

**3. OFFICIAL PLAN AMENDMENT FILES OP.06.006 & OP.06.015
NASHVILLE HEIGHTS HOLDING**

P.2008.25

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.006 and OP.06.015 (Nashville Heights Holding) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On May 9, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. As of May 16, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. Two Official Plan Amendment Applications (Files OP.06.006 and OP.06.015) to amend OPA #601 (Kleinburg-Nashville Community Plan), specifically to redesignate the subject lands from "Rural Area" and "Valley and Stream Corridor" to the following land use designations in the manner shown on Attachment #2:
 - i) "Low Density Residential" to permit a density of a minimum of 15 units per developable hectare to a maximum of 25 units per developable hectare with an average density of 20 units per developable hectare;
 - ii) "Medium Density Residential" to permit a density of a minimum of 35 units per developable hectare to a maximum of 45 units per developable hectare with an average density of 40 units per developable hectare;
 - iii) "Mixed Use Commercial/Medium Density Residential" to permit a density of a minimum of 35 units per developable hectare to a maximum of 45 units per developable hectare with an average density of 40 units per developable hectare, and to permit up to a maximum density of 250 units per developable hectare for higher density residential developments such as senior focused developments resulting in an average density of 72 units per developable hectare;
 - iv) "General Commercial" to permit retail store, restaurant, financial institution and shopping centre uses;
 - v) "Elementary School" for 2 school sites; "Neighbourhood Park" for 3 neighbourhood parks, which includes the joint development of 2 neighbourhood

parcs and school campus sites; "Passive Park"; "Greenway System"; and, "Stormwater Management Facility" for 2 sites; and,

- vi) "Major Mackenzie Alignment Special Study Area", which affects the lands proposed in File OP.06.015 for "Low Density Residential", "Mixed Use Commercial/Medium Density Residential", "General Commercial", "Valley and Stream Corridor" and "Stormwater Management Facility" uses, where the final land uses cannot be determined until the final configuration of the realignment for Major Mackenzie Drive has been determined.

The subject Files OP.06.006 and OP.06.015 (Nashville Heights Holding) are related to File OP.06.018 (Pinestaff Developments Inc.) as shown on Attachment #3, and are being developed as part of the "Nashville Heights Community" within Planning Block 61 West. The Official Plan Amendment Applications for the "Nashville Heights Community" propose to create approximately 3,000 new dwelling units with corresponding residential population of 8,300 people, whereas the Kleinburg-Nashville Community Plan identifies a planned population of 6,830 people.

On May 12, 2008, Vaughan Council adopted OPA #683 (Molise Kleinburg Estates Inc.) respecting the Kleinburg golf course lands to permit an additional 1,400 people, and OPA #686 (Lake Rivers Inc.) respecting the lands to the south of the golf course to permit an additional 385 people, for a total combined additional population of 1,785, if both Official Plan Amendments are approved, by the Region of York which would further increase the population in the Kleinburg Nashville Community Plan.

Background - Analysis and Options

The subject lands identified as "OP.06.006" and "OP.06.015" on Attachment #1 are located on the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, in Part of Lots 21 to 25 inclusive, Concession 9, City of Vaughan. The subject lands have an area of 71.4 ha, with frontage along Huntington Road and Major Mackenzie Drive.

The subject lands are designated "Rural Area" and "Valley and Stream Corridor" by "OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #4. Section 4.2.2 "Community Boundaries and Growth" requires that (in part):

- "2) Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and effect on community services.
- 3) Any expansion to the Community Plan boundary or to the limits of urban development within the Community Plan shall occur on the basis of a review of this community plan associated with the five year review process. Expansion of the community boundary or the limits of urban development will only be considered on a comprehensive basis."

On May 12, 2008, Vaughan Council approved the following resolution:

WHEREAS applications were received in 2006 to amend OPA 601 for the lands within Block 61 West – The Kleinburg-Nashville Community Plan; and

WHEREAS the lands within Block 61 West are currently subject to a Focused Area Study as part of the City's New Official Plan review; and

WHEREAS the lands within Block 61 West are currently subject to a Focused Area Study as part of the City's New Official Plan review; and

WHEREAS the City is concerned that the Province's identified preferred Alternative for the Alignment of the Highway 427 Corridor and Terminus is not consistent with the May 22, 2007 resolution of Council with respect to the location of said corridor; and

WHEREAS the preferred alternative for the Alignment of the Highway 427 Corridor and Terminus will not foster the most efficient land use plan for Block 61 West;

THEREFORE, be it resolved that the Council of the City of Vaughan directs:

That the Commissioner of Planning commence final processing of the application to amend OPA 601 – The Kleinburg Nashville Community Plan. The lands within Block 61 West having regard for the components, policies and issues identified in the Kleinburg Focused Area Study report and Terms of Reference approved by Council on March 31, 2008.

