

**4. ZONING BY-LAW AMENDMENT FILE Z.10.031
DRAFT PLAN OF SUBDIVISION FILE 19T-10V004
NASHVILLE DEVELOPMENTS INC. ET AL
WARD 1**

P.2011.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.031 and 19T-10V004 (Nashville Developments Inc. Et Al) 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 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: February 25, 2011
- b) Circulation Area: 150 m and Kleinburg and Area Ratepayers' Association
- c) Comments Received as of March 15, 2011: None

Background

Block Plan

In December 2009, the City received a Block Plan Application (File BL.61.2009) for Block 61 West, which includes the subject lands, to provide the basis for the land uses; housing mixes and densities; environmental protection; servicing infrastructure; transportation (road) network; public transit; urban design; and, phasing for the Block to provide for managed growth, in consultation with various public agencies, stakeholders and ratepayers. The Block Plan is currently being reviewed, and the technical documents associated with the Block Plan apply to facilitate this proposal. The Public Hearing for the Block Plan was held on February 1, 2011, and the recommendation to receive the Public Hearing report, to address the technical issues associated with the Block 61 West Plan, was ratified by Vaughan Council on February 15, 2011. The Block 61 West Plan must be approved by Vaughan Council prior to their consideration of the Draft Plan of Subdivision and Zoning By-law Amendment Applications. The proposed Block 61 West Draft Block Plan is shown on Attachment #5.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

- 1. A Zoning By-law Amendment Application (File Z.10.031) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, RT1 Residential Townhouse Zone One, RVM2 Residential Urban Village Multiple Zone Two, C5 Community

Commercial Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #4, together with site-specific zoning exceptions, which include, but are not limited to, the following:

	By-law Standard	By-law 1-88 Zone Requirements	Proposed Exceptions
a.	Minimum Front Yard for the RS1 Zone for a Lot Accessed by a Lane for Semi-Detached Dwelling Units in Schedule "A3"	4.5m	3m
b.	Minimum Lot Depth for the RS1 Zone for a Lot Accessed by a Lane for Semi-Detached Dwelling Units in Schedule "A3"	30m	27m
c.	Minimum Lot Area for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	180m ²	162m ²
d.	Minimum Front Yard for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	4.5m	3m
e.	Minimum Lot Depth for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	30m	27m
f.	Minimum Rear Yard for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	15 m	14.96 m
g.	Permitted Commercial Uses in the RT1 Residential Townhouse Zone One	Commercial Uses are Not Permitted	Permit the Following Commercial Uses:

	By-law Standard	By-law 1-88 Zone Requirements	Proposed Exceptions
			<ul style="list-style-type: none"> i) Retail Store; ii) Personal Service Shop; iii) Business or Professional Office. <p>(The additional uses proposed are for select RT1 Zoned lands designated in OPA #699 as "Mixed-Use Residential-Commercial".)</p>
h.	Permitted Commercial Uses in the RVM2 Residential Urban Village Multiple Zone One	Commercial Uses are Not Permitted	<p>Permit the Following Commercial Uses:</p> <ul style="list-style-type: none"> i) Bank or Financial Institution; ii) Business or Professional Office; iii) Day Nursery; iv) Eating Establishment, Convenience; v) Eating Establishment, Take-Out; vi) Home Occupation; vii) Personal Service Shop; viii) Photography Studio; ix) Retail Store; x) Service or Repair Shop; xi) Veterinary Clinic; and, xii) Video Store
i.	Permitted Residential Uses in the C5 Community Commercial Zone:	Residential Uses are not Permitted.	<p>Permit the Following Residential Uses:</p> <ul style="list-style-type: none"> i) Street Townhouse Dwelling Units;

	By-law Standard	By-law 1-88 Zone Requirements	Proposed Exceptions
			ii) Block Townhouse Dwelling Units, iii) Multiple Dwelling Units; iv) Apartment Dwelling Units in buildings limited to 10 storeys; v) Home Occupation; and, vi) Private Home Daycare.

There may be other zoning standards in the By-law that may require exceptions such as for lot frontage, lot area, setbacks heights, parking, loading spaces, and landscaping requirements, particular for the mixed-use residential-commercial sites.

