

**COMMITTEE OF THE WHOLE JUNE 19, 2012**

**ZONING BY-LAW AMENDMENT FILE Z.10.031  
NASHVILLE DEVELOPMENTS INC. ET AL  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the proposed exceptions to Zoning By-law 1-88 for Zoning By-law Amendment File Z.10.031 (Nashville Developments Inc. Et Al) as identified in Table 1 of this report, BE APPROVED, for Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) as shown on Attachment #3.

**Contribution to Sustainability**

N/A

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

The Owner has requested site-specific zoning exceptions to Zoning By-law 1-88, specifically identified in Table 1 of this report for the lots that are to be zoned RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One (Lot Accessed by a Lane) and RT1 Residential Townhouse Zone (Lot Accessed by a Lane) within Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al), for Phases 1, 2A and 2B as shown on Attachment #2.

**Background**

The subject lands shown on Attachments #1 and #2 are located on the north side of Major Mackenzie Drive and east side of Huntington Road, in Part of Lots 21 to 24, Concession 9, City of Vaughan.

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and the related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha for the subject lands shown on Attachments #3 and #4.

To date, the implementing Zoning By-law for the approved draft plan of subdivision has not been enacted. The approved draft plan of subdivision would be implemented utilizing the RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One (Lot Accessed by a Lane) and RT1 Residential Townhouse Zone (Lot Accessed by a Lane) categories of Zoning By-law 1-88. The Owners have requested modifications to the Zoning By-law 1-88 standards in order to facilitate recent modifications made by the Vaughan Development/Transportation Engineering and Fire Departments to the approved draft plan of subdivision in order to implement the City's road cross-sections as shown on Attachments #7 to #10 inclusive, which require a wider street right-of-way in order to accommodate buses, bike lanes and sidewalks. The increased street right-of-way results in reduced lot depth, thereby requiring modifications to the zoning requirements shown on Attachments #5 and #6 and identified in Table 1 to implement the

approved Plan of Subdivision File 19T-10V004 and achieve urban design objectives in the approved Block Plan. The following exceptions to Zoning By-law 1-88 are proposed:

**Table 1: Proposed Exceptions to Zoning By-law 1-88**

	<b><u>By-law Zone/Standard</u></b>	<b><u>Zoning By-law 1-88 By-law Requirements</u></b>	<b><u>Proposed Exceptions To Zoning By-law 1-88</u></b>
a.	<b><u>RD4 Residential Detached Zone Four - Minimum Interior Yard for lots with a frontage greater than 9.5 m or 14 m (corner lot)</u></b>	1.2 m (The minimum interior side yard can be reduced to 0.6 m where it abuts a yard of 1.2 m)	1.2 m on one interior side yard and a minimum 0.6 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 11.6 m to 11.99 m and for a Lot Frontage (Corner Lot) of 14.6 m to 14.99 m
b.	<b><u>RD4 Residential Detached Zone Four - Maximum Interior Garage Width for a Lot Frontage between 11.5 m to 11.99 m and a Lot Frontage (Corner Lot or a Lot Abutting a Greenway or Buffer Block) between 14.6 m to 14.99 m</u></b>	5 m	5.5 m for lots with a minimum frontage of 11.6 m
c.	<b><u>RS1 Residential Semi-Detached Zone One (Lot Accessed by a Lane) &amp; RT1 Residential Townhouse Zone (Lot Accessed by a Lane)</u></b>  i) Minimum Front Yard: ii) Minimum Rear Yard: iii) Minimum Lot Depth: iv) Maximum Building Height v) Minimum Distance Between Garage & Nearest Wall of Dwelling (Note 7)	i) 4.5 m ii) 15 m iii) 30 m iv) 11 m v) 7.5 m	i) 3 m ii) 12.5 m iii) 26 m iv) 11.5m - main dwelling unit v) 5 m, and the garage and dwelling unit may be connected with a covered porch or breezeway not to exceed a maximum width of 3 m

d.	<u>RS1 Residential Semi-Detached Zone One (Lot Accessed by a Lane) &amp; RT1 Residential Townhouse Zone (Lot Accessed by a Lane) – Maximum Interior Garage Dimensions</u>	Maximum Interior Garage Width for a Lot Frontage less than 11 m and a Lot Frontage (Corner Lot or a Lot Abutting a Greenway or Buffer Block) less than or equal to 14 m - 3.048 m	This standard shall not apply to a lot with a frontage less than 11 m and a Lot Frontage (Corner Lot or a Lot Abutting a Greenway or Buffer Block) less than or equal to 14 m for lane accessed garages.
e.	Definition - Dwelling, Semi-Detached in a RS1 Residential Semi-Detached Zone One (Standard/Lot Accessed by a Lane)	Means a building containing two (2) dwellings.	Means a building containing two (2) dwellings, which may include a common foundation and be separate buildings above ground with a minimum separation distance of 1.2 m between the attached units.

The proposed modifications to Zoning By-law 1-88 will encourage a pedestrian friendly and sustainable community by accommodating bus lanes, bike lanes, sidewalks and enhancing the streetscape interface by providing for flexibility and a diversified built form with the increased building height and reduced yards. The modifications will provide the opportunity for dwelling units to be designed with garages that accommodate a minimum of 2 cars thereby reducing the number of cars parked on the street. The modifications to Zoning By-law 1-88 affect the lots abutting collector and primary roads (Streets "A", "AA", "PP" and "QQ"), shown on Attachment #3, which are the main roads in Plan of Subdivision File 19T-10V004. The implementing zoning by-law to rezone the approved Plan of Subdivision File 19T-10V004 has not yet been enacted. Should these modifications be approved, the implementing zoning by-law would incorporate the proposed zoning requirements in Table 1 with the previous Council approved zoning standards to facilitate Plan of Subdivision File 19T-10V004.

The Owners have submitted drawings of the proposed building layouts for the detached dwelling units in the RD4 Residential Detached Zone Four shown on Attachment #5, and the semi-detached dwelling units in the RS1 Residential Semi-Detached Zone One (Lot Accessed by a Lane) and street townhouse dwelling units in the RT1 Residential Townhouse Zone (Lot Accessed by a Lane, shown on Attachment #6. The Development Planning Department has reviewed the proposed zoning amendments and has determined that the modifications provide an opportunity to facilitate a pedestrian oriented community and enhanced streetscapes. The proposed zoning exceptions to Zoning By-law 1-88 are considered minor and appropriate, and meet the intent of the Official Plan and the approved Block 61 West Plan.

