

## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 15, 2020

**WARD(S):** 3

**TITLE: NICK OPPEDISANO & VINCENZO MACRI  
ZONING BY-LAW AMENDMENT FILE Z.19.037  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V006  
10590 AND 10620 PINE VALLEY DRIVE  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.037 and 19T-19V006 (Nick Oppedisano and Vincenzo Macri). The Owner proposes to rezone the Subject Lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, to permit a residential plan of subdivision consisting of 6 residential blocks that when assembled with Blocks on abutting Draft Plan of Subdivision File 19T-03V25, will facilitate the creation of 24 lots for street townhouse dwelling units.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.19.037 (Nick Oppedisano and Vincenzo Macri) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone”-to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day

the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

3. THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision shown on Attachment 3.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City’s Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

## **Background**

The 0.78 ha subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 10590 and 10620 Pine Valley Drive and are located on the west side of Pine Valley Drive, south of Teston Road. The Subject Lands are currently occupied by two single detached dwellings. The surrounding land uses are also shown on Attachment 2. The Subject Lands are also identified as being wholly located within a Wellhead Protection Area (WHPA-Q).

Lands abutting the Subject Lands to the north, south and west are subject to approved Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Ltd. (Et Al)), as shown on Attachment 3. Vaughan Council on July 16, 2015, approved Draft Plan of Subdivision File 19T-03V25 (‘Plan 19T-03V25’) including 110 blocks for low-rise residential uses, a school, park, stormwater management pond facility, open space/buffer and valley land uses on 51.77 ha. The staff report identified that Blocks were to be assembled with the Subject Lands to facilitate future development.

Plan 19T-03V25 is to be registered in two phases with Phase 1 being lands adjacent to Brant Drive and to the south while Phase 2 makes up lands adjacent to Greville Street to the west and north of the Subject Lands. Neither phase of Plan 19T-03V25 has been registered to date.

The Subject Lands include 6 Blocks to be used for future townhouses shown on Attachments 3 and 4. All Blocks on the Subject Lands, with the exception of Block 3 on

proposed Draft Plan are required to be assembled with Blocks on Plan 19T-03V25 to create full lots for 24 street townhouse dwellings on the Subject Lands.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

The City on June 16, 2020, mailed a Notice of Public Hearing to all property owners within 150 m of the Subject Lands, to the Kleinburg and Area Ratepayer's Association ("KARA"), Millwood Woodened Ratepayers Association and anyone on file with the City Clerk. A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed along the Pine Valley Drive frontage of the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on July 15, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of July 7, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submission were received by the Development Planning Department and at the Public Hearing:

Deputation

1. Robert Lavecchia, KLM Planning Partners Inc., representing the Owner

Written Submissions

- None

No additional deputations or written submissions regarding the Applications (other than those referred to in the Public Hearing report), were received by the Development Planning Department.

**Previous Reports/Authority**

The following is a link to the Public Hearing report for these Applications:

[Item 1, Report No. 32, of the Committee of the Whole \(Public Hearing\), which was adopted without amendment by the Council of the City of Vaughan on July 15, 2020.](#)

**Analysis and Options**

***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development***

Nick Oppedisano & Vincenzo Macri (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of 6 residential blocks that when assembled with blocks in the adjacent Plan 19T-03V25, will facilitate the creation of 24 lots for street townhouse dwelling units, a landscape buffer block, blocks for road

widenings, and the extension of Costain Crescent ('the Development'), as shown on Attachments 3 and 4:

1. Zoning By-law Amendment File Z.19.037 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" (10620 Pine Valley Drive) and "A Agricultural Zone" subject to site-specific Exception 9(94) (10590 Pine Valley Drive) to "RT1 Residential Townhouse Zone-and "OS2 Open Space Park Zone," in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
  
2. Draft Plan of Subdivision File 19T-19V006, as shown on Attachment 3, for a residential Plan of Subdivision consisting of the following:

| <b><u>Blocks</u></b> | <b><u>Land Use</u></b>  | <b><u>Hectares</u></b> | <b><u>Units</u></b> |
|----------------------|---|------------------------|---------------------|
| Blocks 1 to 6        | Townhouse Dwellings<br>(Minimum Lot Frontages<br>of 6 metres) | 0.498                  | 24 units*           |
| Block 7              | Landscape Buffer  | 0.065                  |                     |
| Block 8              | Road Widening   | 0.001                  |                     |
| Blocks 9-15          | 0.3 metre Reserve   | 0.002                  |                     |
| Roads                |   | 0.222                  |                     |
| <b>Total</b>         |   | <b>0.788 hectares</b>  | <b>24 units*</b>    |

\*When assembled with Blocks on Draft Plan of Subdivision File 19T-03V25.

