

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.

5

**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:

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.)

Subject: Removal of Whisper Lane Cul de Sac related to File 19T-17V007 and 19T-17V008
Proposed Zoning (Nov.7 Public Hearing Meeting)

Importance: High

PUBLIC HEARING
COMMUNICATION

C2

Date: Nov 7/17 ITEM NO. 4+5

From: Nino [mailto:nino321@teksavvy.com]

Sent: Sunday, October 29, 2017 9:25 PM

To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>

Cc: ellena@mantella.ca; kara@kara-inc.ca; Clerks@vaughan.ca; Ciampa, Gina <Gina.Ciampa@vaughan.ca>; Tersigni, Nadia <Nadia.Tersigni@vaughan.ca>

Subject: Removal of Whisper Lane Cul de Sac related to File 19T-17V007 and 19T-17V008 Proposed Zoning (Nov.7 Public Hearing Meeting)

Importance: High

Dear Councillor lafrate and Regional Councillor Singh,

We as long-time residents of Whisper Lane Cul de Sac are writing to you today to bring to your attention the magnitude of the proposed 'removal' of our cul de sac would bring to the future safety and quality of life for ourselves and our neighbours.

As with many residents of Whisper Lane, when we moved to our home we liked the appeal and safety of our street being a cul de sac with 8 homes on the whole street at the time.

The proposed opening of the Whisper Lane for the continuation of Street 'A' of RD4 in the proposed Subdivision Draft Plan (as described in the file map) would ensue the following concerns:

- a) Creation of a 'thruway' environment through a current quiet and child friendly street (of which does not have any sidewalks) thus bringing more traffic to Whisper Lane.
- b) As Whisper Lane is a curved road that passes English Daisy Court before reaching Nashville Road, there is a great concern for speed of traffic.
- c) We have many school buses that pick-up children in our area and they use the street to walk to their respective stops. The removal of the cul de sac would create a risk for all who currently feel safe using the street as pedestrians.
- d) As we have young children in the area, the use of the cul de sac for learning to ride their bike would pose a risk as traffic would increase at least fivefold with this extrusion.

Along with our safety concerns, we are also flabbergasted as to how the City can go ahead and approve such a proposed idea? As mentioned, Whisper Lane is made up of 8 homes, each with approx. ½ acre. The adjacent homes and townhomes proposed on RD4 on the map and that surrounding area are not anywhere close to the style and scheme of Whisper Lane design & its character. The developer's plan to open our precious cul de sac to his proposed new street "A" of RD4 is but a gain to him, with no consideration to those residents living on our street who hold this quiet Cul de Sac dear to our quality of life. It's removal will not benefit anyone from Whisper Lane or English Daisy for that matter. This development coming into our existing neighbourhood should be equal or better in order to blend both together. The developer's proposal has no consideration whatsoever for the existing neighbourhood – it is strictly to his benefit.

Combining the 8 Estate Style homes of Whisper Lane with the 37 townhomes from Street 'A' of RD4 would be a complete 'mismatch' to ½ acre estate homes on Whisper Lane? This approval will ultimately affect the allure of the street and ruin the fabric of our Quality of Life for everyone on Whisper Lane. There is absolutely no reason why the developer cannot create a Cul de sac within that development that would ultimately exit to Nashville Road thus keeping our cul de sac intact.

During the summer months of 2017 we have seen and heard many trucks clearing trees and moving dirt – and Let me bring to attention also that at no point of these past months have we the residents of Whisper Lane been consulted on the proposed extrusion of our Beloved Cul de Sac – how can Council allow this to happen without taking in concern those resident who actually live on Whisper Lane? Who's to say that if this zoning /development proposal is approved that in future when any one of our neighbours sell their home on Whisper Lane or on English Daisy, that a builder or developer comes along with a request to sever the ½ acre lots to build 2 homes per lot, especially when a precedent has been set with this proposed development? When does the insanity stop?

You may be already aware, that many of our neighbours are increasingly concerned with the intensity of development that has occurred over the last several years on the former Kleinbug Golf course lands and the Nashville Heights development. Ten years ago, it was absolutely unfathomable to think that it would take 20-30 minutes just to get to Highway 27 from Whisper Lane! This traffic has an effect on all of us, to the point that it affects the time travel for school buses bringing kids to school on time.

In conclusion, we hope that Council's conscience will prevail in this decision and that our voices are not daunted or cowed....Whisper Lane is precious to us and is to us is as its name Whisper Lane...A beautiful quiet and safe Cul de Sac where safety and Quality of life will be best for our Children and ourselves in hoping we can retire and enjoy it as we have always have ...in peace and safety.