The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(189) and RR Rural Residential Zone, subject to Exceptions 9(189) and 9(256), which permit agricultural and residential detached dwelling uses, respectively. The subject lands are agricultural, and, include woodlots, watercourses, water tower and residential dwellings including a house (10,395 Huntington Road) which is included in the "Listing of Buildings of Architectural and Historical Value". The TransCanada Pipeline crosses through Part of Lots 22 and 23, Concession 9. The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) the applications will be reviewed in the context of the City's Official Plan, Region of York Official Plan, Provincial Policy Statement and Places to Grow-Growth Plan with respect to conformity of the subject lands to the applicable policies and requirements of these documents with respect to the proposed land uses, intensification, sustainability, environment, and servicing and transportation infrastructure;
- ii) the appropriateness of the proposed densities over each land use designation will be reviewed, and in particular the "Mixed Use Commercial/Medium Density Residential" designation which proposes to permit up to a maximum density of 250 units per developable hectare for higher density residential developments such as senior focused projects;
- iii) the applications will be reviewed with respect to the Region's Western Vaughan Transportation Individual Environmental Assessment (IEA), which is in process, and is examining the realignment of the northerly and southerly Major Mackenzie Drives, which includes the future Highway 427 interchange with Major Mackenzie Drive, the widening of Major Mackenzie Drive, and the future railway overpass crossing at Major Mackenzie Drive, together with the Ministry of Transportation's Highway 427 Environmental Assessment route alignment options, which includes examining the potential realignment of Huntington Road;
- iv) the Official Plan requires the completion of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services), including the land for an elevated water tank that is

- v) the applications will be reviewed with respect to addressing the requirements of the TransCanada Pipeline;
- vi) the Official Plan requires that features such as valleys/woodlots and linkages for passive environmental, recreation and education be protected; that community edge buffers be provided; and that the staking of lands be undertaken to establish the limits of development; the applications will be reviewed in the context of these requirements;
- vii) the following supporting reports were submitted for the applications within the "Nashville Heights Community"; *Nashville Heights (Block 61 West) Official Plan Amendment Planning Justification*, dated April 2008 and prepared by Malone Given Parsons Limited; *Natural Environment*, dated April 2008 and prepared by Beacon Environmental; *Servicing Infrastructure*, dated March 2008 and prepared by Schaeffers Consulting Engineers; *Transportation Master Plan*, dated April 2008 and prepared by Poulos & Chung Limited; *Interim Report on the 2005 Stage 1-2 Archaeological Assessment*, dated February 2006 and prepared by AMICK Consultants Limited; and *Preliminary Hydrogeological Investigation*, dated April 9, 2008 and prepared by Terraprobe Limited; the applications within the "Nashville Heights Community" and supporting documents will be reviewed by the applicable City Departments and external public agencies; a preliminary review of the reports indicate that not all of the lands within the "Nashville Heights Community" are addressed in all of the reports and the applicant will need to revise these reports to include all properties, to facilitate a comprehensive review of the community;
- viii) the appropriate studies including a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise and vibration report, traffic report, woodland and edge management report, parks and open space master plan, archaeological report, development concept plan, urban design guidelines and architectural guidelines are required to undertake a comprehensive review of the proposal through a Block Plan process; the implementation of development for the subject lands shall be through the Block Plan, Subdivision and Zoning By-law processes, should the applications to amend the Official Plan be approved;
- ix) the applicant will need to clarify the uses proposed for the "Mixed Use Commercial/Medium Density Residential", "General Commercial" and "Passive Park" designations and clarify the location and uses for the "High Density Residential/Commercial" designation that is proposed in the *Planning Justification*;
- x) the property ownership for the subject lands is shown on Attachment #3; the applicant does not own all of the lands which are part of the applications, and the disposition of the ownership status must be clarified to Staff;
- xi) final consideration of the applications may be premature in light of the latest Highway 427 preferred route alignment option identified by the Ministry of Transportation in May 2008, which would have a significant impact on the proposed land use pattern for the "Nashville Height Community"; final consideration of the applications should wait until the final disposition of the Highway 427 route alignment is determined; and,
- xii) the appropriateness of the proposed land uses, including the road pattern for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses for the Kleinburg-Nashville Community.