2. The Owner has submitted an application for approval of a Draft Plan of Subdivision on the subject lands shown on Attachment #3, that proposes the following:

Lots/Blocks	Land Use	Area (ha)	Units
	Detached Residential Units	40.98	977
	Semi-Detached Residential Units		208
	Street Townhouses	4.47	214
	Medium Density Residential	1.38	35-207
	Mixed-Use Residential-Commercial	2.54	79-382
	Residential Part Lots (To develop with adjacent lands to create 37 units)	0.58	
1167	General Commercial	4.00	
1168	Elementary School	2.80	
1169-1170	Neighbourhood Parks	3.07	
1171	Linear Park	3.23	
1172	Parkette	0.25	
1173-1174	Stormwater Management Pond	6.50	
1175-1180	Open Space	6.97	
1181-1183	10 m Open Space Buffers	0.34	
1184-1185	Piazzas	0.20	
1186-1187	TransCanada Pipeline	1.46	
1188-1191	Landscape Buffers	0.48	
1192-1193	Road Widening	0.29	
1194-1195	Temporary Road R.O.W.	0.10	
1196-1478	0.3 m Reserves	0.04	
	Streets (Primary, Local & Laneways)	30.50	
	Total	110.18	1513-1988

It is noted that as the Block Plan is advanced for Block 61 West, that some of the information on the draft plan of subdivision identified above may change.

Background - Analysis and Options

<p style="text-align: center;">Location</p>	<ul style="list-style-type: none"> ▪ North side of Major Mackenzie Drive and east side of Huntington Road, shown as "Subject Lands" on Attachments #1 and #2.
<p style="text-align: center;">Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ The subject lands are designated "Low Density Residential", "Medium Density Residential", "Mixed-Use Residential-Commercial", "General Commercial", "Valley and Stream Corridor" and "Major Mackenzie Drive Special Policy Area", and include "Neighbourhood Park", "Elementary School" and "Stormwater Management" uses by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #699 (Nashville Heights Secondary Plan). ▪ OPA #699 has been incorporated into Volume 2 of the new City of Vaughan Official Plan 2010 as an Area Specific Policy under Section 12.8. The new Official Plan was adopted by Council on September 7, 2010, and is pending approval from the Region of York. ▪ The conformity of the proposal to the Official Plan, is subject to addressing the Block Plan requirements.
<p style="text-align: center;">Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone and RR Rural Residential Zone by By-law 1-88, which permit agricultural and residential detached dwelling uses. ▪ The proposed change in zoning for the subject lands, together with the site-specific exceptions identified in the "Pupose" section requires an amendment to Zoning By-law 1-88.
<p style="text-align: center;">Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2, and includes: <ul style="list-style-type: none"> i) a house (10,395 Huntington Road) which is included in the "Listing of Buildings of Architectural and Historical Value"; and, ii) The TransCanada Pipeline.

