

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

ZONING BY-LAW AMENDMENT FILE Z.15.004
NASHVILLE DEVELOPMENTS (SOUTH) INC. AND
NASHVILLE MAJOR DEVELOPMENTS
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 May 5, 2015, be approved; and
- 2) That the deputation by Mr. Aaron Hershoff, Nashville Developments Inc., Applewood Crescent, Vaughan, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.15.004 (Nashville Developments (South) Inc. and Nashville Major Developments) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of Public Hearing was circulated: April 10, 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 April 21, 2015: None

CITY OF VAUGHAN

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Proposal

The purpose of this report is to receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.004 to amend Zoning By-law 1-88, and Exception 9(1376), specifically for the subject lands zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the Holding Symbol “(H)”, shown on Attachments #1 and #2, to facilitate the development of 29 approved reverse pie-shaped lots, in approved Plan of Subdivision File 19T-10V004 for detached dwellings with the following site-specific zoning exceptions:

| | By-law Standard | Zoning By-law 1-88, 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 Four Requirements |
|----|-------------------------------|---|---|
| a. | Minimum Rear Yard | 7.5 m | Permit a minimum rear yard of 6.2 m for Lots 8 to 12, 17 to 23 and 27 to 29, as shown on Attachment #4. |
| b. | Maximum Interior Garage Width | No By-law standard for a maximum interior garage width of 5.5 m | <p>Permit a maximum interior garage width of 5.5 m on a Lot Frontage and a Lot Frontage (Corner Lot) of 13 m to 19 m for a Reverse Pie Lot. (Lots 1 to 8, 12, 13 to 19, 21 and 23 to 29, as shown on Attachment #2.)</p> <p>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. (As shown on Attachment #2.)</p> |
| | By-law Standard | Zoning By-law 1-88, RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376) | Proposed Exceptions to the RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376) |
| a. | Minimum Interior Side Yard | 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard for a Lot Frontage between 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) between 12.7 m to | 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, for a lot with a Lot Frontage and a Lot Frontage |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

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| | | 14.99 m | <p>(Corner Lot) on a Reverse Pie Lot of 13 m to 19 m. (Lots 1 to 7, 13 to 16, and 23 to 29, as shown on Attachment #3.)</p> <p>Permit a minimum interior side yard to be 1.1 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, for a lot with a Lot Frontage on a Reverse Pie Lot (Lot 10, as shown on Attachment #3)</p> |
|--|--|---------|--|

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

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 design process for Plan of Subdivision File 19T-10V004, the Owner determined that a dwelling unit located on a reverse pie-shaped lot, where the front lot line is greater than the width of the rear lot line, could not comply with some of the standards in Zoning By-law 1-88 due to the width of the lot frontage exceeding the upper limit of standards for the interior side yard and maximum interior garage width. The rear yard standard in Zoning By-law 1-88 also required a reduction due to the irregular lot configuration in order to provide a consistent front yard setback along the street.

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|---------------------------|---|
| Location | <ul style="list-style-type: none"> East 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" by Vaughan Official Plan 2010 (VOP 2010). VOP 2010 permits detached dwellings 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. |

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|-----------------------|---|
| Zoning | <ul style="list-style-type: none">RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1376).In order to facilitate the development of a detached dwelling on the subject pie-shaped lots with the proposed site-specific zoning exceptions, 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 application, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| a. | Appropriateness of Proposed Zoning (Attachment #3) | <ul style="list-style-type: none">The appropriateness of the proposed 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. |
| b. | Urban Design and Architectural Design Guidelines | <ul style="list-style-type: none">The proposed development will be reviewed in consideration of the approved Urban Design Guidelines and Architectural Design Guidelines for the Block 61 West Nashville Heights Community prepared by John G. Williams, Architect. |

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 York Region Transportation and Community Planning Department 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 at a future Committee of the Whole meeting.