Please note that we as concerned residents will be in attendance of the Nov.7 Public Hearing for this item
For privacy, please remove our email address and phone number from public viewing.

Sincerely,

Denise & Nino Savoiardo
73 Whisper Lane
905-893-0384

From: Tas Candaras <tas@amcai.com>
Sent: Tuesday, October 24, 2017 2:04 PM
To: Jeffers, Judy
Cc: dieselc4s@hotmail.com
Subject: Nashville Developments; File Numbers : Z17.024 & 19T-17V008
Attachments: 1313-G-1.pdf

Hello Ms. Jeffers: I am following up on my voicemail message I left for you yesterday , Oct. 23rd. As I advised you in my voicemail message I am the owner of lot 76 Whisper Lane . I was not notified of the proposed development application and the proposed opening of Whisper Lane , nor were my neighbours at 68 and 60 Whisper Lane.

It is my understanding that in accordance with the Planning Act we were to be notified. To date we have not received notification . We do however receive notifications on other matters thus the City does have our contact information.

I have thus attached a drawing , for your reference for Lots 76 , 68 and 60 , which did receive site plan approval by the City as well as building permits for Lots 76 and 68 .

My neighbours at 68 and 60 Whisper Lane and I were made aware of the proposed development application by being provided photo copies of the notice from other neighbours on Whisper Lane.

In reviewing attachment 2 and 3 , they are not reflective of the existing lot configuration on the lands for Lots 76, 68 and 60 . These attachments should be edited to reference the existing adjacent land use correctly . The existing lots 76 ,68 and 60 have frontages of 24m and 60m depths , which is consistent with the other existing lots on the south side of Whisper Lane.

The lots being proposed , immediately adjacent to Lot 76 , appear to have 10m frontages which are not consistent with the adjacent existing lots and neighbourhood nor do they provide an adequate transition in lot sizes , in keeping with the existing housing types.

Furthermore there is the concern of the opening of Whisper Lane. We purchased the lands and created Lots 76 , 68 and 60 due to the fact that lots would be on a cul-de-sac , which was the attraction and feature of these lands.

There is an existing ROW to Nashville Road that can service the proposed development . If the proposed development warrants a second access then the option of revising the new proposed cul-de-sac , at the west limit of the proposed development, should be investigated to provide a second connection to Nashville Road.

I would like to meet with you to discuss the proposed development , as well as the City's position and comments with respect to this project.

Also please include me on all future related correspondence and notifications.

Thank you

Tas Candaras, P.Eng.
a.m. candaras associates inc.
8551 Weston Road, Suite 203
Woodbridge, Ontario

