

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 5, 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.

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**ZONING BY-LAW AMENDMENT FILE Z.17.024
DRAFT PLAN OF SUBDIVISION FILE 19T-17V008
NASHVILLE (BARONS) 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;**
- 2) That a community meeting be held with the Local Councillor, the applicant, Regional Councillors, KARA, and residents to address outstanding issues;**
- 3) That the following deputations and Communications, be received:**
 - 1. Mr. Don Givens, Malone Given Parsons, Renfrew Drive, Markham, and Communication C6, dated November 6, 2017, representing the applicant;**
 - 2. Ms. Denise Savoirdo, Whisper Lane, Kleinburg, and Communication C2, dated October 29, 2017;**
 - 3. Mr. Sam Barbieri, English Daisy Court, Kleinburg;**
 - 4. Mr. David Crocco, English Daisy Court, Kleinburg;**
 - 5. Mr. John Piccirilli, English Daisy Court, Kleinburg;**
 - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and**
 - 7. Ms. Marsha Lomis, Nashville Road, Kleinburg, representing KARA.**
- 4) That the following Communications, be received:**
 - C4 Mr. T. Candaras, Weston Road, Woodbridge, dated October 24, 2017;**
 - C5 Mr. M. Baldassarra, dated October 30, 2017; and**
 - C9 Mr. C. Baldassarra, dated November 7, 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.17.024 and 19T-17V008 Nashville (Barons) 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.

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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.

- 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 66 units comprised of 29 detached dwelling units (on lots with a frontage ranging between 9.2 m to 12.1 m), 7 blocks for 37 street townhouse dwelling units, parks and a linear park, and to retain the two existing houses fronting onto Nashville Road, as shown on Attachment #3:

1. Zoning By-law Amendment File Z.17.024 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, M3 Transportation Industrial Zone and RR Rural Residential Zone subject to Site-Specific Exception 9(896) as shown on Attachment #2, to RD4 Residential Detached Zone Four, RT1 Residential Townhouse Zone, RR Rural Residential 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	RD4 Residential Detached Zone Four Requirements	Proposed Exceptions to the 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)

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b.	Maximum Interior Garage Width	i) 3.048 m (for lot frontages less than 11 m / for corner lots 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 12.99 m)
c.	Minimum Interior Garage Width (Lot Frontage for a Corner Lot or a Lot Abutting a Buffer Block between 12 m to 20.99 m)	5.5 m	3 m (Lot 27)

	Zoning By-law 1-88 Standard	RR Rural Residential Zone Requirements, subject to Exception 9(896)	Proposed Exceptions to the RR Rural Residential Zone Requirements, subject to Exception 9(896) Requirements
a.	Minimum Lot Area	i) Lot 37: 3,160 m ² ii) Lot 38: 3,550 m ²	i) Lot 37: 1,400 m ² ii) Lot 38: 1,500 m ²
b.	Minimum Front Yard (Existing Dwellings)	15 m	i) Lot 37: 12 m ii) Lot 38: 14 m
c.	Minimum Rear Yard	15 m	i) Lot 37: 8 m ii) Lot 38: 11 m
d.	Minimum Interior Side Yard (Existing Dwellings)	4.5 m	i) Lot 37: 2.5 m ii) Lot 38: 1 m

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e.	Maximum Lot Coverage	10%	22%
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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-17V008 to permit 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
1-29	Lots for Detached Residential Units (9.1m – 17.9m lot frontages)	1.32	29
30-36	7 Blocks for Street Townhouses	0.76	37
37-38	Existing Detached Units	0.30	2
39-40	Parks	0.23	
41	Linear Park	0.26	
42	15 m Wide Berm	0.43	
43-48	0.3 m Reserves	0.01	
	Streets (Local Roads)	0.94	
	Total	4.25	68