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

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Attachments

1. Context Location Map
2. Location Map
3. Reduced Side Yard Lots
4. Reduced Rear Yard Lots

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.)

1. **ZONING BY-LAW AMENDMENT FILE Z.15.004** **P.2015.19**
NASHVILLE DEVELOPMENTS (SOUTH) INC. AND
NASHVILLE MAJOR DEVELOPMENTS
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.15.004 (Nashville Developments (South) Inc. and Nashville Major Developments) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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 Public Hearing was circulated: April 10, 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 April 21, 2015: None

Purpose

Executive Summary

The Owner is proposing to amend the City's Zoning By-law 1-88 to permit site-specific zoning exceptions affecting 29 approved pie-shaped lots in approved Plan of Subdivision File 19T-10V004 to permit reduced side and rear yards and 5.5 m garage widths for future single detached dwellings on these lots. This report is to receive comments from the public and the Committee of the Whole, and comments from City departments and external public agencies, to be addressed in a comprehensive report at a future Committee of the Whole meeting.

Proposal

The purpose of this report is to receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.004 to amend Zoning By-law 1-88, and Exception 9(1376), specifically for the subject lands zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the Holding Symbol "(H)", shown on Attachments #1 and #2, to facilitate the development of 29 approved reverse pie-shaped lots, in approved Plan of Subdivision File 19T-10V004 for detached dwellings with the following site-specific zoning exceptions:

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| | By-law Standard | Zoning By-law 1-88, RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376) | Proposed Exceptions to the RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376) |
| a. | Minimum Interior Side Yard | 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard for a Lot Frontage between 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) between 12.7 m to 14.99 m | <p>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, for a lot with a Lot Frontage and a Lot Frontage (Corner Lot) on a Reverse Pie Lot of 13 m to 19 m. (Lots 1 to 7, 13 to 16, and 23 to 29, as shown on Attachment #3.)</p> <p>Permit a minimum interior side yard to be 1.1 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, for a lot with a Lot Frontage on a Reverse Pie Lot</p> |

| | By-law Standard | Zoning By-law 1-88, 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 Four Requirements |
|--|------------------------|--|---|
| | | | (Lot 10, as shown on Attachment #3) |

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

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.

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|----------------------------------|--|
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| Official Plan Designation | <ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010). VOP 2010 permits detached dwellings 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. |
| Zoning | <ul style="list-style-type: none"> RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1376). In order to facilitate the development of a detached dwelling on the subject pie-shaped lots with the proposed site-specific |

| | |
|-----------------------|---|
| | zoning exceptions, amendments to Zoning By-law 1-88 are required. |
| Surrounding Land Uses | <ul style="list-style-type: none"> Shown on Attachment #2. |

Preliminary Review

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| | MATTERS TO BE REVIEWED | COMMENT(S) |
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Attachments

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2. Location Map
3. Reduced Side Yard Lots
4. Reduced Rear Yard Lots

