CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA

Tuesday, March 5, 2019
7:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

Pages

1. DISCLOSURE OF INTEREST

2. COMMUNICATIONS

3. CONSIDERATION OF PUBLIC HEARING ITEMS

1. OFFICIAL PLAN AMENDMENT FILE OP.18.022 ZONING BY-LAW AMENDMENT FILE Z.18.035 KENTVIEW ESTATES INC.VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD — 3
   Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.

2. ZONING BY-LAW AMENDMENT FILE Z.18.008 COVENANT CHAPEL (THE REDEEMED CHRISTIAN CHURCH OF GOD CANADA) VICINITY OF KEELE STREET AND STEELES AVENUE — 26
   Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.

3. ZONING BY-LAW AMENDMENT FILE Z.18.037 NASHVILLE DEVELOPMENTS (NORTH) INC.VICINITY OF HUNTINGTON ROAD AND EAST'S CORNERS BOULEVARD — 41
   Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.

4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Item: 1

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 05, 2019 **WARD:** 1

TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.022
ZONING BY-LAW AMENDMENT FILE Z.18.035
KENTVIEW ESTATES INC.
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

FROM:
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.022 and Z.18.035 for the Subject Lands shown on Attachments 1 and 2, to permit 22, four-storey (12.4 m) townhouse dwelling units within three buildings on a private common element road with a total residential gross floor area of 4,896 m^2, as shown on Attachments 4 to 8.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding 22, four-storey (12.4 m) townhouse dwelling units within three buildings on a private common element road with a total residential gross floor area of 4,896 m^2.
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the development.
- A technical report prepared by the Development Planning Department will be

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.022 and Z.18.035 (Kentview Estates 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.

Background

The Subject Lands (the 'Subject Lands') shown on Attachments 1 and 2, are located at 10,398 and 10,402 Islington Avenue, on the west side of Islington Avenue, south of Nashville Road. The surrounding land uses are shown on Attachment 2.

Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') to permit the proposed development (the 'Development'):

1. Official Plan Amendment File OP.18.022 to amend Vaughan Official Plan 2010 ('VOP 2010') as follows:

    a) Volume 1, Section 3 Environment policies to permit development within the “Natural Areas” designation whereas the final development limits of the Subject Lands must be confirmed to the satisfaction of the City and the Toronto and Region Conservation Authority ('TRCA');

    b) Volume 2, Area Specific Exception 12.4 Kleinburg Core, respecting the policies of the “Village Residential” designation as follows:

        i) Permit 22, four-storey (12.4 m) freehold townhouse dwelling units within three buildings on a private common element road, whereas VOP 2010 permits detached dwelling units up to a maximum building height of 2.5 storeys (9.5 m).

        ii) Permit 8 attached residential units in a row whereas VOP 2010 permits no more than 6 attached residential units in a row.

2. Zoning By-law Amendment File Z.18.035 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands (Attachment 2) from “R1 Residential Zone” and “OS1 Open Space Conservation Zone” to “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4, together with the site-specifc zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Vaughan Council’s Notification Protocol

a) Date the Notice of Public Hearing was circulated: February 8, 2019.

    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 to the Kleinburg and Area Ratepayers' Association.

c) Comments received:

Written comments have been received by the Development Planning Department from the following individual:

- Steve Kindree, Daleview Court, dated December 10, 2018

The following is a summary of the comments that were provided:

i) The Development will generate additional traffic to add to the already congested road network. The surrounding existing roads (Regional Road 27, Major Mackenzie Drive, Teston Road and Nashville Road) should be widened to at least two lanes in each direction to handle the increased and expected future traffic volume.

ii) The water pressure has been reduced due to the increased amount of development in Kleinburg and the surrounding area. Investment in the servicing infrastructure is necessary to accommodate future development to alleviate servicing issues on the existing community.

The concerns noted above and any additional 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 the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable.

Analysis and Options

Amendments to the policies of the "Natural Areas" and "Village Residential" designations of VOP 2010 are required to permit the Development

The Subject Lands are designated "Village Residential" and "Natural Areas" by VOP 2010, Volume 2, Section 12.4 Kleinburg Core, as shown on Attachment 3.

The "Village Residential" designation permits detached dwelling units with a maximum building height of 2.5 storeys (9.5 m). The "Natural Areas" designation includes natural features such as wetlands, woodlands and valley and stream corridors does not permit development. The Environmental Impact Study submitted in support of the Applications, states that the Development shown on Attachment 4 encroaches into the "Natural Areas" designation. As the final approved limits of development on the Subject Lands have not yet been determined by the City and the TRCA, any potential impacts on lands subject to the "Natural Areas" designation are unclear at this time.

VOP 2010, Section 3.2.3.11 “Components of Vaughan’s Natural Heritage Network”, may permit minor modifications to the boundaries and alignment of Core Features within the “Natural Areas” designation, if the required environmental studies submitted as part of the development process are approved to the satisfaction of the City and TRCA. These studies must provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. The Development is under review by the City and TRCA, and through this review it will be determined if the proposed limits of development (Attachment 4) are accurately identified, if the encroachment into the “Natural Areas” designation is acceptable and identify the necessary amendments to the enviornmental policies of Section 3 of VOP 2010.

The Subject Lands are also located within an “Intensification Area”, specifically a “Local Centre”, by VOP 2010 - Schedule 1, Urban Structure. Local Centres within Intensification Areas are intended to act as the focus for communities, are lower in scale and offer a more limited range of uses than other Intensification Areas. Intensification Areas have been established to make efficient use of underutilized sites served with a high level of existing or planned transit and to promote walking and cycling.

The proposed Development is not permitted by VOP 2010. Accordingly, an application to amend the policies of the Official Plan has been submitted.

The Subject Lands are located in the Kleinburg-Nashville Heritage Conservation District

The Subject Lands are located within the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan') area and are designated under Part V of the *Ontario Heritage Act*. Therefore, all planning applications, demolitions and new constructions must be consistent with the KNHCD Plan. The Subject Lands are not identified as contributing properties and are not listed as heritage buildings within the KNHCD Plan.

The existing buildings located on the Subject Lands were built between the 1960’s to 1970’s. The building located at 10,398 Islington Avenue is a one-storey gabled-roof bungalow with red brick and board and batten cladding. The building located at 10,402 Islington Avenue is a one-storey hipped-roof bungalow with pale brown brick and a recessed front verandah.

The Low-Rise Guidelines do not apply to the Subject Lands

The City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in Council adopting 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'). Council, on October 19, 2016, approved the Guidelines, which serve to help clarify and implement Policy 9.1.2.3 of VOP 2010 related to compatibility. The Subject Lands are designated “Village Residential” and are located

within a “Local Centre” by VOP 2010. The Guidelines do not apply to the Subject Lands as they are located within a “Local Centre”.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “OS1 Open Space Conservation Zone” and “R1 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 2. The Development is not permitted within these zone categories and therefore, an amendment to Zoning By-law 1-88 is required to rezone the property to “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone”, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	**RM2 Multiple Residential Zone Requirements**	**Proposed Exceptions to the RM2 Multiple Residential Zone Requirements**
a.	Definition - Block Townhouse Dwelling	“Block Townhouse Dwelling” means a townhouse dwelling that is part of a condominium co-operative or rental project with a private internal traffic circulation system or direct access from a public street.	Amend the definition of a “Block Townhouse Dwelling” to mean a townhouse dwelling in which each dwelling unit is situated on its own lot and that is attached to another dwelling, where the lot has access to a private common element condominium road.
b.	Minimum Lot Frontage	30 m for the Subject Lands Zoning By-law 1-88 does not provide a standard for the Minimum Lot Frontage per unit in a RM2 Zone.	4.5 m / Unit
c.	Minimum Lot Area	230 m^2 / Unit	105.7 m^2 / Unit
d.	Minimum Rear Yard Setback	4.5 m	i) 0 m and parts of the building and rear yard

	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
			are located within the open space buffer area and drip line (Buildings B and C) ii) 4 m (Building A)
e.	Minimum Interior Side Yard Setback	1.5 m	i) 0 m - North Yard (Building B) ii) 0 m - East and West Yards (Building C)
f.	Maximum Building Height	11 m	12.4 m (4-storeys)
g.	Maximum Yard Encroachment (Balcony)	1.8 m	2.5 m - Rear Yard (Balcony - Buildings A, B and C)
h.	Maximum Yard Encroachment (Canopy)	0.5 m	2 m - Front Yard (Canopy) (Buildings A, B and C)
i.	Minimum Amenity Area	i) 2 Bedroom Units @ 55 m^2 x 10 Units = 550 m^2 ii) 3 Bedroom Units @ 90 m^2 x 12 Units = 1,080 m^2 Total = 1,630 m^2	34.4 m^2 x 22 Units = 757 m^2

	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
j.	Minimum Landscape Strip Around the Visitor Parking Area	3 m	1.2 m

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.

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	COMMENTS
a.	Conformity with Provincial Policies, York Region and City Official Plans	▪ The Applications will be reviewed in consideration of the statutory Provincial policies including the *Provincial Policy Statement, 2014* ('PPS') and the *Growth Plan for the Greater Golden Horseshoe (2017)* (the 'Growth Plan') and the policies of the York Region ('YROP') and the City of Vaughan Official Plan ('VOP 2010') Official Plans.
b.	Final Approved Limits of Development Must be Established	▪ In order to complete a thorough review of the Applications, which includes analysis of the matters to be reviewed as identified in this report, the final approved limits of development must be established to the satisfaction of the City and TRCA.
c.	Natural Heritage Features	▪ VOP 2010, Schedule 2, Natural Heritage Network identifies a portion of the Subject Lands as being a "Core Feature". The Subject Lands, which abut the Humber River, include significant valleylands and significant woodlands. The following matters identified in the Scoped Environmental Impact Study submitted in support of the Applications

	MATTERS TO BE REVIEWED	COMMENTS
		must be reviewed and approved by City and the TRCA: i) establishing the final development limits ii) the proposed removal of a portion of the significant woodlands as determined by YROP, Section 2.2.45 iii) the proposed encroachment of the Development into the significant woodlands and wildlife habitats iv) Habitats of Species of Conservation Concern for the Eastern Wood Pewee birds and Threatened and Endangered Bat Species v) compensation and mitigation measures
d.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: i) the establishment of the final approved development limits ii) the scale and massing of the proposed buildings in relation to the surrounding lands iii) the proposed lot/block pattern, configuration, transition and built form compatibility in relation to the immediate surrounding area iv) the building height, lot coverage and setbacks v) the proposed encroachment of the buildings into the Natural Areas/Core Feature

	MATTERS TO BE REVIEWED	COMMENTS
		vi) the proposed landscaping within the Heritage Conservation District vii) the urban design policies of the Official Plan
e.	Kleinburg-Nashville Heritage Conservation District ("KNHCD") Plan	▪ The Development will be reviewed in consideration of the policies of the Kleinburg-Nashville Heritage Conservation District ('KNHCD') Plan. All planning applications, demolitions and new constructions must be consistent with the KNHCD Plan. ▪ The Applications must be considered by the Heritage Vaughan Committee and by Vaughan Council under the *Ontario Heritage Act*. ▪ Cultural Heritage Staff reviewed the Cultural Heritage Resource Impact Assessment ('CHRIA') submitted in support of the Applications and are satisfied with the analysis of the existing buildings and the conclusion that the houses do not have cultural heritage value.
f.	Zoning for Townhouses on a Private Common Element Road	▪ The Owner proposes to rezone the residential use on the Subject Lands to “RM2 Multiple Residential Zone”. Consideration should be given to using the “RT1 Residential Townhouse Zone” as this zoning category is typically applied to a townhouse dwelling on a private common element road. ▪ In Zoning By-law 1-88, a “Street Townhouse” means “a townhouse dwelling in which each dwelling is situated on its own lot, which lot abuts a public street.” An exception to the Zoning By-law would be necessary to permit a townhouse dwelling to abut a private common element road, whereas the Zoning By-law requires a lot to abut a public street.

	MATTERS TO BE REVIEWED	COMMENTS
g.	TRCA/Development Limits/Open Space Dedication (Valleylands/ Woodlands)	▪ The Subject Lands are located within the TRCA Regulated Area and the Applications have been circulated to the TRCA for review and comment. ▪ The limits of development must be established to the satisfaction of the City and TRCA. ▪ A Slope Stability Assessment Study is required to determine the long term stable top of slope and any additional setbacks for toe erosion (if applicable). ▪ The Owner shall be required to obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06)*, as may be amended, to the satisfaction of TRCA, should the Applications be approved. ▪ The Owner shall convey the valleylands and woodlot, including any required buffers/Vegetation Protection Zones ('VPZ'), to a public authority (i.e. the City or TRCA), free of all charges and encumbrances, as a condition of development approval as per Section 3.2.3.10 of VOP 2010, if the Applications are approved. ▪ The Owner will be required to satisfy all requirements of the TRCA.

