use as approved in the Block 40/47 Plan. 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 and 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 by the “A Agricultural Zone” and is contingent on the April 6, 2016, LPAT Decision to approve the implementing Zoning By-law for the Subject Lands.

The LPAT Decision conditionally approved the rezoning of the Subject Lands to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” as shown on Attachment 3, with site-specific zoning exceptions to: definitions, lot standards, building height, permitted uses, and frontage onto a private street; in order 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 will include the following condition, to be approved by York Region, prior to the Holding Symbol “(H)” being removed from the Subject Lands:

- 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.

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

The Development Planning Department supports the Development

Site Plan

The Development shown on Attachments 3 to 7 includes 2 semi-detached and 66 townhouse dwellings served by 6 m wide private common-element condominium roads and is accessed from Purpleville Creek Road. The Subject Lands abut Teston Road, however, no access is proposed to Teston Road due to the grade along this frontage.

The Subject Lands abut open space/buffer lands to the south and east. The dwelling units have private backyard amenity space and a common playground amenity space is proposed, as shown on Attachment 3. Each unit provides two parking spaces. Sixteen (16) visitor parking spaces are proposed throughout the Development, inclusive of one (1) barrier-free space. Pedestrian connections lead to the planned sidewalk on Purple

Creek Road, the future commercial development to the west, park to the south, and two community mailbox locations.

Landscape Plan

The Landscape Plan shown on Attachment 4 includes a landscape area abutting the driveway entrance into the Subject Lands and a 10 m wide open space buffer consisting of a variety of deciduous and coniferous trees and shrubs. Landscaping, including a tree in front of most dwellings, and privacy fencing or decks are proposed for the dwelling units.

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 one (1) tree. Tree protection hoarding will be required to protect the trees in the open space buffer area. The Owner is required to enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree Protection By-law 52-2018 and shall quantify the value of the tree replacement using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol 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 removal of one (1) tree will be not be required as outlined in the City's Tree Protection Protocol, as the Development includes additional tree plantings to compensate for the tree removal.

Building Elevations

The two-storey building elevations includes a combination of light and dark grey and brown brick, and stone and grey brick and vision glazing on the façades, as shown on Attachments 5 to 7. Prior to the execution of the Site Plan Letter of Undertaking, the final building elevations must be approved by the Development Planning Department. A condition to this effect is included in Attachment 1.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 30 points. The Development is in proximity to open space lands and includes landscape and buffers as a transition to the open space. The Development includes pedestrian linkages to public sidewalks, a vista and a municipal park south of the Subject Lands. The Development is required to achieve a minimum application performance level score of 31 points to the satisfaction of the Development Planning Department.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 7, subject to the Recommendations of this report. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, tree preservation plan, and SPM score 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 to the satisfaction of the City. A condition to this effect is included in Attachment 1 to this report.

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

Site access to the Development is proposed from the extension of Purple Creek Road and connecting to Pine Valley Drive. The extension of Purple Creek Road shall form part of the subdivision agreement and precede the Site Plan Letter of Undertaking.

Transportation Planning

The submitted Traffic Impact Study ('TIS') prepared by Cole Engineering Group Ltd. and dated July 21, 2017, states the access for the Development should have a right-of-way of 15.5 m with two-inbound and two-out bound lanes. The proposed access has a right-of-way width of 14.4 m with one-inbound and one-out bound lane. The drawings for the Development must be revised to show the recommended lane configuration, and the required traffic signs.

The DE Department concurs with the overall assessment in the TIS. The final truck maneuvering plan must be approval by the Fire and Rescue Services Department and the Environmental Services Department.

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 April 3, 2018, and March 21, 2018, respectively. The SMCL and SB outline the existing downstream servicing was designed to accommodate the Development and was 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 proposed to connect to the existing 400 mm watermain along Purple Creek Road, including a water meter chamber internal to the Subject Lands, as required by City standards. A proposed 200 mm watermain will service the site from the connection mentioned above, be looped internally and provide connections to each unit. The DE Department does not anticipate any water service constraints.

Sanitary Servicing

The proposed connection point for the Development is an existing control manhole connecting to a 200 mm local sanitary sewer and outlet to a 450 mm sanitary sewer collector within the Purple Creek Road right-of-way. Internal to the Development, a proposed private 200 mm sanitary sewer will provide service connections to the units.

