

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 1, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 17, 2015.

1

**ZONING BY-LAW AMENDMENT FILE Z.15.040
DRAFT PLAN OF SUBDIVISION FILE 19T-15V006
NASHVILLE DEVELOPMENTS (NORTH) 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 Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated November 3, 2015, be approved; and**
- 2) That the deputation by Mr. Aaron Hershoff, TACC Developments Inc., Applewood Crescent, Vaughan, on behalf of the applicant, be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.15.040 and 19T-15V006 (Nashville Developments (North) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as subdivision design and building initiatives 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: October 9, 2015. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to 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 Vaughan 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.

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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 a residential plan of subdivision consisting of 36 lots for detached dwelling units (11.6 to 13.4 m frontages), 14 blocks for future residential development, and to maintain the open space/woodlot as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.15.040 to rezone the subject lands from A Agricultural Zone to OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, RD3(H) Residential Detached Zone Three with Holding Symbol “H” and RD4(H) Residential Detached Zone Four with Holding Symbol “H”, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	RD3 Residential Detached Zone Three Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Three (Lots 32-34 inclusive)
a.	Minimum Interior Garage Width	5.5 m	3 m
b.	Minimum Interior Side Yard (Lots 32 to 34)	1.2 metres	Permit a minimum interior side yard of 0.6 m to abut an interior side yard of 0.6 m or 1.2 m on a Reverse Pie Lot.

2. Draft Plan of Subdivision File 19T-15V006 for the subject lands shown on Attachment #3, to facilitate a residential plan of subdivision consisting of the following:

Detached Residential Lots (Lots 1 to 36)	1.71 ha
Residential Part Lots (Blocks 37 to 51)	0.29 ha
Woodlot (Block 52)	0.07 ha
Open Space (Block 53)	0.01 ha
10m Open Space Buffers (Blocks 54 to 55)	0.17 ha
CPR Greenway (Block 56)	0.19 ha
12.5m CPR Berm (Block 57)	0.14 ha
Vistas (Block 58 to 62)	0.15 ha
0.3m Reserves (Block 63 to 72)	0.01 ha
Public Roads (by R.O.W.)	0.93 ha
Total	3.67 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> 10579 Huntington Road, located east of Huntington Road, south of Nashville Road, shown as “Subject Lands” on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential”, “Natural Areas” and “Parks” by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 12.7, with a maximum building height of three (3) storeys, and a residential density ranging from a minimum of 15 units per net residential hectare (upha) to a maximum of 25 upha. The proposed residential Draft Plan of Subdivision yields a density of 14.7 upha, which conforms to VOP 2010.
Block Plan	<ul style="list-style-type: none"> The subject lands are located within the Block 61 West – Nashville Heights Block Plan area, as shown on Attachment #5, which was approved by Vaughan Council on November 29, 2011. The proposed lotting pattern and road network is consistent with the approved Block 61 West – Nashville Heights Plan.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(189). An amendment to Zoning By-law 1-88 is required to facilitate the proposed Draft Plan of Subdivision shown on Attachment #3. The proposed zoning categories are shown on Attachment #4.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> The location and design of the proposed street and residential part lots must be reviewed to ensure coordination with the adjacent lands to the north and south.
c.	Appropriateness of Proposed Zoning (Attachment #4)	<ul style="list-style-type: none"> The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency with the zoning exceptions for the blocks/lots in the approved Block 61 West - Nashville Heights Plan will be reviewed.

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d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the Urban Design Guidelines to be approved by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division through the Plan of Subdivision approval process and the Vaughan Council approved Architectural Design Guidelines for the Block 61 West - Nashville Heights Community prepared by John G. Williams, Architect.
e.	Supporting 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"> - Planning Justification Report - Master Environmental Servicing Plan (MESP) - Geotechnical/Soils Report - Natural Heritage Evaluation & Environmental Impact Study - Traffic Impact Study
f.	Servicing	<ul style="list-style-type: none"> ▪ Municipal water, sanitary sewer, and storm drainage 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 identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be considered for the subject lands or a portion(s) thereof. ▪ The Owner will be required to dedicate to the City of Vaughan the necessary road allowances, as shown on Attachment #3.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, etc, will be reviewed.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% or 1 ha per 300 units, prior to the issuance of a Building Permit.
i.	Open Space/ Valleyland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all requirements of the Toronto and Region Conservation Authority (TRCA). ▪ The Owner will be required to dedicate the open space/valleylands to the TRCA or the City of Vaughan, free of all costs and encumbrances.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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. Draft Plan of Subdivision File 19T-15V006
4. Proposed Zoning for Draft Plan of Subdivision File 19T-15006
5. Approved Block 61 West Plan (November 29, 2011)

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
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.)

