

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017**

**ZONING BY-LAW AMENDMENT FILE Z.16.052  
DRAFT PLAN OF SUBDIVISION FILE 19T-16V010  
NASHVILLE DEVELOPMENTS (NORTH) INC.  
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 23, 2017, be approved; and
- 2) That the deputation of Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, representing the applicant, be received.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.052 and Draft Plan of Subdivision File 19T-16V010 (Nashville Developments (North) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

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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 125 detached dwelling units (on lots with a frontage ranging between 9.2 m to 13.4 m), open space (greenway and vistas), and to maintain the open space/tableland woodlot as shown on Attachment #3:

1. Zoning By-law Amendment File Z.16.052 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, A Agricultural Zone, subject to Exception 9(189) and RR Rural Residential Zone, subject to Exception 9(256) to RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, both with the Holding Symbol “(H)”, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four Requirements</b>
a.	Minimum Setback to a Railway Right-of-Way	No requirement in Zoning By-law 1-88 for a minimum setback to a railway right-of-way.	30 m (for a building or structure, either temporary or permanent, or swimming pool, above or below grade)
b.	Minimum Interior Side Yard	1.2 m	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, and a corner lot with a frontage of 12.7 m to 14.99 m)
c.	Maximum Interior Garage Width (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

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	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to RD3 Zone Requirements</b>
d.	Minimum Interior Garage Width (Lot Frontage between 12 m or greater) and a Corner Lot or a Lot Abutting a Buffer Block (Lot Frontage of 15 m or greater)	5.5 m	3 m (for Lots 39, 103, 104, 105, 106, 109 and 120 regardless of whether the lot is a corner lot)
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to RD4 Zone Requirements</b>
e.	Minimum Interior Garage Width (Lot Frontage between 12 m or greater and a Corner Lot or a Lot Abutting a Buffer Block (Lot Frontage of 15 m or greater)	5.5 m	3 m (for Lots 1, 14, 15, 28, 29, 52, 53, 92, 93, 94, 95, 96, 97, 98, 112, 113 and 114 regardless of whether the lot is a corner lot)
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to RD4 Zone Requirements Subject to Exception 9(1440)</b>
f.	Minimum Interior Side Yard	1.2 m	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 m to 11.99 m, and a corner lot with a frontage of 12.7 m to 14.99 m for Blocks 128 and 122)
g.	Maximum Interior Garage Width	5 m	5.5 m (for Blocks 128 and 122)

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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.

2. Draft Plan of Subdivision File 19T-16V010 to facilitate the development of a residential plan of subdivision, as shown on Attachment #3, consisting of the following:

<b>Lots/ Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
1-125	Lots for Detached Residential Units (9.2m - 13.4m lot frontages)	5.53	125
126-133	8 Blocks (to form part of a full lot when combined with blocks in an abutting plan of subdivision)	0.20	4
134	Future Development	0.09	
135	Open Space	0.64	
136	Woodlot	1.33	
137-138	7.5 m Wide Open Space Buffers	0.33	
139	10 m Wide Open Space Buffer	0.35	
140-141	Vistas	0.19	
142	CPR Greenway	0.04	
143	12.5 m Wide CPR Berm	0.02	
144	6 m Wide Walkway	0.02	
145-169	0.3 m Reserves	0.01	
	Streets (Collector, Primary, & Local)	1.95	
	<b>Total</b>	<b>10.70</b>	<b>129</b>

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ On the east side of Huntington Road and south of Nashville Road, municipally known as 10,533 and 10,555 Huntington Road, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Low-Rise Residential” which permits a maximum building height of 3-storeys, “Mid-Rise Residential” with a maximum building height of 5-storeys and a Floor Space Index (FSI) of 1.75 times the area of the lot, and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010), Area Specific Policy 12.7, in Volume 2.</li> <li>▪ The “Low-Rise Residential” policies of VOP 2010 permit detached dwelling units up to three-storeys in height. The proposed land uses located within the Low-Rise Residential area conform to the Official Plan.</li> <li>▪ The lands designated “Mid-Rise Residential” are located on the east and west sides of Barons Street and are comprised of Lots 25 to 32 inclusive and Lots 49 to 56 inclusive. Policy 12.7.3.4 of VOP 2010 permits detached dwelling units in the “Mid-Rise Residential” designation in accordance with Section 9.2.3, up to three-storeys in height. The proposed land uses located within the “Mid-Rise Residential” designation conform to the Official Plan.</li> </ul>