The existing downstream infrastructure has the capacity to convey flows to the existing sanitary pump station.

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 within Draft Plan of Subdivision 19T-06V10(W). The existing 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 connecting 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 future commercial block to the west (Site Development File DA.19.001) and continue through the south-west corner of the Subject Lands where it will outlet to the adjacent valley land system. The CWC will convey external drainage from an existing wetland, agricultural lands, portions of the Pine Valley Drive and Teston Road rights-of-way and estate residential lots. 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.

As a result of the CWC sewer alignment, the submitted site servicing plans and draft M-Plan for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Ltd. and Prima Vista Estates Inc.) was revised as the size and shape of the Subject Lands and Block 5 (Vista/Open Space) to the south of the Subject Lands was modified. In addition, an easement plan(s) shall be prepared to the satisfaction of York Region and any other applicable agency and the appropriate condition(s) to this effect shall be included in the subdivision agreement and Site Plan Letter of Undertaking.

Grading

The grading plan submitted for the Development generally meets the City's Lot Grading Criteria of a minimum of 2% swale grades, with the exception of a minimum of 1.2% grade where there are grading constraints.

Environmental Site Assessment

The Owner has submitted a 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, which is acceptable to the DE Department.

Environmental Noise and Vibration

A preliminary noise report was submitted by Valcoustics Canada Ltd., dated March 26, 2018, and recommended an acoustic fence height of up to 3 metres adjacent to Teston Road, being a Regional Road. The City's maximum fence height is 2.5 metres and any acoustic barrier recommended to be higher shall incorporate a berm and/or retaining wall to make up the additional height. Certain exceptions to the height along a Regional road can be accommodated should the ownership, maintenance and replacement responsibilities be associated with the condominium corporation.

Draft Plan of Subdivision

The Owner shall enter into a subdivision agreement to create the lots and blocks in accordance with the M-Plan, and the agreement shall be executed and registered prior to the execution of Site Plan Letter of Undertaking. Construction of the extension of Purple Creek Road shall be incorporated within the subdivision agreement and precede the Site Plan Letter of Undertaking.

Easements

The servicing plan and draft M-Plan shall be revised to reflect the current re-alignment of the CWC on private property which outlets to lands owned by the TRCA, and to their satisfaction. Easement(s) shall be provided to York Region and any other agency as required.

Retaining Walls

The DE Department requires the acoustic fences and subsurface infrastructure be included on the final Plan of Condominium or situated within the Parcels of Tied Lands ('POTLs') of the proposed townhouse units. The future condominium corporation shall maintain and manage the acoustic fences and subsurface infrastructure, and shall reserve a right of entry onto the POTLs to carry out maintenance and replacement as required. These conditions shall be included in the declaration of the future condominium corporation. A condition to this effect will be included in the Site Plan Letter of Undertaking.

Draft Plan of Condominium and Part Lot Control Applications are required to implement the Development

Should the Application be approved, a Draft Plan of Condominium application is

required to establish the proposed condominium tenure and common elements of the Development, and to secure appropriate conditions of draft plan of condominium approval. A Part Lot Control Application will also be required to create individual lots tied to the common element condominium (POTLs) for future ownership.

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 approval of the final truck maneuvering plan. The future condominium corporation will be responsible for waste collection. 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 informing the Forestry Operations Division once the tree protection measures have been installed for inspection and approval according to City specifications.

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 approval of the final truck maneuvering plan and 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 as their concerns and requirements have been addressed through the Application. 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. A condition to this effect is included in Attachment 1.

Conclusion

Site Development File DA.18.029 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 7 is consistent with Provincial policy and conforms to the YROP 2010 and VOP 2010. The Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The LPAT must approve the implementing Zoning By-law and it must be 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.18.029. 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.18.029 (Prima Vista Estates Inc.)
2. Context and Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations - Block1
6. Building Elevations - Block 3
7. Building Elevations - Block 6

Prepared by

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Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.029
(Prima Vista Estates Inc.)