	MATTERS TO BE REVIEWED	COMMENTS
h.	Tree Preservation/Protection and Removal	▪ The Arborist Report and Tree Preservation Plan submitted in support of the Applications must be approved to the satisfaction of the City and the TRCA. ▪ Although the final limits of development have not been approved by the City and TRCA, the submitted Arborist report currently identifies that a total of 46 trees are proposed to be removed, of which 28 of the subject trees are assessed to be in good to fair condition, within the proposed developable portion of the Subject Lands. Compensation is proposed with the planting of 49 new trees at and above a 50 mm caliper size. ▪ Should the Applications be approved, a condition of approval, the Owner will be required to enter into a Tree Protection Agreement ('Agreement') with the City in accordance with the Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol. This Agreement will include a tree compensation plan and/or cash-in-lieu payment that must be submitted for review and approval to the satisfaction of the City.
i.	Approved Source Water Protection Plan	▪ The Subject Lands are located within the Wellhead Protection Area - Recharge Management Area ('WHPA-Q') and Significant Groundwater Recharge Area as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. The Owner shall satisfy all source water requirements to the satisfaction of the TRCA.
j.	Site Access, Circulation, Parking and Loading Report	▪ The Site Access, Circulation, Parking and Loading Report submitted in support of the Applications must be reviewed and approved by the Development Engineering ("DE") Department, including the proposed access driveway at Islington Avenue, vehicular and pedestrian site circulation, service vehicles maneuvering

	MATTERS TO BE REVIEWED	COMMENTS
		including refuse/recycling collection and loading, and visitor and bike parking requirements.
k.	Cash-in-lieu of Parkland	▪ The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-Lieu of Parkland and Policy and the *Planning Act* is required if the Applications are approved.
l.	Studies and Reports	▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: ▪ Planning Justification Report ▪ Site Access, Circulation, Parking and Loading Report ▪ Cultural Heritage Resource Impact Assessment ▪ Heritage Conservation District Conformity Report ▪ Archaeological Assessment Report - Stages 1 and 2 ▪ Environmental Site Assessment Reports - Phase One and Phase Two ▪ Urban Design and Sustainability Brief ▪ Scoped Environmental Impact Study ▪ Tree Inventory and Arborist Report ▪ Functional Servicing and Stormwater Management Report ▪ Geotechnical Report ▪ Hydrogeological Report ▪ Noise Impact Study ▪ A Slope Stability Assessment Study must be submitted to delineate the long term stable top of slope. ▪ The requirement for additional studies / information may be identified through the development application review process.

	MATTERS TO BE REVIEWED	COMMENTS
m.	Draft Plan of Subdivision Application	▪ A Draft Plan of Subdivision Application is required to create a Block on a Registered Plan of Subdivision for individual lots (parcels of tied land) through a Part Lot Control Exemption Application, as the Subject Lands are not part of a Registered Plan of Subdivision. ▪ The Owner is of the opinion that a Draft Plan of Subdivision Application is not required.
n.	Site Development Application	▪ A Site Development Application will be required and will be reviewed in consideration of, but not limited to, appropriate building and site design, compliance with the KNHCD Plan, barrier free accessibility, pedestrian connectivity, the location and size of amenity space, vehicular access, internal traffic circulation, parking, landscaping (hard and soft), the location of permeable pavers, landscape buffers, fencing, environmental sustainability, bird friendly design, waste management, outdoor lighting designed to eliminate light spillage to neighbouring properties, stormwater management, and servicing and grading. ▪ A Site Development Application can be processed concurrently with the Applications and be considered together in a comprehensive technical report to a future Committee of the Whole Meeting to ensure that the site-specific exceptions are identified in the implementing zoning by-law to facilitate the Development, if the Applications are approved.
o.	Future Draft Plan of Condominium and Part Lot Control Exemption Applications	▪ Should the Applications be approved, a Draft Plan of Condominium (Common Element) Application will be required to establish the condominium tenure for the Development. ▪ A Part Lot Control Exemption Application is required to create the individual lots (parcels of tied land).

	MATTERS TO BE REVIEWED	COMMENTS
p.	Sustainable Development	▪ 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, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Applications are approved. ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.
q.	Water and Servicing Allocation	▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.
r.	Section 37 of the *Planning Act*	▪ The Applications may be reviewed in consideration of the bonusing provisions of Section 37 of the *Planning Act*, VOP 2010 and the City’s Guidelines for the Implementation of Section 37 of the Planning Act. Section 37 allows municipalities to authorize an increase in the height of a development in return for community benefits, should the Applications be approved.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. An exemption from York Region approval was sent to the Region for review. 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 Vaughan 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.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context Location Map
2. Location Map
3. VOP 2010 Schedule 13 – Land Use
4. Conceptual Site Plan and Proposed Zoning
5. Landscape Plan
6. Elevations - Building A
7. Elevations - Building B
8. Elevations - Building C

Prepared by

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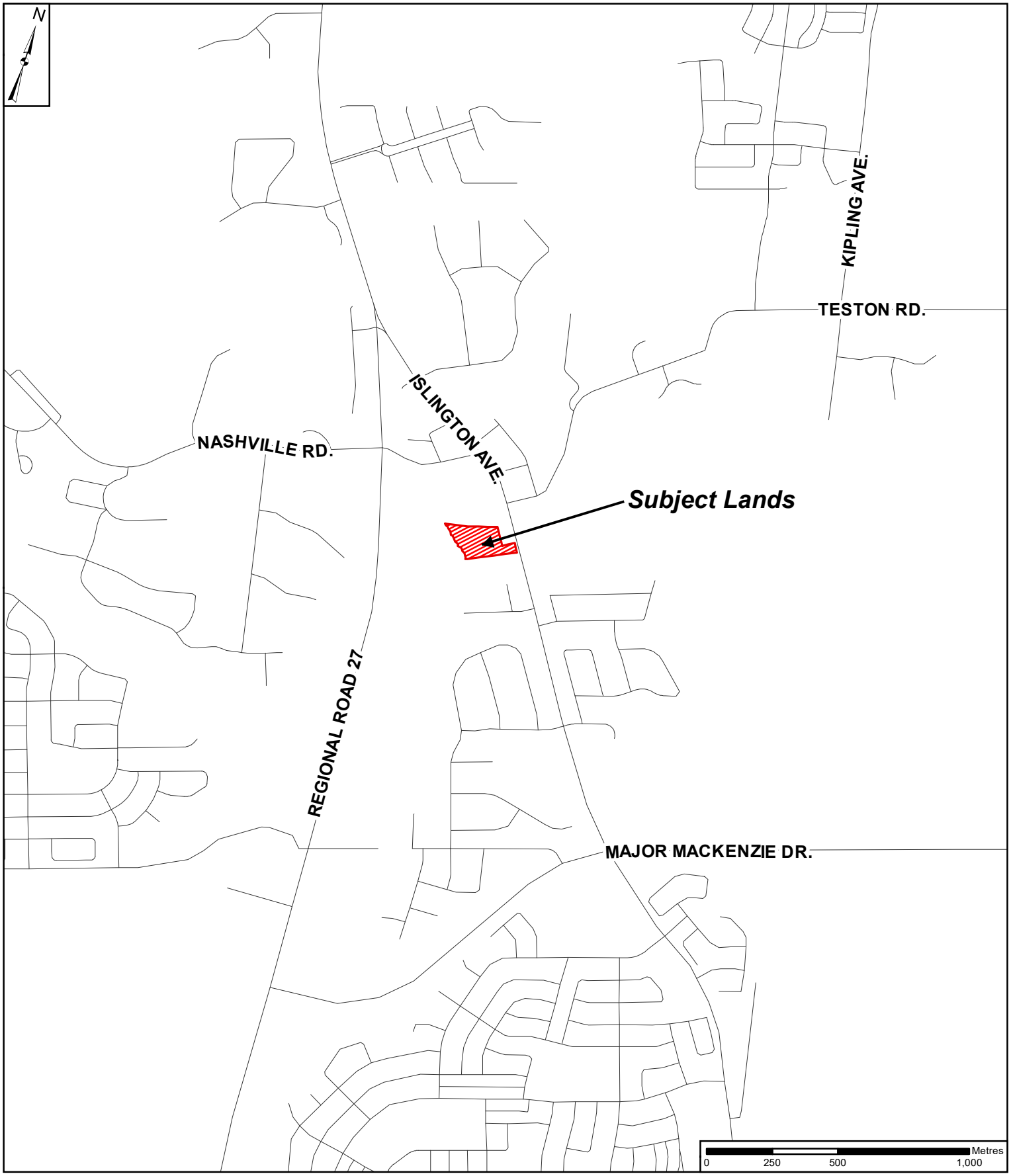
Mark Antoine, Senior Planner, ext. 8212
Carmela Marrelli, Senior Manager of Development Planning, ext. 8791
Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

Attachment

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

FILES:
OP.18.022 & Z.18.022

DATE:
March 5, 2019

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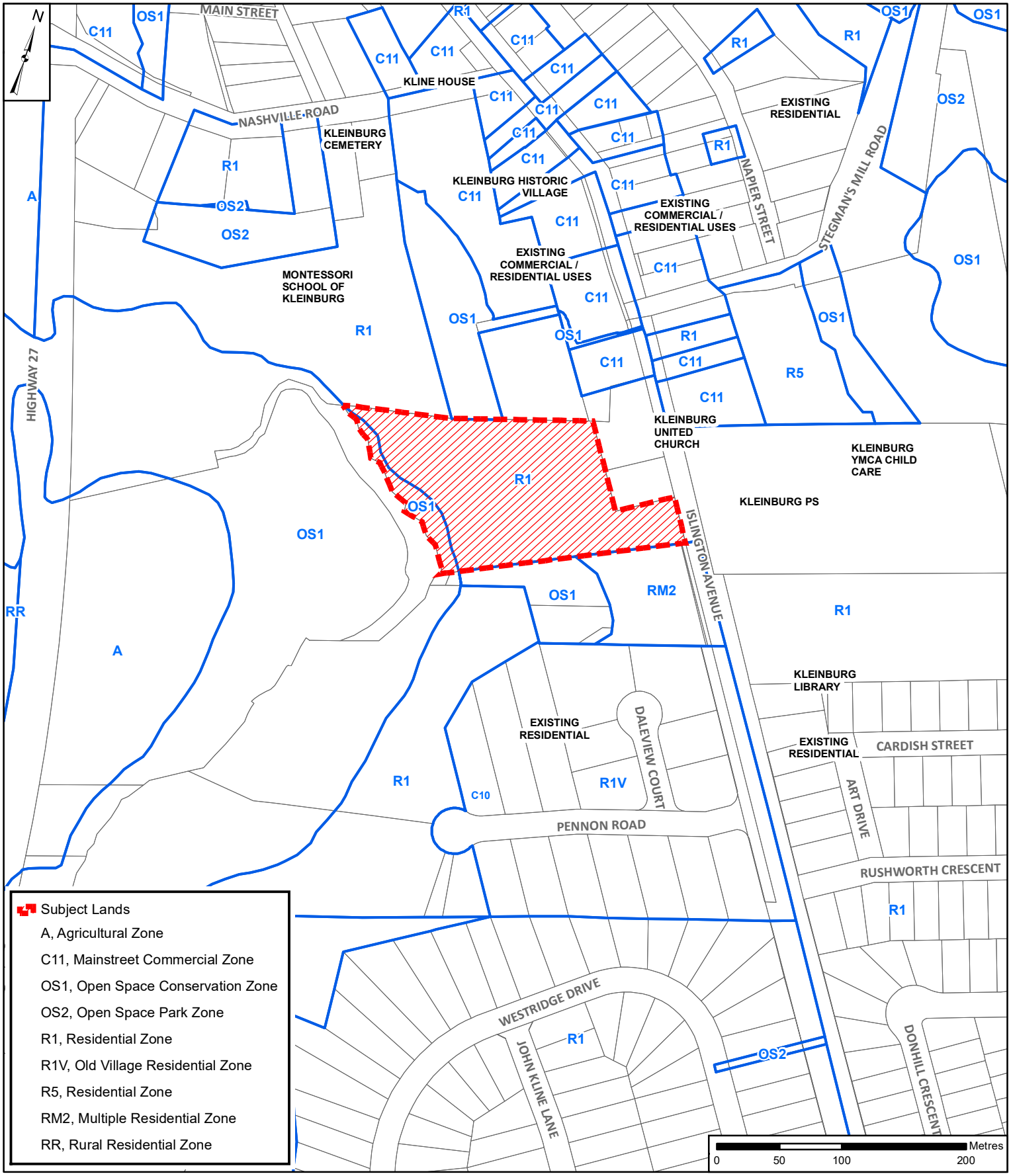