***The Development is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the *Provincial Policy Statement, 2020* (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Section 1.1.3 and 1.4.1 – Settlement Areas and Housing policies of the PPS encouraging development within Settlement Areas to make the efficient use of land and planners and existing infrastructure and services. The policies also encourage an appropriate range and mix of housing options and densities.

The Subject Lands are located within a defined Settlement Area where two detached dwellings currently exist. The Subject Lands are also located adjacent to approved Plan 19T-03V25 which includes detached and townhouse dwellings, schools, parks and access to green space. Therefore, the Development complements and is compatible with the existing and planned uses of the surrounding area, and provides additional housing opportunities, to help meet the City's long-term housing needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure are available to service the Development. 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***

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is located within a Settlement Area and delineated Built-Up Area providing residential lands within existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan.

The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure in the Vaughan Official Plan 2010 ('VOP 2010'). The Applications would facilitate 24 lots for street townhouse dwellings consistent with the policies of the Growth Plan as the Development makes more efficient use of the land and contributes to establishing a complete community and provide additional housing opportunities for the area in accordance with Sections 2.2.1.4 and 2.2.6.2 of the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 - "Regional Structure", and Pine Valley Drive is identified as a regional road with right-of-way width of up to 36 metres by YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial and institutional uses, subject to additional policy criteria.

Section 5.0 of the YROP states “growth will also occur in new community areas, Towns and Villages throughout the Region.” Section 3.5.4 of the YROP requires “local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” The Subject Lands are located adjacent to Pine Valley Drive, the Development is of modest intensification and provides additional housing opportunities for the area, therefore the Development conforms to YROP.

York Region has no objections to the Applications, subject to the Conditions of Approval included in Attachment 1b.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010 and are designated “Low Density Residential” by VOP 2010, Volume 2, Section 12.13 - Block 40/47. In accordance with Section 12.13.2.5.v.b., street townhouses are permitted within the “Low Density Residential” designation, and the maximum permitted density shall not exceed 18 units per net residential hectare. The Development, for townhouse units once combined with blocks on adjacent lands, yields a density of 13 units per net residential hectare, therefore the Development conforms to VOP 2010.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area” and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

The Development respects the design criteria for townhouses in accordance with Section 9.2.3.2 of VOP 2010, as the Development fronts onto a public street, does not exceed 3-storeys in height and includes at least three, but no more than six attached residential units in any townhouse block. The Development will be consistent in building height and architectural materials with the development approved north of the Subject Lands through Plan 19T-03V25, to ensure a consistent built neighbourhood character. Additionally, the townhouse blocks are appropriately separated to allow each unit to maintain landscaping and privacy. The Development conforms to VOP 2010.

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

The Subject Lands are zoned “A Agricultural Zone” (10620 Pine Valley Drive) and “A Agricultural Zone” subject to site-specific Exception 9(94) (10590 Pine Valley Drive) as shown on Attachment 2. The “A Agricultural Zone” permits agricultural uses, a detached

dwelling, institutional uses, recreational uses, limited commercial uses related to agriculture, cottage industries and aggregate uses. The proposed Development is not permitted in the “A Agricultural Zone” and therefore, a Zoning By-law Amendment application is required to rezone the Subject Lands to “RT1 Residential Townhouse Zone”) and “OS2 Open Space Park Zone,” in the manner shown on Attachment 4, together with the following site-specific zoning provisions identified in Table 1.

Table 1:

|    | <b>Zoning By-law 1-88 Standards</b>  | <b>RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88</b>  | <b>Proposed Exceptions to RT1 Residential Townhouse Zone</b>   |
|----|--|---|--|
| a. | Lot Line, Front  | Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot   | The front lot line shall be deemed to be the lot abutting Brant Drive for Blocks 1 and 2   |
| b. | Fireplace Yard Encroachment  | A fireplace/chimney pilaster is not identified as a permitted encroachment  | Permit a chimney/fireplace pilaster to encroach a maximum of 0.5 m into any required yard for all Blocks   |
| c. | Permitted Yard Encroachments of Exterior Stairs, Porches, Balconies and Bay Windows (Section 3.14) | Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3m and may extend into a required front, exterior side or rear yard to a maximum of 1.8m | Permit encroachments including a covered deck to extend into a required front, exterior side or rear yard to a maximum of 2.5 m for all Blocks and the abutting Blocks within Plan 19T-03V25 to be assembled<br><br>Permit a bay or box window with footings to extended into a required yard to a maximum of 0.6 m for all Blocks |