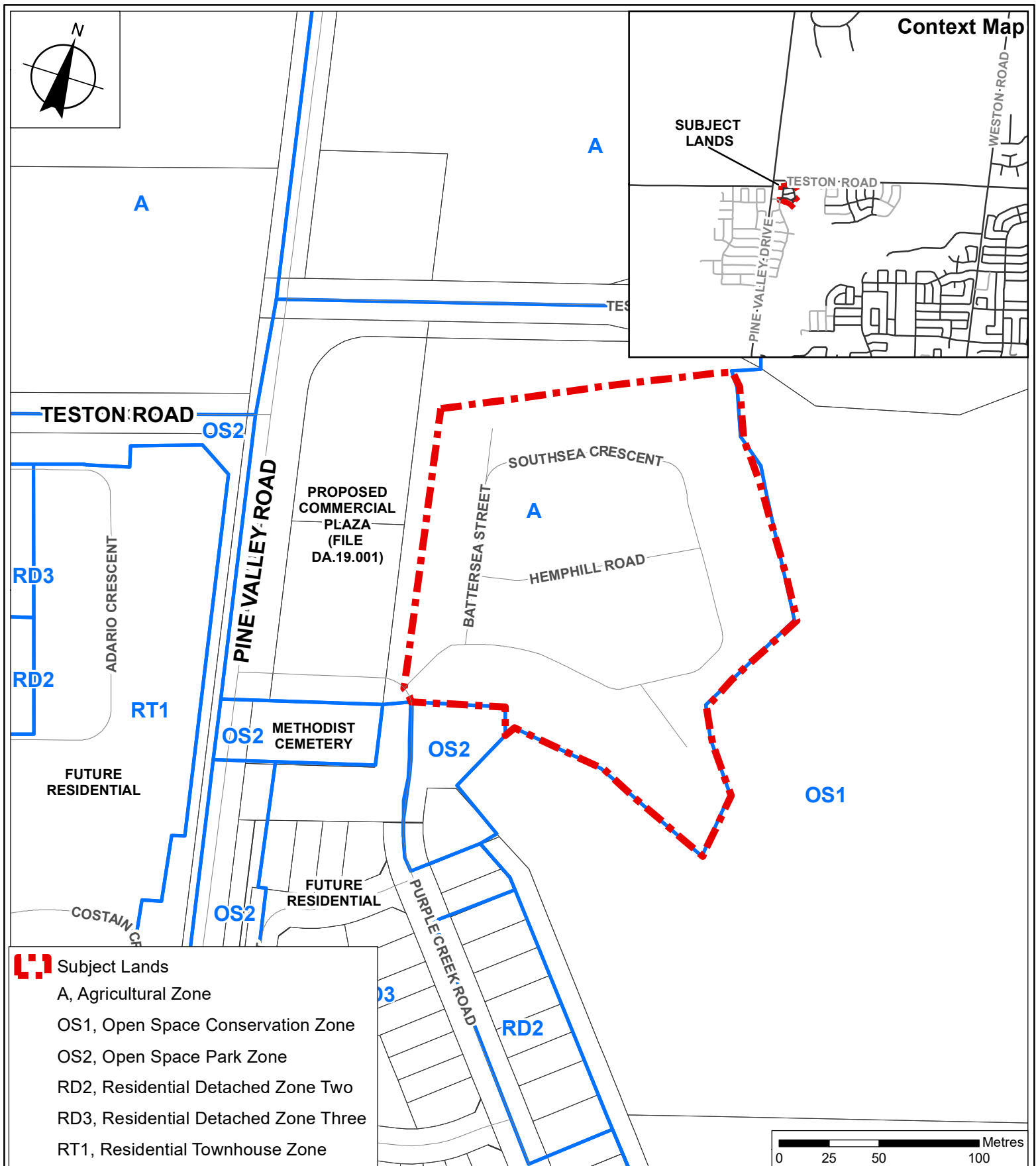
1. THAT prior to the execution of the Site Plan Letter of Undertaking:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, tree preservation plan, and sustainability performance metrics.
 - b) The Local Planning Appeal Tribunal shall approve the implementing zoning by-law for Zoning By-law Amendment File Z.03.024 and it shall be in-effect by.
 - c) The Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018, and upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City.
 - d) The Owner shall submit an application to de-list the Subject Lands from the Municipal Register and must proceed to Heritage Vaughan, where Heritage Vaughan's recommendation to de-list must be ratified by Vaughan Council.
 - e) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, acoustic noise fence, Environmental Noise and Vibration Report, Traffic Impact Study and sustainability performance metrics.
 - f) The Owner shall revise the required plans, and if necessary, the implementing zoning by-law for Zoning By-law Amendment File Z.03.024, to provide for a right-of-way width of 15.5 m from Purple Creek Road with two in-bound and two out-bound lanes to the satisfaction of the City.
 - g) The Owner shall enter into a Subdivision Agreement to create the lots and blocks in accordance with the M-Plan. The Subdivision Agreement shall be executed and registered, and the M-Plan shall be registered prior to the execution of the Site Plan Letter of Undertaking. The construction of the extension of Purple Creek Road shall be incorporated within the subdivision agreement and precede the execution of the Site Plan Letter of Undertaking to the satisfaction of the Development Engineering Department.
 - h) The truck maneuvering plan shall be approved to the satisfaction of the Fire and Rescue Services and Environmental Services Departments.