Relationship to Vaughan Vision 2020

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 Region of York for review and comment. The subject lands are designated "Agricultural Policy Area" and "Towns and Villages" by the Regional Official Plan. 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 applications, 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 applications will be reviewed in the context of the applicable Provincial, Regional and City policies; the requirements of external public agencies (ie. Ministry of Transportation, Toronto and Region Conservation Authority, Region of York, York Region, School Boards, etc.); the land uses being proposed in regards to intensification, sustainability and environmental considerations; servicing and transportation infrastructure requirements; and, the completion, review and approval of supporting studies.

Attachments

1. Location Map
2. Proposed Official Plan Designation for Nashville Heights Holding
3. Ownership
4. Kleinburg/Nashville Community Plan (OPA #601) - Land Use Schedule

Report prepared by:

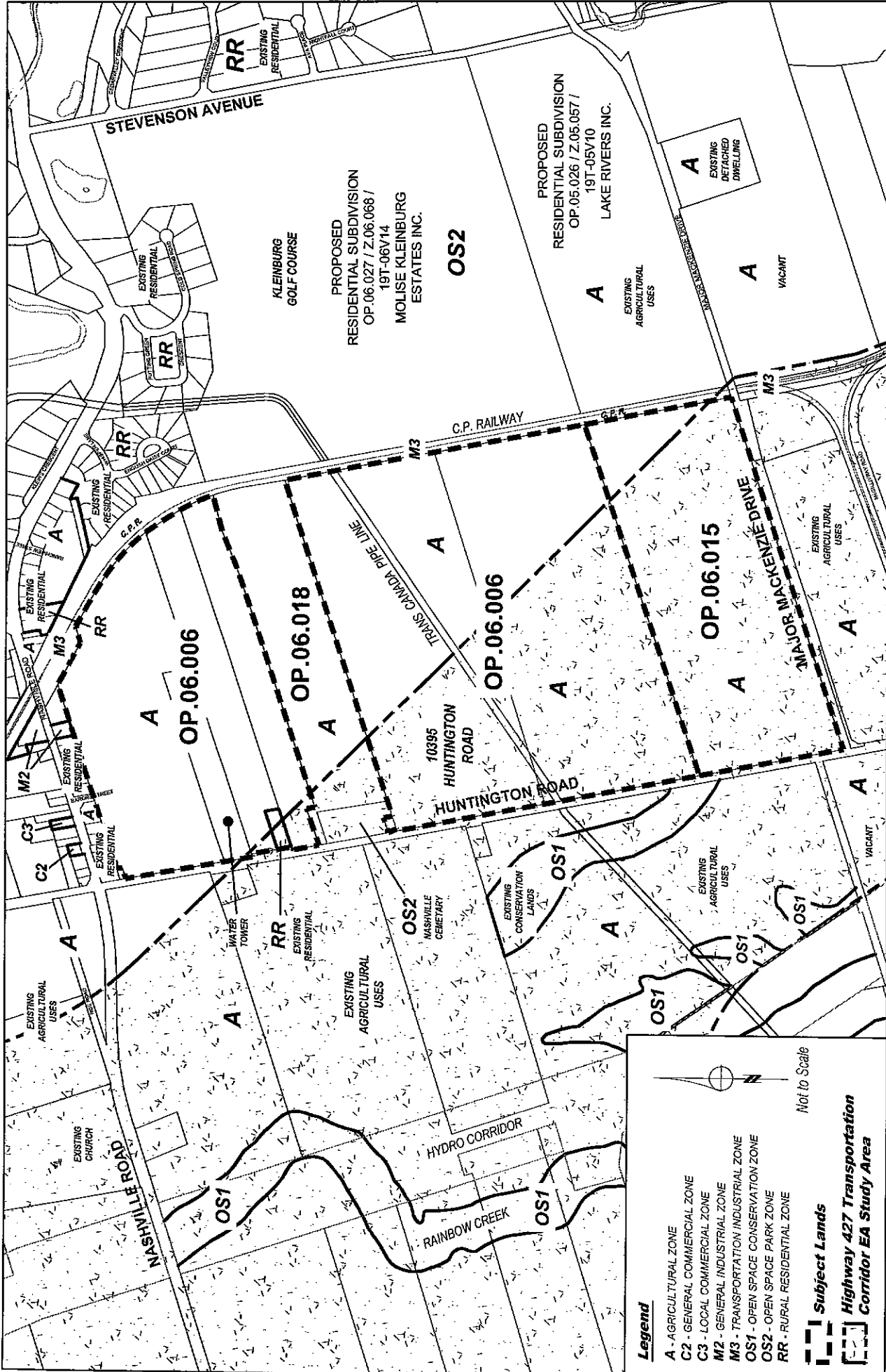
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Manager of Development Planning