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. Zoning By-law Amendment File Z.15.040 to rezone the subject lands from A Agricultural Zone to OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, RD3(H) Residential Detached Zone Three with Holding Symbol “H” and RD4(H) Residential Detached Zone Four with Holding Symbol “H”, together with the following site-specific zoning exceptions:

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Location	<ul style="list-style-type: none"> 10579 Huntington Road, located east of Huntington Road, south of Nashville Road, shown as "Subject Lands" on Attachments #1 and #2.
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	<ul style="list-style-type: none"> The proposed lotting pattern and road network is consistent with the approved Block 61 West – Nashville Heights Plan.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(189). An amendment to Zoning By-law 1-88 is required to facilitate the proposed Draft Plan of Subdivision shown on Attachment #3. The proposed zoning categories are shown on Attachment #4.
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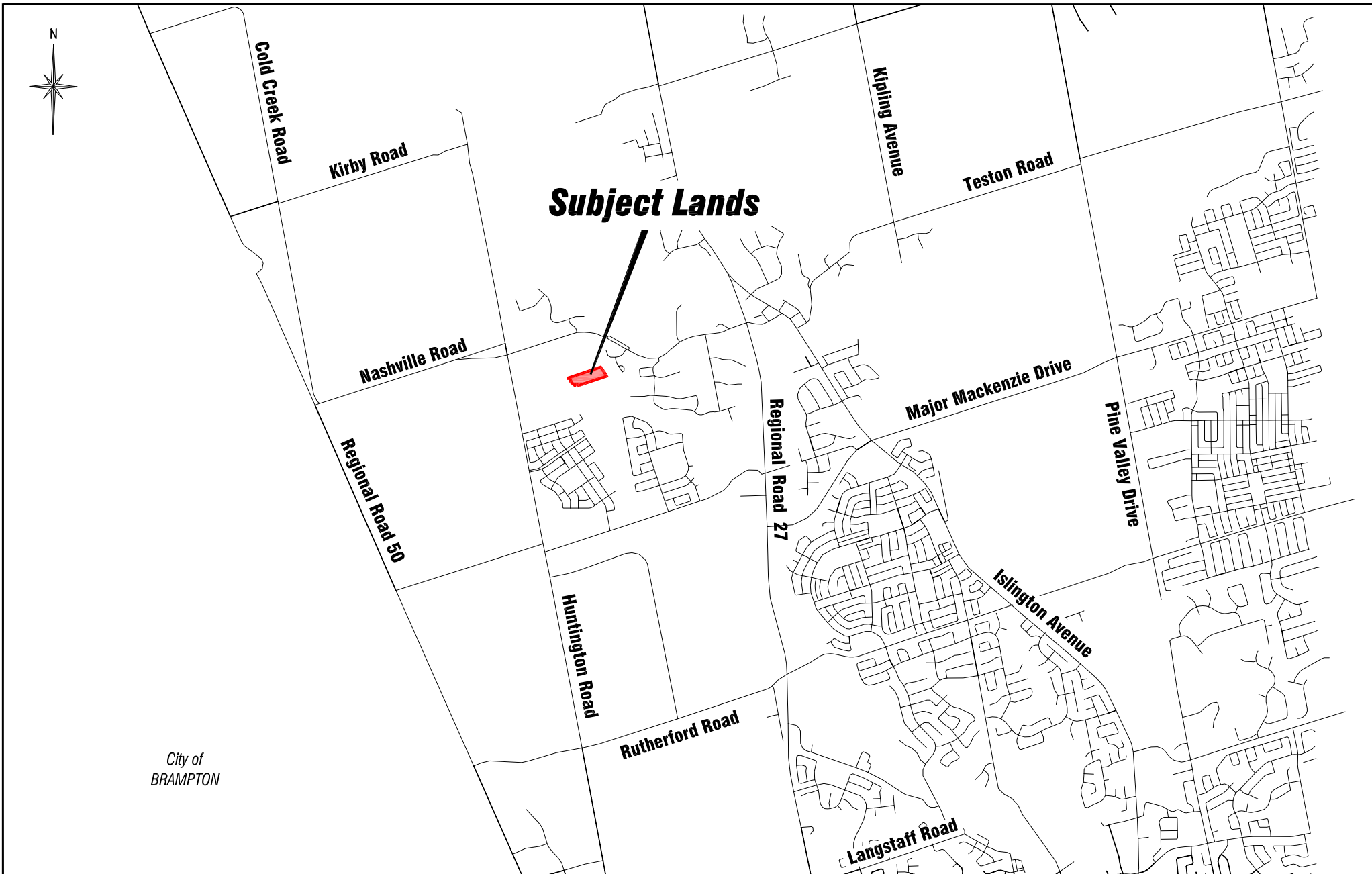
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

