

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

3

NASHVILLE DEVELOPMENTS INC.

WARD 1 - VICINITY OF HUNTINGTON RD. AND EAST'S CORNERS BOULEVARD

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved; and
- 2) That the deputation by Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.14.002 (Nashville Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- Date the Notice of a Public Meeting was circulated: January 31, 2014
- Circulation Area: 150 m and the Kleinburg and Area Ratepayers' Association
- Comments Received as of February 11, 2014: None

The Owner has submitted Zoning By-law Amendment File Z.14.002 on the subject lands, shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands (Lot 330) from RD4(H) Residential Detached Zone Four (single detached dwelling) with the Holding Symbol “(H)” and subject to Exception 9(1376) to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol “(H)”, to facilitate one additional lot due to the width of a laneway being reduced from 15 m to 8 m that will make available additional land to be combined with Lot 330 so that instead of one lot for a single detached dwelling there would be two lots for a semi-detached dwelling (2 units) with the following site-specific zoning exceptions:

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	By-law Standard	Zoning By-law 1-88, RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376) Requirements	Proposed Exceptions to the RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376)
a.	Minimum Lot Area	202 m ²	198 m ²
b.	Minimum Lot Depth	27 m	25 m
c.	Minimum Exterior Side Yard (West)	4.5 m	3.9 m
d.	Definition of a Semi- Detached Dwelling in a RS1 Residential Semi-Detached Zone One (Standard/Lot Accessed by a Lane)	Means a building containing two dwellings.	Means a building containing two dwellings, which may include a common foundation and be separate buildings above grade with a minimum separation distance of 1.2 m between the attached units.

Background - Analysis and Options

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha that includes the subject lands, as shown on Attachment #4. The implementing Zoning By-law 120-2012, was enacted by Vaughan Council on June 26, 2012, and is in full force and effect.

Through the detailed servicing design review process for Plan of Subdivision File 19T-10V004, the Vaughan Public Works Department required the width of Laneway "A" that abuts the west side of the subject lands, as shown on Attachment #3, to be reduced from 15 m to 8 m to comply with City standards. The Owner is proposing that the lands that are no longer required for laneway purposes form part of the subject lands, thereby increasing the frontage of Lot 330 from approximately 13 m to 20 m and rezoning these lands to facilitate one additional lot to permit a semi-detached dwelling (2 units) instead of one lot for a detached dwelling unit.

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Location	<ul style="list-style-type: none"> East side of Huntington Road and north of Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation a) In-effect OPA #601, as amended by OPA #699 b) VOP 2010	<ul style="list-style-type: none"> The subject lands are designated “Medium Density Residential” by in-effect OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #699, which permits semi-detached dwelling units. The subject lands are designated “Mid-Rise Residential” with a maximum building height of ten storeys and a maximum Floor Space Index (FSI) of 3.0 by Section 12.8 (Area Specific Policies) of Volume 2 of the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by the Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013, and February 3, 2014. The area specific policy permits semi-detached units in the “Mid-Rise Residential” designation. The application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” by Zoning By-law 1-88, as amended by Exception 9(1376). The application does not comply with Zoning By-law 1-88. A zoning by-law amendment is required to rezone the subject lands to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol “(H)”, together with the site-specific exceptions to the zoning standards identified in the “Purpose” section of this report.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #1.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Proposed Zoning and Development Standards	<ul style="list-style-type: none"> The appropriateness of rezoning the subject lands to facilitate a lot for a semi-detached dwelling (2 units) instead of a lot for one single detached dwelling unit, and permitting a reduced lot area, exterior side yard and lot depth for the subject lands will be reviewed in consideration of the compatibility of the proposed lot size and built form with the adjacent lots and the surrounding lands.