/LG



Legend

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE

Subject Lands

- Highway 427 Transportation Corridor EA Study Area

Not to Scale

Location Map

Part Lots 21 - 25
Concession 9

APPLICANT:
NASHVILLE HEIGHTS HOLDING

N:\DPT\ATTACHMENTS\OP.06.006\06.015.dwg



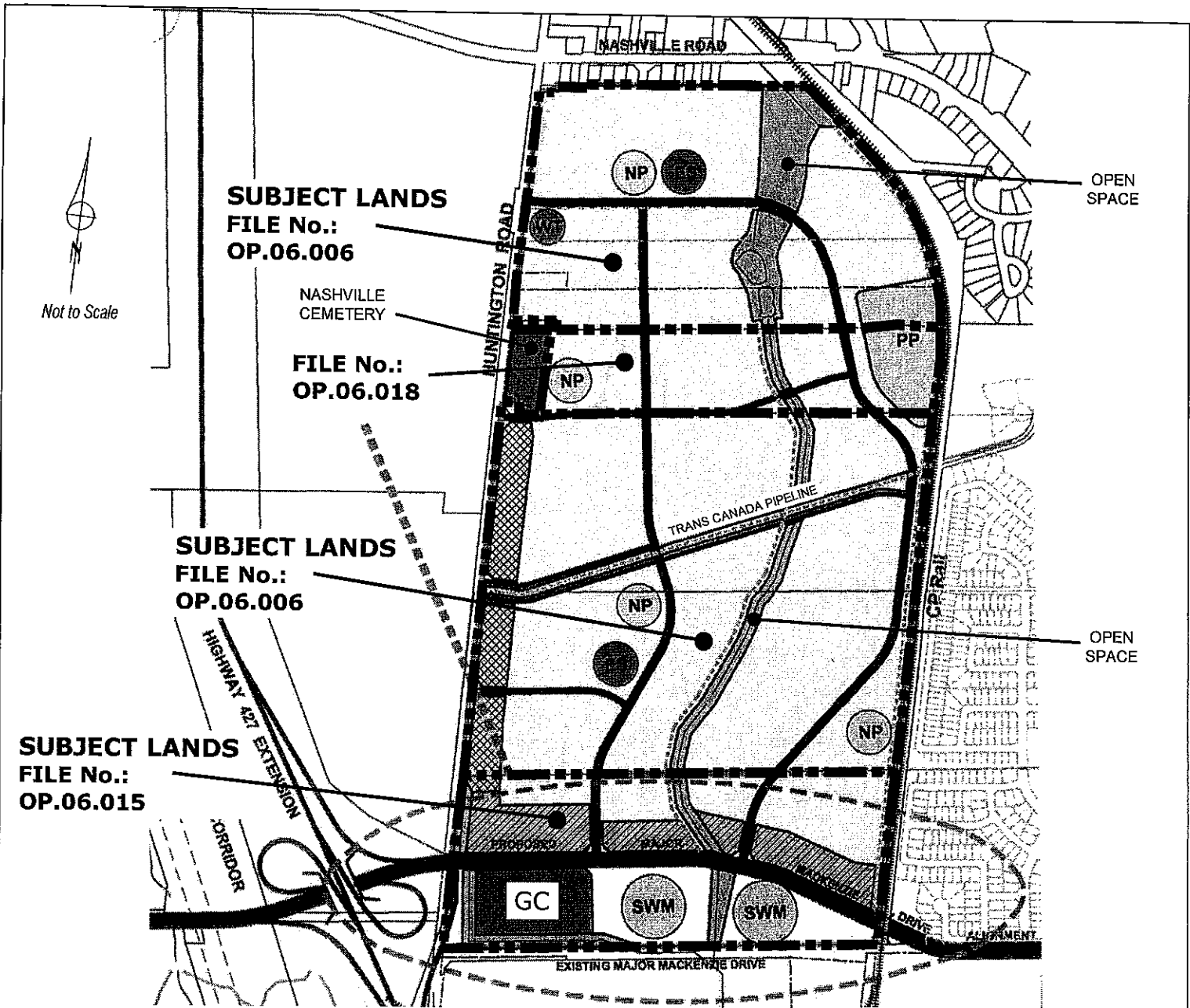
The City Above Toronto

Development Planning Department

Attachment

FILE No(s):
OP.06.006 &
OP.06.015,

May 27, 2008



Not to Scale

SUBJECT LANDS
FILE No.:
OP.06.006

NASHVILLE
CEMETERY

FILE No.:
OP.06.018

SUBJECT LANDS
FILE No.:
OP.06.006

SUBJECT LANDS
FILE No.:
OP.06.015

LEGEND

- ELEMENTARY SCHOOL
- NEIGHBOURHOOD PARK
- PASSIVE PARK
- STORM WATER MANAGEMENT
- UTILITIES (WATER TOWER)
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE/MEDIUM DENSITY RESIDENTIAL

- GENERAL COMMERCIAL
- GREENWAY SYSTEM
- ARTERIAL ROAD
- PRIMARY ROADS
- AREA SUBJECT TO AMENDMENT
- HWY 427 CORRIDOR SPECIAL STUDY AREA
- MAJOR MACKENZIE ALIGNMENT SPECIAL STUDY AREA

**Proposal to redesignate
OP.06.006 and OP.06.015
lands from "Rural Area" and
"Valley & Stream Corridor"
to designations provided
to the right.**

