

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, Report No. 40, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 21, 2017.

4

**ZONING BY-LAW AMENDMENT FILE Z.17.022
DRAFT PLAN OF SUBDIVISION FILE 19T-17V007
NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE (10 ACRES)
DEVELOPMENTS INC.
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved; and**
- 2) That the following deputations, be received:**
 - 1. Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, representing the applicant;**
 - 2. Ms. Marsha Lomis, Nashville Road, Kleinburg, representing KARA; and**
 - 3. Ms. Denise Savoiaro, Whisper Lane, Kleinburg, and Communication C2, dated October 29, 2017.**

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 Nashville (Barons) Developments Inc. / Nashville (10 Acres) Developments 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.**

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 13, 2017.

The Notice of Public Hearing was also 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 Signs Procedures and Protocols.

- b) Circulation Area: to all property Owners within 150 m of the subject lands and the Kleinburg and Area Ratepayers' Association.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 2

c) Comments Received:

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 a technical report to be considered at a future Committee of the Whole meeting.

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 permit the development of 251 detached dwelling units comprised of 236 detached dwelling units (on lots with a frontage ranging between 9.2 m to 18.3 m), 30 blocks (to be developed as 15 detached dwelling units in the future) a mid-rise mixed-use block, a neighbourhood park, a linear park, vistas and a greenway, and to maintain the open space (valleyland/wetland) as shown on Attachment #3:

1. Zoning By-law Amendment File Z.17.022 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, as shown on Attachment #2 to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RVM2 Residential Urban Village Multiple 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:

Table 1:

	Zoning By-law 1-88 Standard	RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and RVM2 Residential Urban Village Multiple Zone Two Requirements	Proposed Exceptions to the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and RVM2 Residential Urban Village Multiple Zone Two Requirements
a.	Minimum Setback to the Canadian Pacific Railway Right-of-Way	No requirement in Zoning By-law 1-88 for a minimum setback to a railway right-of-way.	30 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 3

	Zoning By-law 1-88 Standard	RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, and RD4 Residential Detached Zone Four, Requirements	Proposed Exceptions to the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, and RD4 Residential Detached Zone Four Requirements
a.	Minimum Interior Garage Width (Lot Frontage and a Corner Lot or a Lot Abutting a Buffer Block between 11 m to 22.5 m)	5.5 m	3 m (for lots regardless of whether the lot is a corner lot) for Lots 1, 9, 12, 21, 41, 43, 48, 78, 79, 96, 97, 116, 120, 138, 146, 147, 157, 171, 173, 187, 189, 190, 191, 194, 198, 199, 202, 217, 218 and 226 to 234, and Blocks 243, 251 and 266)
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 regardless of whether the lot is a corner lot for Lots 1, 9, 12, 21, 41, 43, 48, 78, 79, 96, 97, 116, 120, 138, 146, 147, 157, 171, 173, 187, 189, 190, 191, 194, 198, 199, 202, 217, 218 and 226 to 234, and Blocks 243, 251 and 266)

	Zoning By-law 1-88 Standard	RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Requirements
a.	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)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 4

	Zoning By-law 1-88 Standard	RD4 Residential Detached Zone Four Requirements	Proposed Exceptions to the RD4 Residential Detached Zone Four Requirements
a.	Maximum Interior Garage Width	i) 3.048 m (for lot frontages less than 11 m / for corner lots with a frontage less than or equal to 14 m ii) 4.5 m (for lot frontages 11 m to 11.49 m / for corner lots 14.01 m to 14.49 m iii) 5 m (for lot frontages 11.5 m / for corner lots 14.5 m to 14.99 m	5.5 m (for lots regardless of whether the lot is a corner lot for lot frontages between 9.2 m to 15.99 m)

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Zone Two Requirements
a.	Definitions (Block 248)	Zoning By-law 1-88 does not include a definition for freehold units on a lot with a frontage on a private common element condominium road.	i) Detached Dwelling means a separate building containing only one (1) dwelling unit located on a lot with frontage on a private common element condominium road. ii) Semi-Detached Dwelling means a building containing two (2) single dwellings located on a lot with frontage on a private common element condominium road.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 5