Location Map

Attachment

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

FILES:
OP.18.022 & Z.18.022

DATE:
March 5, 2019

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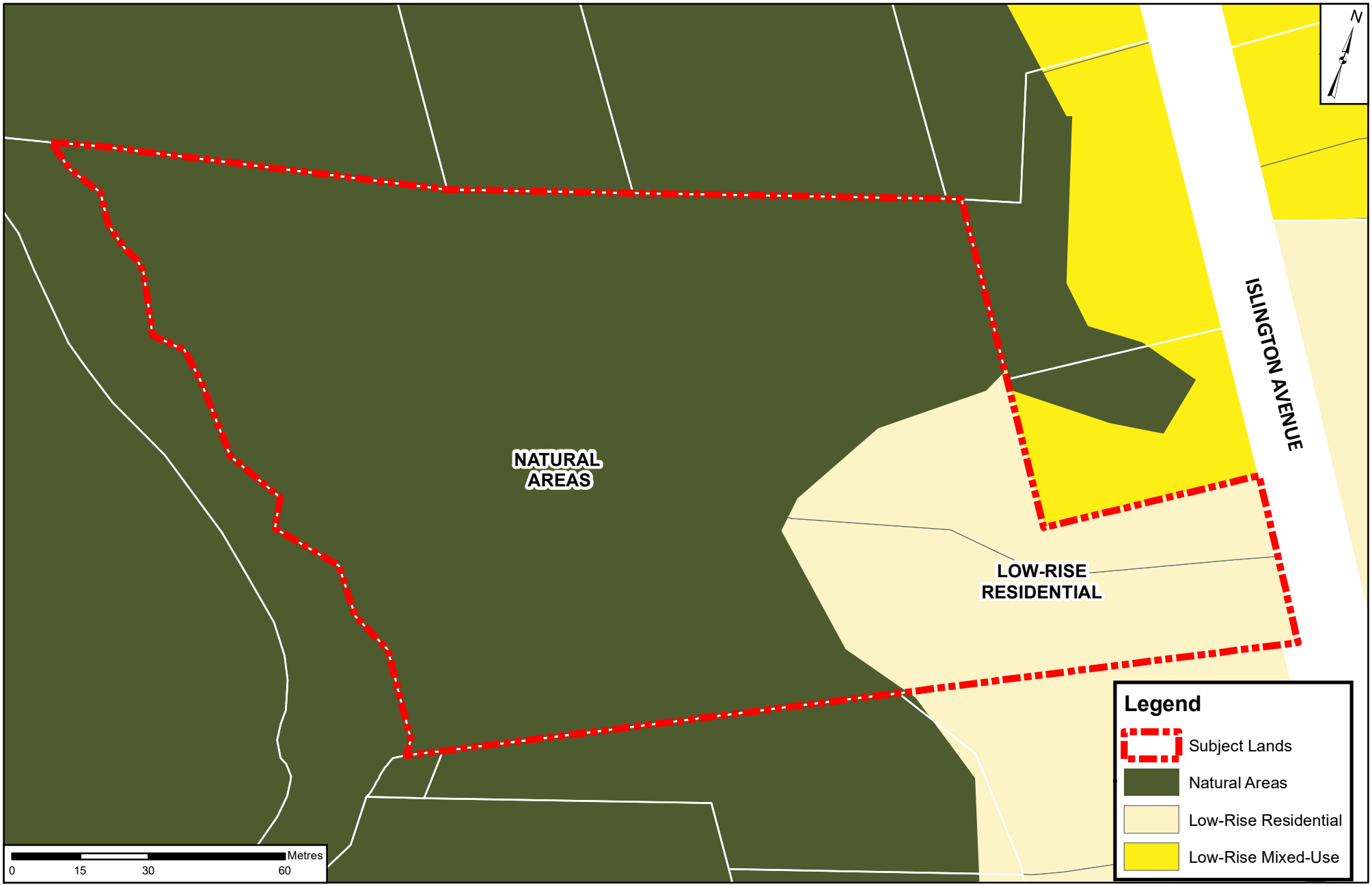

VOP 2010 Schedule 13 - Land Use

Attachment 3

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

FILES:
OP.18.022 & Z.18.022

DATE:
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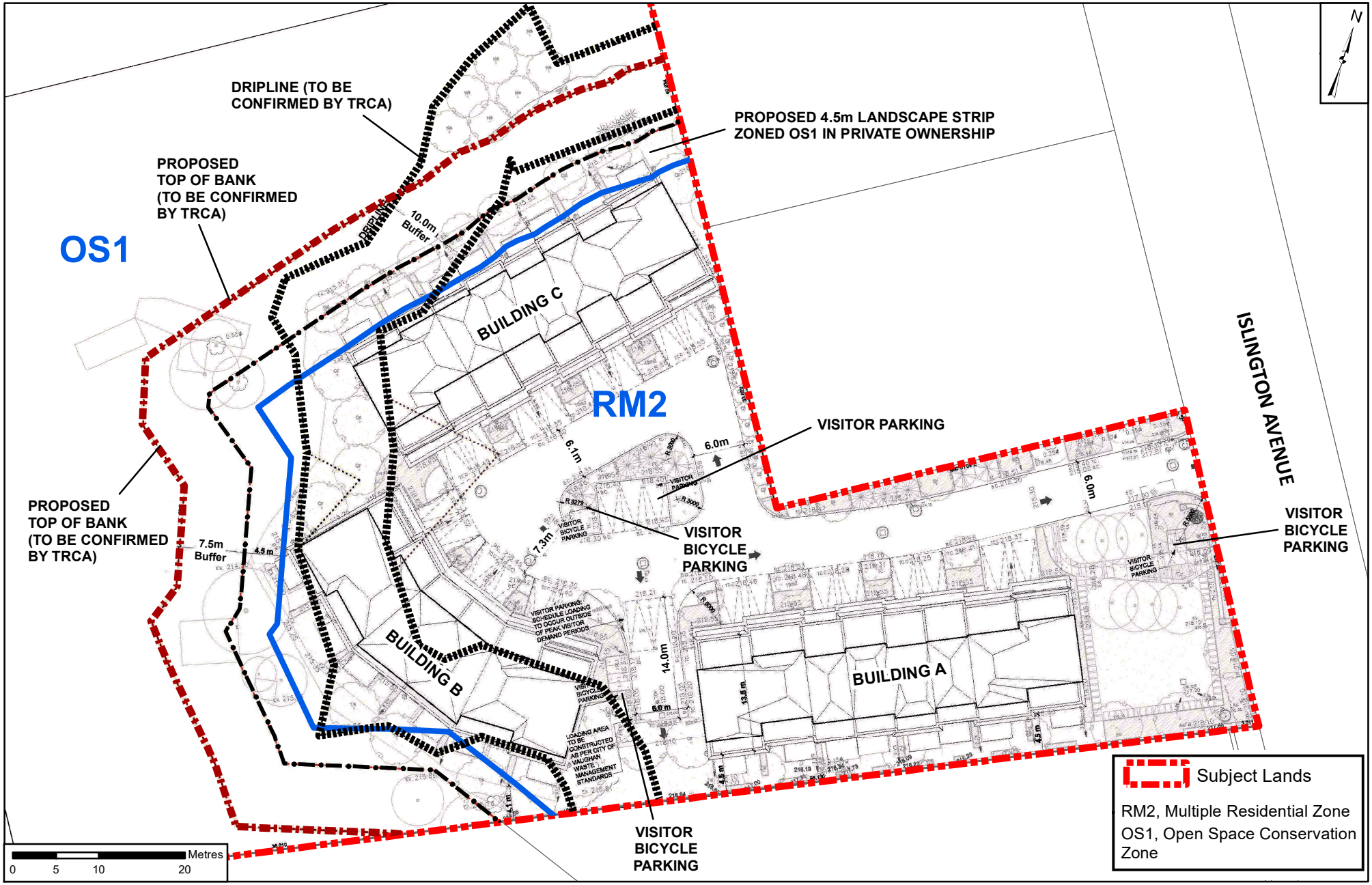

Conceptual Site Plan and Proposed Zoning

Attachment 4

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

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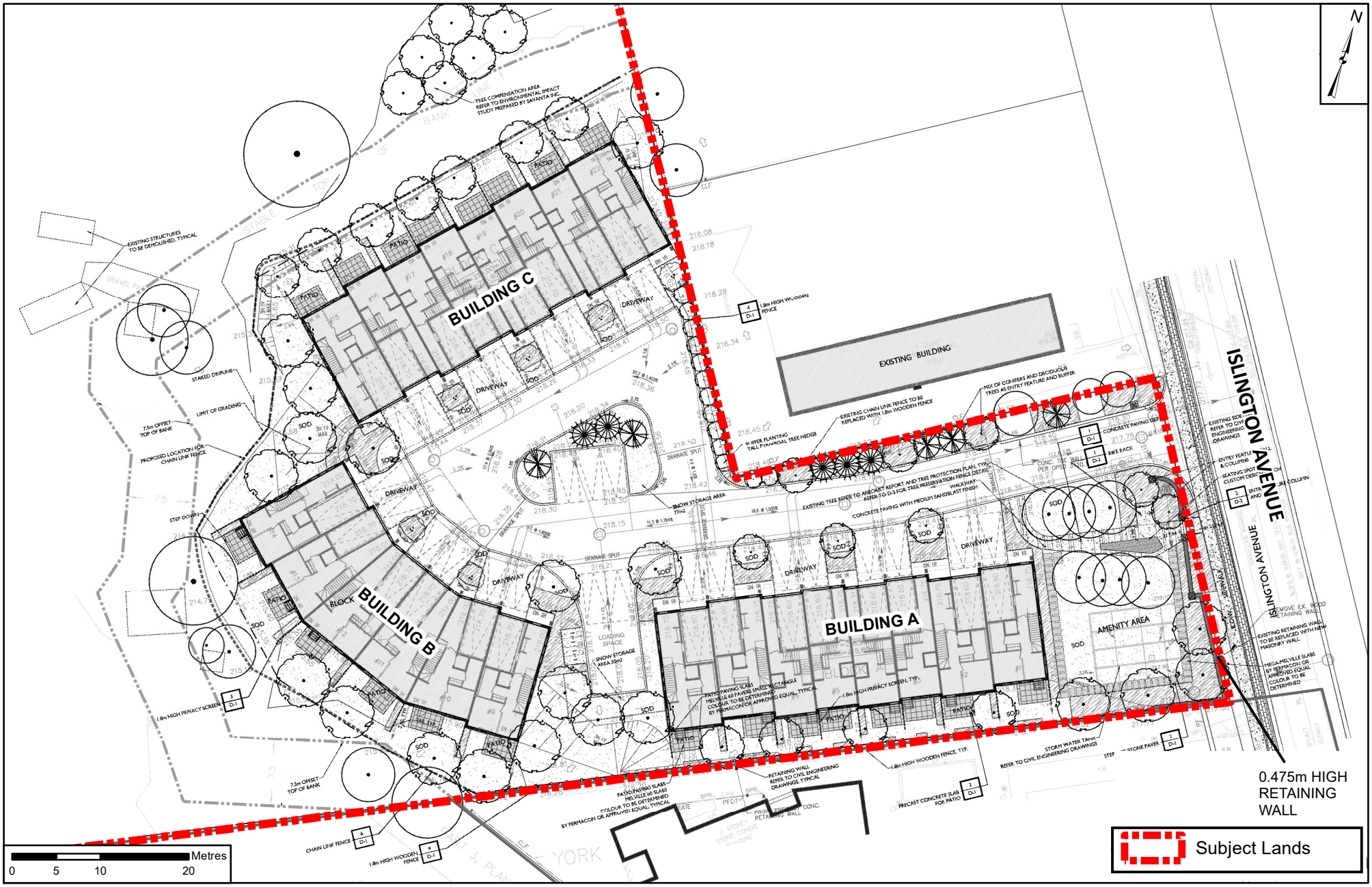

Landscape Plan

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

Attachment

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OP.18.022 & Z.18.022

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March 5, 2019

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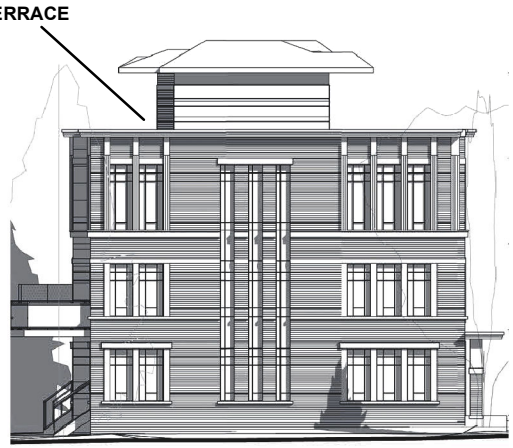
NORTH (FRONT) ELEVATION



EAST ELEVATION -
FACING ISLINGTON AVENUE

SOUTH (REAR) ELEVATION

WEST ELEVATION

Elevations - Building A

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

Attachment 6

FILES:
OP.18.022 & Z.18.022

DATE:
March 5, 2019

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EAST (FRONT) ELEVATION

SOUTH ELEVATION

WEST (REAR) ELEVATION

NORTH ELEVATION

Elevations - Building B

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

Attachment

FILES:
OP.18.022 & Z.18.022

DATE:
March 5, 2019

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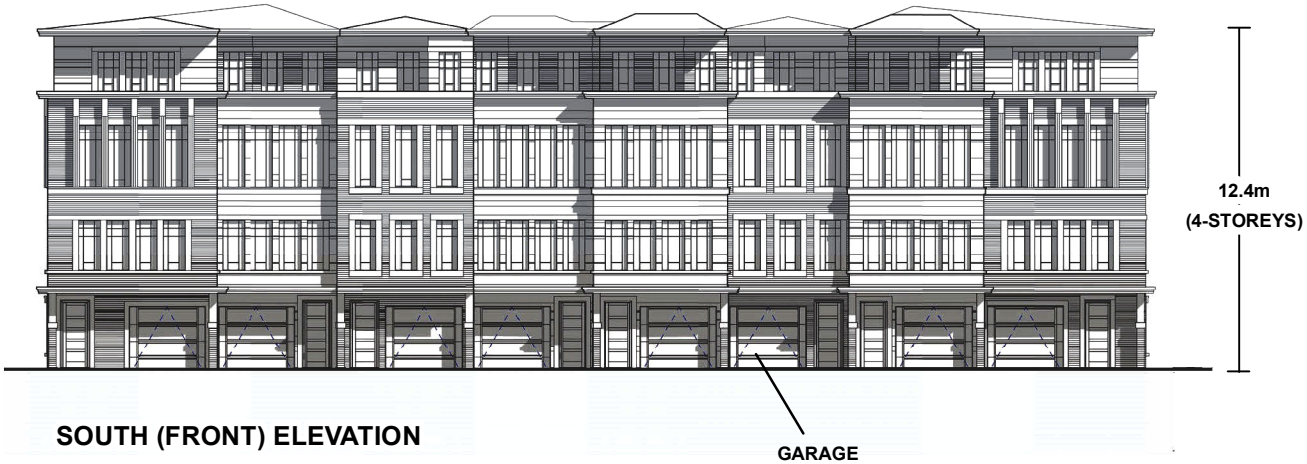
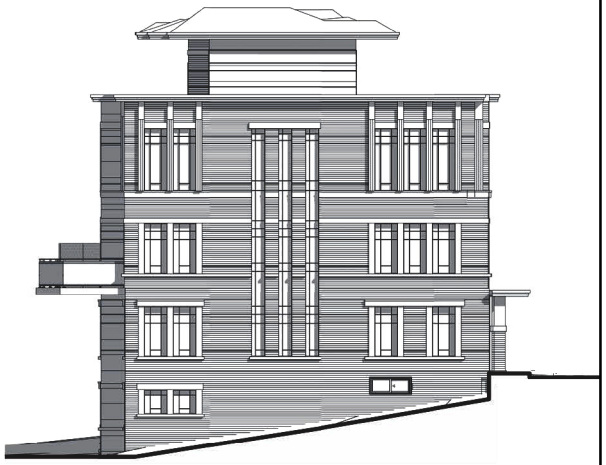
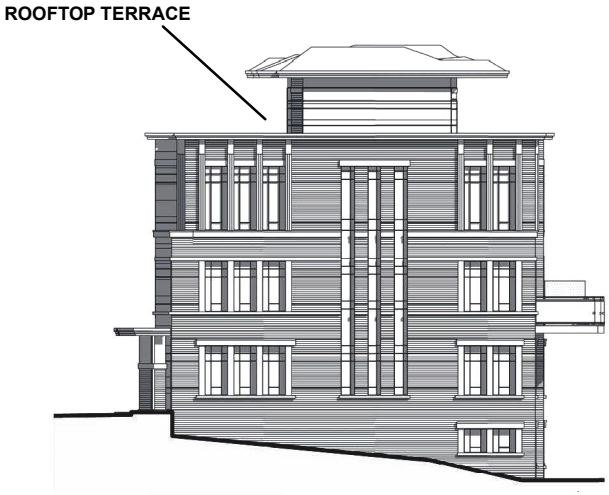


SOUTH (FRONT) ELEVATION



WEST ELEVATION

NORTH (REAR) ELEVATION



EAST ELEVATION

Elevations - Building C

LOCATION:
Part Lot 23, Concession 8

APPLICANT:
Kentview Estates Inc.