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b.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to and be consistent with the applicable Nashville Heights Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council.
c.	Servicing	<ul style="list-style-type: none">▪ The servicing infrastructure requirements including sanitary, water and stormwater management must be identified to the satisfaction of the City of Vaughan.▪ The availability of water and sanitary sewage servicing capacity for the one additional dwelling unit must be identified and allocated by Council, if approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied, to the subject lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York 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 application will be considered in the technical review of the application, 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. Proposed Zoning (Subject Lands)
4. Draft Approved Plan of Subdivision File 19T-10V004 (Red-Line Revised November 15, 2011)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

3. ZONING BY-LAW AMENDMENT FILE Z.14.002 P.2014.7
NASHVILLE DEVELOPMENTS INC.
WARD 1 - VICINITY OF HUNTINGTON RD. AND EAST'S CORNERS BOULEVARD

Recommendation

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.14.002 (Nashville Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability 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: January 31, 2014
- b) Circulation Area: 150 m and the Kleinburg and Area Ratepayers' Association
- c) Comments Received as of February 11, 2014: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.14.002 on the subject lands, shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands (Lot 330) from RD4(H) Residential Detached Zone Four (single detached dwelling) with the Holding Symbol "(H)" and subject to Exception 9(1376) to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol "(H)", to facilitate one additional lot due to the width of a laneway being reduced from 15 m to 8 m that will make available additional land to be combined with Lot 330 so that instead of one lot for a single detached dwelling there would be two lots for a semi-detached dwelling (2 units) with the following site-specific zoning exceptions:

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Background - Analysis and Options

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha that includes the subject lands, as shown on Attachment #4. The implementing Zoning By-law 120-2012, was enacted by Vaughan Council on June 26, 2012, and is in full force and effect.

Through the detailed servicing design review process for Plan of Subdivision File 19T-10V004, the Vaughan Public Works Department required the width of Laneway "A" that abuts the west side of the subject lands, as shown on Attachment #3, to be reduced from 15 m to 8 m to comply with City standards. The Owner is proposing that the lands that are no longer required for laneway purposes form part of the subject lands, thereby increasing the frontage of Lot 330 from approximately 13 m to 20 m and rezoning these lands to facilitate one additional lot to permit a semi-detached dwelling (2 units) instead of one lot for a detached dwelling unit.

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	<p>7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by the Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013, and February 3, 2014. The area specific policy permits semi-detached units in the "Mid-Rise Residential" designation.</p> <ul style="list-style-type: none"> ▪ The application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" by Zoning By-law 1-88, as amended by Exception 9(1376). The application does not comply with Zoning By-law 1-88. ▪ A zoning by-law amendment is required to rezone the subject lands to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol "(H)", together with the site-specific exceptions to the zoning standards identified in the "Purpose" section of this report.
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b.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to and be consistent with the applicable Nashville Heights Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council.
c.	Servicing	<ul style="list-style-type: none"> ▪ The servicing infrastructure requirements including sanitary, water and stormwater management must be identified to the satisfaction of the City of Vaughan. ▪ The availability of water and sanitary sewage servicing capacity

	MATTERS TO BE REVIEWED	COMMENT(S)
		for the one additional dwelling unit must be identified and allocated by Council, if approved. If servicing capacity is unavailable, the Holding Symbol "(H)" may be applied, to the subject lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Attachments

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2. Location Map
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4. Draft Approved Plan of Subdivision File 19T-10V004 (Red-Line Revised November 15, 2011)

Report prepared by:

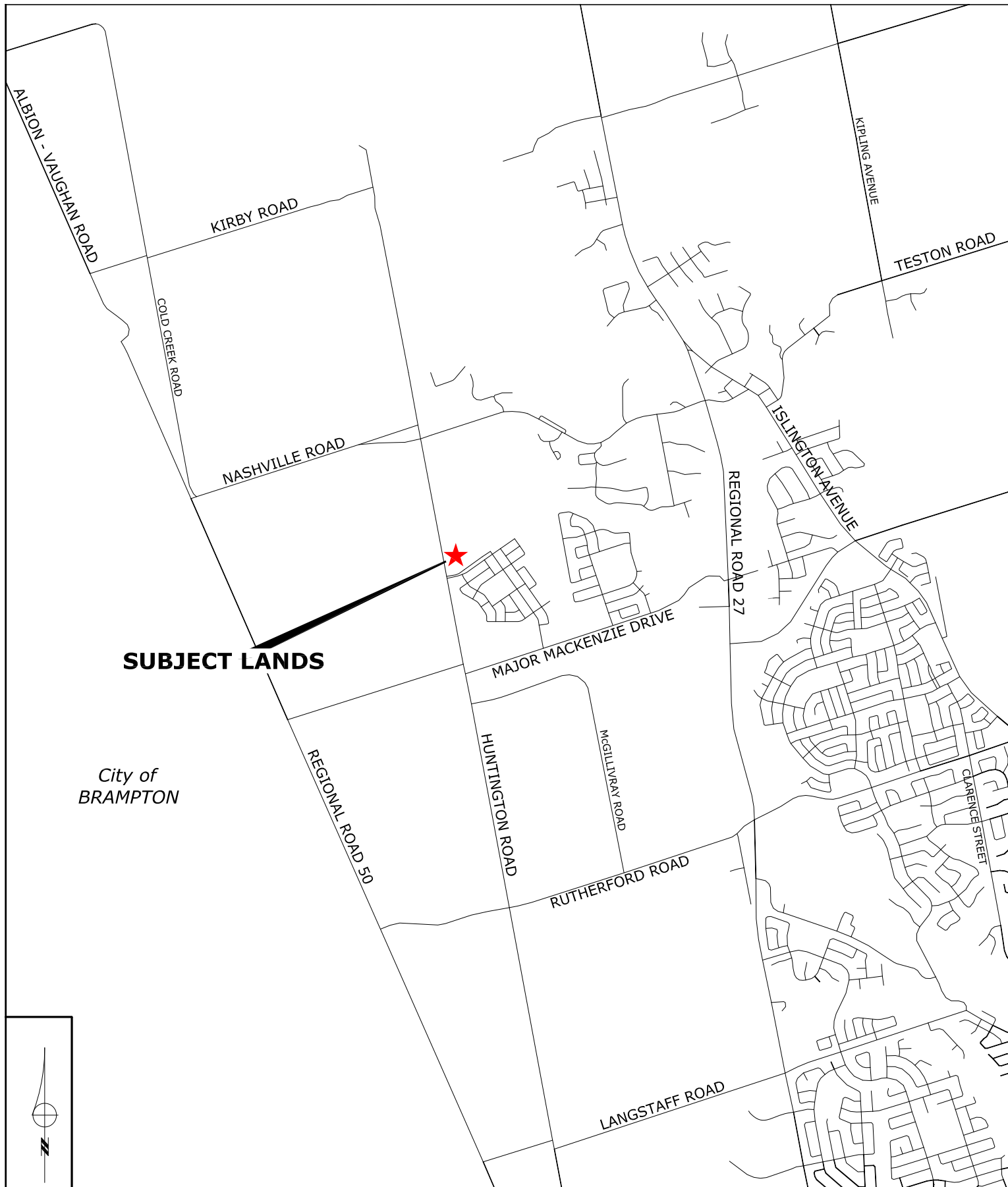
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/CM

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning



Context Location Map

LOCATION:
Part of Lot 22, Concession 9

APPLICANT:
Nashville Developments Inc.