**Proposed Official Plan
Designations for Nashville
Heights Holding**



Attachment

FILE No(s):
OP.06.006 &
OP.06.015

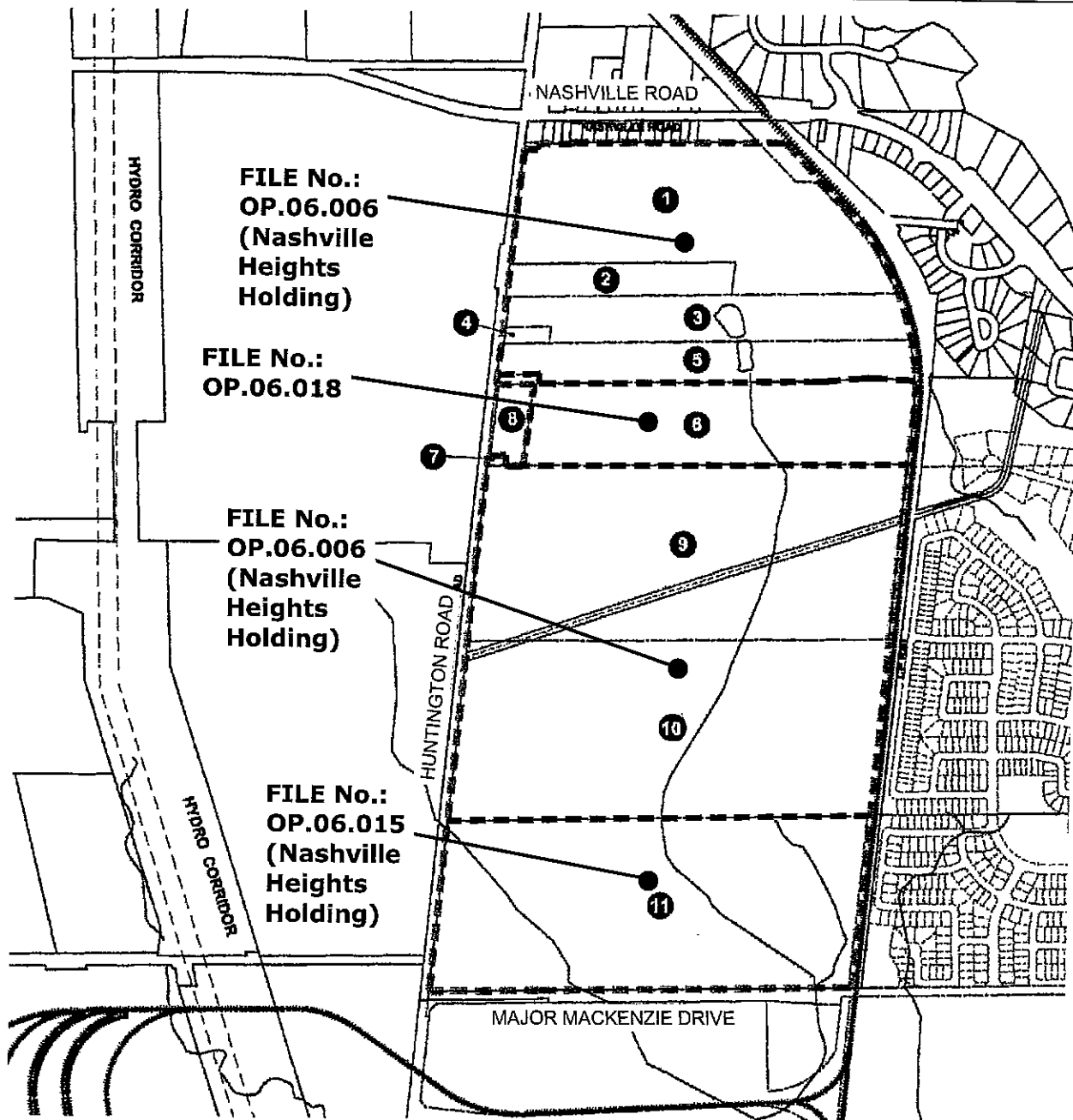
2

APPLICANT: NASHVILLE
HEIGHTS HOLDING

Part Lots 21 - 25
Concession 9

Development Planning Department

May 27, 2008

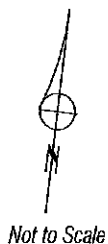


LEGEND

- Subject Lands
- Property Lines
- Rail Line
- Trans-Canada Pipeline
- Hydro R.O.W.

LAND OWNERSHIP

1. Edward Barons
2. Nashville 10 Acre Developments Inc.
3. Nashville Developments (North) Inc.
4. John E. Burbridge
5. Norris Y. Mizuno
6. Pinestaff Developments Inc.
7. John M. Ray
8. City of Vaughan - Nashville Cemetery
9. Nashville Developments Inc.
10. Nashville Developments (South) Inc.
11. Nashville Major Developments Inc.