The Owners also requested an increase to the maximum building height for the garages in the rear yards from 6.5 m to 7.5 m in the RS1 Residential Semi-Detached Zone One (Lot Accessed by a Lane) for the lots with semi-detached dwelling units and in the RT1 Residential Townhouse Zone (Lot Accessed by a Lane) for the lots with street townhouse dwelling units, in order to facilitate a 2-storey garage with an accessory apartment dwelling unit (secondary suite) or studio/office space. At this time, an amendment to the Official Plan is required to permit a secondary suite in a detached, semi-detached and townhouse dwelling unit and to provide the required policies for the use. An amendment to Zoning By-law 1-88 is also required to permit the secondary suite use and to establish the appropriate zoning standards to implement the use. The City must undertake a study to establish the required implementing official plan policies and zoning by-law standards to permit secondary suites, which may also serve other functions such

as a studio or office space, which will be dealt with through a separate planning process. The proposed exception to permit a secondary suite use for the subject lands does not conform to the Official Plan and does not in comply with Zoning By-law 1-88, and is therefore not being supported through this request.

It is noted that the Zoning Section of the Planning Act (Section 34(17)) allows Council to deem a revision as minor, and therefore, not requiring a further Public Hearing. The Development Planning Department is satisfied that the proposed zoning exceptions are minor and that a further Public Hearing is not required.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

### **Regional Implications**

N/A

### **Conclusion**

The Vaughan Development Planning Department is satisfied that the proposed zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report for Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) shown on Attachment #3, are minor in nature and the maintain intent of the Official Plan and the Block 61 West Plan. The proposed modifications will result in a harmonious architectural diversified development, which provides for a vibrant pedestrian oriented streetscape.

### **Attachments**

1. Context Location Map
2. Location Map
3. Approved Draft Plan of Subdivision File 19T-10V004 - Redline Revised
4. Draft Plan of Subdivision File 19T-10V004 and Proposed Zoning
5. Proposed Building Layout - Detached Dwelling Units
6. Proposed Building Layout - Lane Accessed Semi-Detached and Street Townhouse Dwelling Units
7. Collector Road – 26 m Wide Right-of-Way (15 m Pavement with Bike Lane and Lay-By Lane)
8. Collector Road – 30 m wide Right-of-Way (16.4 m Pavement with Bike Lane)
9. Collector Road – 30 m wide Right-of-Way (19.4 m Pavement with Bike Lane)
10. Collector Road – 30 m wide Right-of-Way (19 m Pavement with Bike Lane)

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

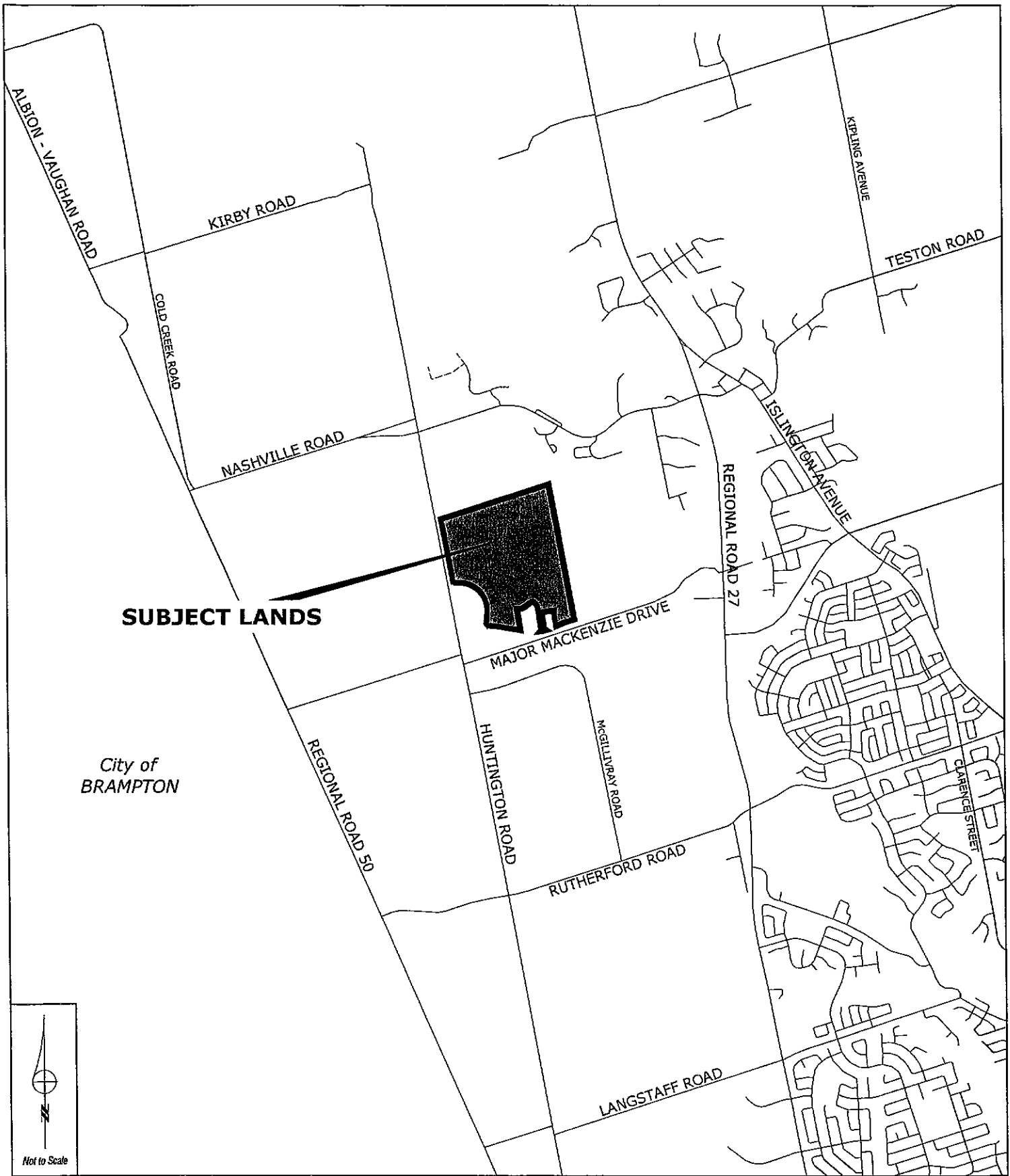
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEHAMA  
Director of Development Planning