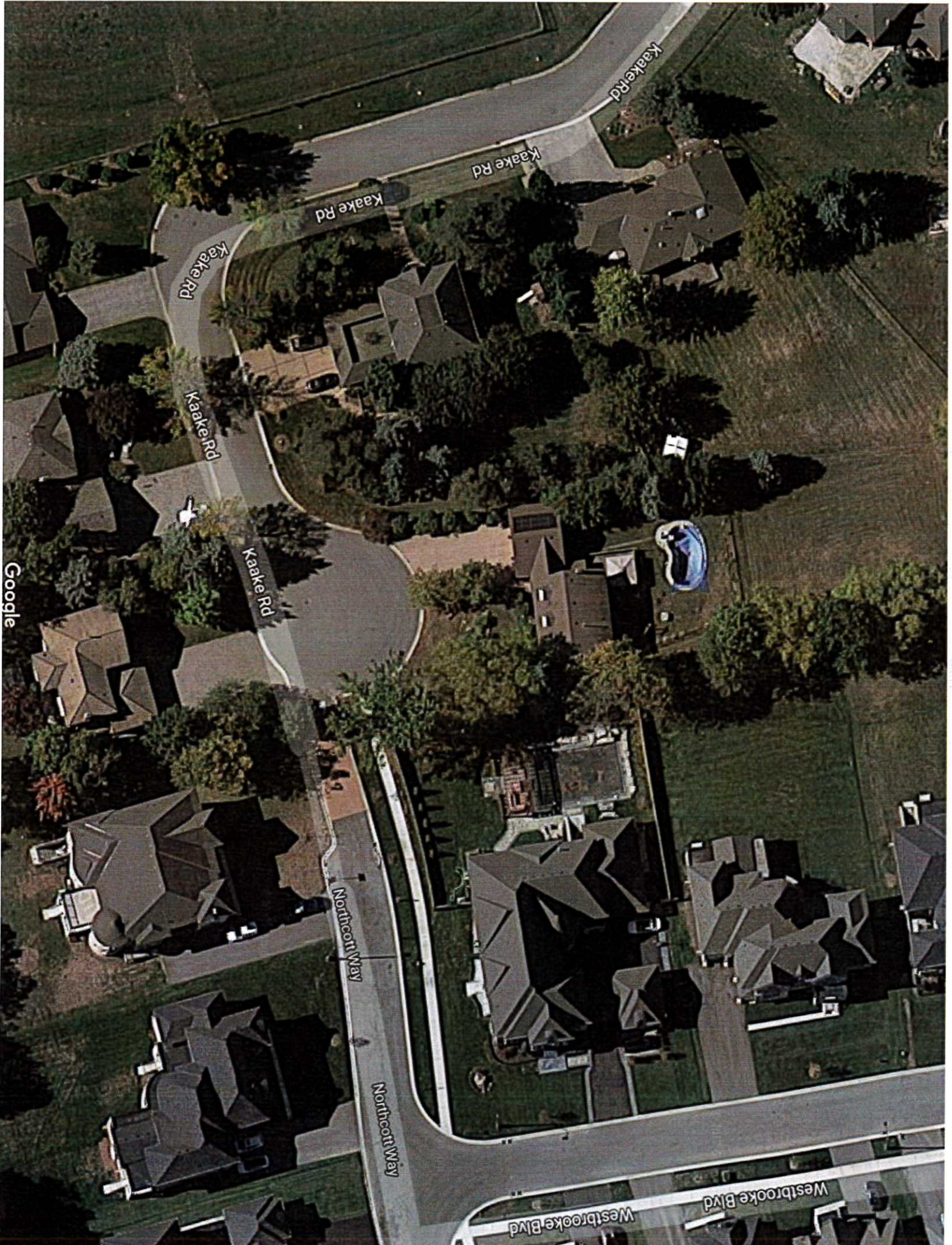
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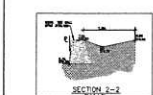
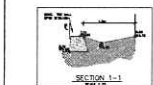
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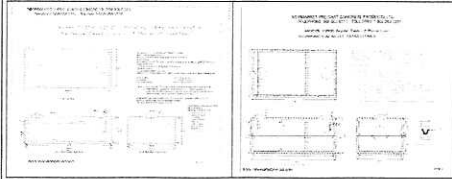
Email: Tas@amcai.com







APPROXIMATE LOCATION OF SOURCE WATER PROTECTION WELLSHEAD



NASHVILLE ROAD

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

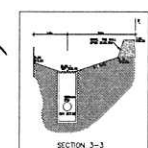
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WHISPER LANE

ENGLISH DAISY COURT

EXPLANATION OF SYMBOLS

1. PROPOSED BUILDING FOOTPRINT
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90. PROPOSED BUILDING FOOTPRINT
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98. PROPOSED BUILDING FOOTPRINT
99. PROPOSED BUILDING FOOTPRINT
100. PROPOSED BUILDING FOOTPRINT



PLAN OF SURVEY OF
PART OF LOT 25
CONCESSION 9
(RESIDING TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

LEGEND	
PROPOSED FIN. GRADE	
EXISTING GRADE	
EXISTING SAN. MANHOLE	
EXISTING STW. MANHOLE	
PROPOSED CATCH BASIN	
PROPOSED SANITARY MANHOLE	
PROPOSED STW. MANHOLE	
FIRE HYDRANT AND VALVE	
VALVE AND BOX	
SEPTIC LEADING AREA	
OVERLAND FLOW DIRECTION	
M/T FENCE (SPR 218/110)	
CATCH-BASIN SEDIMENT TRAP	

City of Vaughan
Region of York

Whisper Lane
City of Vaughan
Region of York
Site Servicing, Grading and Septic Design

Scale: 1:100 Date: May 2014 Plot No: 1313
Drawn: SWS Date: Plot No: 1313
Checked: AWC Plot No: 1313

G-1

Subject:

November 7, 2017 Public Hearing - Files Z 17.024 + 19T-17V008 - Nashville (Barons) Developments Inc.

From: dieselc4s@hotmail.com

Date: October 30, 2017 at 3:53:55 PM EDT

To: Judy.jeffers@vaughn.ca

Subject: New development in Nashville

**PUBLIC HEARING
COMMUNICATION**

Date: Nov 7/17 **ITEM NO.** 5

Good Afternoon Judy ,..

My Name is Marco Baldassarra and I am a Homeowner of Whisper Lane in Kleinberg, ..

It has Just today Come to My Attention that there is a Proposal to Open up our Street for a Development in the Very near Future, ..

Please take note that I think Its Appalling that No Residences on Whisper lane or English Daisy have been Advised of this development or the Notice of Public Hearing and we Needed to hear about it through other parties ,..