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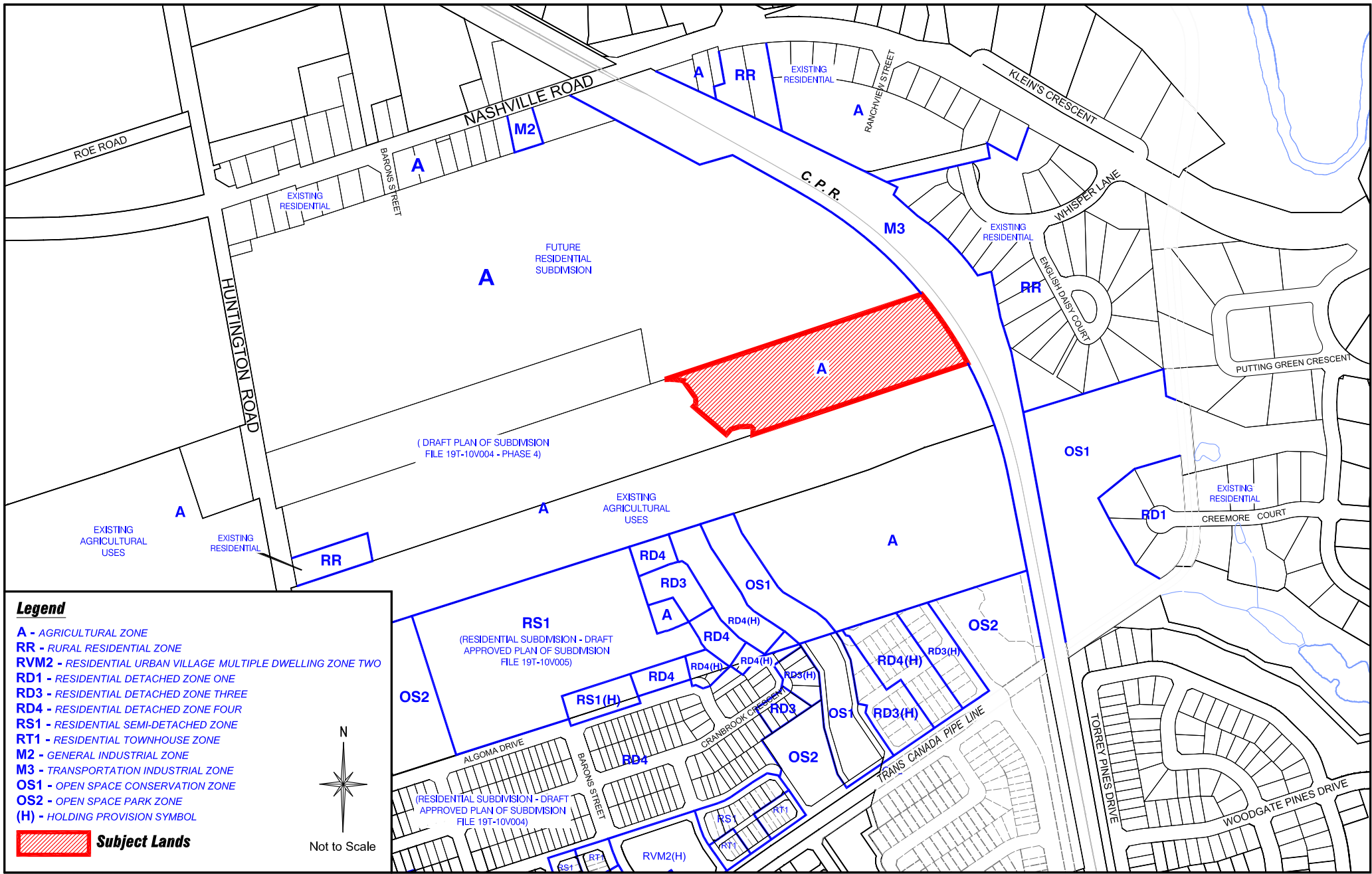