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.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies, specifically OPA #669 (Nashville Heights Secondary Plan).
b.	Block 61 West Draft Block Plan (Attachment #5)	<ul style="list-style-type: none"> ▪ The Block Plan matters respecting land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, need to be addressed through the currently ongoing Block Plan process. The final Block 61 West Block Plan requires Council approval. ▪ Specific matters identified through the approval of the Block 61 West Plan may need to be addressed through the Draft Plan of Subdivision review process.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Block Plan review process has resulted in modifications to the Block 61 West Draft Block Plan to address commenting City and Public Agency concerns, which will be ongoing until the Block Plan process is completed. These modifications will be incorporated into the final Draft Plan of Subdivision.
d.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"> ▪ The appropriate zone standards will be reviewed for the proposed mixed-use areas within the draft plan of subdivision.
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines to be approved by Council for the subject lands. ▪ The Design Guidelines must include appropriate design details for the mixed-use areas within the plan.
f.	Subsequent Site Plan Applications	<ul style="list-style-type: none"> ▪ Site Development Applications will be required at a later stage to facilitate uses such as street townhouses including with laneways, block townhouses, mixed-use residential-commercial, commercial, and school uses, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
g.	Transportation	<ul style="list-style-type: none"> ▪ A portion of the Draft Plan of Subdivision incorporates lands that are within the "Highway 427 & Major Mackenzie Drive Special Study Area" (SSA), as identified on Attachment #5, in accordance with the Official Plan. The land uses in the SSA are subject to further review and may require further modification respecting the following transportations studies:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> i) the Highway 427 Environmental Assessment (EA) Corridor Study Area; ii) the Western Vaughan Transportation Individual Environmental Assessment (IEA); iii) the City-wide Vaughan Transportation Master Plan; and, iv) the York Region Transportation Master Plan Update. <ul style="list-style-type: none"> ▪ The proposal provides for local roads with right-of-way widths of 15 m and 17.5 m. The Official Plan provides for a local road right-of-way width ranging between 18.5 m to 20 m. The number of east-west and north-south local roads, and the right-of-way dimensions and geometric standards for the local roads must be established in consideration with the conclusions and recommendations of the City-wide Transportation Master Plan and Block Transportation Studies. ▪ The Transportation Reports submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.
h.	Pedestrian Walkway Across CP Rail Right-of-Way	<ul style="list-style-type: none"> ▪ Review of the feasibility for a pedestrian walkway across the CP Rail right-of-way must be completed to the satisfaction of the City.
i.	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, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.
j.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
k.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments including but not limited to the Toronto and Region Conservation Authority, the Region of York, CP Rail, Ministry of Transportation, and the York District Public and Catholic School Boards.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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. 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 19T-10V004
4. Proposed Zoning for Draft Plan of Subdivision File 19T-10V004
5. Proposed Block 61 West Draft Block Plan

Report prepared by:

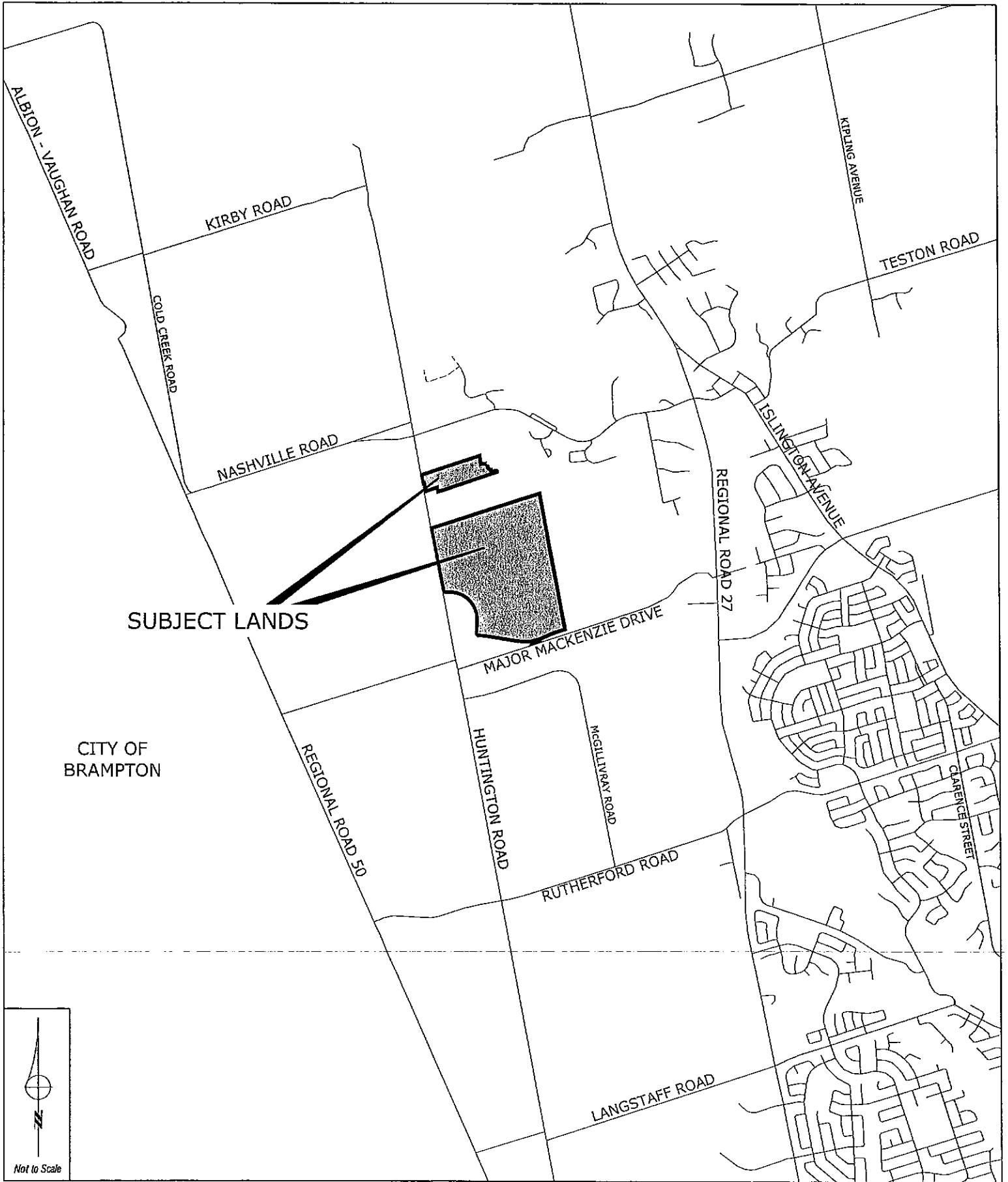
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lots 21-25, Concession 9