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.029
(Prima Vista Estates Inc.)

- i) The Owner shall provide any required easements to the TRCA and York Region, and any other required agency or the City, including any required easements for the Clean Water Collector by-pass sewer.
 - j) The Owner shall satisfy all requirements of York Region, including the transfer of the Teston Road widening and the approval of the Traffic Impact Study and Transportation Mobility Plan.
 - k) The Owner shall satisfy all requirements from Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post.
2. THAT the Site Plan Letter of Undertaking shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) “Retaining walls and acoustic fences and subsurface infrastructure be shall be included on the final Plan of Condominium, or situated within Parcels of Tied Lands (‘POTLs’) of the proposed townhouse units fronting onto the common element condominium road and that the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and acoustic fences and subsurface infrastructure and reserve a right of entry onto the POTLs) to carry out maintenance and replacement as required.”
 - b) “The on-site waste collection shall be the responsibility of the future condominium.”
 - c) “The Owner shall contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department once the tree protection measures have been installed for inspection and approval according to City specifications.”
 - d) “The Owner of the Development will be required to erect a commemorative plaque in a location to the satisfaction of the City”.
 - e) “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
 - i) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.029
(Prima Vista Estates Inc.)

- ii) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”



Context and Location Map

Location:
Part of Lot 25, Concession 6

Applicant:
Prima Vista Estates Inc.