			<p>iii) Townhouse Dwelling means a townhouse dwelling in which each dwelling unit is located on its own lot, with frontage on a private common element condominium road.</p>
b.	Permitted Uses (Block 248)	<p>i) Apartment Dwelling ii) Multiple Dwelling iii) Block Townhouse Dwelling</p>	<p>Additional uses include:</p> <p>i) Detached Dwelling subject to the RD4 Residential Detached Zone Requirements and which may be located on a lot with frontage on a private common element condominium road.</p> <p>ii) Semi-Detached Dwelling subject to the RS1 Residential Semi-Detached Zone One (Standard Lot) Requirements and which may be located on a lot with frontage on a private common element condominium road.</p> <p>iii) Townhouse Dwelling, subject to the RT1 Residential Townhouse Zone Requirements and which may be located on a lot with frontage on a private common element condominium road.</p> <p>iv) The following uses provided they are only located on the ground floor of a building:</p> <ul style="list-style-type: none"> ▪ Bank or Financial ▪ Day Nursery ▪ Eating Establishment

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 6

			<ul style="list-style-type: none"> ▪ Personal Service Store ▪ Retail Store ▪ Video Store
c.	Maximum Building Height	11 m	33 m (10-storeys)

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-17V007 to facilitate the development of a residential plan of subdivision, as shown on Attachment #3, consisting of the following:

Lots/ Blocks	Land Use	Area (ha)	Number of Units
1-236	Lots for Detached Residential Units (9.2m - 22.5m lot frontages)	9.03	236
237-247 + 249-267	30 Blocks (to form part of a full lot when combined with blocks in an abutting plan of subdivision)	0.62	15
248	Medium Density/Mixed-Use Block	0.05	
268	Park	1.58	
269-270	Linear Parks	1.01	
271-272	Open Space	3.56	
273-274	10 m Wide Open Space Buffer	0.59	
275-278	Vistas	0.40	
279	12.5 m Wide CPR Berm	0.41	
280	CPR Greenway	0.41	
281	Landscape Strip	0.09	
282	Road Widening	0.12	
283-324	0.3 m Reserves	0.01	
	Streets (Primary and Local Roads)	5.27	
	Total	23.15	251

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the east side of Huntington Road and south of Nashville Road, municipally known as 10,671 Huntington 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", "Mid-Rise Mixed-Use 'A'" with a maximum permitted building height of 10-storeys and Floor Space Index (FSI) of 1.75 times the area of the lot, "Parks" and "Natural Area" by

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 7

	<p>Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Height, of Vaughan Official Plan 2010 (VOP 2010).</p> <ul style="list-style-type: none"> ▪ The “Low-Rise Residential” policies of VOP 2010 permit detached dwelling units up to 4-storeys in height. The proposed land uses located within the Low-Rise Residential area conform to the Official Plan. ▪ The “Mid-Rise Mixed-Use ‘A’” policies permit commercial uses (retail store, personal service shop, and business and professional office) and residential uses (townhouses and stacked townhouses). Residential Blocks 246 and 247 on Attachment #3 are located within the “Mid-Rise Mixed-Use ‘A’” designation. The proposed Draft Plan of Subdivision includes lots for detached dwelling units on these blocks. These blocks are intended to be combined with blocks in the adjacent Plan of Subdivision (File 19T-10V004-Phase 4) to the south in order to create full lots for additional detached dwelling units. ▪ The development applications would facilitate development that would complete the Block 61 West Plan, as shown on Attachments #3 and #4, and conforms to the policies of the VOP 2010.
Nashville Heights Block 61 West Plan	<ul style="list-style-type: none"> ▪ The Nashville Heights Block 61 West Plan (Attachment #4) was approved by Vaughan Council on November 29, 2011. 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 Block Plan provides for medium density development, on Blocks 246 to 248. The proposed development conforms to the Block 61 West Plan. ▪ Detached, semi-detached and street townhouse units have been approved and developed within the lands identified as Medium Density in the Block 61 West Plan. The proposal for detached dwellings on Blocks 246 and 247 as shown on Attachments #3 and #4, conforms with the policies of VOP 2010, and therefore the proposal conforms to the approved Block Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. ▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 and the proposed Draft Plan of Subdivision shown on Attachment #3, amendments to Zoning By-law 1-88 are required.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 8

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

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable policies of VOP 2010.
b.	Nashville Heights Block 61 West Plan & Proposed Draft Plan of Subdivision	<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 south of the subject lands, and the approved Block 61 West Plan.
c.	Appropriateness of Proposed Zoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> 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 the proposed zoning exceptions with the blocks/lots in the approved Nashville Heights Block 61 West Plan will be reviewed. Consistent zoning and development standards for the part blocks that will force form full lots with the corresponding blocks in the subdivision to the south will be reviewed.
d.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the approved Urban Design Guidelines and 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 in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc. and the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 9