APPLICANT:
Nashville Developments

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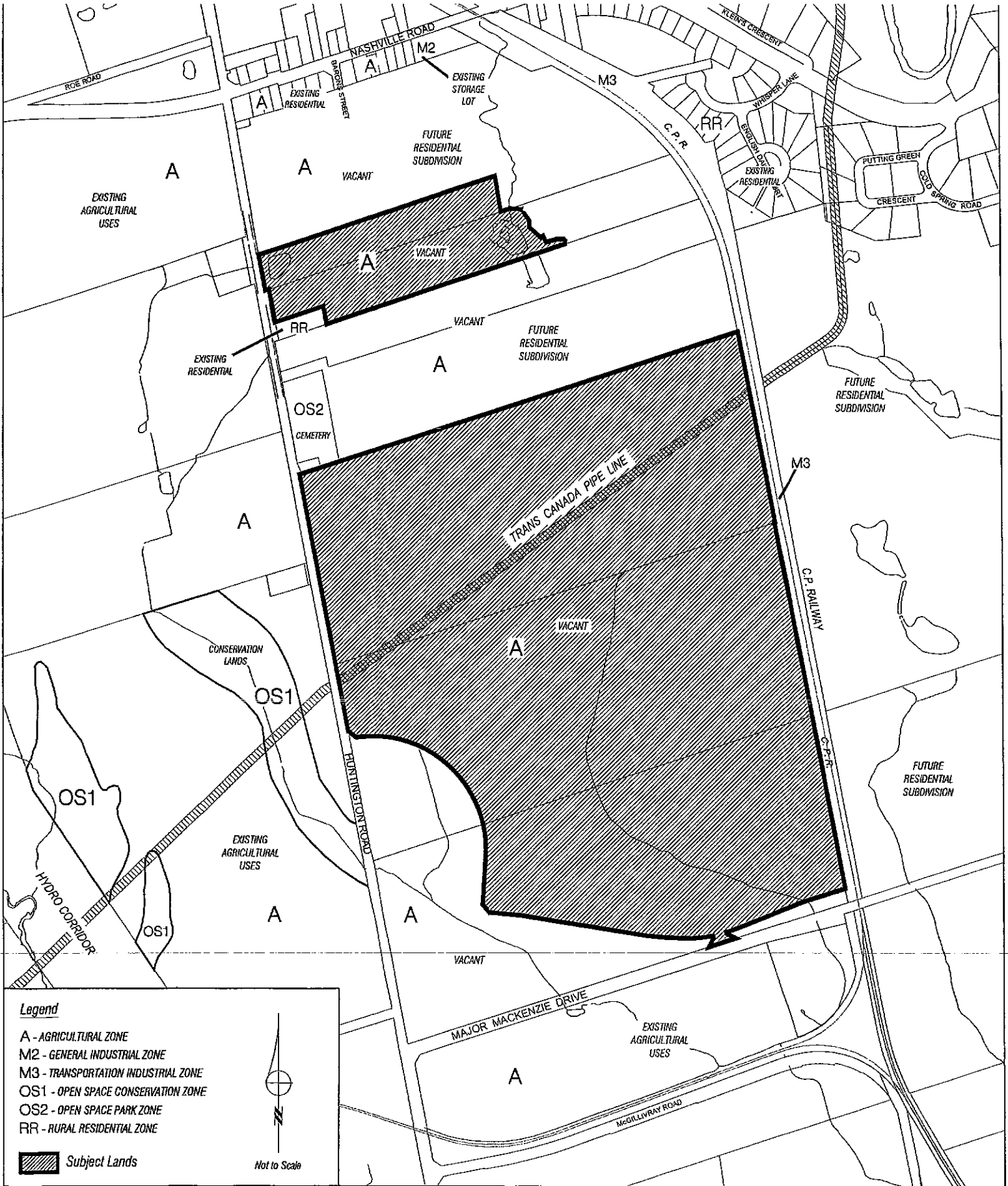