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ South of Nashville Road, east of the CPR Rail Line and municipally known as 737 and 739 Nashville Road, and Part of Lot 25, Concession 9, 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” and “Infrastructure and Utilities” by Vaughan Official Plan 2010 (VOP 2010) and are located within a “Community Area”. ▪ The “Low-Rise Residential” policies of VOP 2010 permit the proposed detached dwelling units and street townhouse dwelling units up to a maximum building height of three-storeys. The land uses proposed for the Low-Rise Residential area conform to VOP 2010. ▪ The “Infrastructure and Utilities” policies of VOP 2010 permits all uses and structures associated with the provision of a utility or municipal service and secondary uses such as passive or active recreation, community gardens and other utilities. The land uses (public road, berm and linear park) proposed for the Infrastructure and Utilities area conform to VOP 2010.

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Zoning	<ul style="list-style-type: none"> The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, subject to Exception 9(896), A Agricultural Zone and M3 Transportation Zone as shown on Attachment #2. The RR Rural Residential Zone permits detached dwelling units; the A Agricultural Zone permits agricultural uses; and, the M3 Transportation Zone, permits industrial transportation uses (airport, railway classification yard). The current zoning of the subject lands does not permit the proposal. 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.
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.	Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"> A portion of the subject lands, specifically the currently zoned RR Rural Residential lands, as shown on Attachment #3, are located within the Kleinburg-Nashville Heritage Conservation District (KNHCD) and are subject to the KNHCD Guidelines. The subject lands are designated under Part V of the <i>Ontario Heritage Act</i>, as part of the Kleinburg-Nashville Heritage Conservation District Guidelines. The proposal will be considered by the Heritage Vaughan Committee.
c.	Appropriateness of Proposed Zoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed zoning 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.

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d.	Urban Design Guidelines for Community Areas and Low-Rise Residential Areas	<ul style="list-style-type: none"> In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines (“Guidelines”) for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study (“Study”). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing official plan policies related to compatibility. The Study was approved by Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date. The Guidelines and Study identify the subject lands as being part of an established large lot neighbourhood. The proposed development will be reviewed with regard to the Study, and in consideration of the Guidelines as they serve to help integrate new development into established neighbourhoods.
e.	Servicing Capacity and Roads	<ul style="list-style-type: none"> The servicing infrastructure requirements, including sanitary, water, stormwater management and erosion and siltation control measures, must be identified, to the satisfaction of the City. 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.
f.	Grade Separation	<ul style="list-style-type: none"> A future grade separation is proposed at the CP Railway and Nashville Road as identified on Schedule 9 Future Transition Network of VOP 2010. The Owner must address in the Transportation Report any required lands, including road elevations, necessary to provide the grade separation.
g.	Metrolinx (Go Train)/Setback	<ul style="list-style-type: none"> VOP 2010 - Schedule 10 Major Transit Network identifies a Metrolinx/Go Train station on the south side of the Nashville Road at the CP Railway (Attachment #2). 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

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		<p>Report must include an analysis to ensure that any noise associated with potential GO Train service along the railway is suitably mitigated by any recommended measures must be provided.</p> <ul style="list-style-type: none"> ▪ The Owner will be required to provide the necessary noise mitigation measures, including the 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 VOP 2010, which provide policies for protecting the drinking water sources/supply. The Owner is required to satisfy all 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 TRCA.
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.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the subject applications, which must be approved to the satisfaction of the City and/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

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		<ul style="list-style-type: none">▪ The need for additional studies/information may be identified through the development application review process.
k.	Block 61 West Developers' Group Agreement	<ul style="list-style-type: none">▪ The subject lands are not located within the Block 61 West Plan. However, infrastructure has been built to accommodate the subject lands.▪ 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.
l.	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 for the proposed parks (Blocks 39 and 40) and linear park (Block 41) may be required to determine the ultimate uses.▪ The proposed Draft Plan of Subdivision includes a 15 m wide greenway on Block 42, to provide a continuous multi-use pathway along the railway connecting the proposed draft plan with the planned and existing residential community in Block 61 East.

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 the 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-17V008 and Proposed Zoning

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Report prepared by:

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(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.)