

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

**3 ZONING BY-LAW AMENDMENT FILE Z.10.031
DRAFT PLAN OF SUBDIVISION FILE 19T-10V004 (PHASE 3)
NASHVILLE DEVELOPMENTS INC. ET AL
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated March 3, 2015, be approved;
- 2) That the deputation by Mr. Aaron Hershoff, Nashville Developments Inc., Applewood Crescent, Vaughan, on behalf of the applicant, be received; and
- 3) That the following Communications be received:
 - C1. Mr. Paul Mantella, President, Nashville Area Ratepayers Association (NARA), Greensboro Drive, Toronto, dated February 10, 2015;
 - C2. Mr. Paul Mantella, President, Nashville Area Ratepayers Association (NARA), Greensboro Drive, Toronto, dated February 18, 2015; and
 - C3. Mr. Paul Mantella, President, Nashville Area Ratepayers Association (NARA), Greensboro Drive, Toronto, dated March 2, 2015.

1. THAT the Public Hearing report for Files Z.10.031 and 19T-10V004 (Nashville Developments Inc. Et Al) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability including subdivision design and sustainable features will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- a) Date the Notice of Public Hearing was circulated: February 6, 2015
- b) Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association
- c) A Notice of Public Hearing was posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- d) Comments Received as of February 17, 2015: None

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Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 109 detached dwelling units (9.2 to 13.4 m frontages) 6-36 mixed-use medium density dwelling units, and open space (piazza and vista), and maintain the open space/valleylands:

1. Zoning By-law Amendment File Z.10.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and A Agricultural Zone subject to Exception 9(189) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RVM2 Residential Urban Village Multiple Family Zone Two, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of RVM2 Residential Urban Village Multiple Dwelling Zone Two (Block 1112)	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two (Block 1112)
a.	Permitted Uses	Permitted Uses include: <ul style="list-style-type: none"> • Apartment Dwelling • Multiple Dwelling • Block Townhouse Dwelling 	Permit the following additional uses: <ol style="list-style-type: none"> i) street townhouse dwellings, subject to the RT1 Residential Townhouse Zone requirements ii) Commercial Uses including: <ul style="list-style-type: none"> - Bank or Financial Institution; - Business or Professional Office; - Eating Establishment; - Eating Establishment, Convenience; - Eating Establishment, Take-Out; - Personal Service Shop; - Photography Studio; - Retail Store; - Service or Repair Shop; - Video Store; and, - Hospice Associated with a Hospital or Other Regulated Medical Health Care/Support Facility.
b.	Definition of a "Hospice"	"Hospice" is not defined by Zoning By-law 1-88	"Hospice" shall be defined as follows: "A residential unit (home based) or an institutional facility, such as a nursing home or hospital or other

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			specialized facility on an in-patient or out-patient basis, where a program of palliative and/or supportive services is provided to terminally ill or critically ill patients.”
c.	Minimum Parking Requirements	Commercial Uses: 6 spaces per 100 m ² Gross Floor Area (GFA)	4.5 spaces per 100 m ² of GFA
d.	Maximum Building Height	11 m	14 m (4-storeys)
	By-law Standard	By-law 1-88 Requirements of RD4 Residential Detached Zone Three	Proposed Exceptions to RD4 Residential Detached Zone Three
a.	Minimum Interior Side Yard	No Zoning By-law standards for lots with a frontage greater than 9.5 m to reduce the minimum interior side yard on one side where it abuts a yard of 1.2 m.	Permit a minimum interior side yard to be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which abuts another interior side yard of 0.6 m or 1.2 m, and for a lot with a Lot Frontage on a Reverse Pie Lot of 13.4 m to 17 m. A “Reverse Pie Lot” is a lot or corner lot in a pie shape configuration where the front lot line is greater than the width of the rear lot line.” (Lots 31 and 61 as shown on Attachment #3)
	By-law Standard	By-law 1-88 Requirements of RD4 Residential Detached Zone Four	Proposed Exceptions to RD4 Residential Detached Zone Four
a.	Minimum Interior Side Yard	No Zoning By-law standards for lots with a frontage greater than 9.5 m or in the case of a corner lot where the frontage is greater than 14 m to reduce the minimum interior side yard on one side where it abuts a yard of 1.2 m.	Permit a minimum interior side yard to be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which abuts another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m, a Lot Frontage on a Corner Lot of 12.7 m to 14.99 m, and for a Lot Frontage on a Reverse Pie Lot of 12.7 m to 17 m.