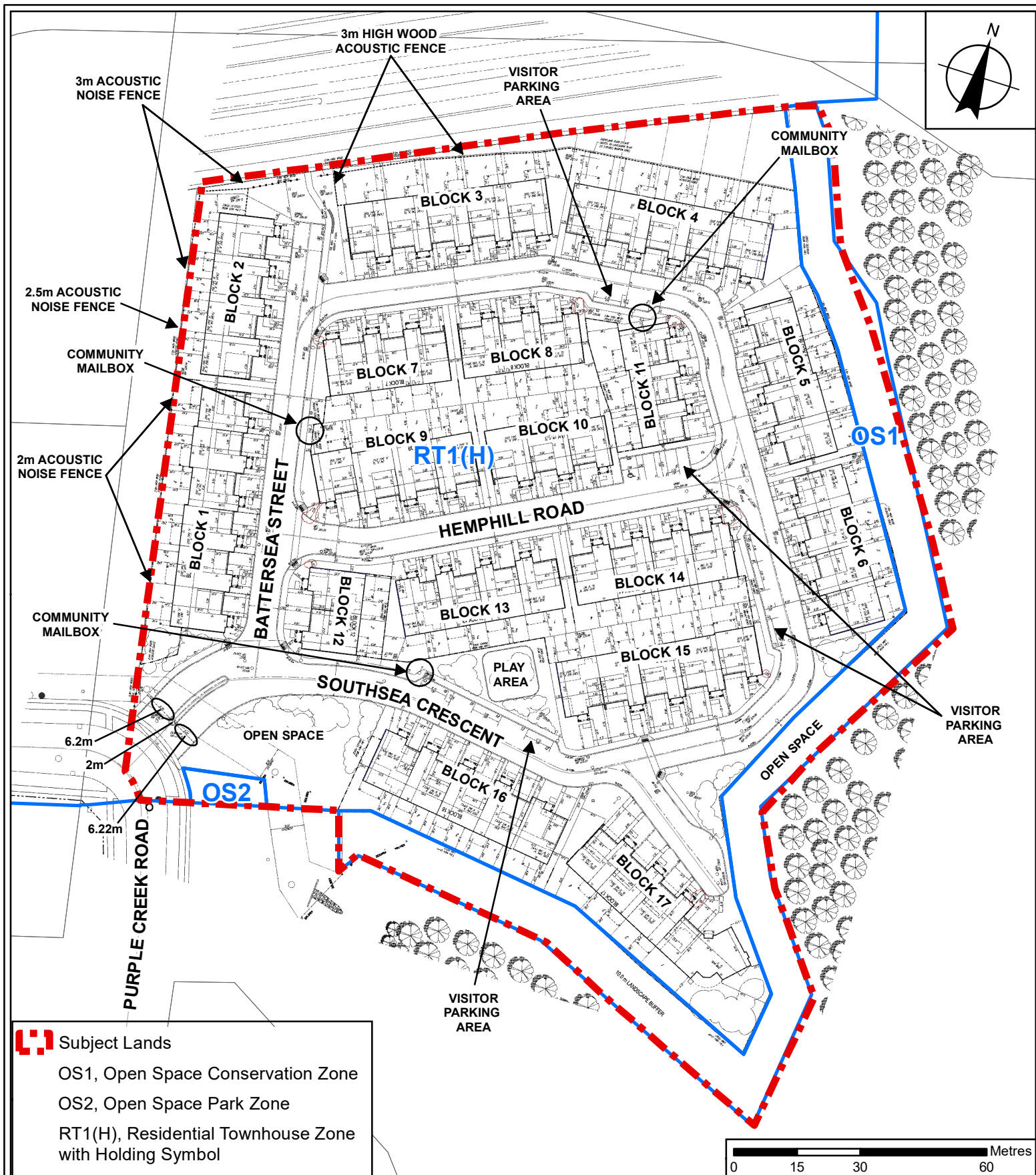
Attachment

File:
DA.18.029

Related Files:
Z.03.024 & 19T-03V05

Date:
May 20, 2020

2



Site Plan and Proposed Zoning

Location:
Part of Lot 25, Concession 6

Applicant:
Prima Vista Estates Inc.