|    | <b>Zoning By-law 1-88 Standards</b>   | <b>RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88</b>  | <b>Proposed Exceptions to RT1 Residential Townhouse Zone</b>   |
|----|---|---|--|
| d. | Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered) Cold Cellars, and Architectural Features and Balconies abutting a Buffer Block (Section 4.22.2) | Section 4.22.2 in the By-law does not make reference to “rear” yards abutting a buffer block  | <p>Encroachments (in addition to eaves and gutters) shall be permitted to encroach into any required yard for all Blocks, subject to the following:</p> <ul style="list-style-type: none"> <li>i) an unenclosed porch or deck (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;</li> <li>ii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in any yard abutting a buffer block, shall not exceed 1.2m above finished grade</li> </ul> |
| e. | No Encroachment Zone (Section 3.14 and 4.22.2)  | No encroachment permitted in an interior side yard shall be closer to a lot line than 1.2 m or 1.5 m abutting a buffer block, except eaves, gutters, external central air | Shall not apply because fireplaces/chimney pilasters and bay windows have been requested to project into any yard as detailed above  |



|    | <b>Zoning By-law 1-88 Standards</b>   | <b>RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88</b>  | <b>Proposed Exceptions to RT1 Residential Townhouse Zone</b>  |
|----|---|---|---|
|    |   | condition and/or heat pump units  |   |
| f. | Minimum Lot Area  | 162 m <sup>2</sup>  | 150 m <sup>2</sup> for all lots   |
| g. | Maximum Building Height   | 11 m  | 12 m  |
| h. | Minimum Rear Yard Setback   | 7.5 m   | 6 m for Blocks 1 and 2  |
| i. | Minimum Interior Side Yard for a Lot Abutting a Buffer Block                            | 3.5 m   | 1.2 m for Block 2 abutting a buffer block   |
| j. | Minimum Exterior Side Yard Setback  | 4.5 m   | 4 m for end units in Blocks 1, 3 and 4  |
| k. | Minimum Exterior Side Yard for a Lot Abutting a Sight Triangle or abutting Buffer Block | <ul style="list-style-type: none"> <li>- 3 m abutting a site triangle</li> <li>- 3.5 m abutting a buffer block</li> </ul> | <ul style="list-style-type: none"> <li>- 1.9 m abutting a site triangle</li> <li>- 1.5 m abutting a buffer block</li> </ul> |
| l. | No Encroachment Zone for a Lot Abutting a Site Triangle                                 | A 1.5 m no encroachment zone shall be maintained abutting a sight triangle  | A covered porch shall be permitted to encroach to within 0.1 m to a site triangle   |

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone and “OS2 Open Space Park Zone,” together with the exceptions identified in Table 1, as the rezoning implements the “Low Density Residential” designation of VOP 2010, resulting in a development consistent with the surrounding area. The requested zoning exceptions for the proposed townhouse units are similar to those approved by Vaughan Council for the surrounding area. It is also proposed to amend site-specific exception 9(1457) to include the same zoning

exceptions identified in Table 1 for the Blocks in Draft Plan of Subdivision File 19T-03V25 to ensure consistent zoning is implemented over the entirety of each lot. In addition, development on the Subject Lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines to ensure appropriate built form.

The Draft Plan of Subdivision includes Block 7 and 8 that are identified for a Landscape Block and Road Widening. These Blocks will be zoned “OS2 Open Space Park Zone”, consistent with the zoning of the abutting parcels as shown on Attachment 2.

***A Site Development Application will be required for the townhouse units should the Applications be approved***

A Site Development application is required for street townhouse dwellings in accordance with Site Plan Control By-law 123-2013. The Owner will be required to submit a Site Development application to the satisfaction of the Development Planning Department to address matters of detailed engineering and design. In accordance with Section 6.a.v.i of Site Plan Control By-law 123-2013, Site Development applications for street townhouse dwellings where the Official Plan and Zoning By-law are in effect, can be delegated to the Director of Development Planning or a designate for approval.

