

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 31, 2008

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The subject lands are designated “Low Density Residential”, “Medium Density Residential/Commercial”, and “District Park”, by OPA #600, as shown on Attachment #3. The subject lands are located in Planning Block 40 South. On April 24, 2006, Council approved the Block 40 South Plan shown on Attachment #4, subject to conditions. The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(1058 - By-law 264-2005). The surrounding land uses are shown on Attachment #1.

It is noted that Zoning By-law Amendment File Z.07.061 and Draft Plan of Subdivision File 19T-07V06 (Majormack Investments Inc., 4074 MM Inc., and M3DC Capital Corporation) have been submitted on the subject lands and the adjacent lands to the west to facilitate a subdivision consisting of 180 detached, semi-detached and street townhouse units, an elementary school block, and stormwater management pond uses. These applications were considered at the Public Hearing on February 19, 2008, for preliminary discussion.

Preliminary Review

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

- i) OPA #600 provides policies to permit temporary uses within future planning communities subject to conditions such as the temporary uses being less intensive than the planned use, not requiring municipal water and sanitary services, and not conflicting with the planned development and road pattern; the application will be reviewed in the context of the policies of the Official Plan;
- ii) the application will be reviewed in the context and development timeframe of the approved Block 40 South Plan; and,
- iii) the appropriateness of continuing the temporary use for an additional maximum period of 3 years will be reviewed, with respect to the existing surrounding and planned land uses and current development applications.

Relationship to Vaughan Vision 2020

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.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the application will be reviewed in the context of the policies of the Official Plan, respecting temporary uses, the existing and planned surrounding land uses, and the duration of the temporary uses in consideration of the development of the Block 40 South Plan.

Attachments

1. Location Map
2. Site Plan
3. OPA #600 – Schedule “B” Vellore Urban Village 1
4. Block 40 South Block Plan

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Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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- 38.71m lot depth, whereas 60m is required;
- 3.29m minimum setback to Residential (west), whereas 9m is required;
- 9 parking spaces are provided, whereas 23 spaces are required;
- 2.6m by 5.2m minimum parking space size is provided, whereas 2.7m by 6m is required;
- 4.6m by 5.2m minimum handicapped parking space size is provided, whereas 3.9m by 6m is required;
- 3m one way aisle width is provided, whereas 5.4m is required;
- 4m wide aisle width is provided for the angled parking with an angle between 60 and 90 degrees, whereas 6m is required;
- 4.5m minimum driveway width is provided at the lot line, whereas 5.4m is required;
- 0.29m (west), 1m (north), 0.52m (east) and 0.5m (south) landscape strip widths are provided, whereas a 2.4m wide landscape strip is required abutting Residential and a 6m width abutting a street.

Background - Analysis and Options

The subject lands are located on the north side of Nashville Road, east of Huntington Road, and municipally known as 950 Nashville Road, City of Vaughan, as shown on Attachment #1. The 0.118 ha site has 30.5m frontage on Nashville Road and a depth of 38.71m, and is developed with a one-storey, 188.83m² building.

The subject lands are designated “Nashville Core Area” by OPA #601, as amended by OPA #633, and zoned C2 General Commercial Zone by By-law 1-88 and subject to Exceptions 9(385) and 9(166). The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) the application will be reviewed in the context of OPA #601, OPA #633, and the Kleinburg-Nashville Heritage Conservation District Plan, with respect to applicable development, urban design and heritage policies and requirements;
- ii) the Official Plan policies state that all development within the Nashville Core Area for commercial or mixed use development shall be supported by the following information:
 - a) a planning justification report outlining in detail how the proposed development conforms with the policies of this Official Plan and in particular the policies respecting Urban Design and Core Areas, and the Kleinburg-Nashville Heritage Conservation District Study and Plan;
 - b) a preliminary site plan including:
 - 1. preliminary building architectural elevations;
 - 2. relationship to adjacent buildings;
 - 3. relationship of the proposed development to the street;
 - 4. facilities for public sidewalks and pedestrian amenities along the street or to adjacent parks or open space areas;
 - 5. a traffic and parking report establishing the requirements of the proposed development and the adequacy of the proposed facility;

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6. a vegetation report identifying any mature vegetation on site and how it is to be protected and integrated into the proposed development; and
7. a preliminary report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development.

The Owner has submitted the preliminary site plan and architectural building elevations, and will be required to submit and/or demonstrate the items not addressed above by providing additional information for review by City Departments.

- iii) the proposed uses as well as the proposed building redesign and addition will be evaluated to ensure its compatibility with the existing built and planned historical character of Nashville and the surrounding development;
- iv) the preliminary site plan will be reviewed in the context of the requirements of the zoning by-law; and
- v) the subject lands are located within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act; all proposed changes and additions to the building exterior and property require review by Heritage Vaughan and approval of a Heritage Permit application in addition to any other City permits/approvals.

Relationship to Vaughan Vision 2020

The applicability of this application to the Vaughan Vision 2020 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 above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the application will be reviewed in the context of the policies of the Kleinburg-Nashville Official Plan, and compatibility and appropriateness of the proposed building form and land uses with adjacent surrounding development and within the context of the Nashville Core Area. The application will also be reviewed in the context of the Kleinburg-Nashville Heritage Conservation District Plan, and the requirements of the Zoning By-law.

Attachments

1. Location Map
2. Preliminary Site Plan
3. Elevations (South and North)
4. Elevations (West and East)

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)