Attachment

FILE(S):
19T-10V004 &
Z.10.031

DATE:
January 18, 2011

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Location Map

LOCATION:
Part of Lots 21-25, Concession 9

APPLICANT:
Nashville Developments

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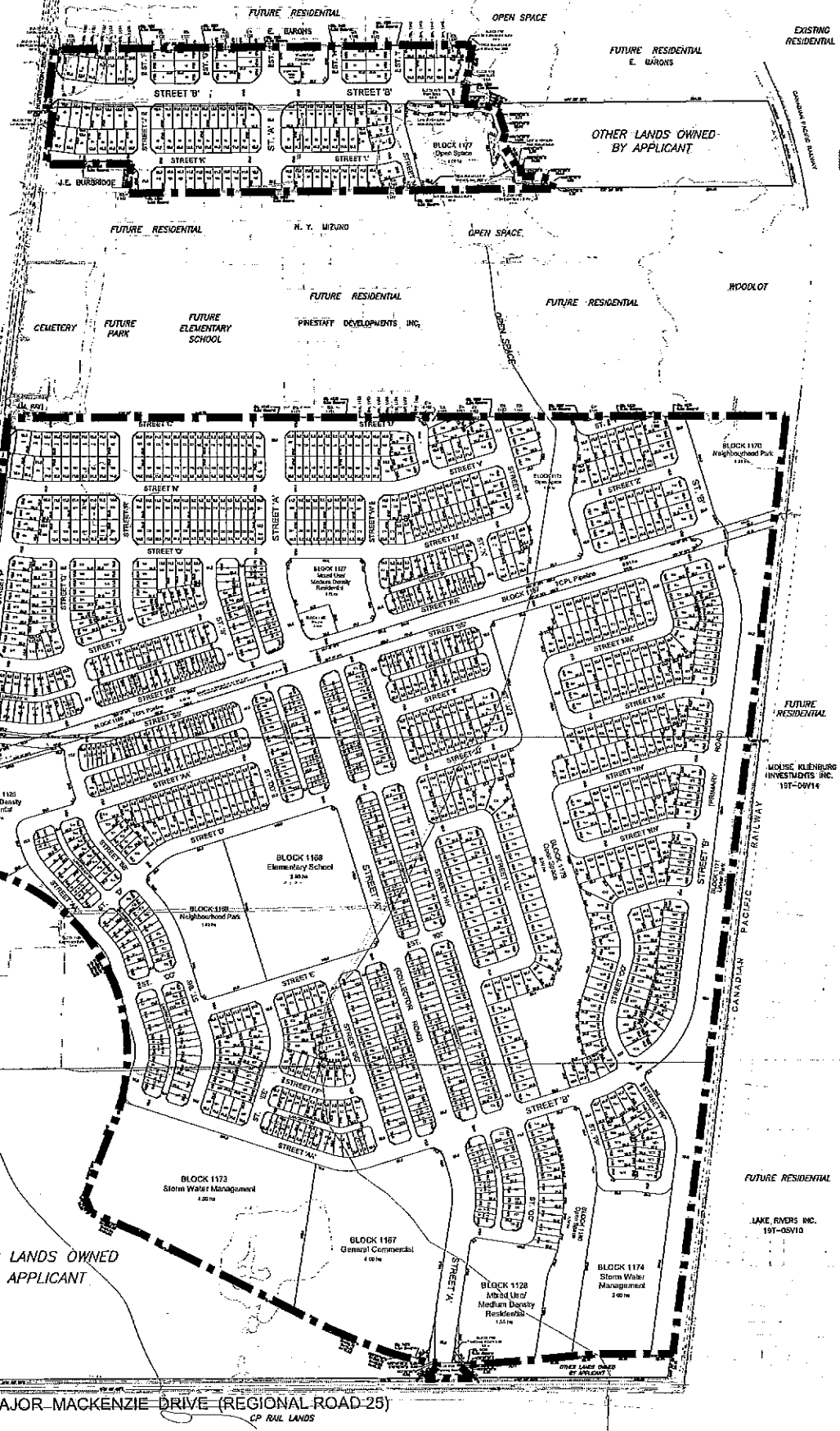
DATE:
January 18, 2011