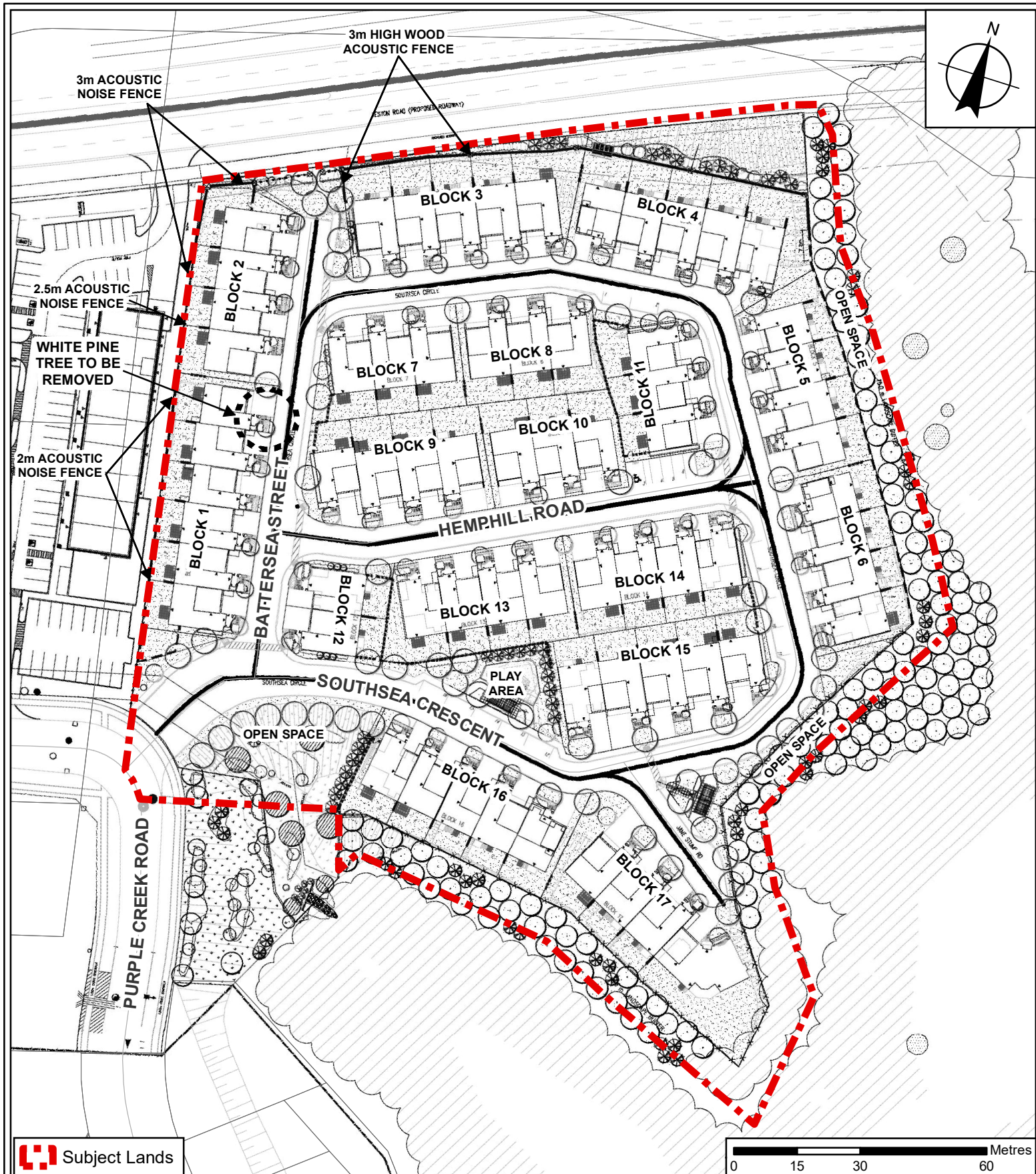
Attachment

File:
DA.18.029

Related Files:
Z.03.024 & 19T-03V05

Date:
May 20, 2020

3



Landscape Plan

Location:
Part of Lot 25, Concession 6

Applicant:
Prima Vista Estates Inc.



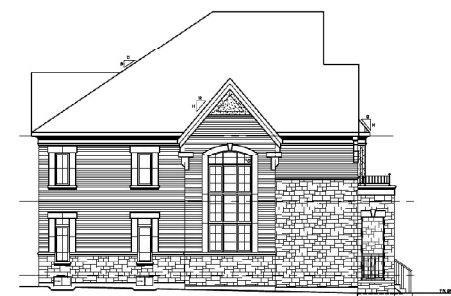
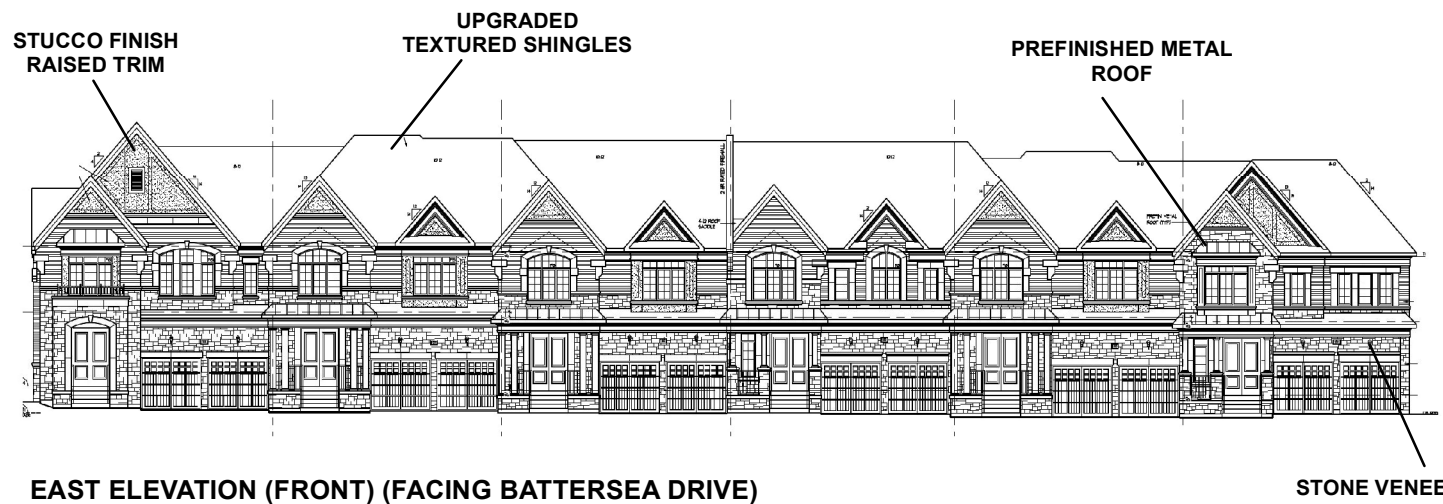
Attachment