***The Development Planning Department has no objection to the approval of the Applications, subject to the Conditions of Approval***

**Subdivision Design**

The Draft Plan as shown on Attachment 3 consists of 6 residential Blocks, a Landscape Block (Block 7) and Blocks (Blocks 8-15) for road widenings and reserves. Block 3 does not require land assembly, however, Blocks 1, 2, 4, 5 and 6 must be assembled with Blocks on adjacent Plan 19T-03V25 to create 24 lots for street townhouse dwellings units. Costain Crescent is a 17.5 m right-of-way established through abutting Plan 19T-03V15 and is proposed to be extended through the Subject Lands. A 1.5 m sidewalk will be included on the south side of the street (the rear of Blocks 1 and 2) to accommodate pedestrian connectivity.

The lots for the street townhouse units are proposed to have frontages varying between 6 to 12.6 metres, with corner lots having larger frontages. Blocks 3 and 6 will front onto the proposed extension of Costain Crescent, while Blocks 4 and 5 will front onto Greville Street, and Blocks 1 and 2 will front onto Brant Drive.

Each dwelling unit is proposed to include two parking spaces and 4 on-street visitor parking spaces are proposed on the extension of Costain Crescent. A Landscape Buffer Block (Block 7) is proposed along Pine Valley Drive. The road, landscape strip and 0.3 metre reserve will be conveyed to the City free of all encumbrances through the

Draft Plan of Subdivision process. A condition to this effect is included in Attachment 1a.

The Development must conform to the Vaughan Council approved Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd. and the Block 40/47 Pine Heights community Landscape Master Plan prepared by NAK Design Strategies. Conditions to this effect are included in Attachment 1a.

In support of the Applications, the Owner submitted an Arborist Report ('AR'). The AR includes a Tree Inventory and Protection Plan ('TIPP') and a Tree Compensation Plan ('TCP'). The TIPP identifies 36 trees to be removed to permit the Development. The AR proposes 74 replacement trees to compensate for tree loss and serve the Development in accordance with the City's Tree Protection Protocol.

Prior to final approval, the City shall approve the final AR. The Owner shall not remove trees without written approval by the City. The Owner is required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018, including a security for the trees to be protected and compensation planting. A condition to this effect is included in Attachment 1a.

#### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 28 points (bronze level). The SPM will be further evaluated through the Site Development application process by the appropriate technical staff; however, the Owner shall agree in the subdivision agreement to have all development proceed in accordance with the Sustainability Metrics program. A condition to this effect is included in Attachment 1a.

#### Archaeology

There are no cultural heritage concerns regarding the Subject Lands as they are not designated under the *Ontario Heritage Act*, are not included in the Register of Property of Cultural Heritage Value and are not noted as a property of interest, in accordance with the City of Vaughan Heritage Inventory.

A Stage 1 Archaeological Assessment prepared by ASI Archaeological & Cultural Heritage Services, dated January 24, 2020 was submitted for the Subject Lands and recommends a Stage 2 Archaeological Assessment be conducted. The Cultural Heritage Section has no objection to the Applications, provided that a Stage 2 Archaeological Assessment is submitted and reviewed to the satisfaction of the

Development Planning Department and does not recommend further archaeological studies be conducted, prior to final approval, however standard archaeological conditions to this effect are included in Attachment 1a.

The Development Planning Department is satisfied with the proposed Draft Plan design, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a.

#### Developers' Group Agreement

The Owner is required to be a member of the Block 40/47 Developers' Group and will be required to participate in the cost sharing for the Block, including the requirement to address stormwater management and other infrastructure including providing sidewalks, roads and other municipal services. Conditions to this effect are included in Attachment 1a.

#### ***The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Applications***

The Policy Planning and Environmental Sustainability Department has advised there are no natural heritage features and/or hazards on the Subject Lands, therefore has no concerns respecting these Applications. However, as the Subject Lands are identified as being located within a Highly Vulnerable Aquifer area, a site-specific water balance is required to be submitted and approved by the Toronto and Region Conservation Authority ('TRCA'). The PPES Department requests a copy of TRCA's letter to confirm compliance with the Credit Valley-Toronto and Region-Central Lake Ontario ('CTC') Source Protection Plan.