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			A “Reverse Pie Lot” is a lot or corner lot in a pie shape configuration where the front lot line is greater than the width of the rear lot line.” (Lots 4, 5, and 88 as shown on Attachment #3)
b.	Maximum Interior Garage Width for a Lot Frontage between 11.5 m and 11.99 m and a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 14.6 m to 14.99 m	5 m	5.5 m

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

- Draft Plan of Subdivision File 19T-10V004 (Phase 3) to facilitate a proposed residential subdivision as shown on Attachment #3, consisting of the following:

Lots/ Blocks	Land Use (Phase 3)	Area (ha)	Number of Units
1-109	Detached Residential Units (9.2m - 17m lot frontages)	4.43	109
	20 Blocks (to form part of a full lot when combined with blocks in an adjacent plan of subdivision)	0.40	10
1112	Mixed-Use / Medium Density Residential @ 25 - 150 units per hectare	0.24	6-36
1160-1162	Open Space	1.28	
1166-1167	10 m Open Space Buffers	0.48	
1174	Vista	0.02	
1158	Piazza	0.05	
1159-1160	Landscape Buffers	0.05	
1183	Road Widening	0.03	
	0.3 m Reserves	0.01	
	Streets (Collector, Primary, & Local)	2.97	
	Total	9.96	125-155

Background - Analysis and Options

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Public Hearing - March 22, 2011

The subject applications were considered at an earlier held Public Hearing on March 22, 2011, to rezone the subject lands from A Agricultural Zone and A Agricultural Zone subject to Exception 9(189) to RVM2 Residential Urban Village Multiple Family Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #3 to facilitate a residential Draft Plan of Subdivision as shown on Attachment #3. The recommendation of the Committee of the Whole to receive the Public Hearing report was ratified by Vaughan Council on April 5, 2011.

On February 3, 2009, Vaughan Council adopted a policy requiring a new Public Hearing for a planning application(s), which has not been considered by the Committee of the Whole for a technical recommendation report within 2 years of a Public Hearing. As the original Public Hearing was on March 22, 2011, a new Public Hearing is required, as almost 4 years have passed.

The Owner has incorporated minor modifications to the proposed subdivision and zoning for the subject lands to address the Toronto and Region Conservation Authority's concerns, which includes, but is not limited to, redesigning the temporary turning circle at the east end of Street "L" to avoid the open space lands to protect the natural features, providing plans and details regarding areas where grading and/or retaining walls are proposed in the open space areas, and preparing comprehensive edge management plan/planting plans.

Location	<ul style="list-style-type: none">East side of Huntington Road and south of Nashville Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Low-Rise Residential" (maximum 3-storeys), "Mid-Rise Mixed-Use "A" with a maximum building height of 5 storeys and a floor space index of 1.75, and "Natural Areas" (valleylands) by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 12.7, as approved by the Ontario Municipal Board on December 2, 2013, and September 30, 2014.VOP 2010 permits the proposed uses on the subject lands and therefore, the proposal conforms to the Official Plan.
Block Plan	<ul style="list-style-type: none">The lotting and road pattern is consistent with the approved Nashville Heights Block 61 West Plan, which was approved by Vaughan Council on November 29, 2011, as shown on Attachment #4.
Zoning	<ul style="list-style-type: none">A Agricultural Zone and A Agricultural Zone subject to Exception 9(189) by Zoning By-law 1-88.In order to implement the proposed residential and open space zoning and site-specific zoning exceptions identified in Table 1 for the Draft Plan of Subdivision shown on Attachment #3, an amendment to Zoning By-law 1-88 is required.

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Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.
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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> The location and design of the proposed streets and residential part blocks must be reviewed to ensure coordination with the adjacent lands to the north and south.
c.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency of these zoning exceptions with the blocks/lots in the approved Nashville Heights Block 61 West Plan will be reviewed.
d.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the Urban Design Guidelines to be approved by the Vaughan Planning Department through the Plan of Subdivision approval process and the Vaughan Council approved Architectural Design Guidelines for the Block 61 West Nashville Heights Community prepared by John G. Williams, Architect.
e.	Servicing	<ul style="list-style-type: none"> Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 61 West Plan and Master Environmental Servicing Plan (MESP). The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be considered for the subject lands or a portion(s) thereof. The Owner will be required to dedicate to the City of Vaughan the necessary road allowances, as shown on Attachment #3.
f.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable

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		pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc., will be reviewed.
h.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be updated and approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.
i.	Supporting Reports	<ul style="list-style-type: none">▪ The Master Environmental Servicing Plan, Hydrogeologic Investigation, and Nashville Heights Natural Heritage Evaluation Environmental Impact Study, Traffic Impact Study along with any other report submitted in support of the applications must be reviewed and approved to the satisfaction of the City of Vaughan, the Toronto and Region Conservation Authority, and York Region.
j.	Block 61 West Developers' Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 61 West Developers' Group Agreement to the satisfaction of the Block 61 West Trustee and the City of Vaughan.
k.	Parkland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to dedicate parkland or cash-in-lieu of parkland equivalent to 5% or 1 ha per 300 units, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu of Parkland Policy, if approved.
l.	Open Space/Valleyland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to dedicate the open space/valleylands to the Toronto and Region Conservation Authority (TRCA) or the City of Vaughan, free of all charges and encumbrances, if approved.▪ The Owner will be required to satisfy all requirements of the TRCA.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered.

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Conclusion

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

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-10V004 (Phase 3) and Proposed Zoning
4. Approved Block 61 West Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

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