/LG



# Context Location Map

LOCATION:  
Part of Lots 21 - 24, Concession 9

APPLICANT:  
Nashville Developments Inc. et al

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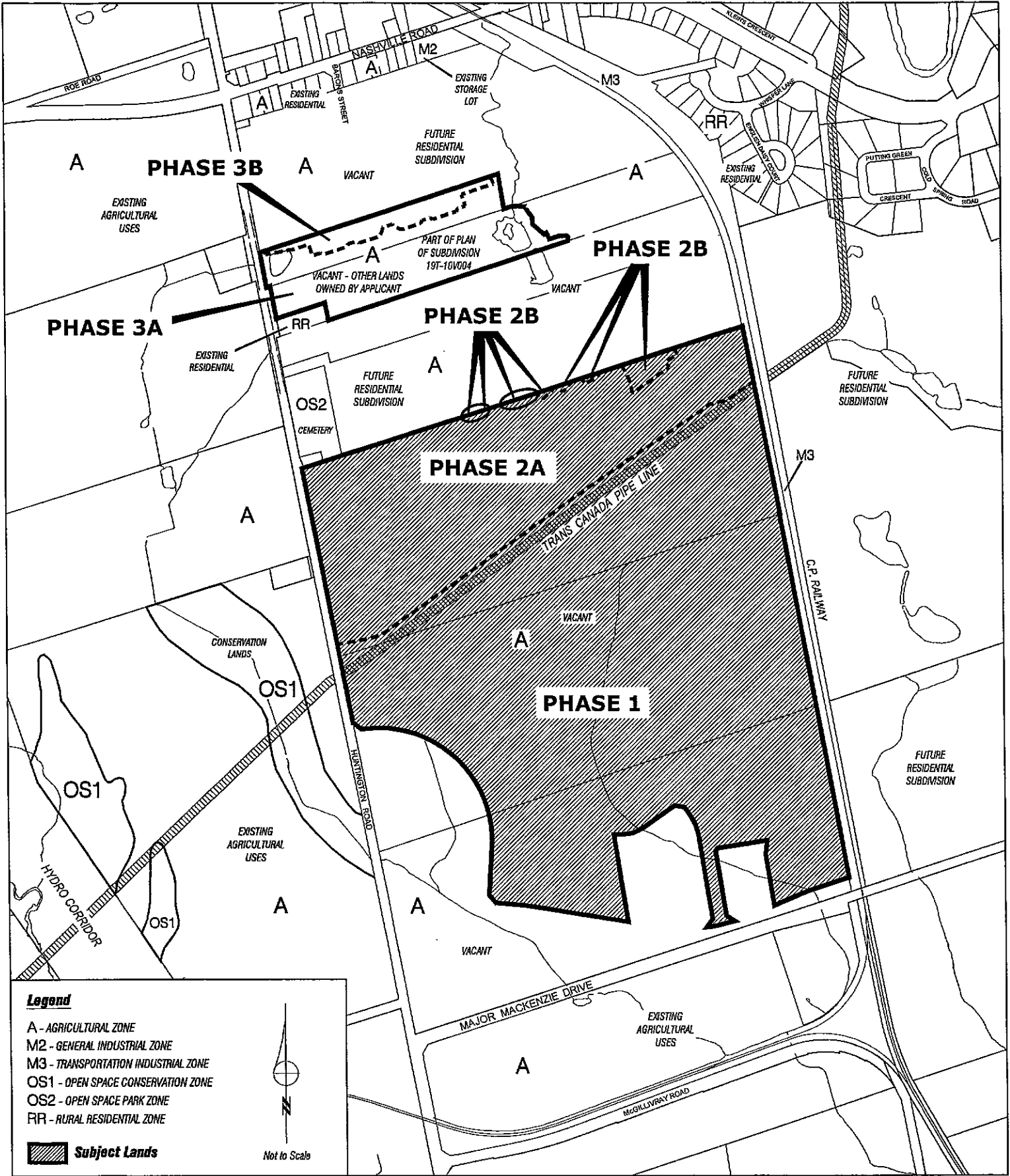


# Attachment

FILE: Z.10.031  
RELATED FILE: 19T-10V004

DATE:  
June 05, 2012

# 1



# Location Map

LOCATION:  
Part of Lots 21 - 24, Concession 9

APPLICANT:  
Nashville Developments Inc. et al

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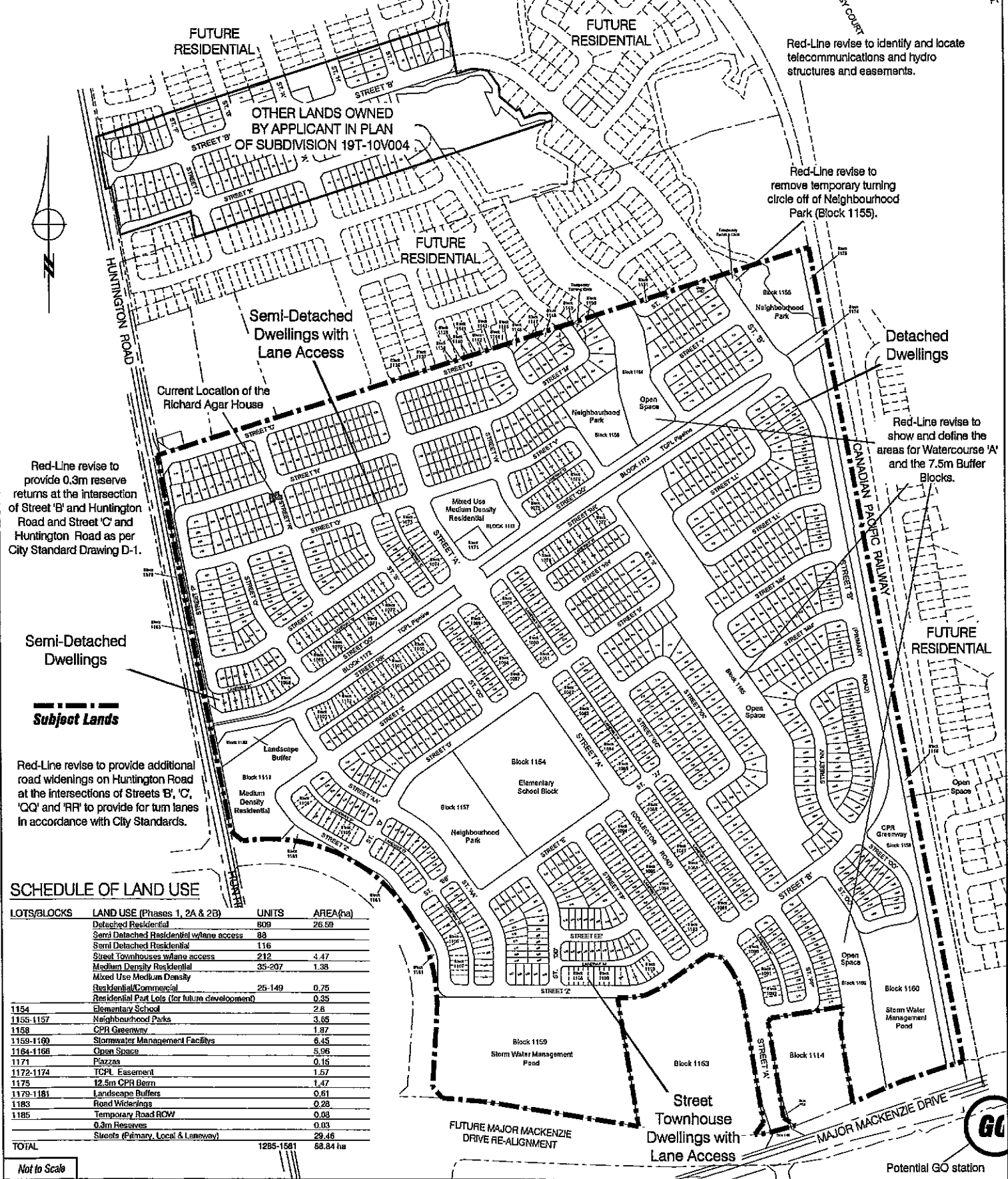