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SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-1061	Single Family Residential @ 13.4m (min)	397	49.88
	Single Family Residential @ 11.4m (min)	358	
	Single Family Residential @ 9.2m (min)	412	
	Small Detached Residential @ 8.5m (min)	208	
1062-1124	Street Townhouses @ 7.0m (min)	140	4.47
1125	Medium Density Residential @ 25 - 150 ugh	35 - 207	1.38
1126-1127	Mixed Use / Medium Density Res. @ 25 - 150 ugh	26 - 143	0.99
1128	Mixed Use / Medium Density Res. @ 25 - 150 ugh	54 - 233	1.55
	Total Units	1,543 - 1,628	
1129-1166	Residential Part Lots		0.58
1167	General Commercial		4.00
1169	Elementary School		2.80
1169-1170	Neighbourhood Parks		3.07
1171	Linear Park		3.23
1172	Parklots		0.26
1173-1174	Storm Water Management Ponds		6.50
1175-1180	Open Space		6.97
1181-1183	10m Open Space Buffers		0.24
1184-1185	Piazas		0.20
1186-1187	TCPL Piazas		1.48
1188-1191	Landscaped Buffers		0.48
1192-1193	Road Windings		0.29
1194-1195	Temporary Road R.O.W.		0.10
1196-1202	0.3m Retention		0.04
Public Roads (by R.O.W.)	Street A - 30m Collector Road with Bike Lanes	300m	30.50
	Streets A & B - 26m Collector Road with Bike Lanes	1,285m	
	Street B - 23m Primary Road	1,381m	
	Streets C, D & E - 20m Local Road	8,246m	
	Streets F-QD - 17.5m Local Road	8,646m	
	Streets RR & SS - One Way Local Roads	1,921m	
	Laneways A-P - 6.0m	2,428m	
TOTAL		17,683m	116.18