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	<ul style="list-style-type: none"><li>▪ The Official Plan specifies that “the location and widths of all valley and stream corridors are approximate and may change without requiring an amendment to the Official Plan”. The proposed modification to change the land use in the approved Block 61 West Block Plan from Open Space to Low-Rise Residential on the subject lands, as shown on Attachments #4 and #5, is in keeping with the policies of the VOP 2010, therefore the proposal conforms to VOP 2010.</li></ul>
Nashville Heights Block 61 West Plan	<ul style="list-style-type: none"><li>▪ In December 2009, the City received Block Plan Application File BL.61.2009 for Block 61 West, which included the subject lands. The Block Plan provides the basis for determining the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing in order to manage growth in Block 61. The Nashville Heights Block 61 West Plan was approved by Vaughan Council on May 24, 2011.</li><li>▪ The Owner proposes modifications to the approved land uses, lotting and road pattern in the Block 61 West Block Plan which are shown on Attachment #4, consistent with the proposed land use change from open space to residential on the subject lands. The Block Plan and supporting MESP information will need to be updated if this application is approved.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone, A Agricultural Zone subject to site-specific Exception 9(189) and RR Rural Residential Zone subject to site-specific Exception 9(189). Exception 9(189) permits a maximum lot coverage of 30% for the RR Rural Residential zoned lands, and Exception 9(256) permits a minimum lot frontage of 38 m in the RR Rural Residential Zone and a minimum side yard of 59 m and a minimum front yard of 8.7 m in the A Agricultural Zone.</li><li>▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 to implement the proposed Draft Plan of Subdivision shown on Attachment #3, an amendment to Zoning By-law 1-88 is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

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

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable policies of VOP 2010.</li> </ul>
b.	Nashville Heights Block 61 West Plan & Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ 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 of the subject lands, and the approved Block 61 West Plan.</li> <li>▪ Should Vaughan Council approve the subject applications, the Owner must modify the Block 61 West Plan to reflect the approval.</li> </ul>
c.	Appropriateness of Proposed Zoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zone categories and site-specific zoning exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to appropriate development standards. Consistency of these zoning exceptions with the blocks/lots in the approved Nashville Heights Block 61 West Plan will be reviewed.</li> <li>▪ Blocks 129 to 133 inclusive (Attachment #3) are proposed to be zoned RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)". These blocks abut an existing open space block to the south, in Draft Plan of Subdivision File 19T-10V005, zoned OS1 Open Space Conservation Zone, subject to site-specific Exception 9(1440). One appropriate, consistent zone category for the open space and residential blocks must be established between the landowners prior to any zoning approval for these blocks. Should both landowners concur on the proposed RD4 Residential Detached Zone Four category, a zoning by-law amendment application would be required to rezone the OS1 zoned lands to the south. Appropriate justification for the rezoning of the OS1 zoned lands must be provided to the satisfaction of the City and the Toronto and Region Conservation Authority.</li> <li>▪ Alternatively, Blocks 129 to 133 shall be zoned OS1 Open Space Conservation Zone, subject to Exception 9(1440) consistent with the existing open space lands to the south.</li> </ul>
d.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the approved Urban Design Guidelines and the Vaughan Council approved Architectural Design Guidelines for the Block 61 West Nashville Heights Community prepared by John G. Williams, Architect.</li> </ul>

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e.	Servicing	<ul style="list-style-type: none"> <li>▪ 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).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the subject applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> <li>▪ The Owner will be required to dedicate to the City of Vaughan the necessary road allowances as shown on Attachment #3, should the applications be approved.</li> </ul>
f.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc., will be reviewed.</li> </ul>
g.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>- Master Environmental Servicing Plan Addendum</li> <li>- Phase 1 and 2 Environmental Site Assessments (ESA)</li> <li>- Hydrogeological Investigation</li> <li>- Geological Report</li> <li>- Tree Inventory</li> <li>- Noise Assessment</li> <li>- Traffic Impact Study</li> <li>- Transportation and Travel Demand Plan</li> </ul> </li> <li>▪ The need for additional studies/information including EIS work and information on proposed off-site compensation in support of the proposed redesignation of open space lands may be identified through the development review process.</li> </ul>
h.	Block 61 West Developers' Group Agreement	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>

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i.	Parkland Dedication	<ul style="list-style-type: none"><li>▪ 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 <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject applications are approved.</li></ul>
j.	Open Space/ Valleyland Dedication	<ul style="list-style-type: none"><li>▪ The Owner will be required to dedicate the open spaces and woodlot block to the Toronto and Region Conservation Authority (TRCA) or the City of Vaughan, free of all charges and encumbrances, if the subject applications are approved.</li><li>▪ The applicant has been working with the TRCA to examine opportunities for off-site compensation related to the proposal to rezone OS lands to RD4. Details on this proposed compensation strategy once known will be included in the Technical Report.</li><li>▪ The Owner will be required to satisfy all requirements of the TRCA.</li></ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

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

#### **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 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-16V010 and Proposed Zoning
4. Proposed Modifications Block 61 West Plan
5. Approved Block 61 West Plan (November 29, 2011)

#### **Report prepared by:**

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