# Attachment

FILE: Z. 10.031  
RELATED FILE: 19T-10V004

DATE:  
June 05, 2012

# 2



**SCHEDULE OF LAND USE**

LOTS/BLOCKS	LAND USE (Phases 1, 2A & 2B)	UNITS	AREA(ha)
	Detached Residential	809	26.59
	Semi Detached Residential w/lane access	88	
	Semi Detached Residential	116	
	Street Townhouses w/lane access	212	4.47
	Medium Density Residential	35-207	1.38
	Mixed Use Medium Density Residential/Commercial	25-149	0.75
	Residential Part Lots (for future development)		0.35
1154	Elementary School	2.8	
1155-1157	Neighbourhood Parks	3.05	
1158	CPR Greenway	1.87	
1159-1160	Stormwater Management Facilities	6.45	
1164-1166	Open Space	5.96	
1171	Piazas	0.15	
1172-1174	TCPL Easement	1.57	
1175	12.5m CPR Berm	1.47	
1179-1181	Landscape Buffers	0.61	
1183	Road Widenings	0.28	
1185	Temporary Road ROW	0.08	
	0.3m Reserves	0.03	
	Streets (Primary, Local & Laneway)	29.46	
<b>TOTAL</b>		<b>1285-1581</b>	<b>88.84 ha</b>

Not to Scale

**Approved Draft Plan of Subdivision 19T-10V004**  
**Red-Line Revised November 15, 2011**



**Attachment**  
 FILE: Z.10.031  
 RELATED FILE: 19T-10V004

APPLICANT: Nashville Developments Inc. et al  
 LOCATION: Part of Lots 21 - 23, Concession 9