#### ***Development Engineering has no objection to the approval of the Development, subject to the comments in this report and conditions of approval included in Attachment 1***

The Development Engineering ("DE") Department has provided the following comments:

#### Road Network

The Draft Plan proposes to extend Costain Crescent, approved as part of abutting Plan 19T-03V25. Greville Street connects to Brant Drive to the south and provides connection to Pine Valley Drive. The improvement and urbanization of Pine Valley Drive, including sidewalk and streetlighting along the east frontage of the Plan is currently underway and is being completed by the Block 40/47N Developers Group.

A Traffic Impact Study ("TIS") prepared by Cole Engineering and dated December 2019, was submitted in support of the Applications. The Transportation Engineering Division of the City of Vaughan has no objection to the findings of the TIS. Road allowances,

intersection design, temporary turning circles, daylight triangles and 0.3 m reserves shall be designed in accordance with City standards. Conditions to this effect are included in Attachment 1a.

#### Water Distribution

The Subject Lands are within Pressure District 7 ('PD 7') of the York Water Supply System. Block 40/47 North will be serviced within PD 7 by the extension of the existing watermain on Teston Road. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. These works are currently underway and are being completed by the Block 40/47N Developers Group. The Plan will be serviced by connecting to and extending existing watermains on Costain Crescent and Greville Street. Water and pressure testing shall be completed as required.

#### Sanitary Servicing

The Subject Lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The Plan outlets to the Pine Valley North Sewage Pump Station ('PVNSPS') recently constructed to service Block 40/47 North and parts of Blocks 40 South, 41 and 55. The Plan will be serviced by connecting to and extending existing sanitary sewers on Costain Crescent and Greville Street. The proposed sanitary servicing shall be designed in accordance with the City's design criteria.

#### Pine Valley North Sanitary Pump Station ('PVNSPS')

The development of the westerly portion (23 ha) of Block 40 South and all of the participating blocks within Block 40/47 North, Block 55 and Block 41 lands are dependent on the PVNSPS to discharge flows to Block 40 South. The PVNSPS is located on the east side of Cold Creek on lands external to the Plan being Draft Plan of Subdivision 19T-06V10 (Mosaik Pinewest Inc.), and surrounded by Open Space/Valley Lands.

#### Developer's Group Cost Sharing Agreement

A Developers' Group Cost Sharing Agreement specifically for the design and construction of the PVNSPS and related trunk sewers/force main was necessary to ensure an adequate outlet was readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefitting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41. The Owner will be required to enter into a Cost Sharing Agreement.

### Stormwater Management and Servicing

The Subject Lands are located within the Cold Creek basin of the East Humber River Sub-watershed. The lands are traversed by three branches of Cold Creek; the west tributary runs parallel to the west limit of the lands, the central tributary runs north and is located 300m east of Pine Valley Drive, the east tributary runs east from the central tributary to past Weston Road and Teston Road. The storm water management ('SWM') plan for lands within Block 40/47 North proposes the establishment of three SWM facilities, with one being southwest of the Development in the adjacent Plan 19T-03V25 Phase 1 lands.

The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed. These facilities will also provide water quality treatment and erosion control. The Plan will be serviced by connecting to and extending existing storm sewers on Costain Crescent and Greville Street.

### Environmental Noise/Vibration Impact

An Environmental Noise Assessment prepared by YCA Engineering Ltd., and dated December 2019 was submitted in support of the Applications. The purpose of the Noise report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

Acoustic measures shall be utilized to mitigate noise impacts from traffic on Pine Valley Drive and Brant Drive. The Owner is required to submit an updated Noise Report for review and approval by the DE Department as part of the detailed engineering submission that meets Ministry of Environment, Conservation and Parks' Guidelines and City criteria. The City requires all dwelling units abutting or facing an arterial road, or a railway to be constructed with mandatory central air-conditioning. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and York Region.

### Streetlighting

The design and type of street-lighting for the Development shall meet the City's design criteria and standards with respect to the use of light-emitting diode ('LED') luminaire technology. The LED lighting is to be addressed at the detailed engineering design stage.

### Environmental Site Assessment

The DE Department has reviewed the Phase One Environmental Site Assessment Report ('Phase 1 ESA') prepared by Try Environmental Services Inc., and dated December 19, 2019 submitted in support of the Applications. The findings of the report

did not identify any areas of potential environmental concern and indicated no further ESA investigations were required; however, standard conditions related to ESAs have been included in Attachment 1a. The Owner will also be required to submit a Phase Two Environmental Site Assessment report for the lands (Block 7) to be conveyed to the City.