N:\DFT\1 ATTACHMENTS\Z\z.14.002.dwg

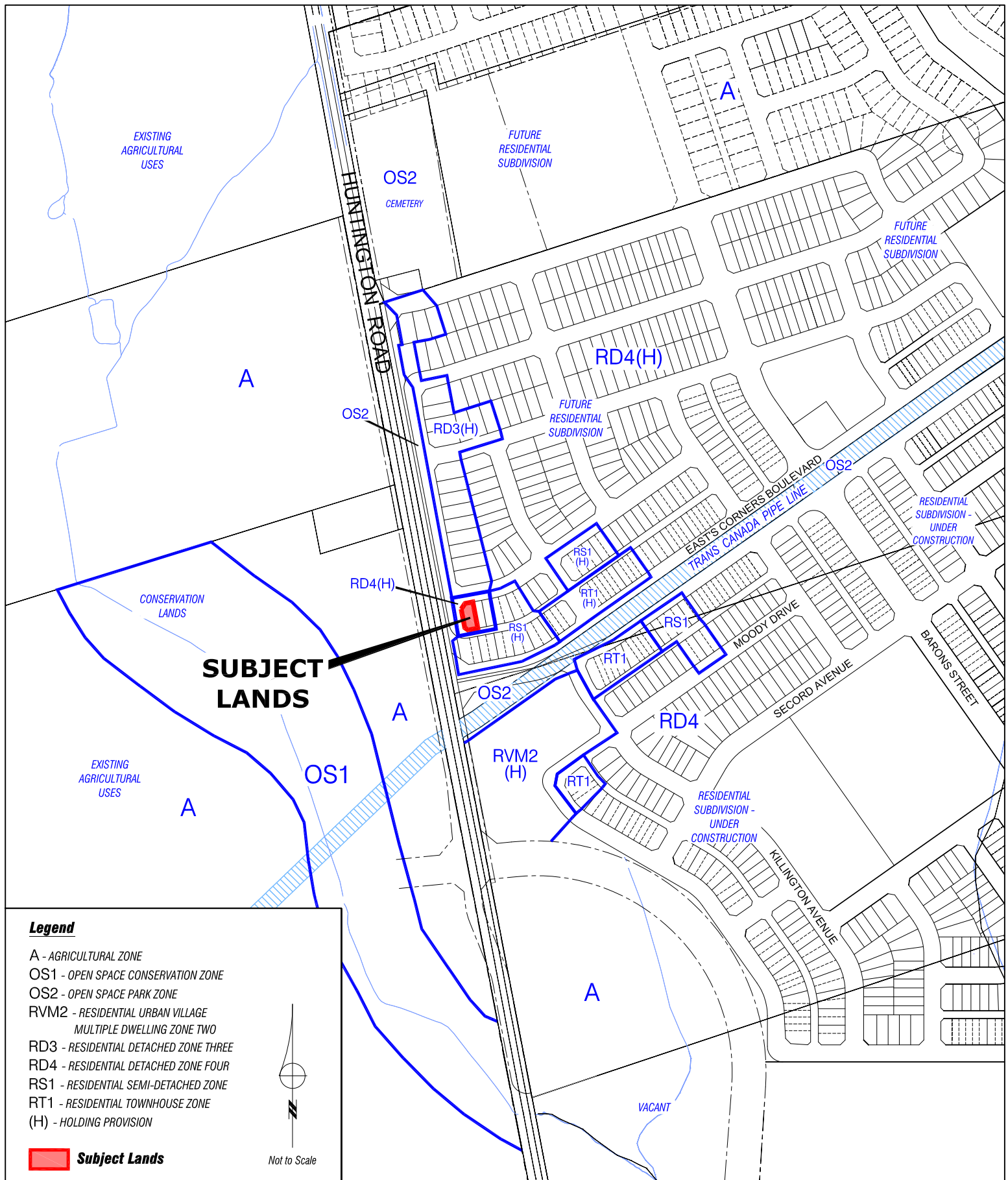


Attachment

FILE: Z.14.002
RELATED FILES:
Z.10.031 & 19T-10V004

DATE: February 25, 2014

1



Location Map

LOCATION:
Part of Lot 22, Concession 9

APPLICANT:
Nashville Developments Inc.