DATE: June 05, 2012

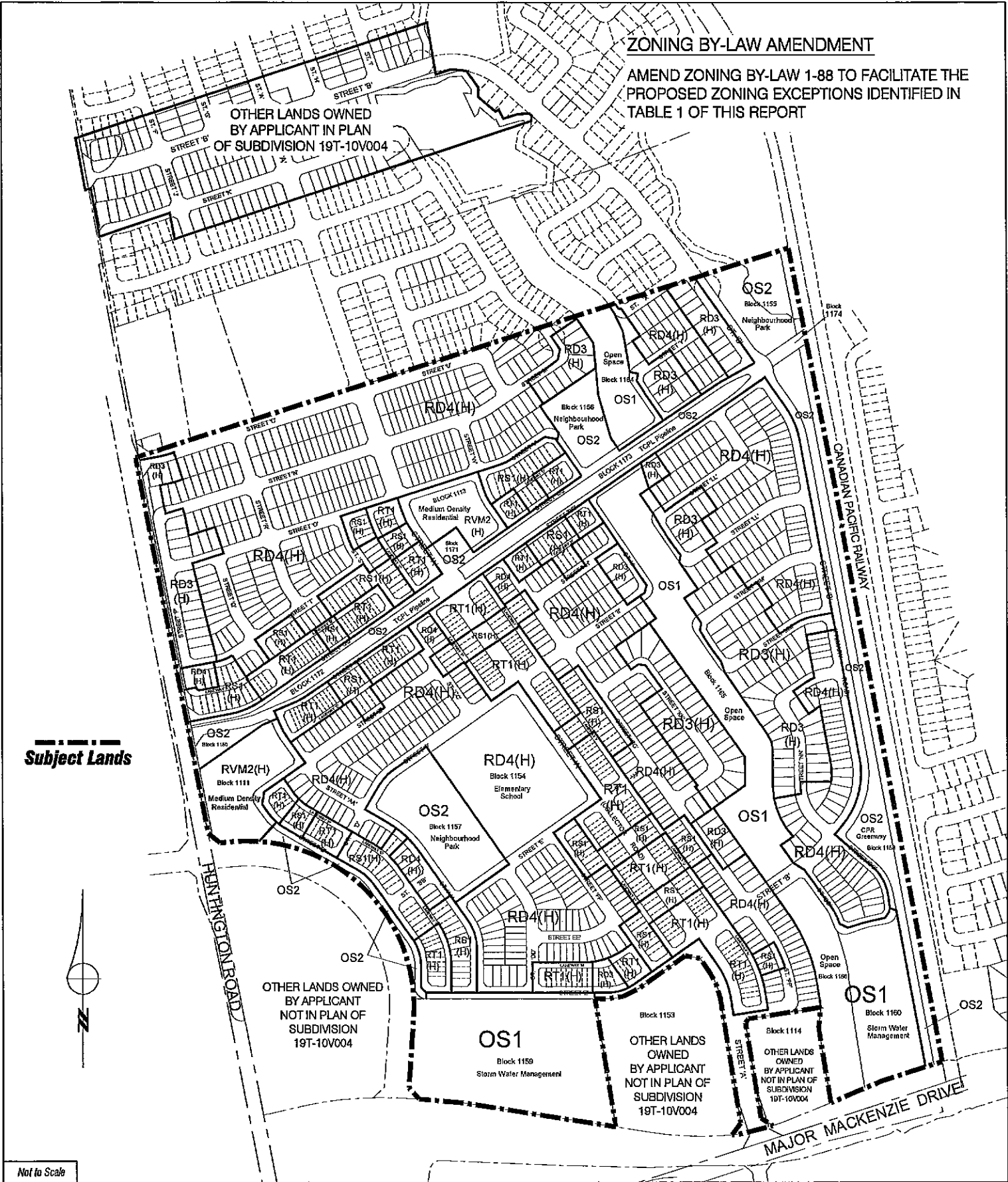
**3**

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**ZONING BY-LAW AMENDMENT**

AMEND ZONING BY-LAW 1-88 TO FACILITATE THE PROPOSED ZONING EXCEPTIONS IDENTIFIED IN TABLE 1 OF THIS REPORT



**Approved Draft Plan of Subdivision 19T-10V004 & Proposed Zoning**

APPLICANT: Nashville Developments Inc. et al

LOCATION: Part of Lots 21 - 23, Concession 9

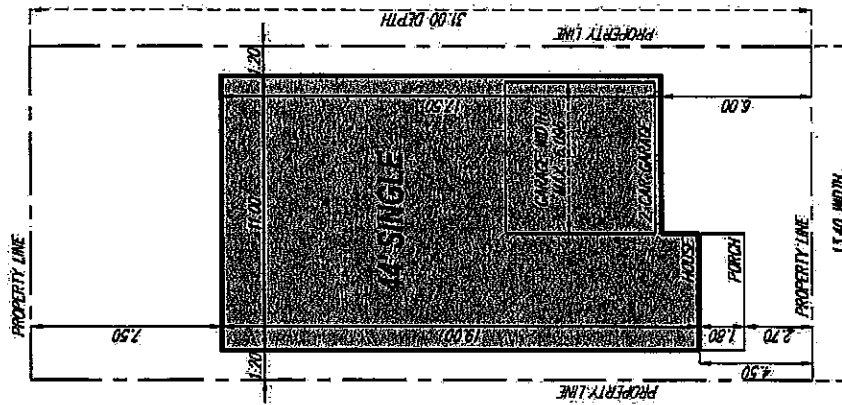


**Attachment**  
FILE: Z.10.031  
RELATED FILE: 19T-10V004

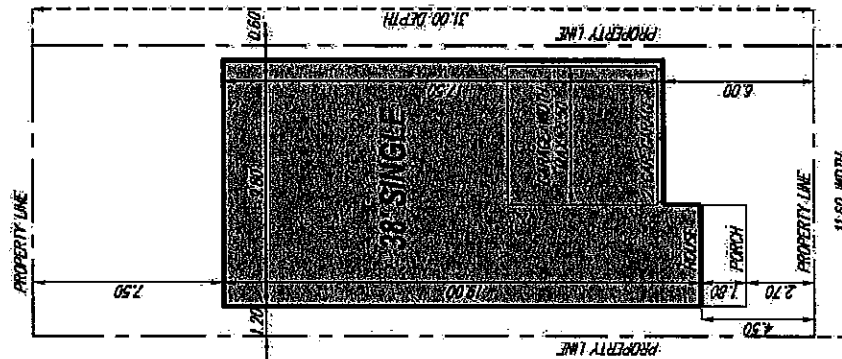
DATE: June 05, 2012

**4**

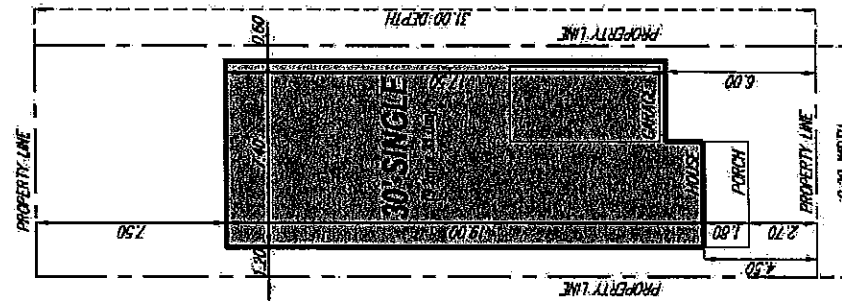
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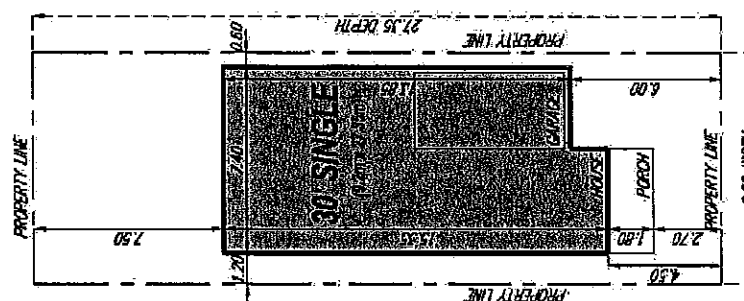
30' SINGLE DETACHED  
 LOT SIZE: 13.4m X 31.0m  
 LOT AREA: 415.40 sq.m.  
 MAX. COVERAGE = 203.26 sq.m. (49.33%)  
 MAX. G.C.A. 2 STOREY = 331.63 sq.m. (80.06 sq.ft.)



30' SINGLE DETACHED  
 LOT SIZE: 11.6m X 31.0m  
 LOT AREA: 359.60 sq.m.  
 MAX. COVERAGE = 191.88 sq.m. (53.37%)  
 MAX. G.C.A. 2 STOREY = 313.82 sq.m. (377 sq.ft.)



30' SINGLE DETACHED  
 LOT SIZE: 9.2m X 31.0m  
 LOT AREA: 285.20 sq.m.  
 MAX. COVERAGE = 113.81 sq.m. (40.24%)  
 MAX. G.C.A. 2 STOREY = 250.81 sq.m. (2807 sq.ft.)



30' SINGLE DETACHED  
 LOT SIZE: 9.2m X 27.35m  
 LOT AREA: 251.82 sq.m.  
 MAX. COVERAGE = 112.81 sq.m. (45.23%)  
 MAX. G.C.A. 2 STOREY = 182.87 sq.m. (2076 sq.ft.)