Also take note that I Personally am in Complete Objection to the Development as it has been tabled , Also I don't feel the City should take any Action Until All Residences on Whisper lane and Neighboring English Daisy are advised ..

Also there are signs indicating a Variance proposal, and the meeting is next week at Vaughan city Hall.

Please respond back to me Confirming you have received this e-mail

Regards

Marco Baldassarra



140 Renfrew Drive, Suite 201
Markham, Ontario L3R 6B3
Tel: 905-513-0170
Fax: 905-513-0177
www.mgp.ca

MGP File: 17-2595

November 6th, 2017

Mayor Maurizio Bevilacqua and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Via email to City Clerks (clerks@vaughan.ca)

**PUBLIC HEARING
COMMUNICATION**

Date: Nov 7/17 ITEM NO. 5

Dear Mayor Bevilacqua and Members of Council:

**RE: Committee of the Whole (Public Hearing) November 7, 2017 Item #5 (P.2017.31)
Nashville Developments (Barons) Inc. - Revised Draft Plan of Subdivision
South Side of Nashville Rd, East of CP Rail, Part of Lot 25, Concession 9, City of Vaughan
City Files Z.17.024 & 19T-17V008**

On behalf of Nashville Developments (Barons) Inc., we are pleased to submit a revised Draft Plan of Subdivision in response to comments heard from City Council, Staff, and residents. We will be attending the Public Hearing on November 7th, 2017 to speak to the revisions, which include the following:

- Where possible, the revised plan minimizes the rear-lot interface between proposed and existing lots;
- Elimination of 9.1m (30ft) single detached lots;
- Adjacent to 76 Whisper Lane, we have proposed a 20.2m (60ft) wide lot; and,
- Reduced yield from 66 proposed lots to 62 proposed lots, plus 2 existing dwelling units along Nashville Road.

A digital copy of the revised Draft Plan of Subdivision (dated November 6th, 2017) has been attached to this letter. We will follow shortly with hardcopies for circulation by the Planning department.

We look forward to working through the approvals process with you and your Staff.

Yours very truly,

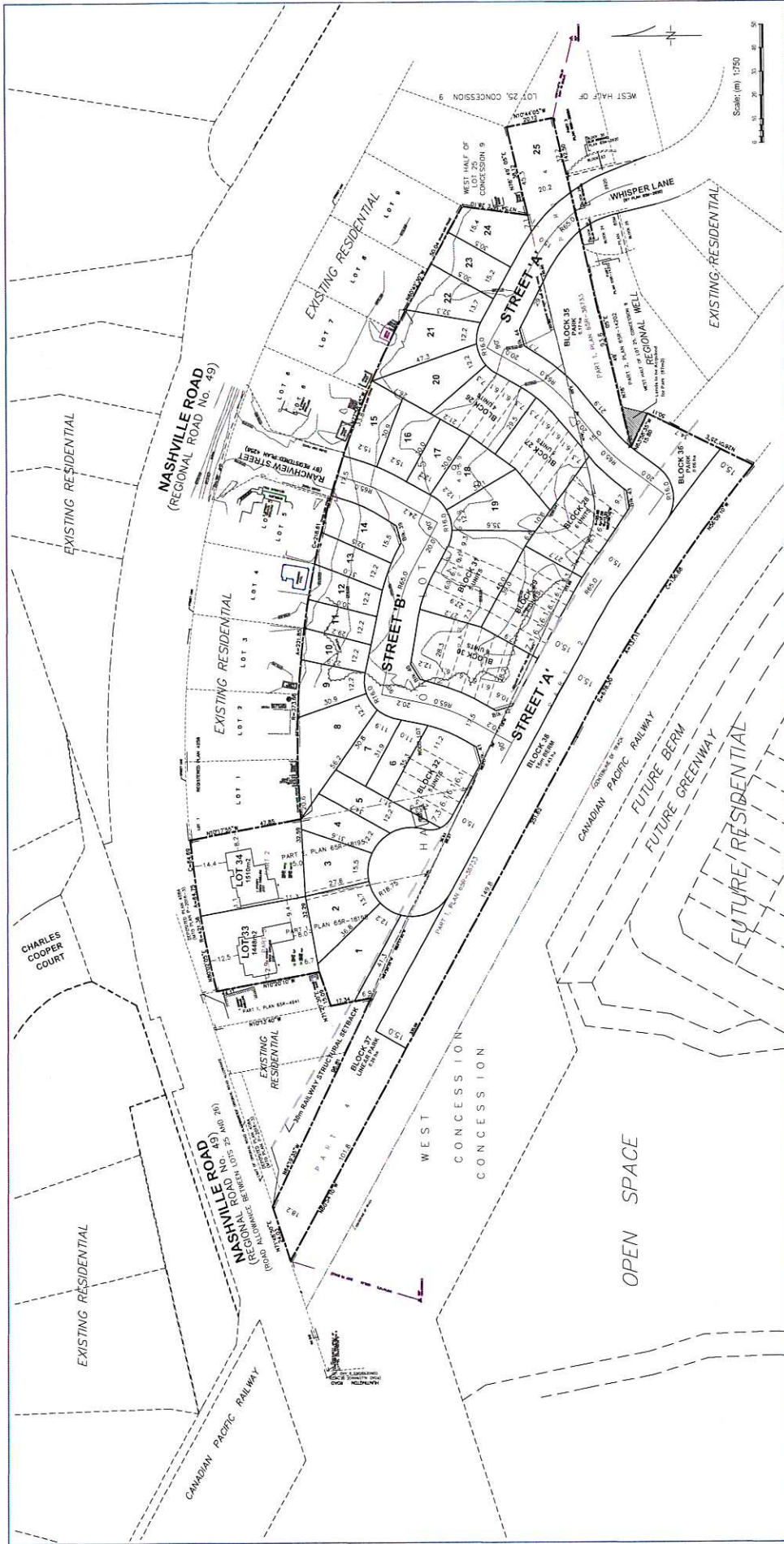
MALONE GIVEN PARSONS LTD.