File:
DA.18.029

Related Files:
Z.03.024 & 19T-03V05

Date:
May 20, 2020

4



Not to Scale

Building Elevations - Block 1

Location:
Part of Lot 25, Concession 6

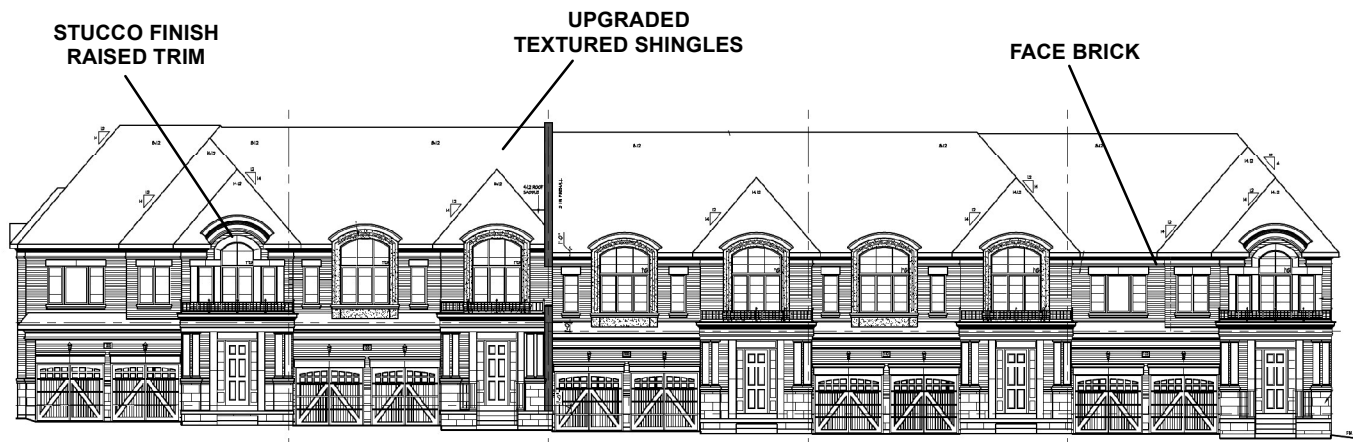
Applicant:
Prima Vista Estates Inc.



Attachment

File:
DA.18.029
Related File:
Z.03.024 & 19T-03V05
Date:
May 20, 2020

5



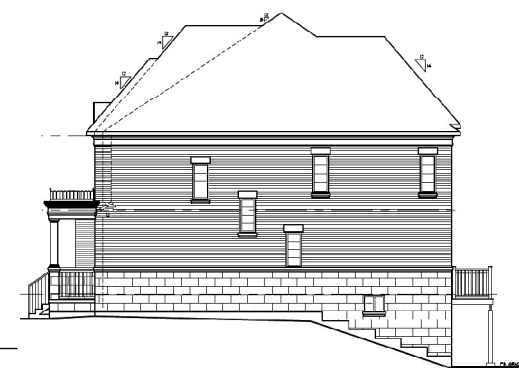
SOUTH (FRONT) (FACING SOUTHSEA CRESCENT)