Not to Scale

# Proposed Building Layout - Detached Dwelling Units



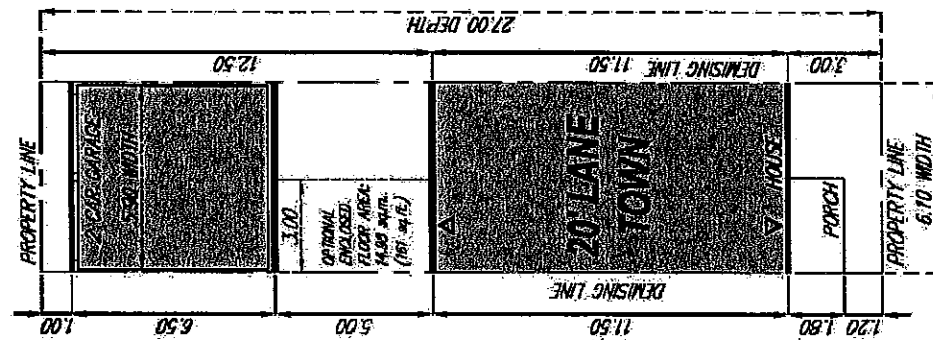
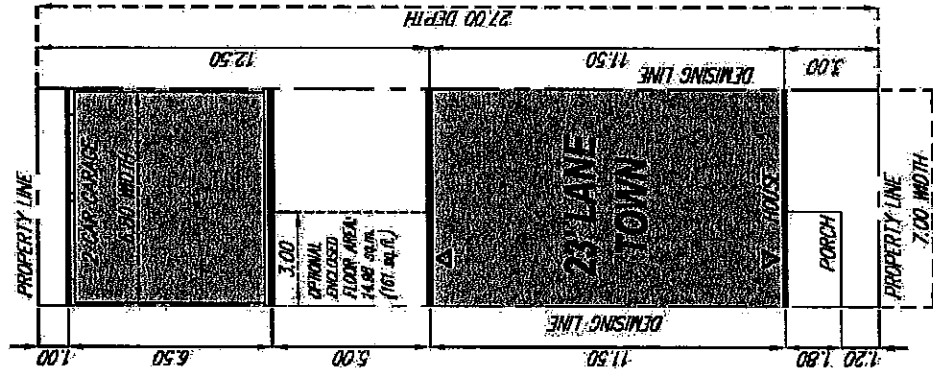
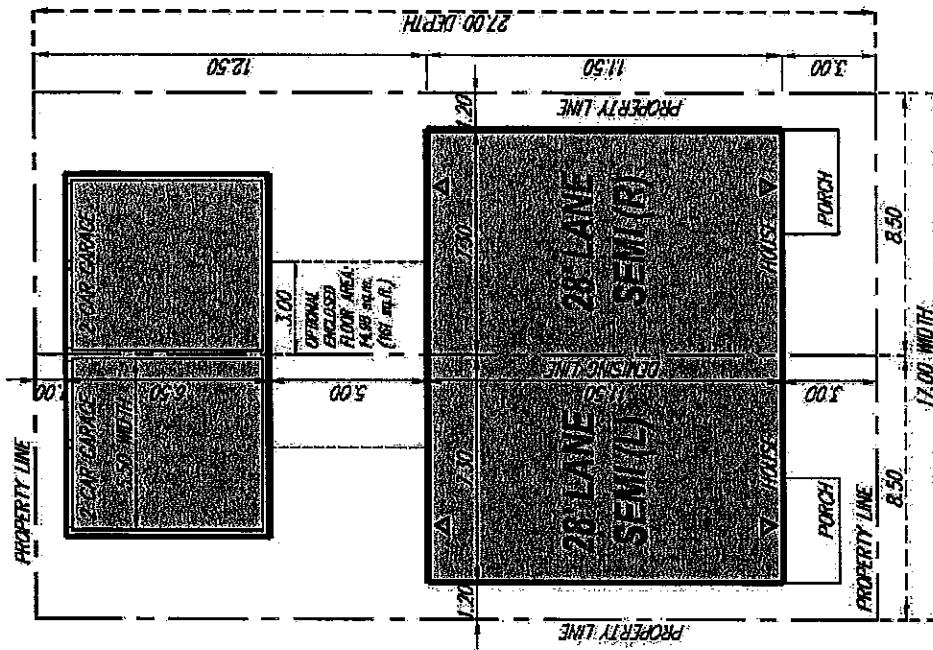
APPLICANT:  
 Nashville Developments Inc. et al

LOCATION:  
 Part of Lots 21 - 23, Concession 9

Attachment  
 FILE: Z.10.031  
 RELATED FILE: 19T-10V004

DATE:  
 June 05, 2012

# 5



Not to Scale

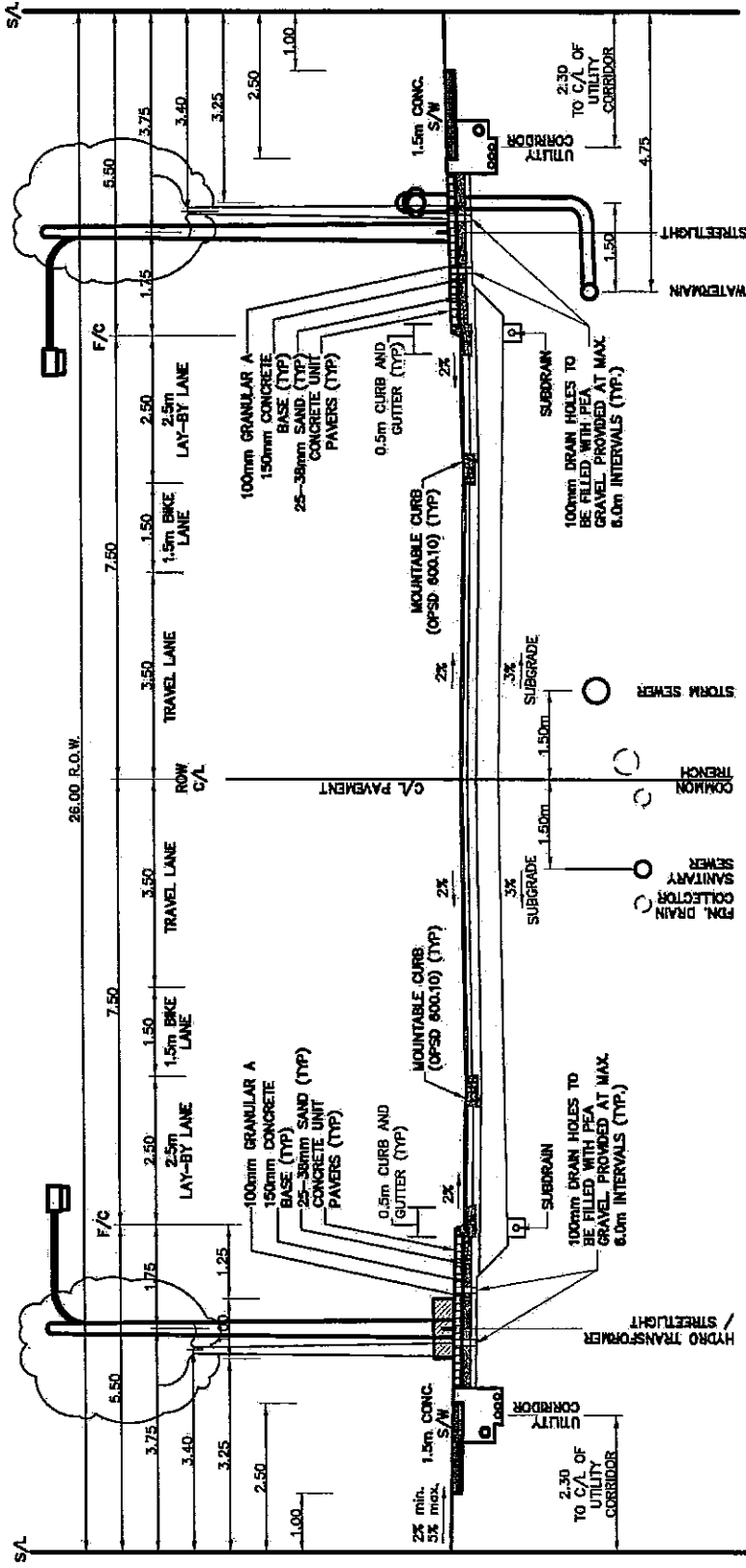
# Proposed Building Layout - Lane Accessed Semi-Detached & Street Townhouse Dwelling Units