***Servicing Allocation is available for the Draft Plan***

Vaughan Council on February 21, 2018 endorsed the annual servicing capacity allocation strategy. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Servicing capacity to the Draft Plan is available and unrestricted. Therefore, the following resolution to allocate capacity to the Draft Plan may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 119T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City’s Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

A total of 85 units were allocated servicing capacity through Draft Plan of Subdivision File 19T-03V25. The total number of townhouse units proposed for Plan 19T-03V25 and Draft Plan 19T-03V25 combined is 103. Since the abutting Blocks of Plan 19T-03V25 (that are to be assembled with Blocks on the Subject Lands), have already received servicing capacity through Plan 19T-03V25, only a remaining 18 units require servicing capacity allocation on the Subject Lands.

The DE Department has no objections to the Development subject to their conditions in Attachment 1a.

***The Parks, Forestry and Horticulture Operations Department has no objection to the approval of the Applications, subject to conditions***

The Parks, Forestry and Horticultural Operations Department has no objection to the applications, subject to the opportunity to address tree preservation and compensation matters during the Landscape Plan Review stage of the Applications, in accordance with the City’s Tree Protection Protocol and Council enacted Tree Protection By-law 52-2018. Conditions related to tree preservation and compensation have been included in Attachment 1a.

***The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of the Applications, subject to conditions***

The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of these Applications, subject to parkland being dedicated or paid by cash-in-lieu to the City. The Owner is required to submit an appraisal report prepared by an accredited appraiser for approval by the Office of Infrastructure Development Department, Real Estate Services to form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1a.

***The Parks Development Department has no objection to the approval of the Applications, subject to conditions***

The Parks Development Department has no objection to the approval of the Applications, subject to the Owner providing formal written confirmation from the Trustee of the landowner's group, indicating and confirming that the Owner has fully met all the requirements with respect to parkland dedication. A condition to this effect is included in Attachment 1a.

***The Financial Planning and Development Finance Department has no objection to the approval of the Applications, subject to conditions***

The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise, including development charges. The Owner shall also pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement. Conditions to this effect have been included in Attachment 1a.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the approval of these Applications, subject to conditions***

The TRCA has no objection to the approval of the Development, subject to conditions as set out in Attachment 1c. Though the Subject Lands are located outside of the TRCA Regulated Area and do not require a permit pursuant to Ontario Regulation 166/06, the TRCA provided comments on the Development as it concerns source water protection.

The Subject lands are located within a Wellhead Protection Area-Q2 (WHPA-Q2) by the Source Protection Plan ('SPP') for the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC'). As such, the submission of a site-specific water balance assessment to mitigate development-related impacts to recharge reduction is required. The TRCA has reviewed the water balance assessment that was included in the Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019 and are satisfied with the mitigation strategy proposed. The Owner will be required to agree in the Subdivision Agreement,



to carry out or cause to be carried out, the water balance mitigation strategy as described in the Functional Servicing Report.

***Canada Post has no objection to the approval of the Applications, subject to Conditions of Approval***

Canada Post has no objection to the approval of the Applications, subject to the Owner satisfying the conditions, as listed in Attachment 1f. Canada Post has advised that the Development will be serviced by centralized mail delivery provided through Canada Post Community mailbox system.

***The various utilities have no objection to the Draft Plan, subject to the Condition of Approval***

Rogers Communications and Hydro One have no objection to the approval of the Applications, while the remaining utilities such as Enbridge Gas Inc., Bell Canada and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval that are included in Attachments 1d (Enbridge), 1e (Bell Canada) and 1g (Alectra) of this report.

***The School Boards have no objection to the Applications***

The York Catholic School Board and York District School Board have no objections to the approval of the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre-Sud.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The Subject Lands have frontage along Pine Valley Drive, identified as a Regional road in the Region of York Official Plan. York Region has advised it has no objection to the approval of these Applications, subject to the conditions of draft plan approval in Attachment 1b.

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.19.037 and Draft Plan of Subdivision File 19T-19V006 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP and VOP 2010, and

are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report, and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context & Location Map
3. Draft Plan of Subdivision File 19T-19V006
4. Site Plan with Proposed Zoning

### **Prepared by**

Rebecca Roach, Planner, extension 8626

Clement Messere, Senior Planner, extension 8409

Carmela Marrelli, Senior Manager of Development, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

### **Approved by**



Nick Spensieri, Deputy City Manager  
Infrastructure Development

### **Reviewed by**



Jim Harnum, City Manager