N:\DFT\1 ATTACHMENTS\Z\z.14.002.dwg

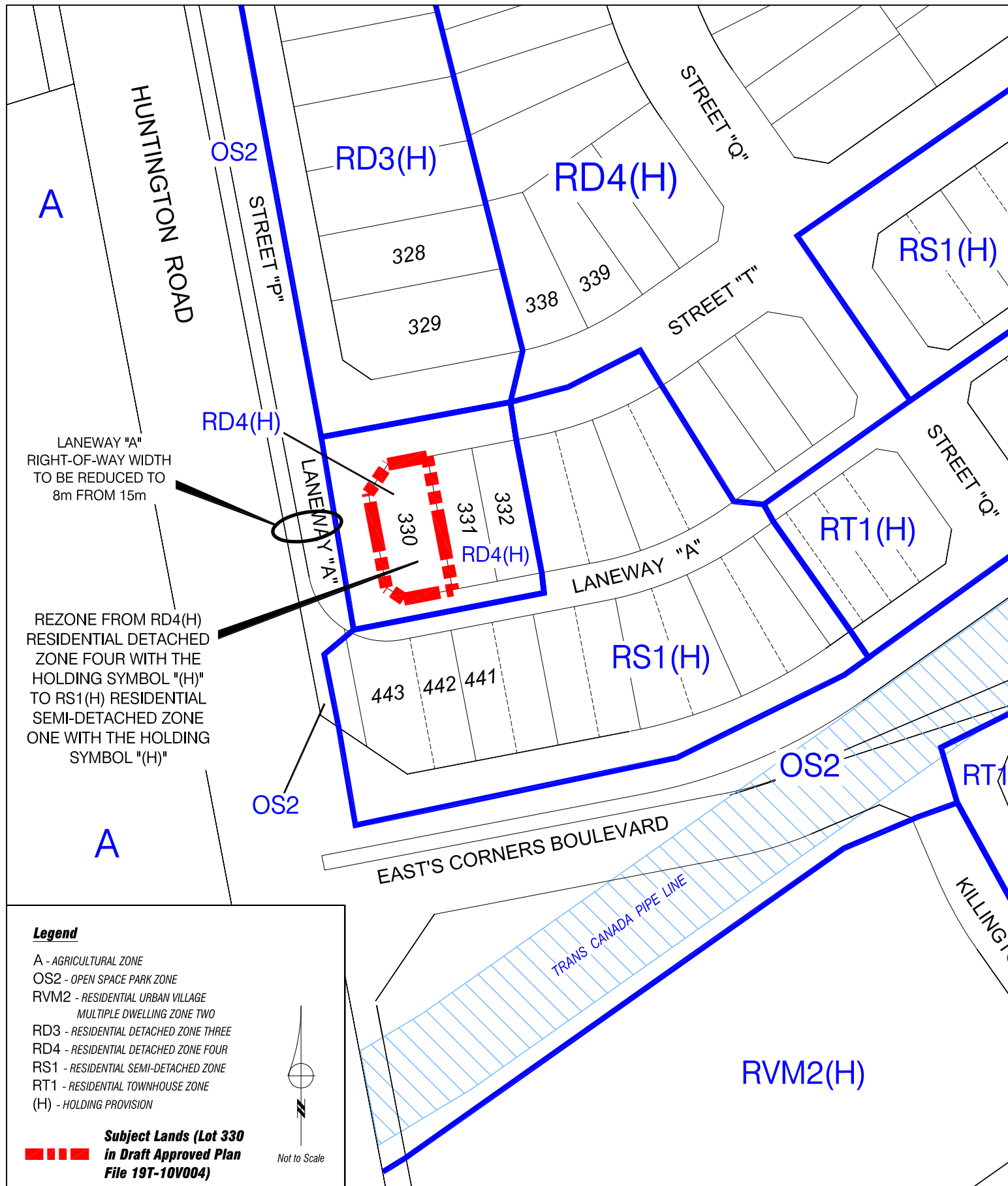


Attachment

FILE: Z.14.002
RELATED FILES:
Z.10.031 & 19T-10V004

DATE: February 25, 2014

2



Proposed Zoning (Subject Lands)