Don Given, MCIP, RPP
dgiven@mgp.ca

Ms. Judy Jeffers
RE: Nashville Developments (Barons) Inc.

November 6, 2017

cc: Judy Jeffers, Vaughan Planning Department
Mauro Peverini, Vaughan Planning Department
Kathryn Angus, KARA
Tas Candaras
Marco Baldassarra
TACC Developments



DRAFT PLAN OF SUBDIVISION

KEY PLAN

Part of West half of Lot 25
Concession 9
Geographic Township of Vaughan
City of Vaughan
Regional Municipality of York

Prepared by:
MALONE GIVEN PARSONS LTD.
140 Rutherford Drive, Suite 201
Markham, Ontario, L3R 6B3
Tel: (905) 513-4170
www.mgp.ca

SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (m ²)	DENSITY
1-25	11.0m (min) Single Detached Residential	2	1.32	18.9 u/ha
26-32	12.2m (min) Single Detached Residential	17	1.76	48.8 u/ha
33-34	15.2m (min) Single Detached Residential	37	0.76	48.8 u/ha
35-38	Existing Residential	2	0.30	0.23
39	Parks	2	0.23	0.43
40	1.5m Easement	0.01	0.01	0.01
39-44	0.3m Easement	0.04	0.04	0.04
Roads	Street A - 11.7m x 6.0m, 17.0m Street B - 11.7m x 6.0m, 17.0m Street C - 11.7m x 6.0m, 17.0m	64	4.25	
TOTAL				

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Vaughan

Malone Given Parsons Ltd.
Nashville Engineering (Barons) Inc.
Date: July 7, 2017

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
CHAPTER P.13 (R.S.O. 1990.)

- (a)(e)(f)(g)(i)(j) - As shown on the Draft Plan.
- (b)(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is clayey to sandy silt fill.
- (h)(k) - Full municipal services to be provided.

NOTE: Contours relate to Canadian Geographic Datum.
Contour interval is 1m with 25m interpolated.

Date: July 7, 2017
Project No: 17-2595

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

C. P. P.
C. P. P. ENGINEERING LTD.
ON-ROAD LAND SURVEYORS
Date: July 7, 2017

Subject:

Nashville Barons Developments; File Numbers: Z17.024 & 19T-17V008

From: marco dieselman [mailto:dieselc4s@hotmail.com]**Sent:** Tuesday, November 7, 2017 1:25 PM**To:** DevelopmentPlanning@vaughan.ca**Cc:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Sheffman, Alan <Alan.Sheffman@vaughan.ca>; McEwan, Barbara <Barbara.McEwan@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Rock Electric Inc Rocco (Whisperlane) <rocco@rockelectric.ca>**Subject:** Nashville Barons Developments; File Numbers: Z17.024 & 19T-17V008**PUBLIC HEARING** C9
COMMUNICATION

Date: Nov 7/17 ITEM NO. 5

I am the owner of a newly created lot at 60 Whisper Lane. The lot was created through a Consent Application in Feb 2015, with a Minor Variance approved in Feb 2015, allowing a minimum lot frontage of 18m and minimum lot area of 1400 sq.m. At that time also Lots 68 and 76 were created from a 1.2 ac parcel of land. The three new lots, that were created are in keeping with the existing Whisper Lane community. At that time there was the opportunity to propose 6 or 7 lots on the 1.2 ac lot, however they would not have been compatible with the adjacent existing homes.