Attachment

FILES:
Z.15.040, 19T-15V006

DATE:
September 2, 2015

1



Location Map

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

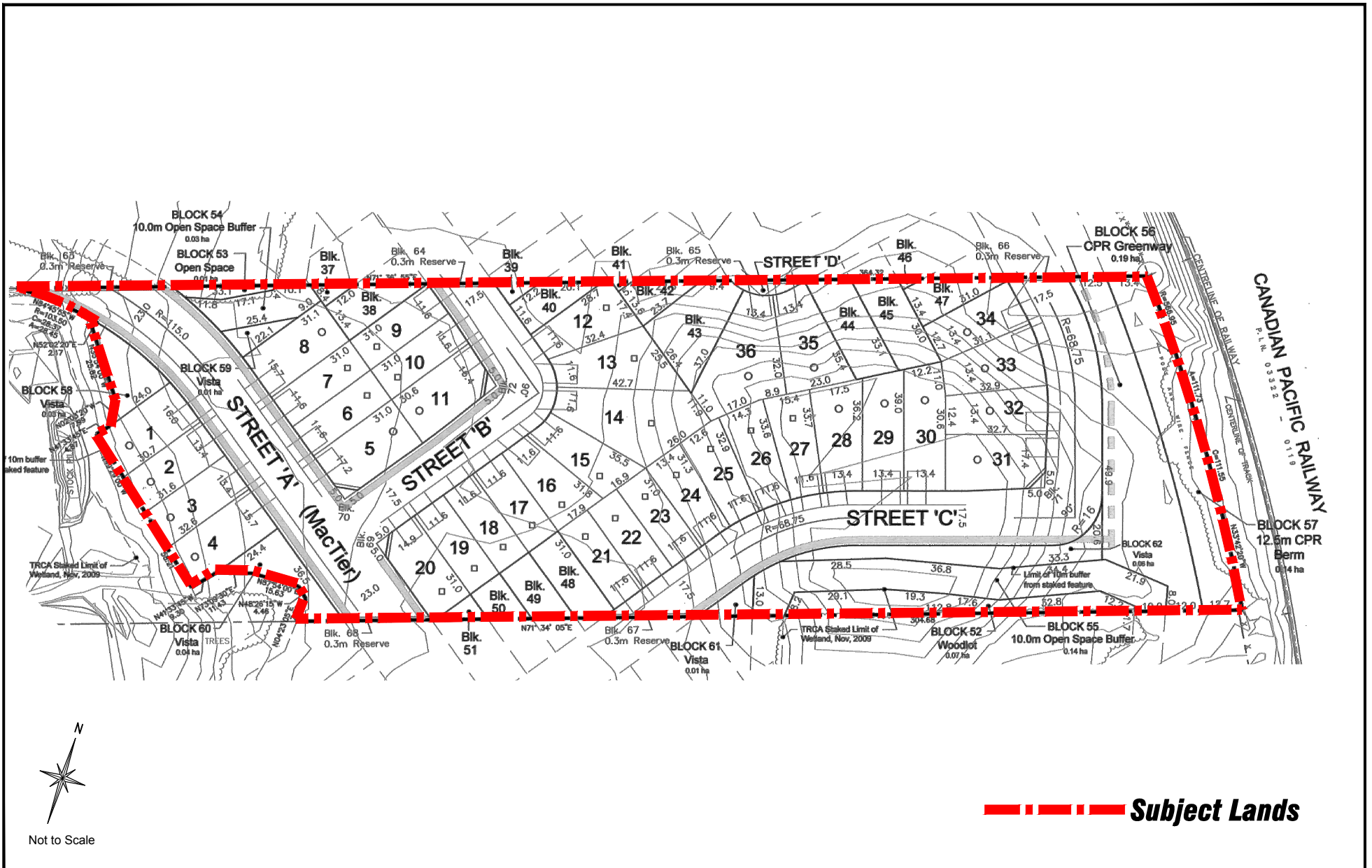


Attachment

FILES:
Z.15.040, 19T-15V006

DATE:
September 2, 2015

2



Draft Plan of Subdivision File 19T-15V006