VAUGHAN
Development Planning Department

Attachment

FILES:
OP.18.022 & Z.18.022

DATE:
March 5, 2019

8

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.022\OP.18.022_PH_ElevC.mxd

Item: 2

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 05, 2019 **WARD:** 4

TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.008 COVENANT CHAPEL (THE REDEEMED CHRISTIAN CHURCH OF GOD CANADA) VICINITY OF KEELE STREET AND STEELES AVENUE

FROM:
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.008 for the Subject Lands shown on Attachments 1 and 2 to amend Zoning By-law 1-88 to permit a place of worship within the EM1 Prestige Employment Area Zone and associated parking within the PB1(S) Parkway Belt Linear Facilities Zone, as shown on Attachments 3 to 5.

Report Highlights

- To receive input from the public and the Committee of the Whole to amend Zoning By-law 1-88 to amend Zoning By-law 1-88 to permit a place of worship within the EM1 Prestige Employment Area Zone within an existing employment building and associated parking within the existing adjacent Hydro Corridor which is zoned PB1(S) Parkway Belt Linear Facilities Zone.
- The Owner has filed an application with the Ministry of Municipal Affairs and Housing to permit parking on lands located within the Parkway Belt West Plan.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for File Z.18.008 (Covenant Chapel (The Redeemed Christian Church of God Canada)) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands ('Subject Lands') shown on Attachments 1 and 2 are located on the north side of Drumlin Circle, north of Steeles Avenue West and east of Keele Street and are municipally known as 274 Drumlin Circle. The surrounding land uses are shown on Attachment 2. The Subject Lands are currently occupied with a vacant existing employment building (previously De Boer's).

A Zoning By-law Amendment Application has been submitted to permit the Development

The Owner has submitted Zoning By-law Amendment File Z.18.008 (the 'Application') for the Subject Lands shown on Attachments 1 and 2 to:

i) permit a place of worship in an EMI Prestige Employment Area Zone, within an existing employment building, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report; and

ii) to permit parking for the place of worship to be located on adjacent lands zoned PB1(S) Parkway Belt Linear Facilities Zone.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Hearing was circulated: February 8, 2019

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Drumlin Circle frontage, in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: Circulated to all property owners within a 150 m distance from the boundary of the Subject Lands.

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 the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable

Analysis and Options

The Application conforms to the Official Plan, subject to the approval of a Parkway Belt West Plan ("PBWP") Amendment

The Subject Lands have a dual Official Plan designation as shown on Attachment 3. The portion of the Subject Lands that contain the existing employment building is designated “General Employment” by Vaughan Official Plan 2010 ("VOP 2010"). The portion of the Subject Lands where the parking lot is proposed is designated “Parkway Belt West Lands” and “Infrastructure and Utilities” by VOP 2010.

The “General Employment” designation permits manufacturing, warehousing, processing, transportation, distribution, any of which may or may not include outdoor storage and accessory office and/or retail uses. A place of worship is not specifically permitted in VOP 2010 however, VOP 2010 states in Section 9.2.1.10 that policies existing prior to the adoption of the plan remain in effect as they apply to places of worship until such time as any new policies are approved. Accordingly, the Employment Area Management and Growth Plan (Official Plan Amendment 450 - ‘OPA 450’) provides the applicable official plan policies for the Subject Lands. A place of worship would be considered a permitted use if it satisfies the criteria outlined in Section 2.2.1 of OPA 450 outlined below:

> *2.2.1.1b Development Policies for Employment Area (OPA 450)*
>
> *“Any use which serves to implement the structural concept established in this plan shall be deemed to be a permitted use. In evaluating whether a use is considered appropriate to the Employment Area and a specific element, the following criteria shall be used:*
>
> - *the use must be functionally compatible with those uses in the same or neighbouring designation;*
> - *the use must be physically compatible with adjacent uses and the resulting built form and land use will not conflict with the urban design or streetscape character of the area;*
> - *the operation of the use must not result in a nuisance or adverse effect on neighbouring uses by virtue of the emission or discharge or noise, dust, odour or other contaminants; and*
> - *the use must be appropriate to an employment area setting and the specific structural designation. Any use which is more appropriately located in the commercial hierarchy of a residential community or in another structural designation of the Employment Area should not be permitted.*

The proposed place of worship use is functionally compatible with the surrounding uses. The place of worship will not contain any activities that conflict with or disrupt the operations of the existing surrounding uses. The proposed place of worship will be contained wholly within the existing building. The EM1 Prestige Employment Zone does not permit outside storage. The peak operating hours of the place of worship are different from those of the surrounding employment uses, reducing the potential for functionality conflicts.

The size of the Subject Lands and the built form of the existing building are similar to the adjacent properties and buildings. The proposed parking lot on the Subject Lands will be located at the rear of the property and screened from the street by the existing building. The place of worship will not have an adverse effect on neighbouring uses. The potential for emission, noise, odour or other contaminant effects is minimal by virtue of the employment and accessory commercial nature of the surrounding uses. Likewise, the proposed use is not expected to be significantly impacted by the neighbouring uses with regards to emissions, noise, or contamination of any kind. Therefore, the Development conforms to the place of worship policies of OPA 450.

The “Parkway Belt West Lands” and “Infrastructure and Utilities” designation of VOP 2010 states that lands identified as Parkway Belt West are subject to the PBWP, as amended, and subject to that Plan, are to be used for linear facilities such as transportation, communications and utility infrastructure, as well as a linked system of public and private open spaces (S.2.2.6.1). Any Parkway Belt West parcels can be declared surplus however, an amendment to VOP 2010 would be required to redesignate the lands (S.2.2.6.2). To date, the Subject Lands have not been declared surplus however, an application to amend the PBWP to permit the parking lot has been submitted to the MMAH.

The Owner on March 2, 2018, submitted Zoning By-law Amendment File Z.18.008 and related Site Development File DA.18.014 which were subsequently deemed incomplete on April 3, 2018. The applications cannot be deemed complete until the Ministry of Municipal Affairs and Housing (“MMAH”) has granted final approval of their application to permit parking for the proposed place of worship on lands within the PBWP. The MMAH and the City of Vaughan have been working closely throughout the application process.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” and “PB1(S) Parkway Belt Linear Facilities Zone” by Zoning By-law 1-88 as shown on Attachment 2. The Owner is proposing site-specific exceptions identified in Table 1 and 2 to Zoning By-law 1-88 to permit the place of worship and associated parking.

Table 1

	Zoning By-law 1-88 Standards	Zoning By-law 1-88, EMI Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Permitted Uses and Definition of a "Church"	Church - Means a building used for religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or a monastery	Permit a Place of Worship on the Subject Lands defined as follows - Means a building or part of a building used for religious worship and may include accessory facilities such as an assembly hall, auditorium, multi-purpose gymnasium, offices, religious worship school, and a shrine
b.	Minimum Parking Requirements	• Parking spaces and areas shall be provided and maintained on the lot on which the building is erected or used	• Parking spaces and areas (including but not limited to parking ramps and aisles) for a place of worship may be provided and maintained on the adjacent lot zoned PS1(S) Parkway Belt Linear Facilities Zone
		• Church - 5,842 m^2 @ 11 parking spaces per 100 m^2 of Gross Floor Area ('GFA') = 643 parking spaces	• Place of Worship - 5,842m^2 @ 4.4 spaces per 100 m^2 GFA = 259 parking spaces (including 25 existing spaces located on EM1 zoned lands)
c.	Minimum Width of Parking Aisle	6 m	5.9 m (north side existing building)

	Zoning By-law 1-88 Standards	Zoning By-law 1-88, EMI Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
d.	Minimum Interior Side Yard Setback	6 m	5.9 m (north setback to the existing building)

Table 2

	Zoning By-law 1-88 Standards	Zoning By-law 1-88, PB1(S) Parkway Belt Linear Facilities Zone Requirements	Proposed Exceptions to the PB1(S) Parkway Belt Linear Facilities Zone Requirements
a.	Parking Requirements	Parking spaces and areas shall be provided and maintained on the lot on which the building is erected or used.	Parking spaces and areas (including but not limited to parking ramps and aisles) for the lot zoned EM1 Prestige Employment Zone may be provided and maintained on the adjacent PS1(S) Parkway Belt Linear Facilities Zoned lands.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report at a future Committee of the Whole meeting.

Through a preliminary review of the Application, the Development Planning Department has identified matters to be reviewed in detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with the PPS, Growth Plan, YROP 2010 and VOP 2010	• The Application will be reviewed for consistency with the *Provincial Policy Statement 2014* (the 'PPS'), and for conformity with the *Growth Plan for the*

	MATTERS TO BE REVIEWED	COMMENT(S)
		Greater Golden Horseshoe 2017 (the 'Growth Plan'), the York Region Official Plan ('YROP 2010') and Vaughan Official Plan 2010 ('YOP 2010').
b.	Appropriateness of the Proposed Zoning By-law Amendments and Site-Specific Exceptions	• The appropriateness of the proposed place of worship use and the amendments to Zoning By-law 1-88 will be reviewed in consideration of the surrounding existing land uses, with particular consideration given to land use compatibility, adequate parking and the proposed accessory uses including: - administration office area - children and youth ministry - multi-purpose gymnasium - kitchen area - circulation and service area
c.	Reports and Studies	• The following studies and reports submitted in support of the Application must be approved to the satisfaction of the City and/or respective public approval authority: - Planning Justification Report - Urban Design Brief - Arborist Report - Transportation Study - Functional Servicing Report - Detailed Noise Control Study - Noise and Vibration Study - Stormwater Management Report • Additional studies/reports may be required as part of the development application review process.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Ministry of Municipal Affairs and Housing ("MMAH")	• The lands zoned PB1(S) are located within the PBWP area and are designated “Public Use Area - Electric Power Facility” within that Plan. The Owner has submitted an application to the MMAH to amend the PBWP to permit the proposed parking lot on the Parkway Belt West lands that is required for the place of worship. The proposed PBWP amendment must be approved by MMAH prior to the consideration of a technical report by the Committee of the Whole.
e.	Hydro One Networks Inc. (‘Hydro One’)	• The proposed parking lot is within a Hydro One corridor. The parking lot design must be reviewed and approved to the satisfaction of Hydro One.
f.	Canadian National Railway (CN)	• The proposed parking lot abuts the CN rail line and therefore, the Application has been circulated to CN for review and approval.
g.	Related Site Development File DA.18.014	• The Owner has submitted related Site Development File DA.18.014 which will be reviewed to ensure, that the following matters, but not limited to, will be addressed: - Vehicular access and internal traffic movements - The design of the proposed parking lot - Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the site - Pedestrian and barrier-free accessibility, the provision of enhanced landscaping, snow storage area(s), waste collection, and site servicing and grading

	MATTERS TO BE REVIEWED	COMMENT(S)
		• All issues identified through the review of the Site Development Application must be addressed to the satisfaction of the City, should the Application be approved.
h.	Existing Easements on Parkway Belt West Lands	• The lands proposed to be used for additional parking and zoned PB1(S) Zone are subject to a number of existing easements registered on title. The Development must be reviewed in consideration of the existing easements (with Consumers Gas Company, Ontario Hydro, York Region and City of Vaughan) and must not interfere with the purpose and requirements of the easements.
i.	Sustainable Development	• Opportunities for sustainable design, including permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, etc., will be reviewed.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified 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 Application, together with comments from the public and Council expressed at the Public Hearing or in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Margaret Holyday, Planner, Development Planning Department, ext. 8216.