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

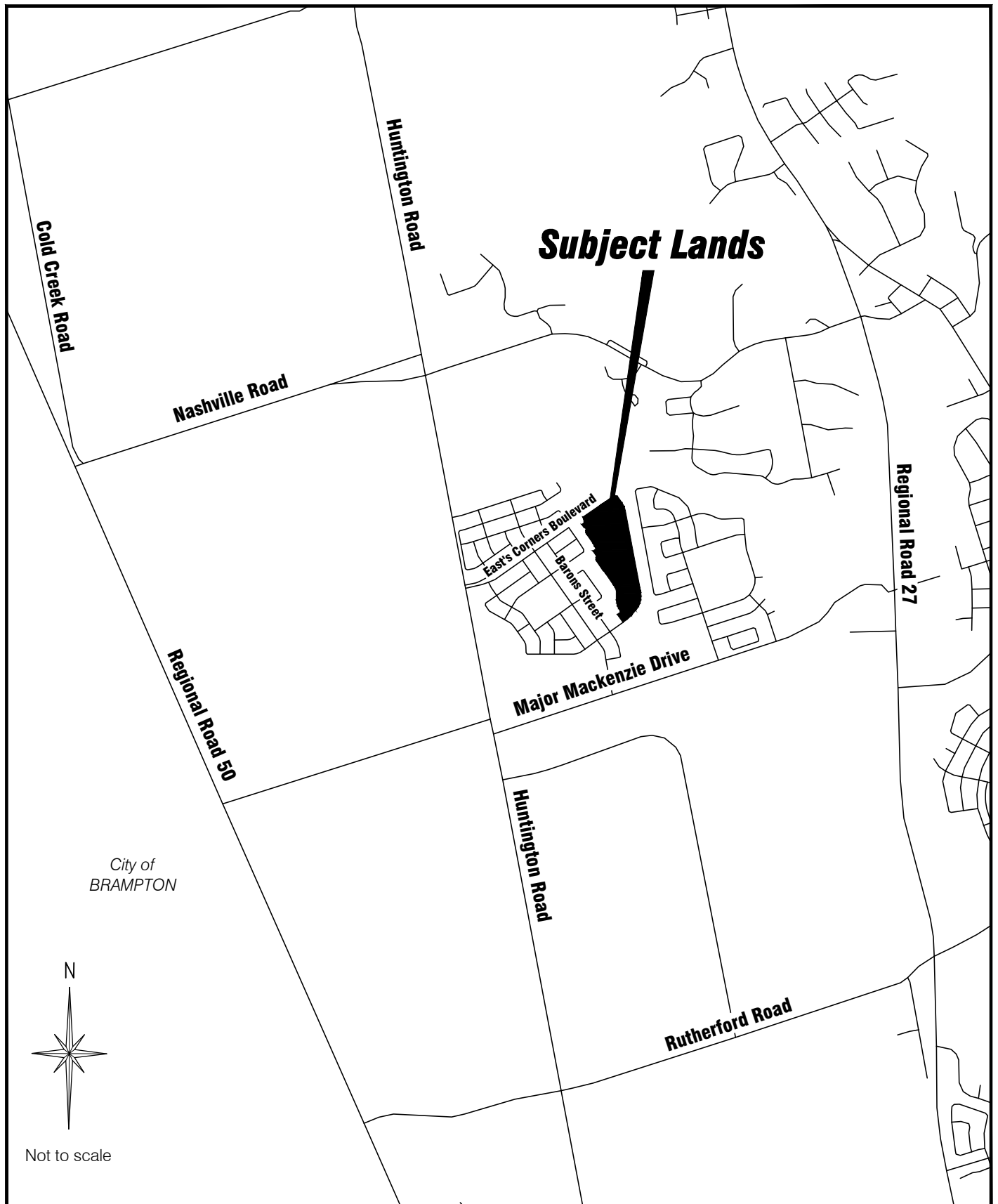
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning



Context Location Map

LOCATION:
Part of Lots 21, 22 and 23, Concession 9

APPLICANT:
Nashville Developments (South) Inc. & Nashville Major Developments

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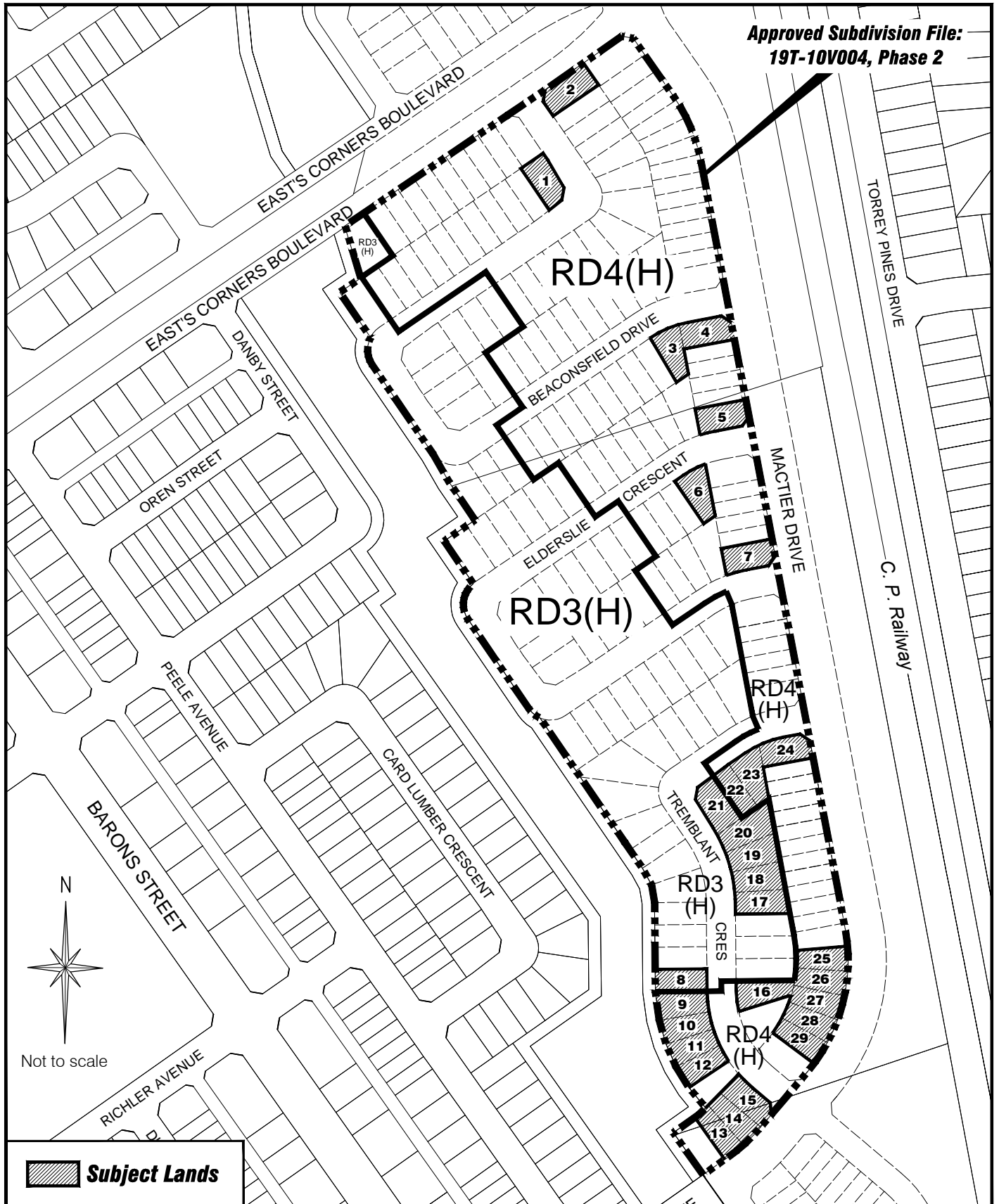