I am therefore requesting that the new proposed development to also have lots of 18m frontages and areas of 1400 sq.m., which matches the zoning in the Whisper Lane community. In that manner similar houses would be constructed as exist in the Whisper Lane community rather than the townhouses being currently proposed. My concern is that the proposed new development with the proposed smaller lots and townhouses would definitely impact the property values on Whisper Lane.

Also I object to the opening of Whisper Lane. We had been advised by C.P. that the land was not for sale, as there would have been a potential opportunity to create an additional lot, as part of the 1.2 ac parcel, by utilizing the C.P. lands and part of lot 76, while Whisper Lane still remaining as a cul-de-sac. Subsequently we were informed that the C.P. lands were sold, despite C.P. having advised us the lands were not for sale and now as a result the development proposal Whisper Lane is to be opened up. The new development should be solely responsible to satisfy the City of Vaughan access requirements, rather than relying on the opening of Whisper Lane and impacting the existing residents and community.

I also did not receive notification of this proposal from the City of Vaughan nor were the notification signs installed in the required time period, in accordance to the Planning Act. The notification signs were not installed until Oct 30th, whereas the signs state that they were installed on Oct 20th, which was not the case. Therefore insufficient time has been provided for the residents of Whisper Lane and the other adjacent landowners to be informed of the development proposal and submit their comments.

Regards,

Carlo Baldassarra

Please respond with an email when received.

**5. 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**

P.2017.31

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.

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)
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
e.	Maximum Lot Coverage	10%	22%

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.
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.
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.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ 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 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. ▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
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 ▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ 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

Report prepared by:

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

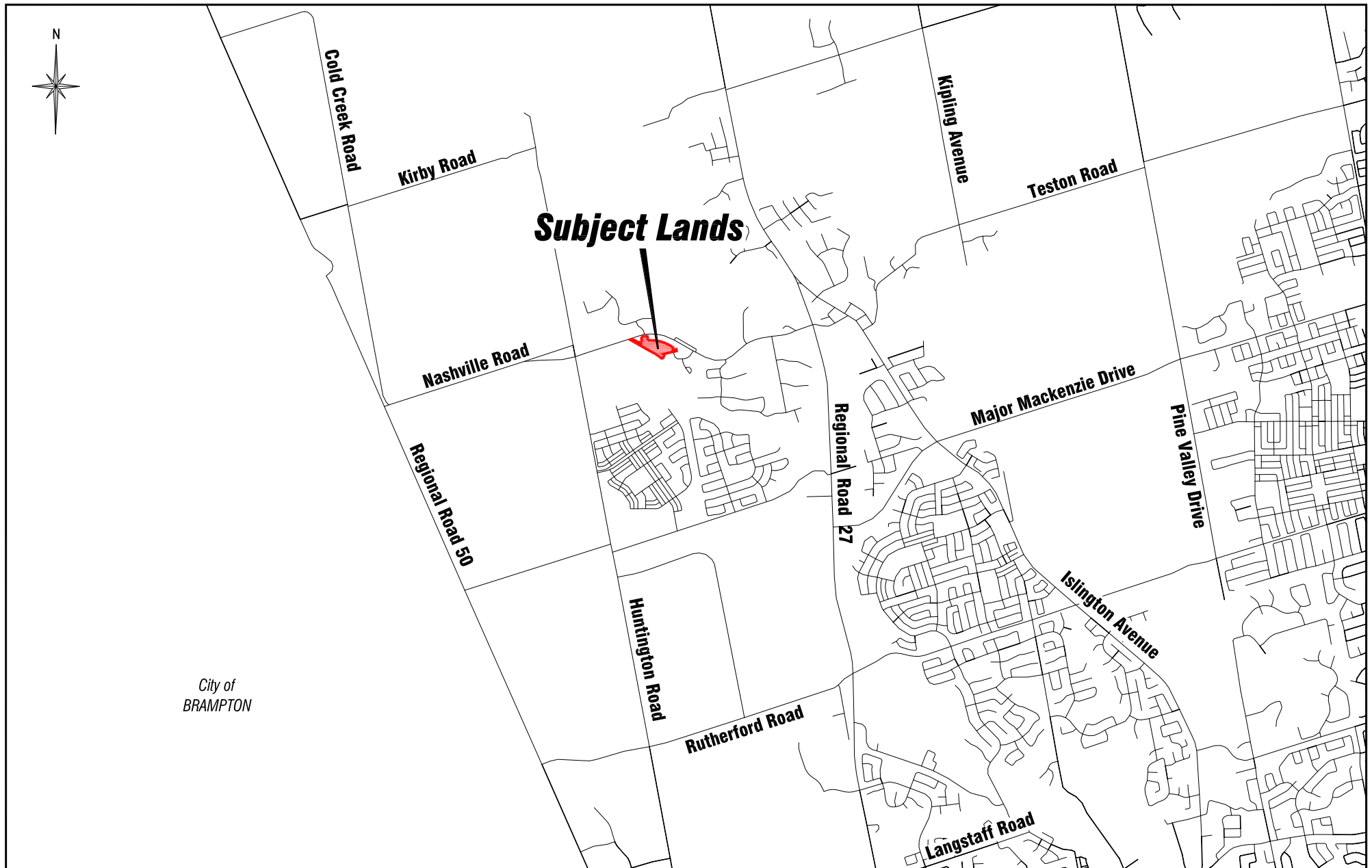
Respectfully submitted,

DANIEL KOSTOPOULOS
City Manager

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc.

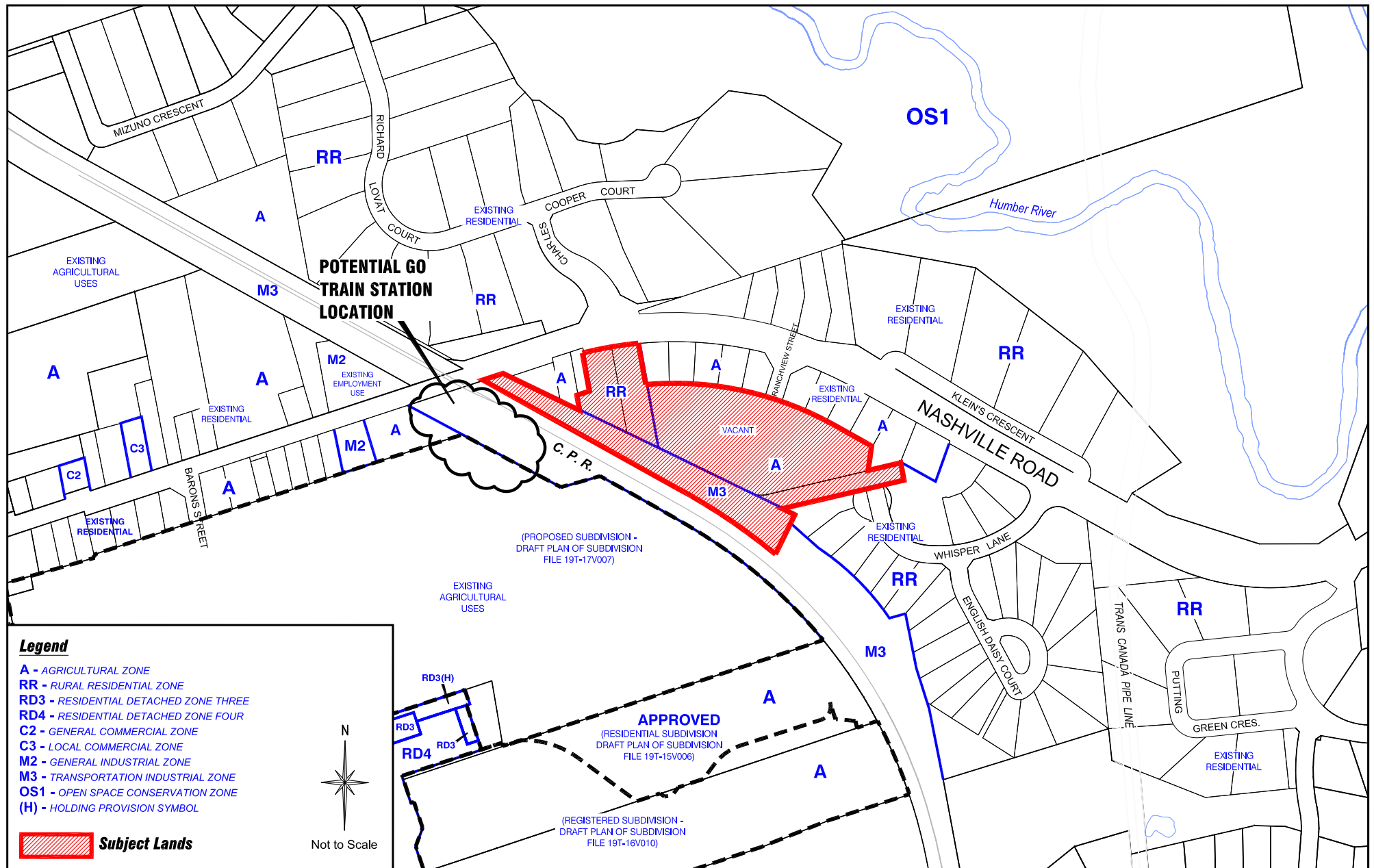


Attachment

FILES: Z.17.024 &
19T-17V008

DATE:
November 7, 2017

1



Location Map

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc.