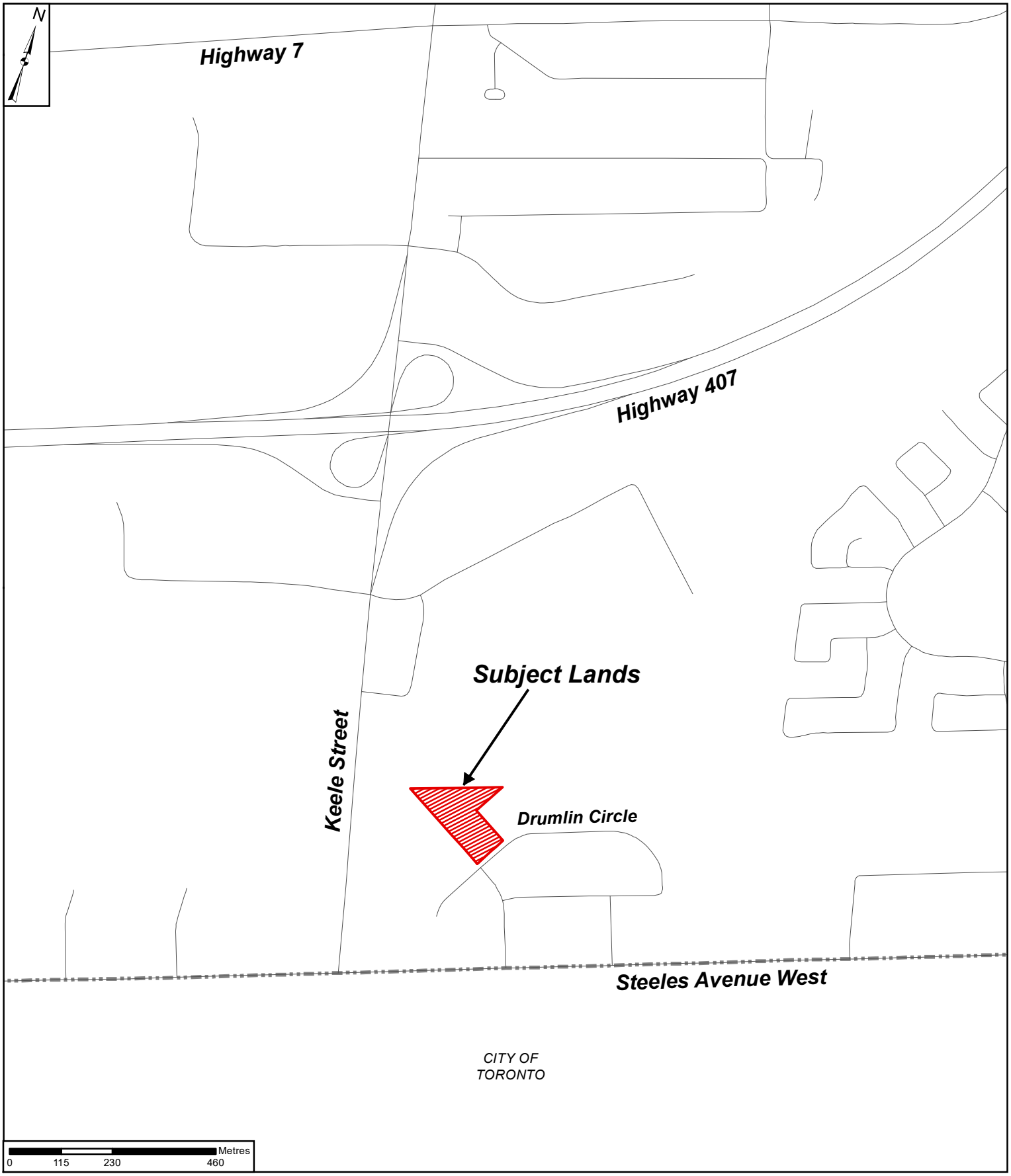
Attachments

1. Context Location Map
2. Location Map
3. Site Plan, Official Plan & Zoning
4. Landscape Plan
5. Existing Building Elevations

Prepared by

Margaret Holyday, Planner, ext. 8216
Nancy Tuckett, Senior Manager of Development Planning, ext. 8529
Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

Attachment

LOCATION:
Part Lot 1, Concession 3

APPLICANT: Covenant Chapel
(The Redeemed Christian Church of God Canada)

VAUGHAN
Development Planning
Department

FILE: Z.18.008
RELATED FILE: DA.18.014

DATE:
March 5, 2019

1

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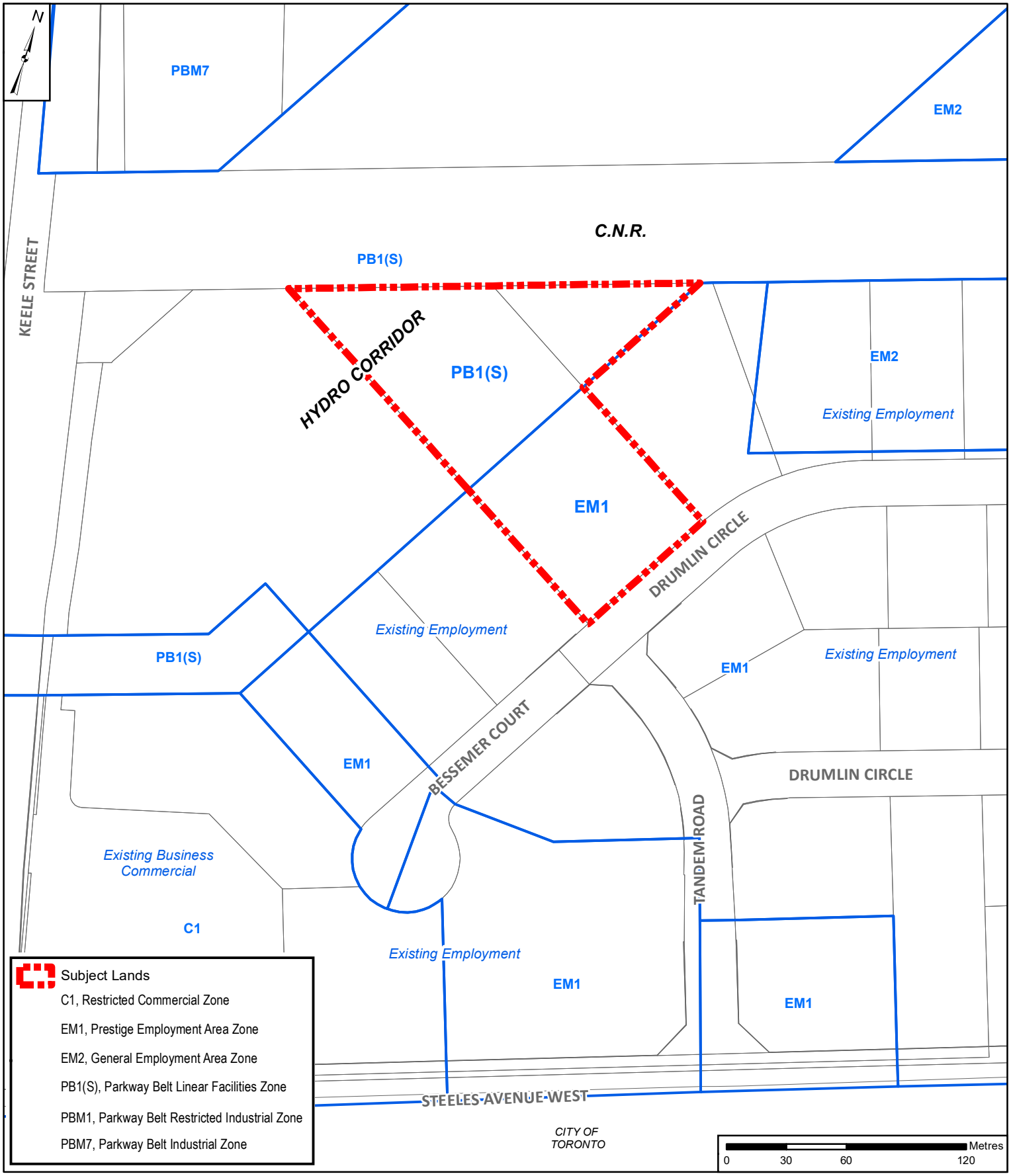

Location Map

Attachment

LOCATION:
Part Lot 1, Concession 3

APPLICANT: Covenant Chapel
(The Redeemed Christian Church of God Canada)

VAUGHAN
Development Planning Department

FILE: Z.18.008
RELATED FILE: DA.18.014

DATE:
March 5, 2019

2

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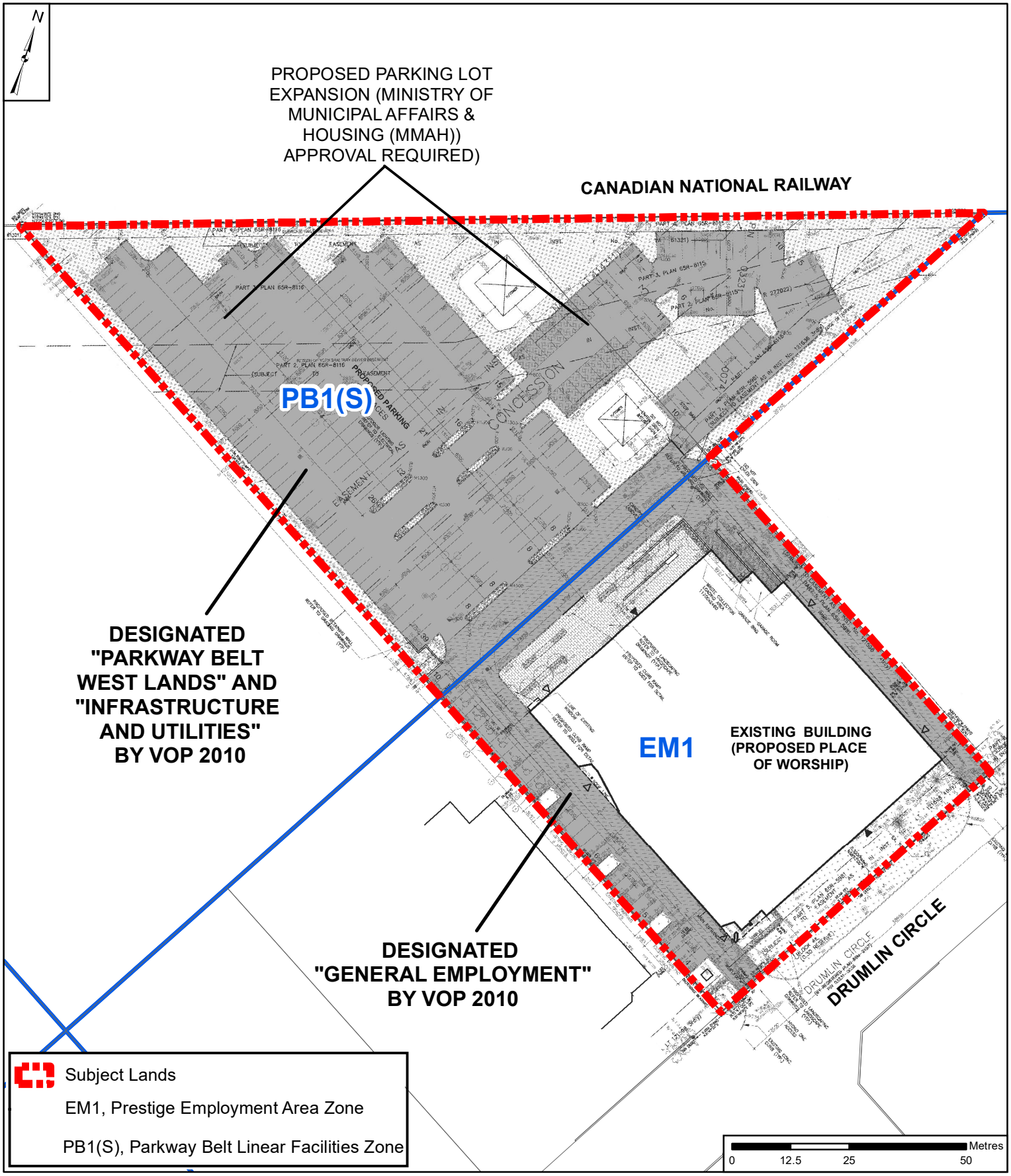

Site Plan, Official Plan & Zoning

Attachment

LOCATION:
Part Lot 1, Concession 3

APPLICANT: Covenant Chapel
(The Redeemed Christian Church of God Canada)