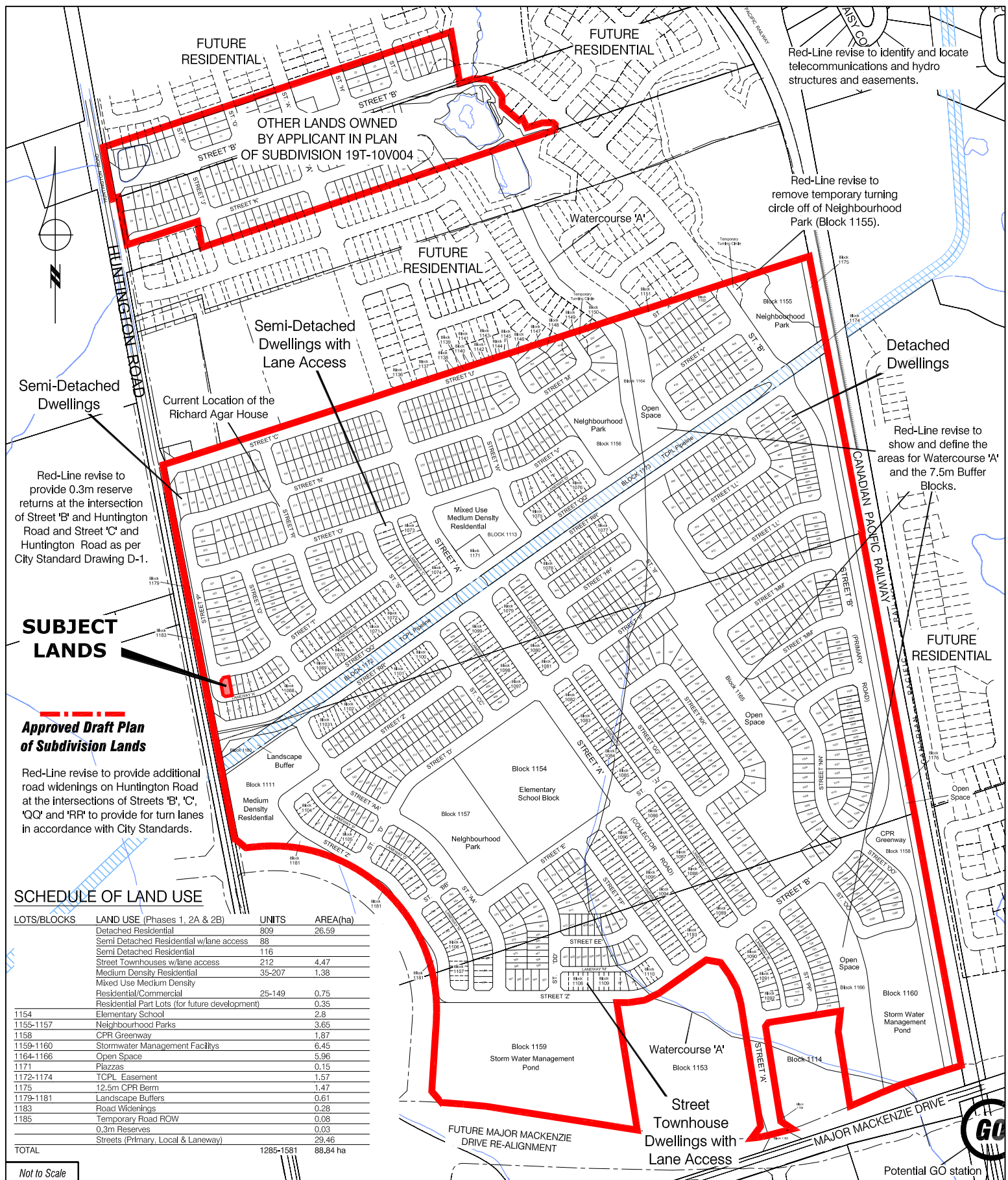
APPLICANT: Nashville Developments Inc. LOCATION: Part of Lot 22, Concession 9



Attachment

FILE: Z.14.002
RELATED FILES:
Z.10.031 & 19T-10V004
DATE: February 25, 2014

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**Draft Approved Plan of Subdivision File 19T-10V004
(Red-Line Revised November 15, 2011)**

APPLICANT:
Nashville Developments Inc.

LOCATION:
Part of Lot 22, Concession 9



Attachment
FILE: Z.14.002
RELATED FILES:
Z.10.031 & 19T-10V004
DATE:
February 25, 2014

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