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

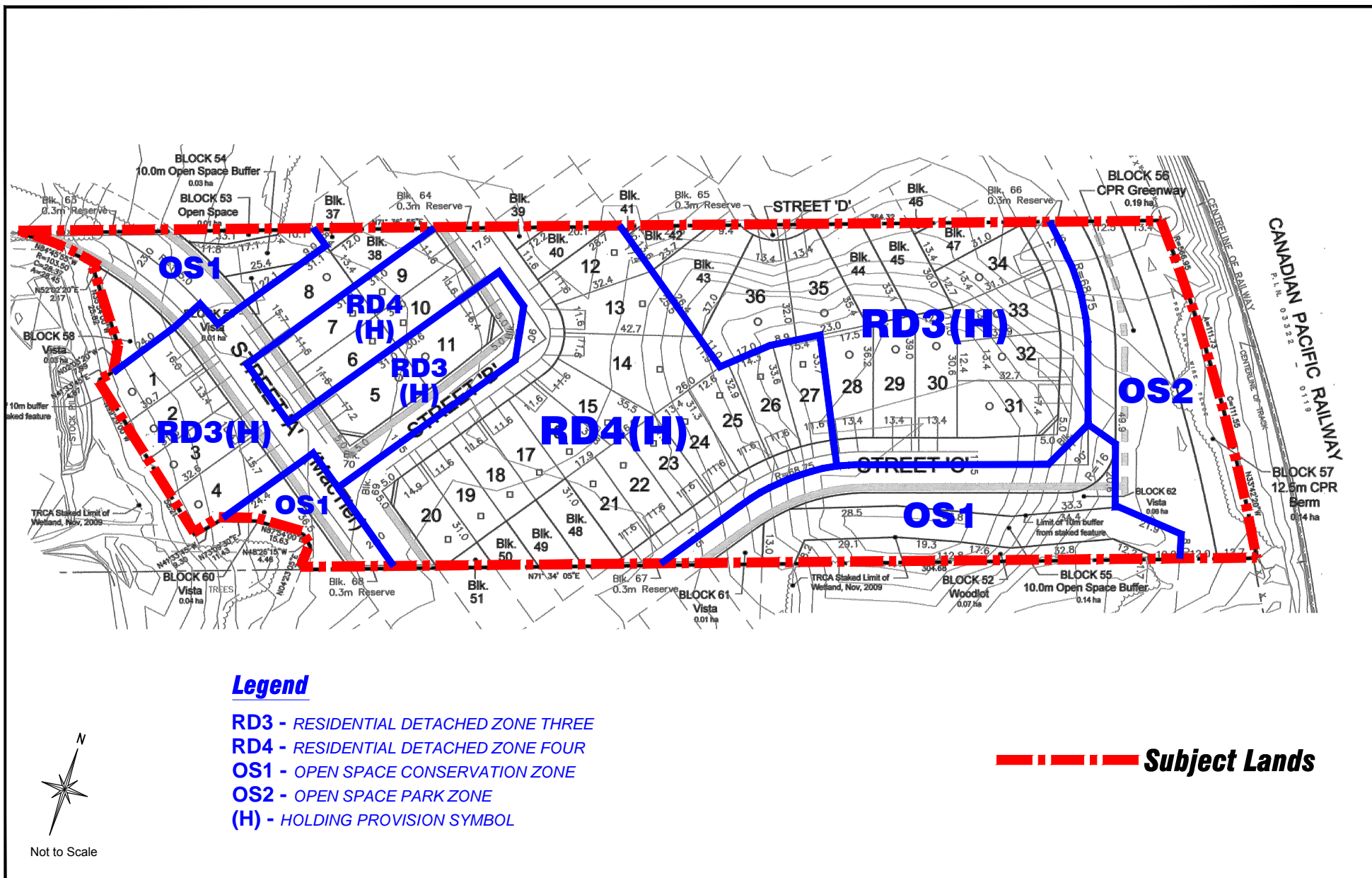


Attachment

FILES:
Z.15.040, 19T-15V006

DATE:
September 2, 2015

3



Proposed Zoning for Draft Plan of Subdivision File 19T-15V006

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

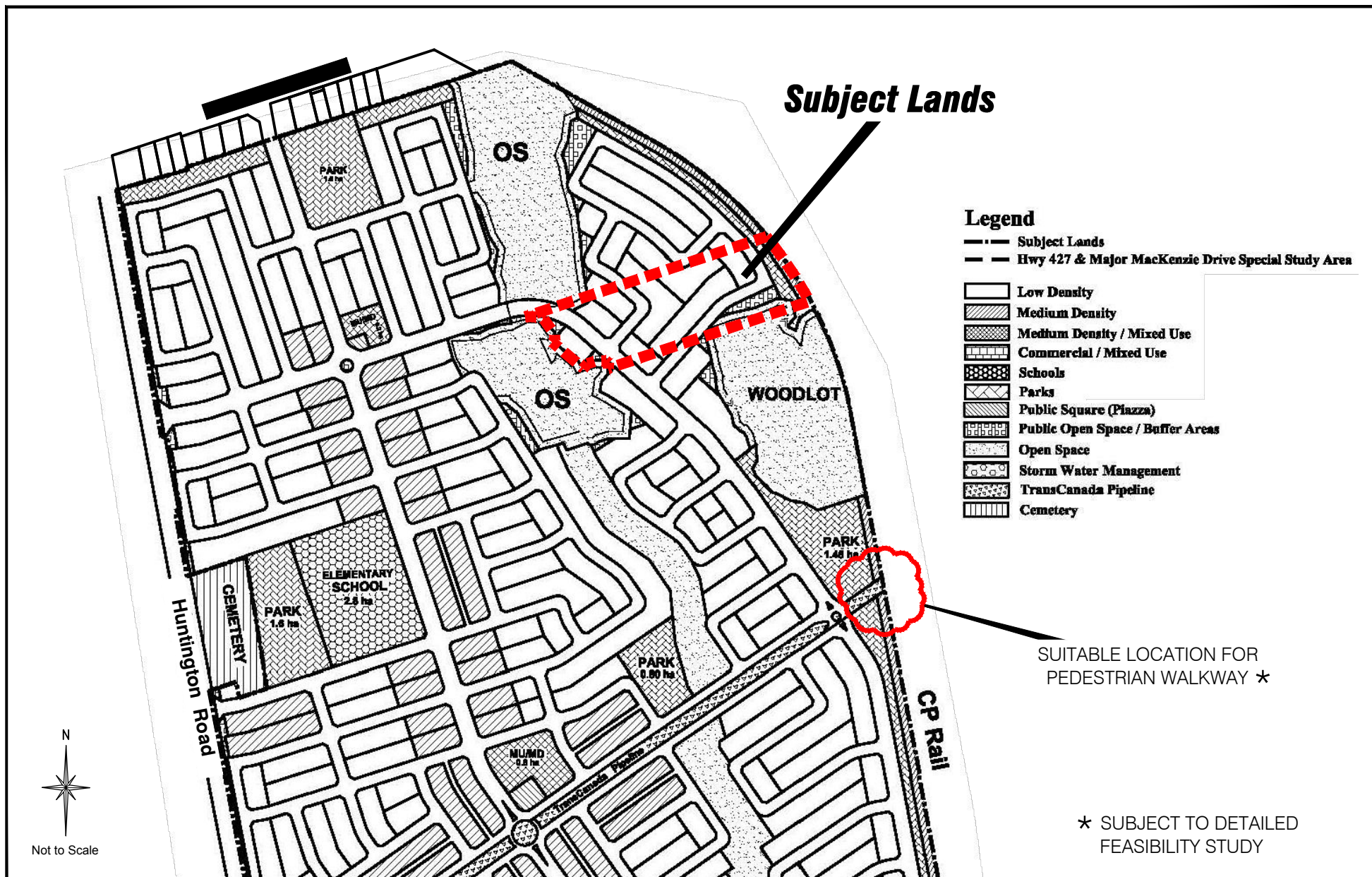


Attachment

FILES:
Z.15.040, 19T-15V006

DATE:
September 2, 2015

4



Approved Block 61 West Plan (November 29, 2011)

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.



Attachment

FILES:
Z.15.040, 19T-15V006

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September 2, 2015

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