VAUGHAN
Development Planning Department

FILE: Z.18.008
RELATED FILE: DA.18.014

DATE:
March 5, 2019

3

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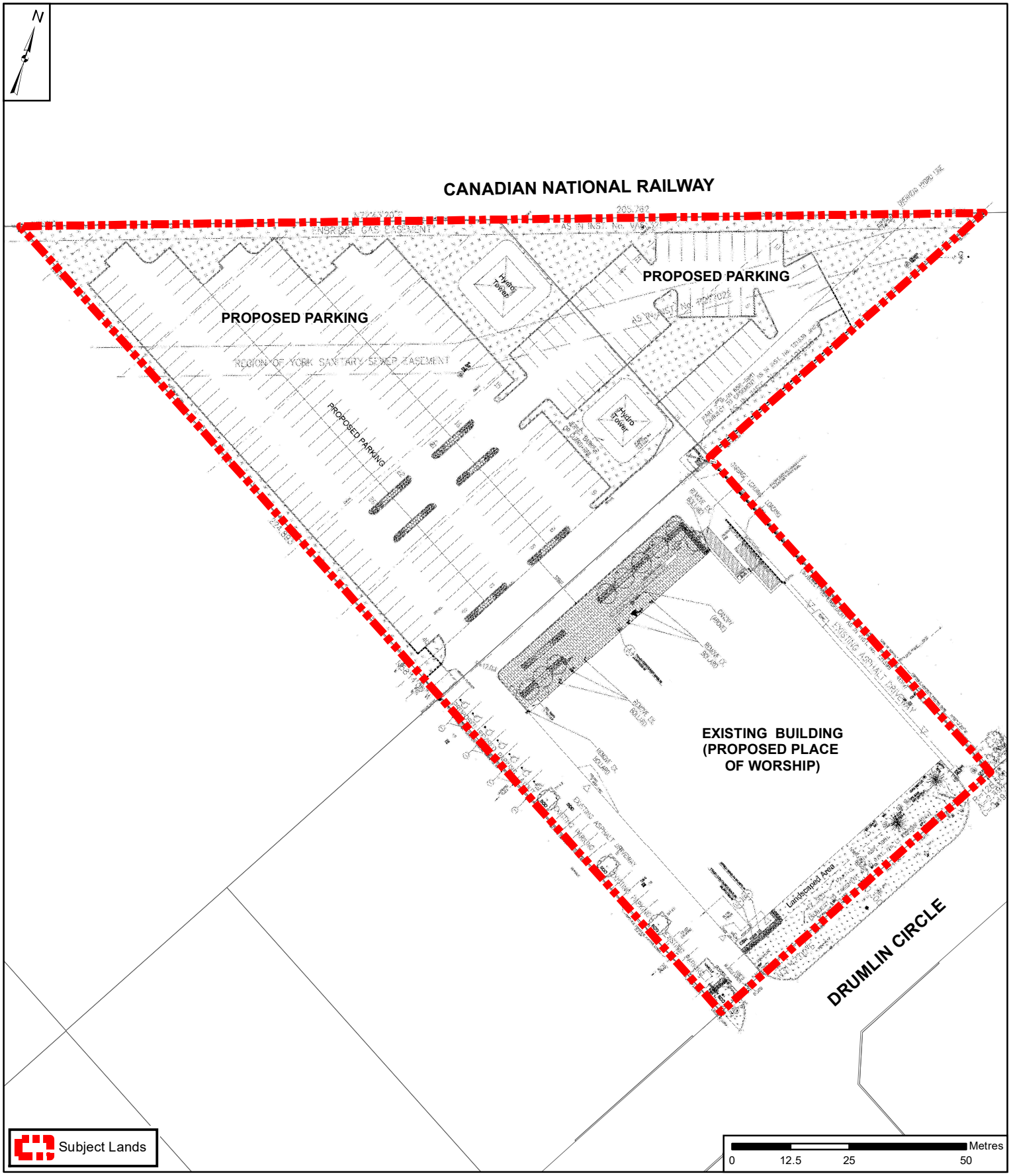

Landscape Plan

Attachment

LOCATION:
Part Lot 1, Concession 3

APPLICANT: Covenant Chapel
(The Redeemed Christian Church of God Canada)

VAUGHAN
Development Planning Department

FILE: Z.18.008
RELATED FILE: DA.18.014

DATE:
March 5, 2019

4

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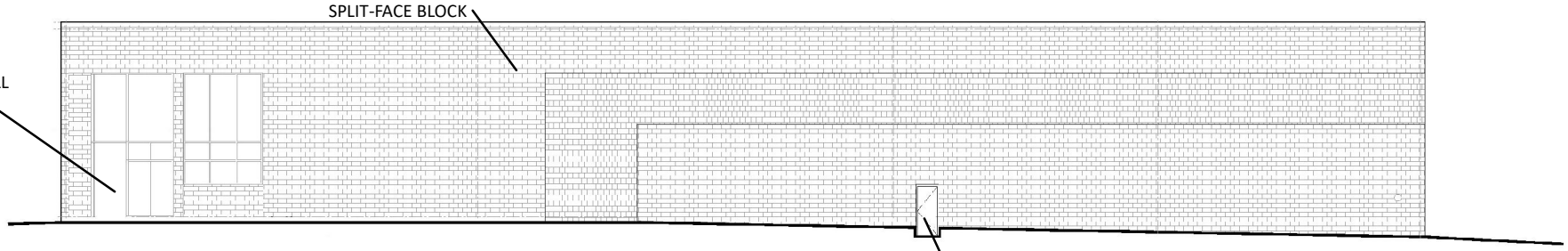
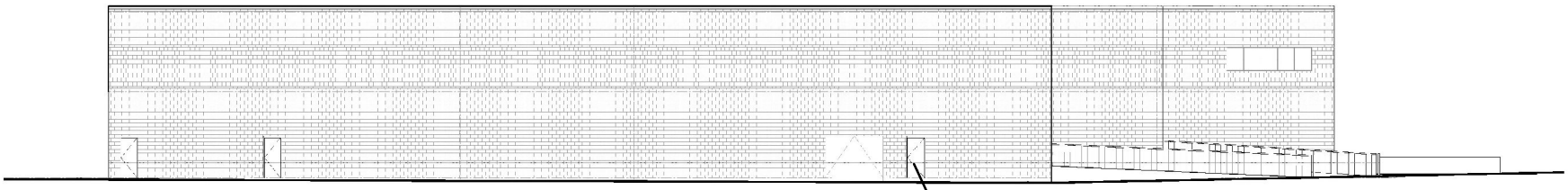
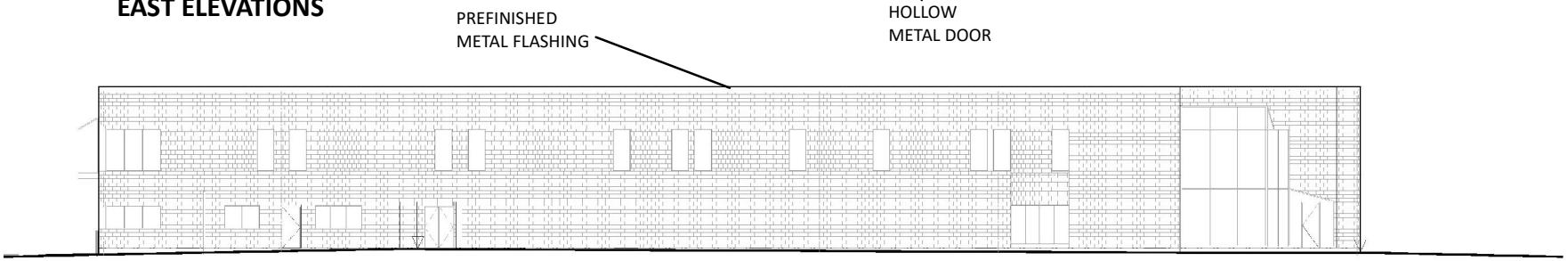


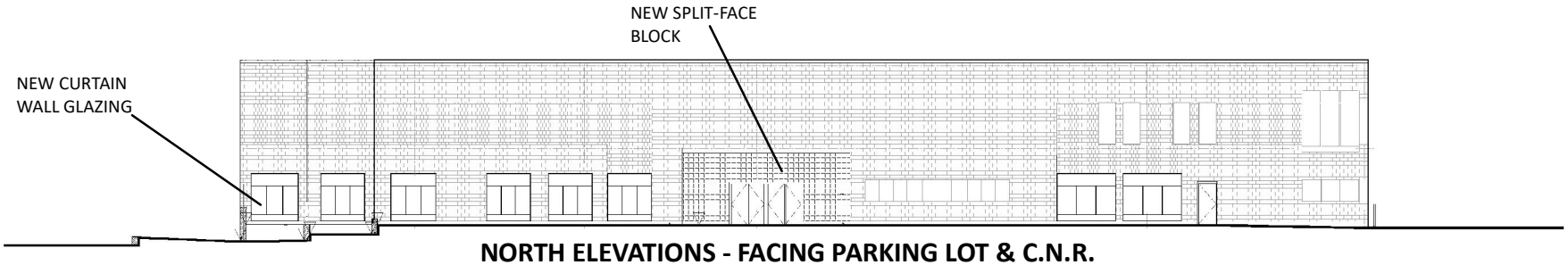
SOUTH ELEVATIONS - FACING DRUMLIN CIRCLE



EAST ELEVATIONS



WEST ELEVATIONS



NORTH ELEVATIONS - FACING PARKING LOT & C.N.R.

Not to Scale

Existing Building Elevations

Attachment 5

LOCATION:
Part Lot 1, Concession 3

APPLICANT: Covenant Chapel
(The Redeemed Christian Church of God Canada)

VAUGHAN
Development Planning Department

FILE: Z.18.008
RELATED FILE: DA.18.014

DATE:
March 5, 2019

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Printed on: 1/25/2019

Item: 3

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 05, 2019 **WARD:** 1

TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.037
NASHVILLE DEVELOPMENTS (NORTH) INC.
VICINITY OF HUNTINGTON ROAD AND EAST'S CORNERS BOULEVARD

FROM:
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.037 for the Subject Lands shown on Attachments 1 and 2, to rezone Block 56 on Registered Plan 65M-4564 from "OS1 Open Space Conservation Zone" to "RD4(H) Residential Detached Zone Four", subject to Exception 9(1376), with the addition of the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" to facilitate five lots for detached dwelling units and maintain valley/open space lands as shown on Attachments 3 to 5.

Report Highlights

- The Owner proposes to rezone Block 56 on Registered Plan 65M-4564 from "OS1 Open Space Conservation Zone" to "RD4(H) Residential Detached Zone Four", subject to Exception 9(1376), with the addition of the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" to be combined with the adjacent part lots to the north in Draft Approved Plan of Subdivision File 19T-16V010, specifically Blocks 129 to 133 inclusive, to facilitate five full lots for detached dwelling units and to maintain valley/open space lands.
- An amendment to Zoning By-law 1-88 is required to rezone the Subject Lands.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.18.037 (Nashville Developments (North) 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.

Background

The Subject Lands (the 'Subject Lands') are located east of Huntington Road, north of East's Corners Boulevard, shown as "Subject Lands" on Attachments 1 and 2. The surrounding land uses are shown on Attachment 2.

A Zoning By-law Amendment application has been submitted to rezone the Subject Lands to facilitate the creation of five full lots for residential development

The Owner has submitted Zoning By-law Amendment File Z.18.037 (the 'Application') to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "OS1 Open Space Conservation Zone" to "RD4(H) Residential Detached Zone Four", subject to Exception 9(1376), with the addition of the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" to facilitate five full lots for detached dwelling units which are to develop with the adjacent lands to the north and to maintain valley/open space lands, as shown on Attachments 3 to 5, together with the site-specifc zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol

a) Date the Notice of Public Hearing was circulated: February 8, 2019.

   The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign 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 to the Kleinburg and Area Ratepayers' Association.

c) Comments Received: None.

   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 the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

June 18, 2018 Committee of the Whole - Pinestaff Developments Inc.

September 19, 2017 Committee of the Whole - Nashville Developments (North) Inc.

Analysis and Options

The proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010 ('VOP 2010')

The Subject Lands are designated "Low-Rise Residential" and "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, Section 12.7 - Block 61 West Nashville Heights. The "Low-Rise Residential" designation permits detached dwellings having a maximum building height of three-storeys. The proposed rezoning of the Subject Lands to "RD4(H) Residential Detached Zone Four" with site-specific exceptions and the addition of the Holding Symbol "(H)" conforms to the "Low-Rise Residential" designation policies of VOP 2010.

The "Natural Area" designation permits valley and stream corridors, wetlands and woodlands. Sections 12.7.8.2 and 12.7.18.7 of VOP 2010 states that "the location and widths of all valley and stream corridors are approximate and may change without requiring an amendment to the Official Plan". The Owner proposes to modify the "Natural Area" designation boundary of VOP 2010 to allow the Subject Lands to develop with Blocks 129 to 133 in Draft Plan of Subdivision File 19T-16V010, that are zoned "RD4(H) Residential Detached Zone Four" with the addition of the Holding Symbol "(H)".

In Draft Plan of Subdivision File 19T-16V010, the Owner modified the "Natural Areas" designation as part of on-going negotiations with the Toronto and Region Conservation Authority ('TRCA') regarding adjustments to the development limits, specifically as it relates to the central Tributary "A" corridor within the Block 61 West Plan. Tributary "A", located within Draft Plan of Subdivision File 19T-16V010, included two man-made ponds that were originally created for agricultural purposes. These ponds were subject to previous discussions with the TRCA and City Staff regarding potential alteration to eliminate long-term maintenance issues associated with the existing berms and outfalls, to address liability issues associated with the steep pond side slopes and to reduce the amount of ponding that may be acting as a source of thermal impact to the watercourse downstream.

Through the Memorandum of Understanding for Draft Plan of Subdivision File 19T-16V010 between the Owner and TRCA dated December 9, 2016, it was agreed that the man-made ponds and surrounding marsh and woodland would be decommissioned and

replaced with a new enhanced Tributary "A" valley corridor, similar to earlier realignment and restoration work undertaken along Tributary "A" south of the lands subject to Draft Plan of Subdivision File 19T-16V010 and the Subject Lands. In exchange, the Owner will provide an extensive restoration plan and contribute $2.5 million to TRCA for enhancement, restoration, planting and rehabilitation projects within the Nashville Conservation Reserve Management Plan area northeast of Nashville Road and Huntington Road.

The TRCA, in correspondence dated January 21, 2019, advised that as a result of the enhancement, restoration, planting and rehabilitation projects, Parts 1 to 5 of Block 56 shown on Attachment 5 no longer contain any natural features or hazards and the lands are outside of the associated buffer of the new enhanced Tributary "A" valley corridor. As such, TRCA staff have no objection to the rezoning of Parts 1 through 5 to "RD4 Residential Detached Zone Four". The TRCA further advised that Part 6 of Block 56 shown on Attachment 5 is located within the established buffer of the new enhanced Tributary "A" valley corridor. As such, the Owner must revise the Application to maintain the current zoning of Part 6 as "OS1 Open Space Conservation Zone".