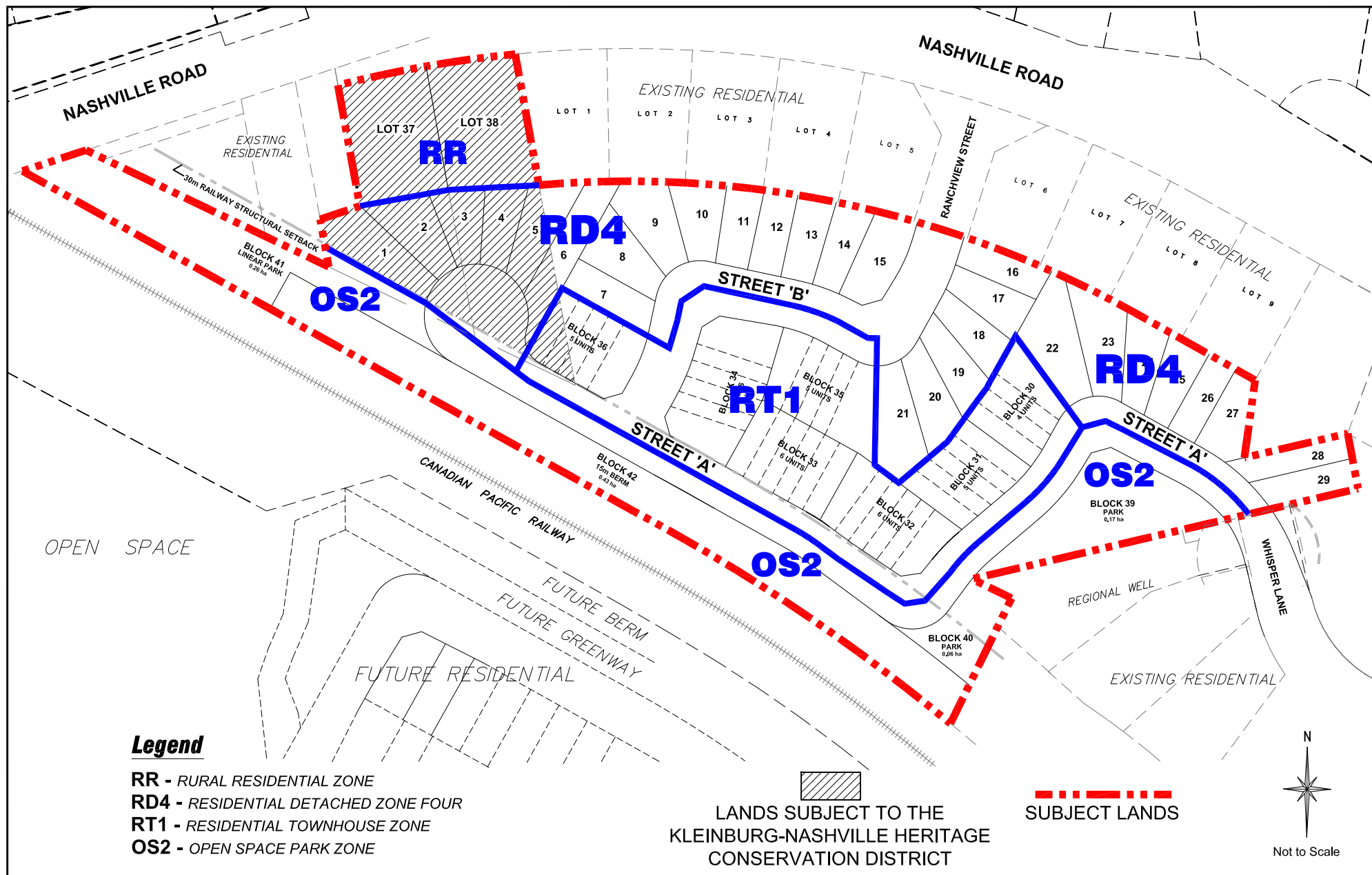


Attachment

FILES: Z.17.024 &
19T-17V008

DATE:
November 7, 2017

2



Draft Plan of Subdivision File 19T-17V008 and Proposed Zoning

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc.



Attachment

FILES: Z.17.024 &
19T-17V008

DATE:
November 7, 2017

3