Attachment

FILE:
Z.15.004

DATE:
April 7, 2015

1



Location Map

LOCATION:
Part of Lots 21, 22 and 23, Concession 9

APPLICANT:
Nashville Developments (South) Inc. & Nashville Major Developments

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Attachment

FILE:
Z.15.004

DATE:
April 7, 2015

2



Reduced Side Yard Lots

LOCATION:
Part of Lots 21, 22 and 23, Concession 9

APPLICANT:
Nashville Developments (South) Inc. & Nashville Major Developments

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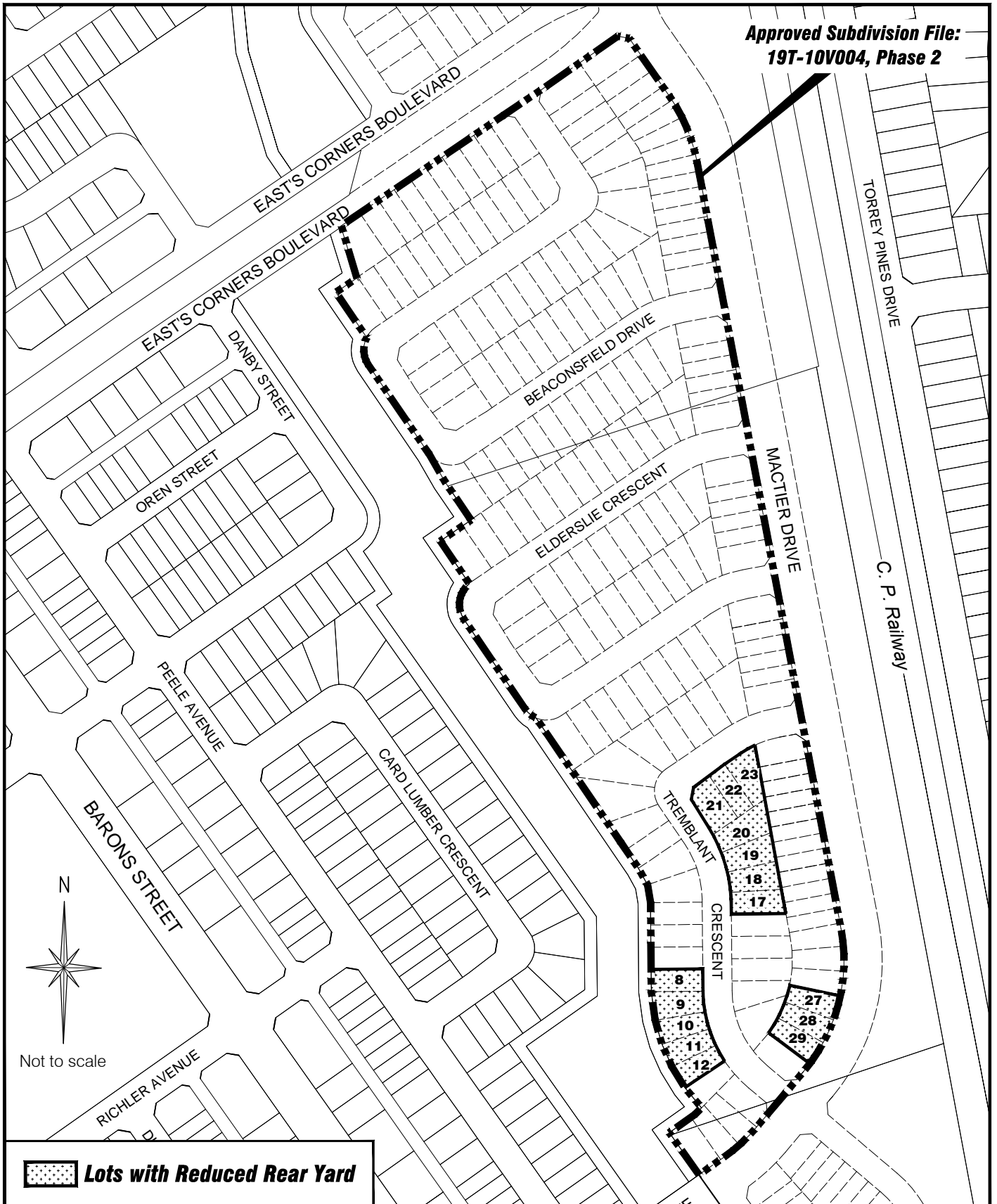
Attachment

FILE:
Z.15.004

DATE:
April 7, 2015

3

Approved Subdivision File:
19T-10V004, Phase 2



Reduced Rear Yard Lots

LOCATION:
Part of Lots 21, 22 and 23, Concession 9

APPLICANT:
Nashville Developments (South) Inc. & Nashville Major Developments

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Attachment

FILE:
Z.15.004

DATE:
April 7, 2015

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