APPLICANT: Nashville Developments Inc. et al  
 LOCATION: Part of Lots 21 - 23, Concession 9

Attachment  
 FILE: Z.10.031  
 RELATED FILE: 19T-10V004  
 DATE: June 05, 2012

# 6



**NOTES**

1. PAVEMENT DESIGN SHALL CONFORM TO MINIMUM CITY STANDARDS AND/OR APPROVED GEOTECHNICAL REPORT.
2. ACTIVELY GROWING No. 1 NURSERY SOD TO BE LAID ON 150mm OF TOPSOIL, PROPERLY GRADED AND ROLLED.
3. DEPTH OF COVER ON ALL MUNICIPAL INFRASTRUCTURE SHALL CONFORM TO MINIMUM CITY STANDARDS.
4. ENGINEERING DEPARTMENT IN CONSULTATION WITH THE URBAN DESIGN DEPARTMENT.

Not to Scale

# Collector Road - 26m Wide Right-of-way (15m Pavement with Bike & Lay-By Lane)

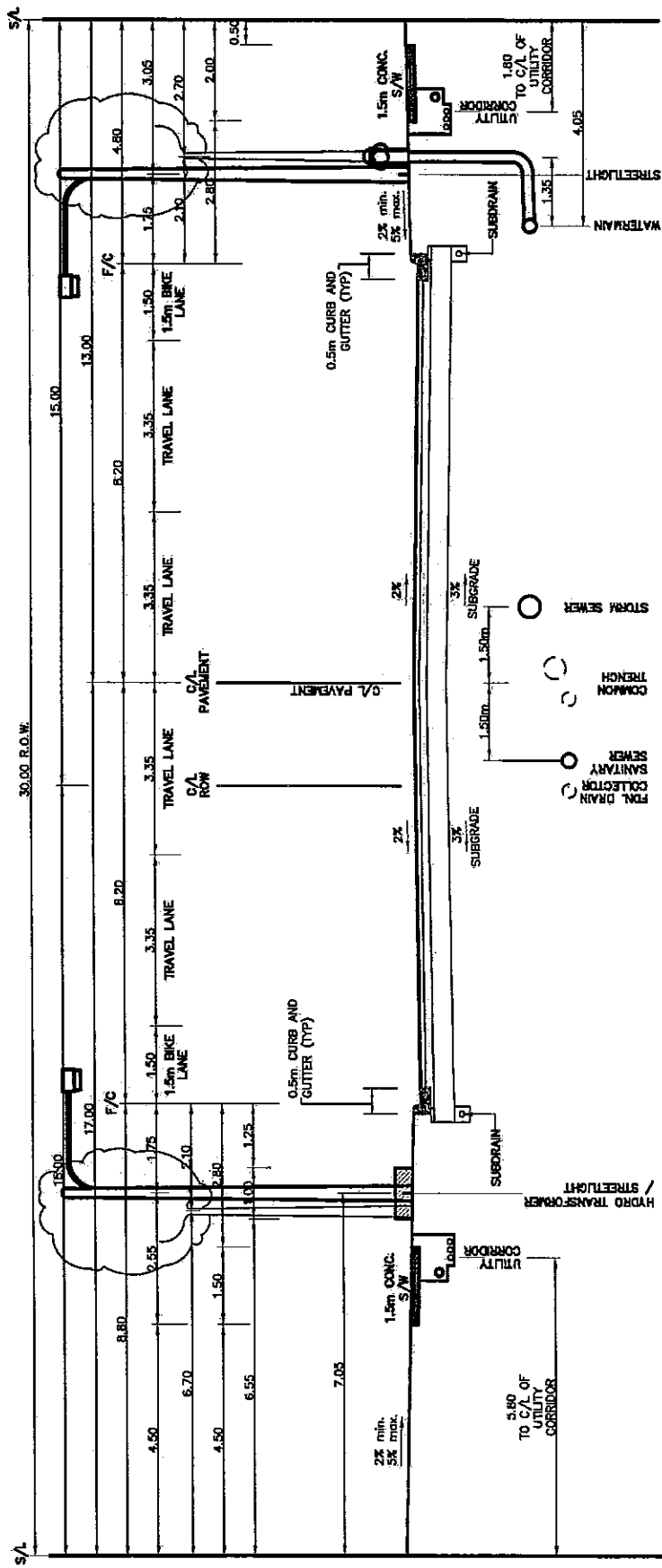
APPLICANT:  
Nashville Developments Inc. et al

LOCATION:  
Part of Lots 21 - 23, Concession 9



Attachment  
FILE: Z.10.031  
RELATED FILE: 19T-10V004  
DATE:  
June 05, 2012

# 7



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3. DEPTH OF COVER ON ALL MUNICIPAL INFRASTRUCTURE SHALL CONFORM TO MINIMUM CITY STANDARDS.
4. COLOUR AND PATTERN OF CONCRETE UNIT PAVERS TO BE APPROVED BY THE ENGINEERING DEPARTMENT IN CONSULTATION WITH THE URBAN DESIGN DEPARTMENT.