WEST ELEVATION (LEFT)



NORTH ELEVATION (REAR)



EAST ELEVATION (RIGHT)

Not to Scale

Building Elevations - Block 3

Location:
Part of Lot 25, Concession 6

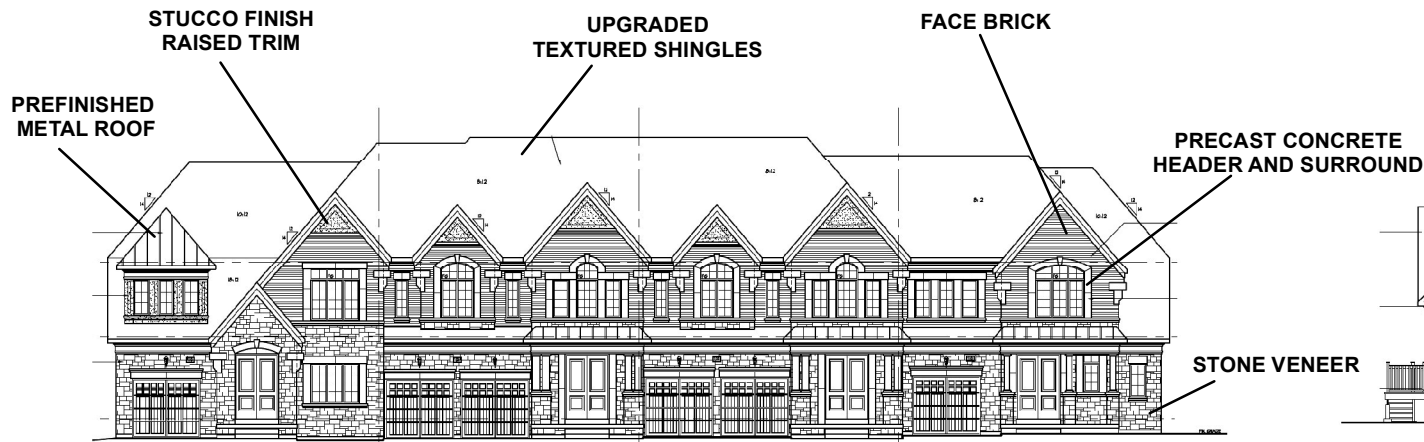
Applicant:
Prima Vista Estates Inc.



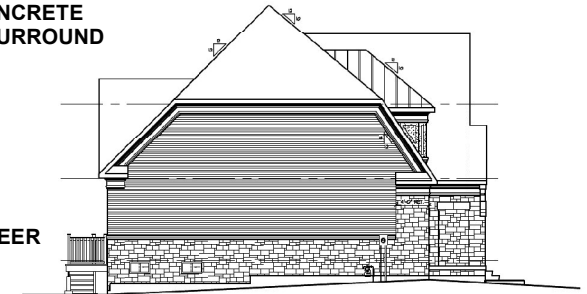
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File:
DA.18.029
Related File:
Z.03.024 & 19T-03V05
Date:
May 20, 2020

6



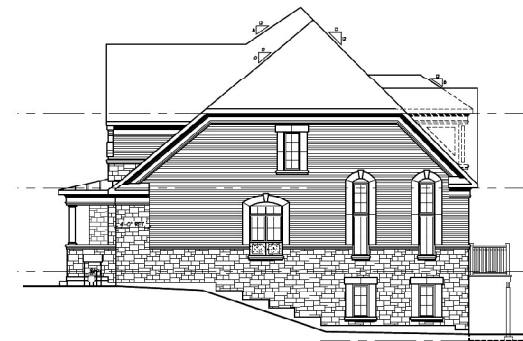
WEST (FRONT) (FACING SOUTHSEA CRESCENT)



NORTH ELEVATION (LEFT)



EAST ELEVATION (REAR)



SOUTH ELEVATION (RIGHT)

Not to Scale

Building Elevations - Block 6

Location:
Part of Lot 25, Concession 6

Applicant:
Prima Vista Estates Inc.



Attachment

File:
DA.18.029
Related File:
Z.03.024 & 19T-03V05
Date:
May 20, 2020

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