		<p>The availability of water servicing capacity 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.</p>
f.	Roads/Grade Separation	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate the necessary road allowances to the City of Vaughan and the Huntington Road widening to York Region as shown on Attachment #3, should the applications be approved. ▪ A future grade separation is proposed at the CP Railway and Nashville Road as shown on Schedule 9 Future Transportation Network of VOP 2010. ▪ The Owner must address in the Transportation Report any required lands, including elevations, necessary to provide the grade separation, to the satisfaction of York Region and the City.
g.	Metrolinx (Go Train)/Setback	<ul style="list-style-type: none"> ▪ A Metrolinx/Go Train station is shown on the south side of Nashville Road at the CP Railway on Schedule 10 Major Transit Network of VOP 2010. Metrolinx completed a study in December 2010 examining the feasibility for commuter rail service to Bolton, which would make use of the existing and adjacent railway corridor in the future. The Noise Report must include an analysis to ensure that any noise associated with potential GO Train service along the railway is mitigated. ▪ The Owner will be required to provide the necessary noise mitigation measures, including a minimum building setback to the railway right-of-way, to address the noise generated due to the railway uses to the satisfaction of Metrolinx and CP Railway.
h.	Approved Source Protection Plan	<ul style="list-style-type: none"> ▪ The subject lands are located within the Wellhead Protection Area as identified in the approved Source Protection Plan, and as shown on Schedule 1 of VOP 2010 which provides policies for protecting drinking water sources/supply. The Owner is required to satisfy the requirements of York Region. ▪ The subject lands are located within the WHPA-Q (Wellhead Protection Area - Recharge Management Area), Significant Groundwater Recharge Area and Highly Vulnerable Aquifer as identified in the approved Source Protection Plan which provides policies for protecting the drinking water sources/supply. The Owner is required to satisfy the requirements of the Toronto and Region Conservation Authority (TRCA).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 10

i.	Sustainable Development	<ul style="list-style-type: none"> ▪ 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.
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 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. ▪ A Facility Fit Plan of the proposed park block (Block 268), which may include the linear parks (Blocks 269 and 270) will be required to determine the ultimate uses. ▪ The limits and area of the linear park (Block 270) must be determined by the City of Vaughan, in consultation with the Toronto and Region Conservation Authority (TRCA), to establish the boundary of the lands to be dedicated as parkland. Access to the linear park shall be designed and located to minimize the alteration of, and intrusion into the buffers and valleylands/wetlands to the satisfaction of the City of Vaughan and TRCA. ▪ The proposed Draft Plan of Subdivision includes a 12.5 m wide greenway (Block 280), which must be designed to provide a continuous multi-use pathway along the railway within the Block 61 West Plan.
l.	TRCA/Open Space Dedication (Valleylands/Wetlands)/Development Limits	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate the open space Blocks (i.e. valleylands, wetlands and buffers) to the TRCA or the City of Vaughan, free of all charges and encumbrances, if the subject applications are approved. ▪ The Tree Inventory and Preservation, and Edge Management Plan and Report submitted in support of the application includes an inventory of all existing trees located inside the staked edges and areas where the open space edges are disturbed. An assessment of significant trees to be preserved, and proposed methods of edge management and/or remedial planting edge restoration treatment along the open space blocks, must be approved to the satisfaction of the TRCA.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 11

		<ul style="list-style-type: none"> ▪ The limits of development must be established to the satisfaction of the TRCA. ▪ The Owner will be required to satisfy all requirements of the TRCA.
m.	Butternut Tree (<i>Endangered Species Act, 2007</i>)	<ul style="list-style-type: none"> ▪ The Butternut Tree Health Assessment was prepared for one existing Butternut Tree, which is identified as an endangered species on the Species at Risk in Ontario List, and is protected under the <i>Endangered Species Act, 2007</i> on the subject lands. ▪ The findings of the Assessment indicated that the tree was affected by a Butternut Canker (fungus infection) to such an advanced degree that the tree was not considered to be retainable and therefore should be removed. The Ministry of Natural Resources and Forestry agreed with the Assessment to remove the diseased tree.
n.	Studies and Reports	<ul style="list-style-type: none"> ▪ 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"> - Master Environmental Servicing Plan Addendum - Phase 1 and 2 Environmental Site Assessments (ESA) - Archaeological Assessment - Cultural Heritage Impact Assessment - Hydrogeological Investigation - Water Balance Assessment - Geological Report - Natural Heritage Evaluation and Environmental Impact Study - Tree Inventory - Noise Assessment - Traffic Impact Study - Transportation and Travel Demand Plan

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 4, CW(PH) Report No. 40 – Page 12

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-17V007 and Proposed Zoning
4. Approved Block 61 West Plan (November 29, 2011)

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.)