Net Residential Density on 96.15 ha = 15.4 to 20.3 ugh



SUBJECT LANDS

Draft Plan of Subdivision
19T-10V004



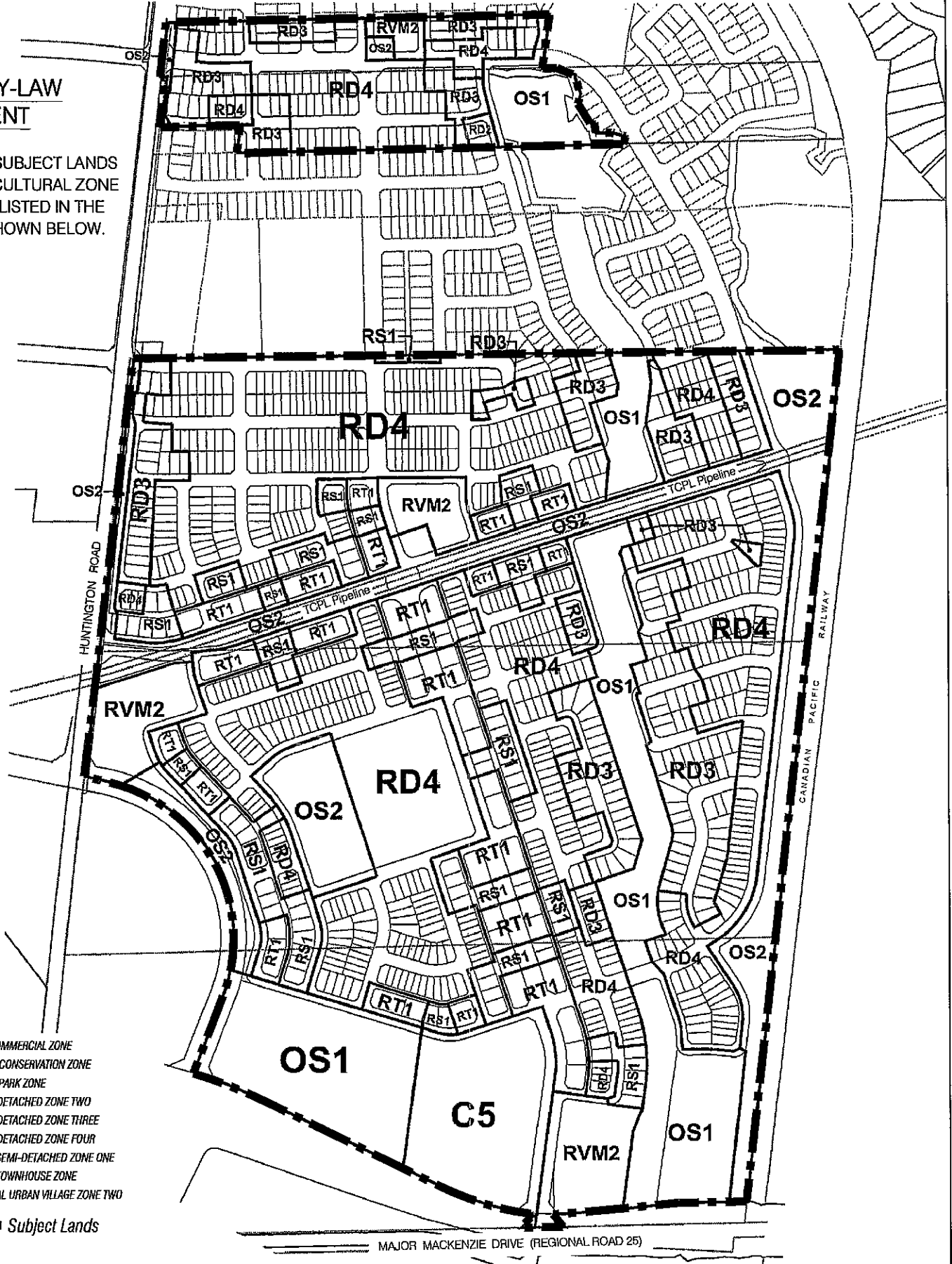
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 FILE(S):
 19T-10V004 &
 Z.10.031
3
 DATE:
 January 18, 2011

APPLICANT: Nashville Developments Inc. et al LOCATION: Part of Lots 21-25, Concession 9

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**ZONING BY-LAW
AMENDMENT**

REZONE THE SUBJECT LANDS
FROM AN AGRICULTURAL ZONE
TO ZONES AS LISTED IN THE
LEGEND AS SHOWN BELOW.