Not to Scale

# Collector Road - 30m Wide Right-of-way (16.4m Pavement with Bike Lane)

APPLICANT:  
Nashville Developments Inc. et al

LOCATION:  
Part of Lots 21 - 23, Concession 9

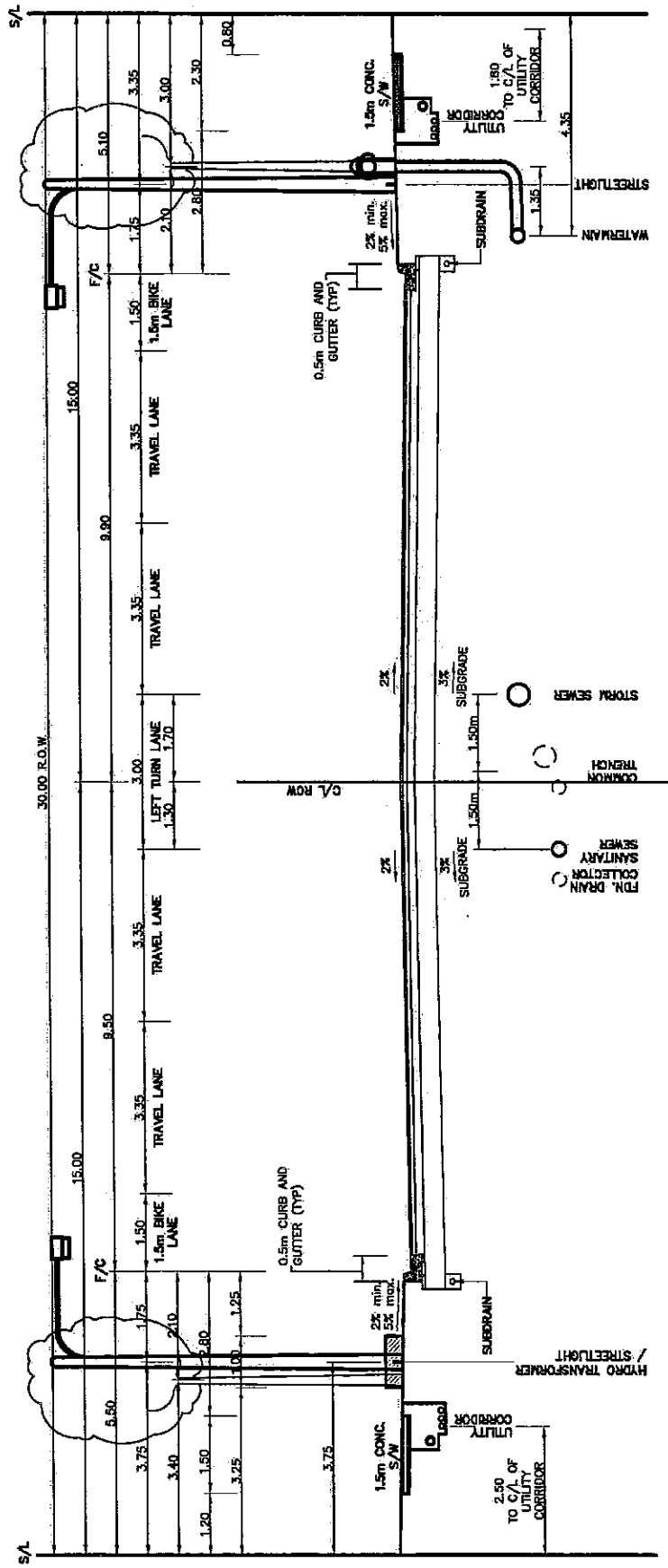


## Attachment

FILE: Z.10.031  
RELATED FILE: 19T-10V004

DATE:  
June 05, 2012





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Not to Scale

# Collector Road - 30m Wide Right-of-way (19.4m Pavement with Bike Lane)

APPLICANT:  
Nashville Developments Inc. et al

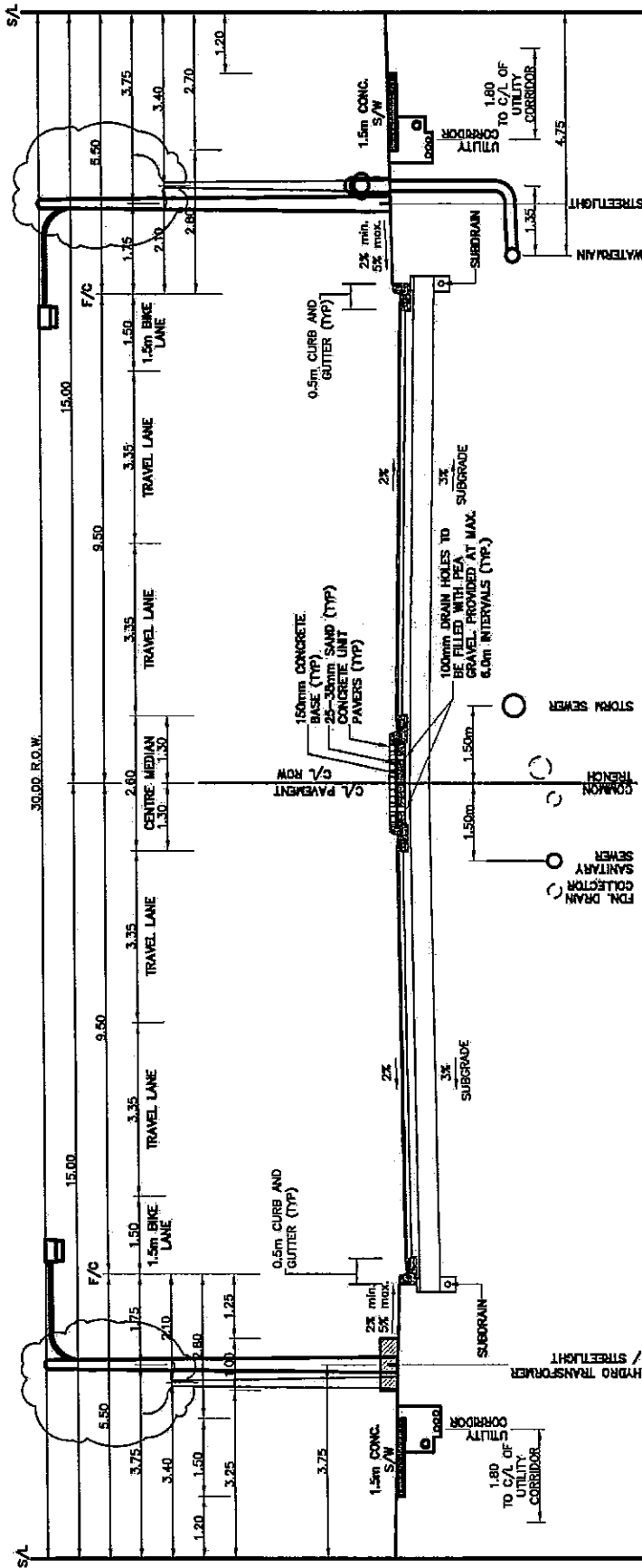
LOCATION:  
Part of Lots 21 - 23, Concession 9



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FILE: Z.10.031  
RELATED FILE: 19T-10V004  
DATE:  
June 05, 2012

# 9

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Not to Scale

# Collector Road - 30m Wide Right-of-way (19m Pavement with Bike Lane)

APPLICANT:  
Nashville Developments Inc. et al

LOCATION:  
Part of Lots 21 - 23, Concession 9



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19T-10V004

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# 10