Ownership

Part Lots 21 - 25
Concession 9

APPLICANT:
NASHVILLE HEIGHTS HOLDING



Development Planning Department

Attachment

FILE No(s):
OP.06.006 &
OP.06.015

May 27, 2008

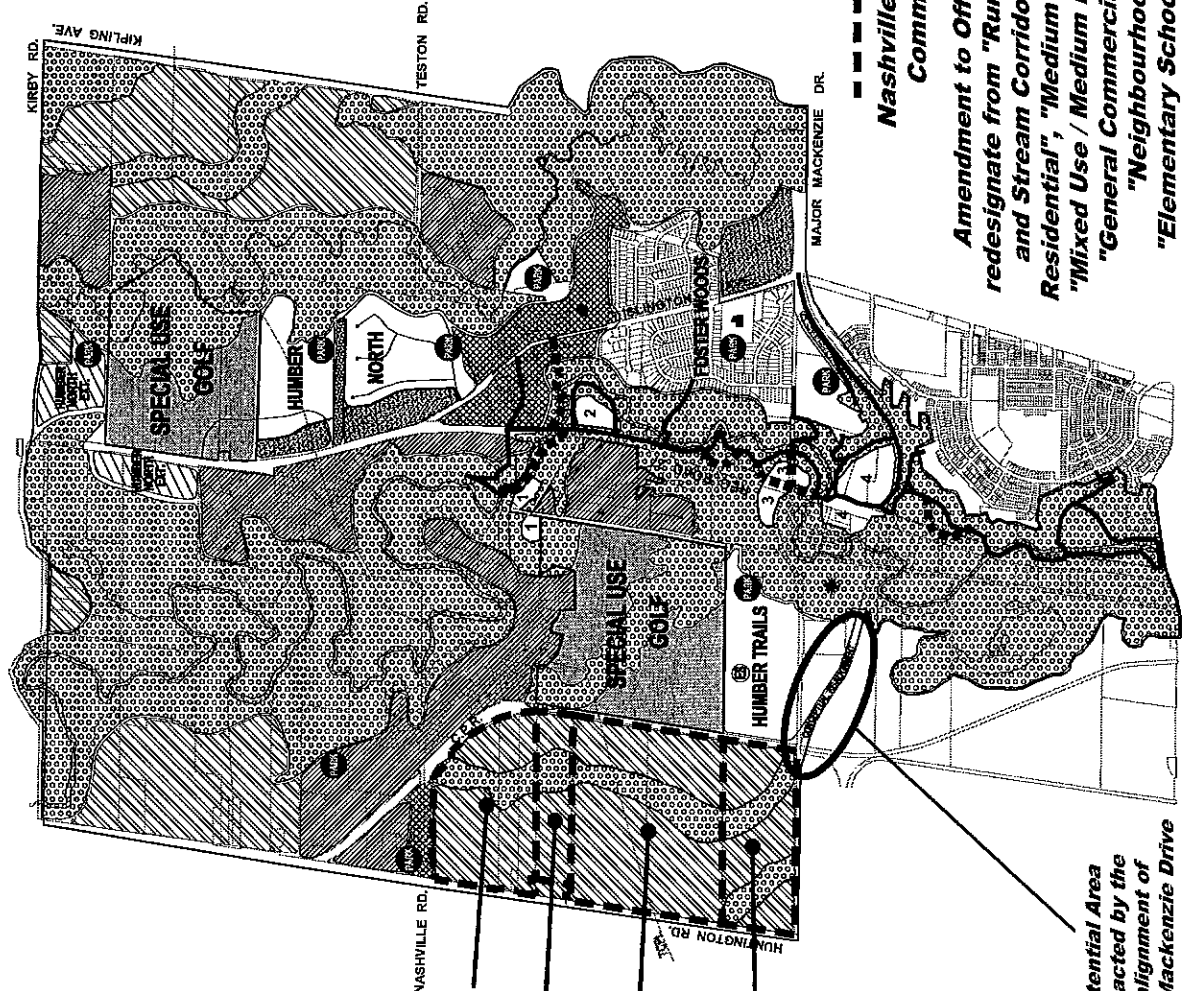
3

- LEGEND**
- SERVICED RESIDENTIAL
 - FUTURE RESIDENTIAL
 - SUBURBAN RESIDENTIAL
 - CORE AREA
 - SPECIAL USE - GOLF
 - RURAL AREA
 - VALLEY & STREAM CORRIDOR
 - OPEN SPACE
 - NEIGHBOURHOOD PARK
 - LINEAR PARK
 - INTER-REGIONAL TRAIL
 - WASTE DISPOSAL ASSESSMENT AREA
 - REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
 - REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
 - ELEMENTARY SCHOOL
 - AMENDMENT AREA
 - VALLEY POLICY AREAS 1 TO 4

**Nashville Heights Holding:
OP.06.006 & OP.06.015**

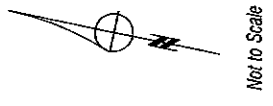
- FILE No.:**
OP.06.006
- FILE No.:**
OP.06.018
- FILE No.:**
OP.06.006
- FILE No.:**
OP.06.015

Potential Area Impacted by the Realignment of Major Mackenzie Drive



Nashville Heights Community

Amendment to Official Plan #601 to redesignate from "Rural Area" and "Valley and Stream Corridor" to "Low Density Residential", "Medium Density Residential", "Mixed Use / Medium Density Residential", "General Commercial", "Open Space", "Neighbourhood Park", and "Elementary School", in the manner shown on Attachment #2.



Kleinburg/Nashville Community Plan (OPA 601) - Land Use Schedule

APPLICANT:
NASHVILLE HEIGHTS HOLDING

Part Lots 21 - 25
Concession 9

NOT TO ATTACHMENT 3 OPA 601 06.006 & 06.015



Development Planning Department

Attachment 4

FILE No(s):
OP.06.006 &
OP.06.015

May 27, 2008