As the TRCA has identified that Parts 1 to 5 of Block 56 no longer contain any natural features or hazards, the "Natural Area" designation can be adjusted and Parts 1 to 5 of Block 56 will be subject to the policies of the "Low-Rise Residential" designation in accordance with Policy 12.7.18.7 of VOP 2010. Part 6 of Block 56 will be subject to the policies of the "Natural Area" designation of VOP 2010. The proposed rezoning for the Subject Lands conforms to VOP 2010.

The Low-Rise Guidelines do not apply to the Subject Lands

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'). Council on October 19, 2016, approved the Guidelines, which serve to help clarify and implement Policy 9.1.2.3 of VOP 2010 related to compatibility.

The south portion of Parts 3 to 5 (Attachment 5) of the Subject Lands are designated "Low-Rise Residential" and are located within a "Community Area" as identified on Schedule 1, Urban Structure by VOP 2010. All of Parts 1 and 2, and the north portion of Parts 3 to 5 (Attachment 5) of the Subject Lands are designated "Natural Areas" by VOP 2010” and are located within a "Natural Area" as identified on Schedule 1, Urban Structure by VOP 2010. The Guidelines apply to Established Community Areas. The Subject Lands are not located in an Established Community Area and are located in a developing community through the Draft Plan of Subdivision and Zoning By-law Amendment application process. Accordingly, the Guidelines do not apply to the Development.

Amendments to Zoning By-law 1-88 are proposed to permit the future residential development

The Subject Lands are zoned "OS1 Open Space Conservation Zone" as shown on Attachment 2. Residential uses are not permitted in a "OS1 Open Space Conservation Zone" and therefore, an amendment to Zoning By-law 1-88 is required to rezone the Subject Lands to "RD4(H) Residential Detached Zone Four", subject to Exception 9(1376), with the addition of the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" as shown on Attachment 3, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	**RD4 Residential Detached Zone Four Requirements in By-law 1-88**	**Proposed RD4 Residential Detached Zone Four subject to Exception 9(1376) 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
b.	Maximum Interior Garage Width	5 m	5.5 m

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial Policies, York Region and City Official Plans	▪ The Application will be reviewed in consideration of the statutory Provincial policies including the *Provincial Policy Statement, 2014* ("PPS") and the *Growth Plan for the Greater Golden Horseshoe (2017)* (the "Growth Plan") and the policies of the York Region ("YROP") and the City of Vaughan Official Plans.
b.	Appropriateness of Proposed Zone Categories("RD4(H) Residential Detached Zone Four" and"OS1 Open Space Conservation Zone") and Site-Specific Zoning Exceptions	▪ The appropriateness of the proposed zone categories ("RD4(H) Residential Detached Zone Four", subject to Exception 9(1376), with the addition of the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone") and the 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. ▪ Consistent zoning and development standards for the part blocks that will form full lots with the corresponding blocks in the subdivision to the north will be reviewed within the context of the approved Nashville Heights Block 61 West Plan. ▪ Should the Application be approved, Parts 1 to 5 of the Subject Lands will be zoned with the Holding Symbol "(H)", in order for the zoning to be consistent with the zoning on Lots 129 to 133 in Draft Plan of Subdivision File 19T-16V010, which are zoned with the Holding Symbol "(H)". ▪ The Holding Symbol "(H)" requires the Subject Lands and the Lots 129 to 133 in Draft Plan of Subdivision File 19T-16V010 to develop together.
c.	Nashville Heights Block 61 West Plan and Approved and Registered Plans of Subdivision	▪ The configuration of the residential part blocks must be reviewed to ensure coordination with the adjacent lands to the north of the Subject Lands, and the approved Block 61 West Plan.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Urban Design and Architectural Design Guidelines	▪ Future residential development must conform to the approved Urban Design Guidelines and Architectural Design Guidelines for the Block 61 West Nashville Heights Community, prepared by John G. Williams Architect, should the Application be approved.
e.	Approved Source Protection Plan	▪ The Subject Lands are located within the Wellhead Protection Area as identified in the approved Source Protection Plan, and as shown on Schedule 11 of VOP 2010, which provides policies for protecting drinking water sources/supply. The Owner is required to satisfy the 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.
f.	TRCA/Open Space/Valleylands Dedication/Development Limits	▪ The Subject Lands are located within the TRCA Regulated Area. The Owner is required to obtain all necessary permits from the TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06)*, as may be amended, to the satisfaction of the TRCA, should the Application be approved. ▪ The Owner shall convey Part 6 as shown on Attachment 5 to the City or TRCA, free of all charges and encumbrances, as a condition of approval, as required by Section 3.2.3.10 of VOP 2010, if the Application is approved. ▪ The Owner will be required to satisfy all requirements of the TRCA.
g.	Tree Inventory and Preservation/Edge Management	▪ The Tree Inventory and Preservation and Edge Management Plan and Report submitted in support of the Application identifies that a buffer will be provided

	MATTERS TO BE REVIEWED	COMMENTS
		adjacent to the new enhanced Tributary "A". The proposed methods of edge management and/or remedial planting edge restoration treatment along the open space block, must be approved to the satisfaction of the TRCA. ▪ No trees were identified in the Tree Inventory and Preservation and Edge Management Plan and Report on the Subject Lands. ▪ The Tree Inventory and Preservation and Edge Management Plan and Report must be approved to the satisfaction of the TRCA and City.
h.	Parkland Dedication	▪ The Owner will be required to dedicate parkland or cash-in-lieu of parkland equivalent to 5% or 1 ha per 300 units, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy, if the Application is approved.
i.	Water and Servicing Allocation	▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the Application is approved. If servicing capacity is unavailable, the Holding Symbol "(H)" may be applied to the Subject Lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.
j.	Block 61 West Developers' Group Agreement	▪ 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.
k.	Metrolinx (Go Train)/ Canadian Pacific Railway Noise Attenuation	▪ The Subject Lands are located to the west of an existing Canadian Pacific ('CP') and Metrolinx rail corridor. The Owner will be required to provide any necessary noise mitigation measures to address the noise generated due to the railway uses to the satisfaction of Metrolinx and CP Railway.

	MATTERS TO BE REVIEWED	COMMENTS
l.	Studies and Reports	▪ The Owner has submitted the following studies and reports in support of the Application, which must be approved to the satisfaction of the City and/or respective public approval authority: • Planning Justification Report • Tree Inventory and Preservation and Edge Management Plan and Report • Natural Heritage Evaluation Addendum Report • Sustainability Analysis and Metrics ▪ The requirement for additional studies/information may be identified through the development application review process.
m.	Future Part Lot Control Application and Zoning By-law Amendment Application	▪ A Part Lot Control Exemption Application is required to create the individual lots. ▪ A Zoning By-law Amendment Application is required to remove the Holding Symbol "(H)" from the Subject Lands and the adjacent lands to the north in Draft Plan of Subdivision File 19T-16V010.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department 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 Application will be considered in the technical review of the Application, together with comments from the public and Vaughan 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.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Concept Plan
5. Plan of Survey

Prepared by

Judy Jeffers, Planner, ext. 8645
Mark Antoine, Senior Planner, ext. 8212
Carmela Marrelli, Senior Manager of Development Planning, ext. 8791
Mauro Peverini, Director of Development Planning, ext. 8407

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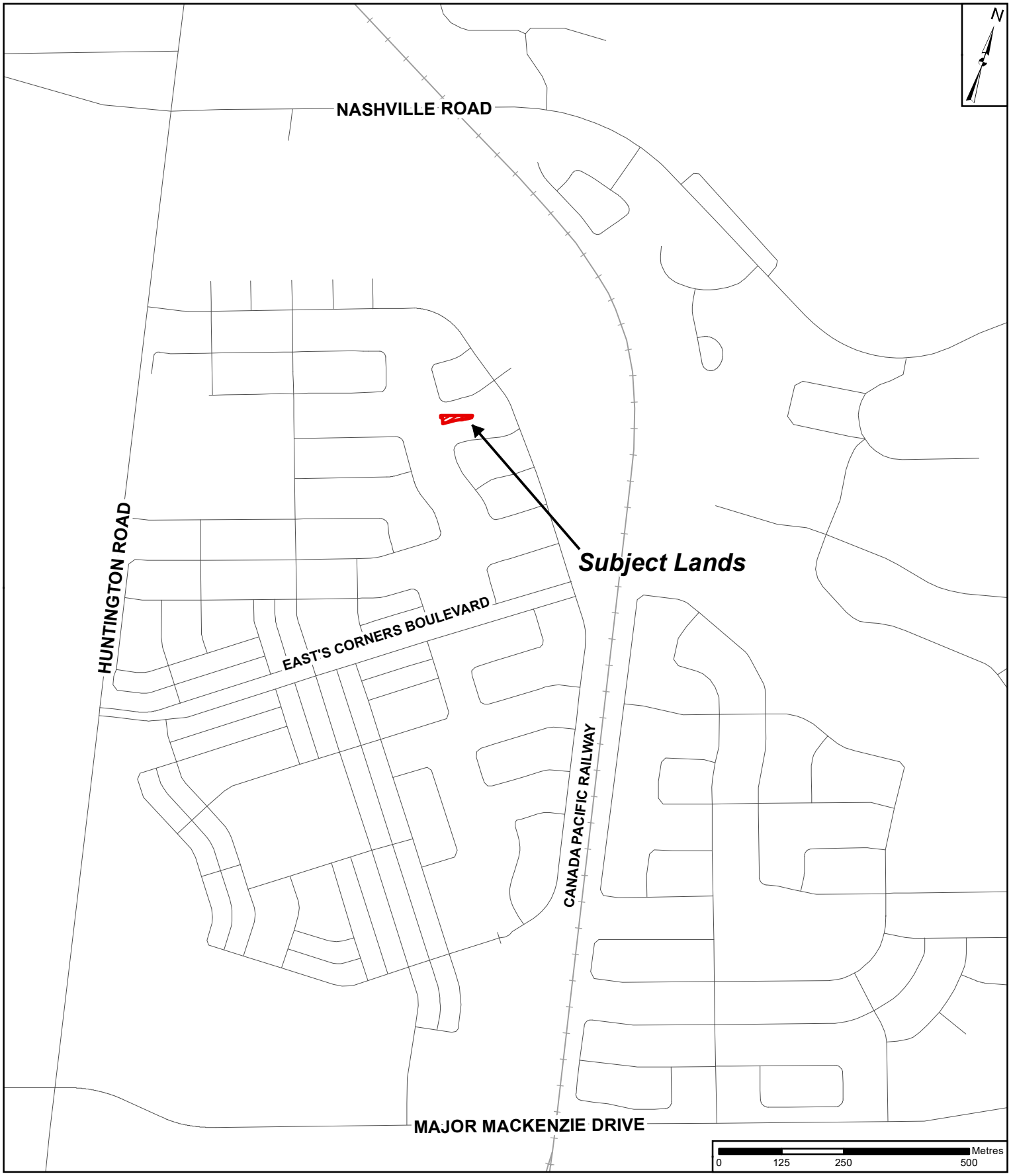

Context Location Map

LOCATION:
Part Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

VAUGHAN
Development Planning Department

Attachment 1

FILE:
Z.18.037
RELATED FILE:
19T-10V005
DATE:
March 5, 2019

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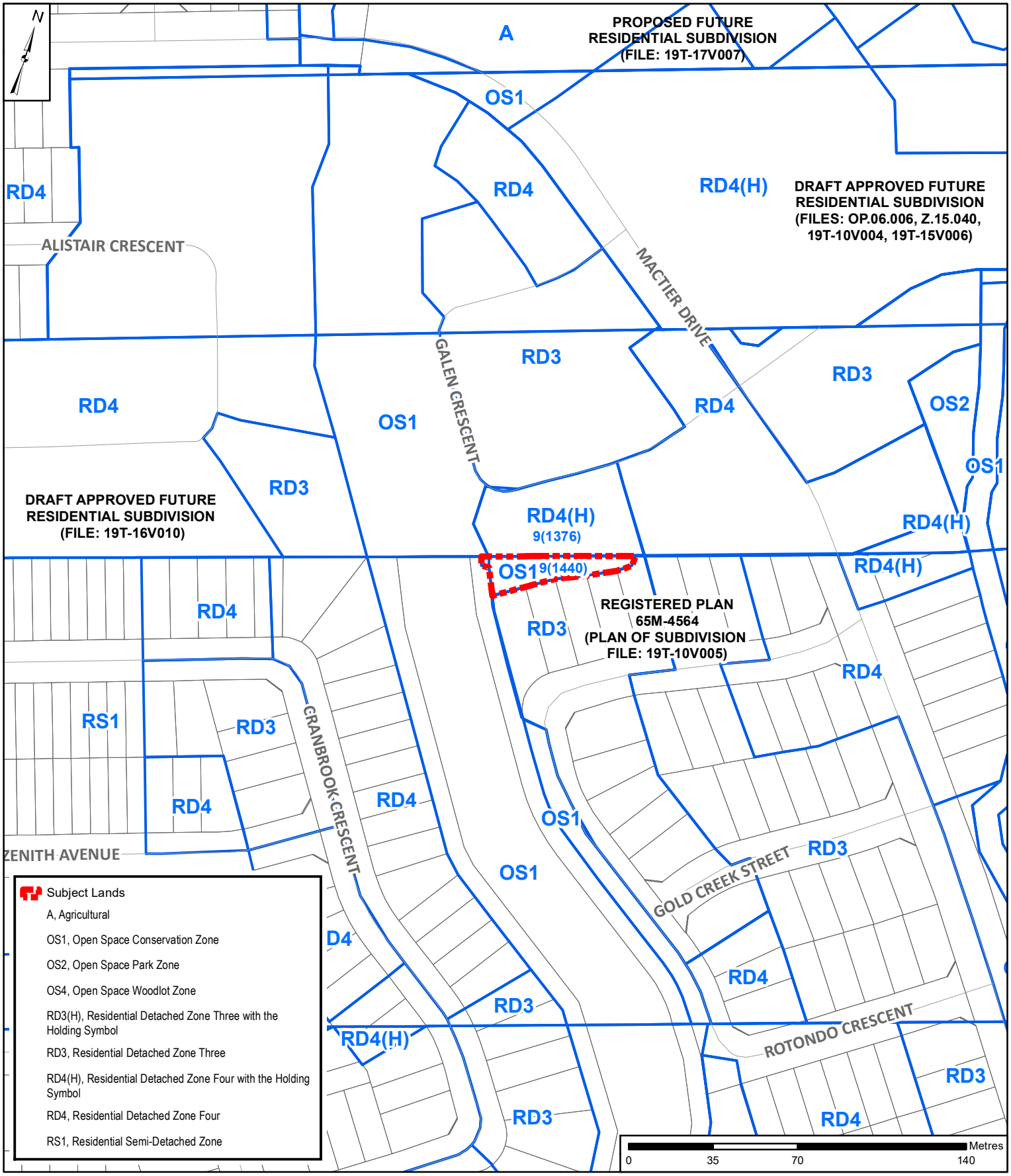