Legend

- C5 - COMMUNITY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RVM2 - RESIDENTIAL URBAN VILLAGE ZONE TWO

■ ■ ■ Subject Lands

**Proposed Zoning for Draft Plan
of Subdivision File 19T-10V004**

APPLICANT: Nashville
Developments Inc. et al

LOCATION: Part of Lots 21-25,
Concession 9



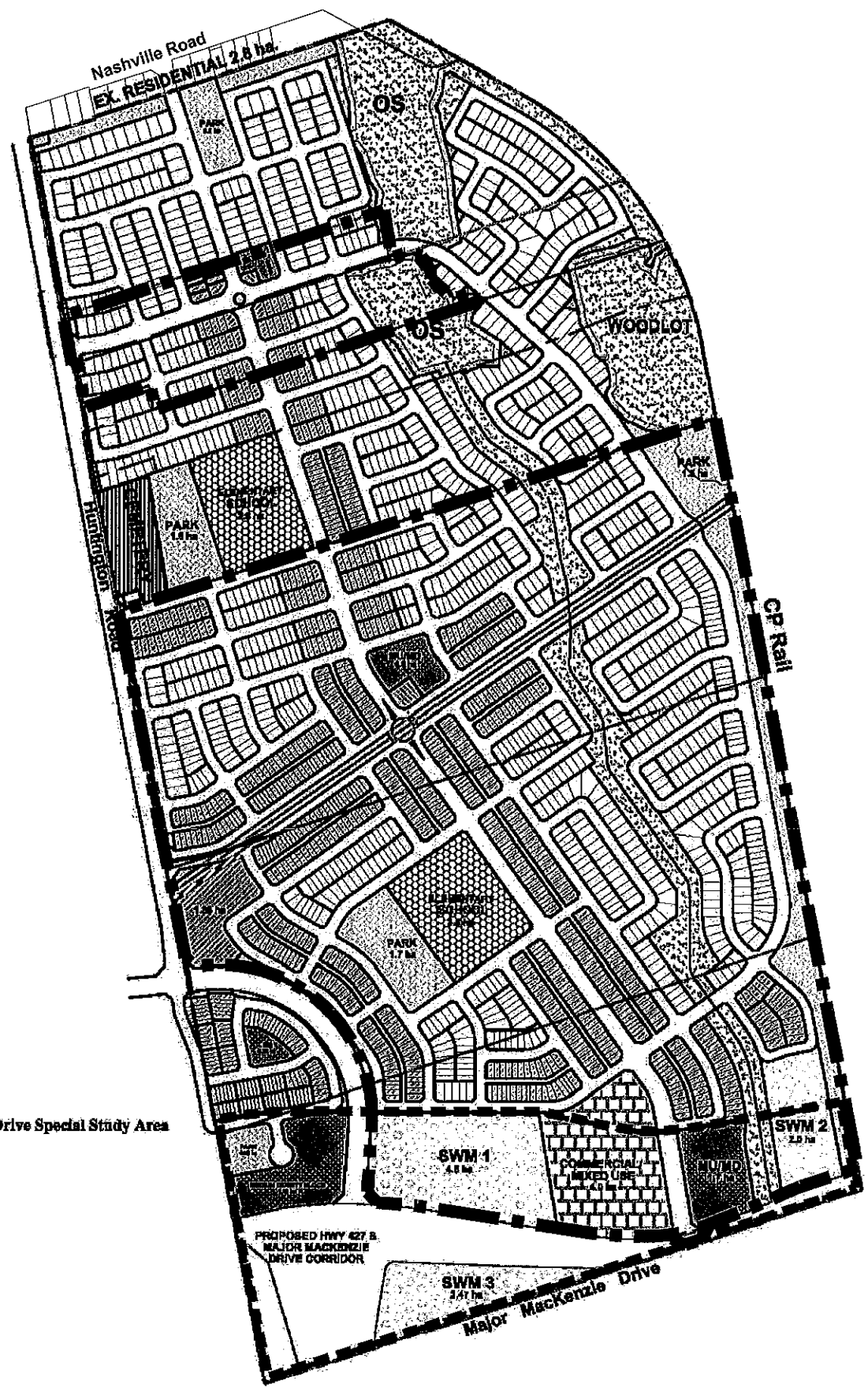
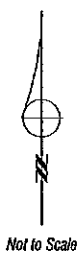
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January 18, 2011

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SUBJECT LANDS

Legend

- Subject Lands
- Hwy 427 & Major MacKenzie Drive Special Study Area
- Low Density
- Medium Density
- Medium Density / Mixed Use
- Commercial / Mixed Use
- Schools
- Parks / Parkettes
- Storm Water Management
- Open Space
- Plazas
- Cemetery

**Proposed Block 61
West Draft Block Plan**

APPLICANT: Nashville Developments Inc. et al
 LOCATION: Part of Lots 21-25, Concession 9



Attachment
 FILE(S):
 19T-10V004 &
 Z.10.031
 DATE:
 January 18, 2011

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