Location Map

LOCATION:
Part Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

VAUGHAN
Development Planning Department

Attachment

FILE:
Z.18.037
RELATED FILE:
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DATE:
March 5, 2019

2

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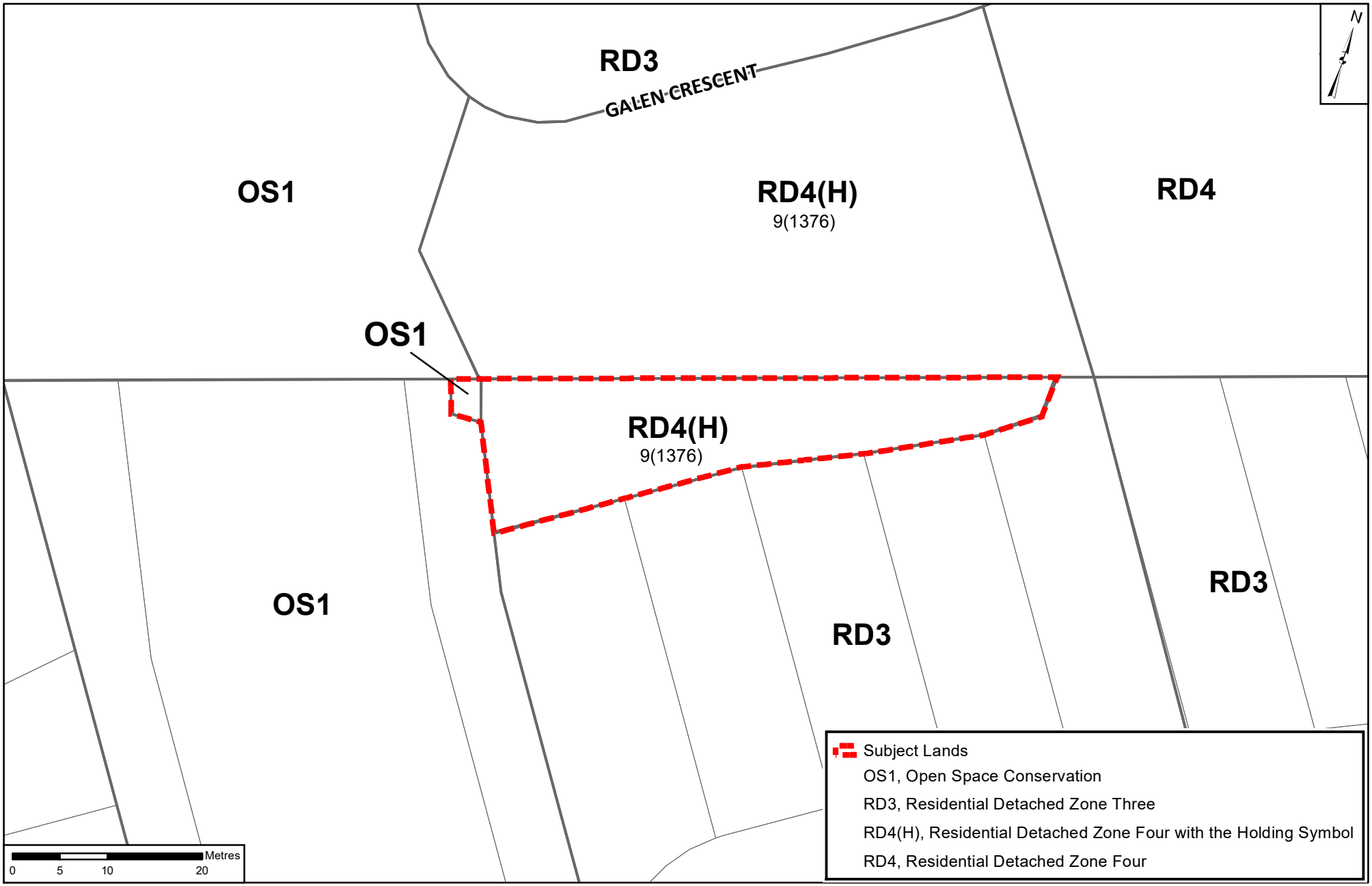

Proposed Zoning

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

VAUGHAN
Development Planning Department

Attachment

FILE:
Z.18.037
RELATED FILE:
19T-10V005
DATE:
March 5, 2019

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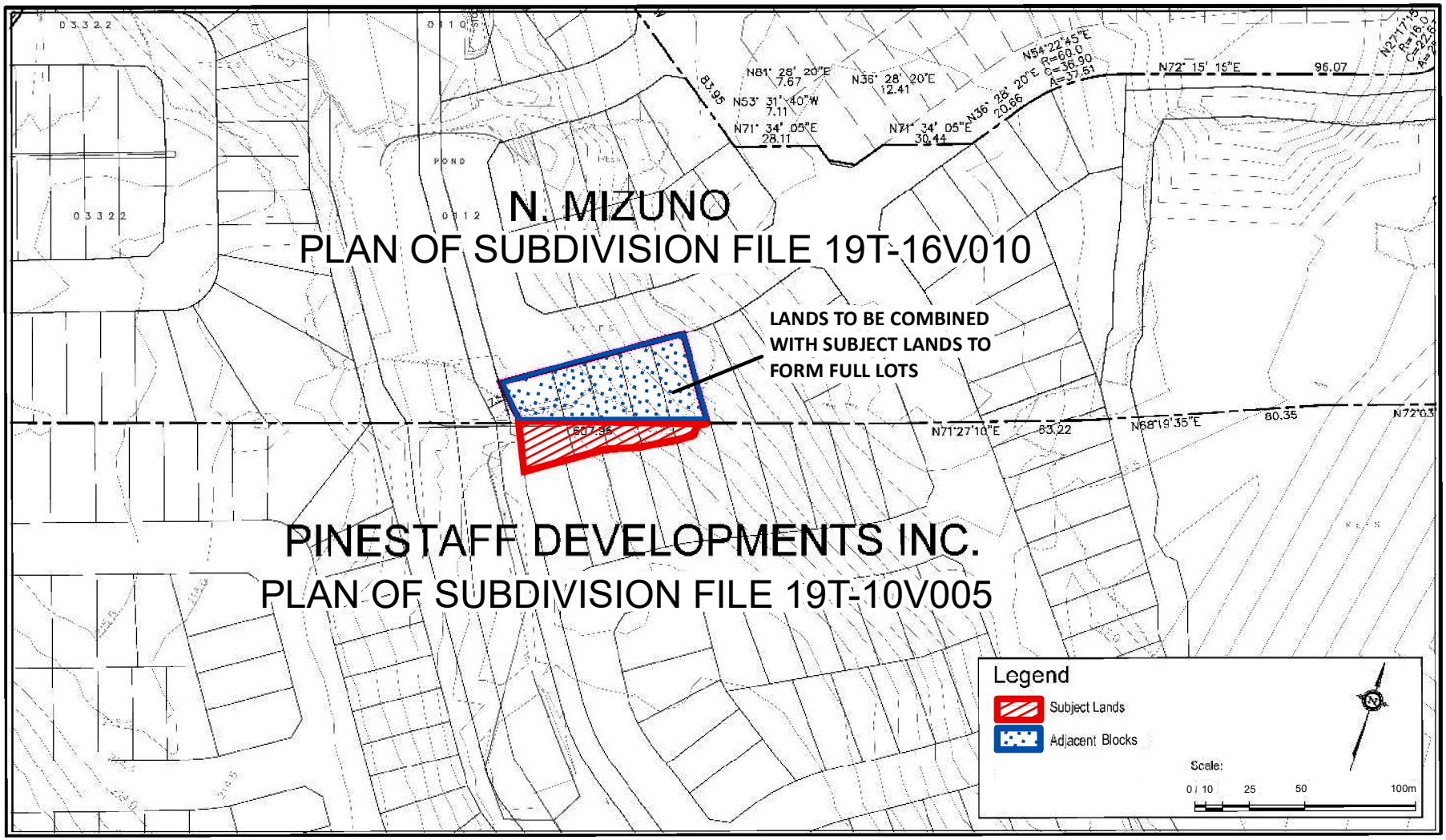

Concept Plan

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

VAUGHAN
Development Planning Department

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FILE:
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RELATED FILE:
19T-10V005
DATE:
March 5, 2019

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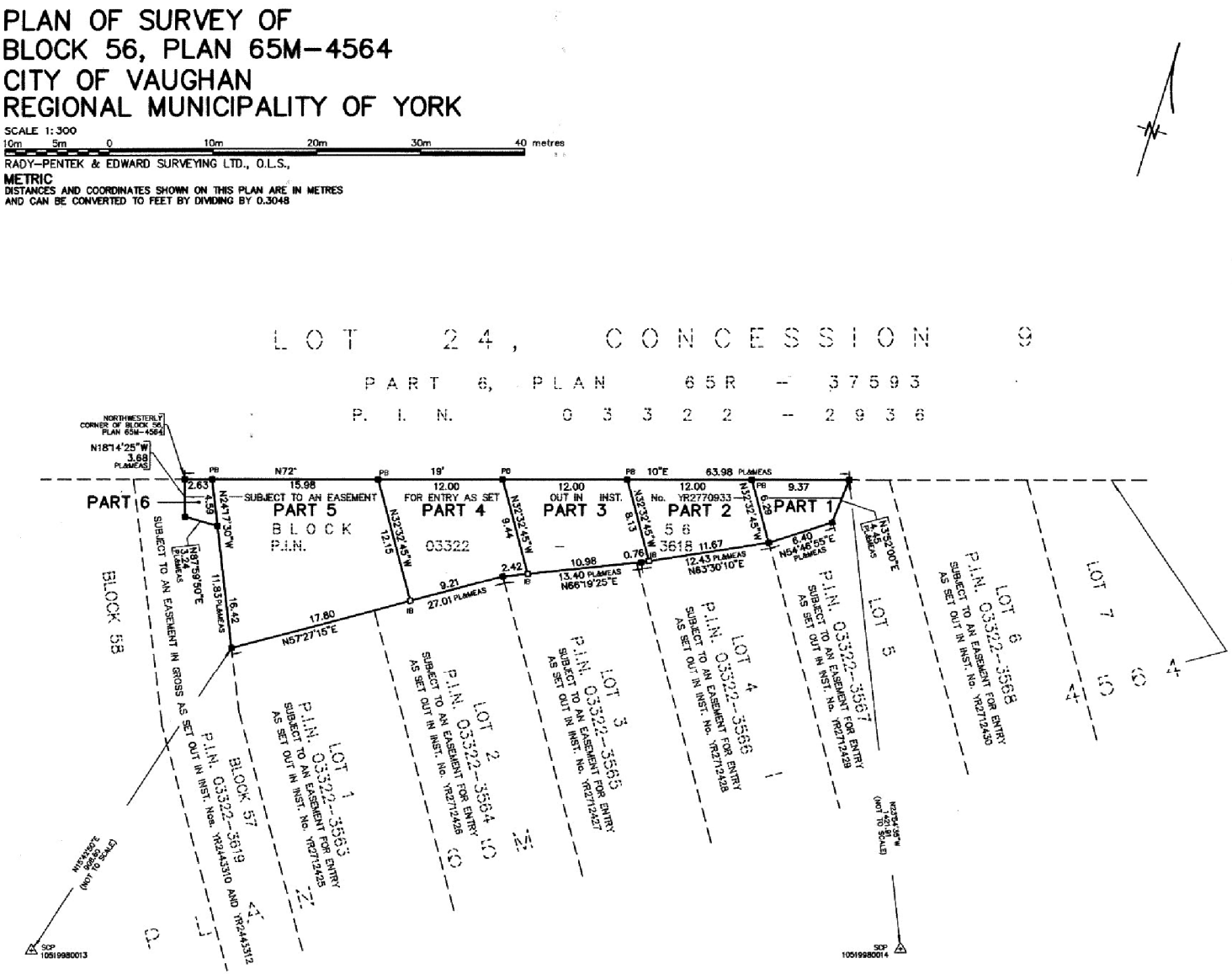

Plan of Survey

LOCATION:
Part of Lot 24, Concession 9

APPLICANT:
Nashville Developments (North) Inc.

VAUGHAN
Development Planning Department

Attachment

FILE: Z.18.037
RELATED FILE: 19T-10V005
DATE: March 5, 2019

5

Document Path: N:\GIS_Archive\Attachments\Z\Z.18.037\Z.18.037_C_PlanOfSurvey.mxd

Printed on: 2/12/2019