

Statutory Public Meeting

Nashville Ten Acre Developments Inc. &
Nashville Developments (Barons) Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.001 and DA.21.071

Blocks 125 and 106 (65M4556) &
Block 245 (Plan 65M4672)

May 30, 2022

Communication : C 27
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 2



Applications

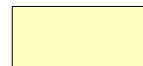
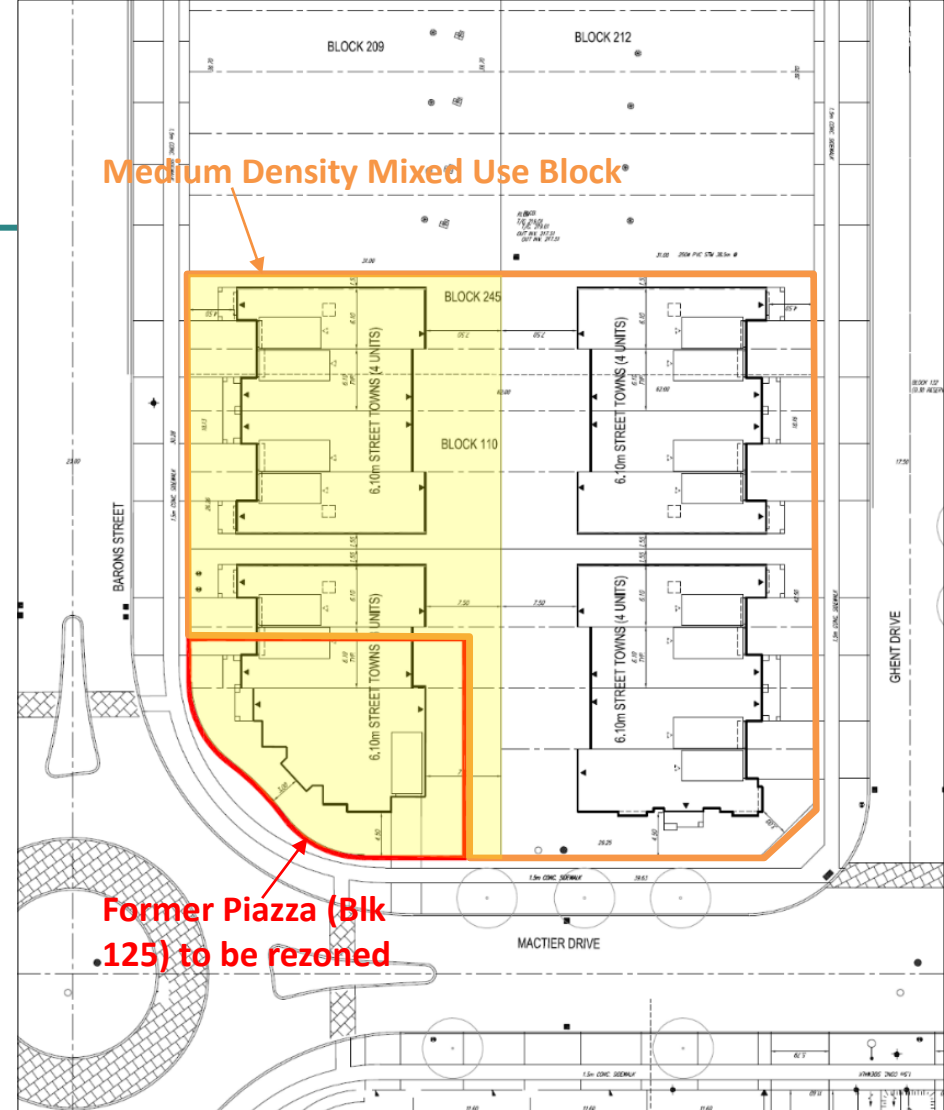
0.35 ha site at northeast corner of Barons Street and Mactier Drive within approved and built subdivisions

15 Townhouse units in 4 blocks

Rezoning entire site:

- Surplus public square/piazza block from open space to residential
- Site-specific exceptions for townhouses

Site plan application for western half of site



Associated Site Plan Application (DA.21.071) ²

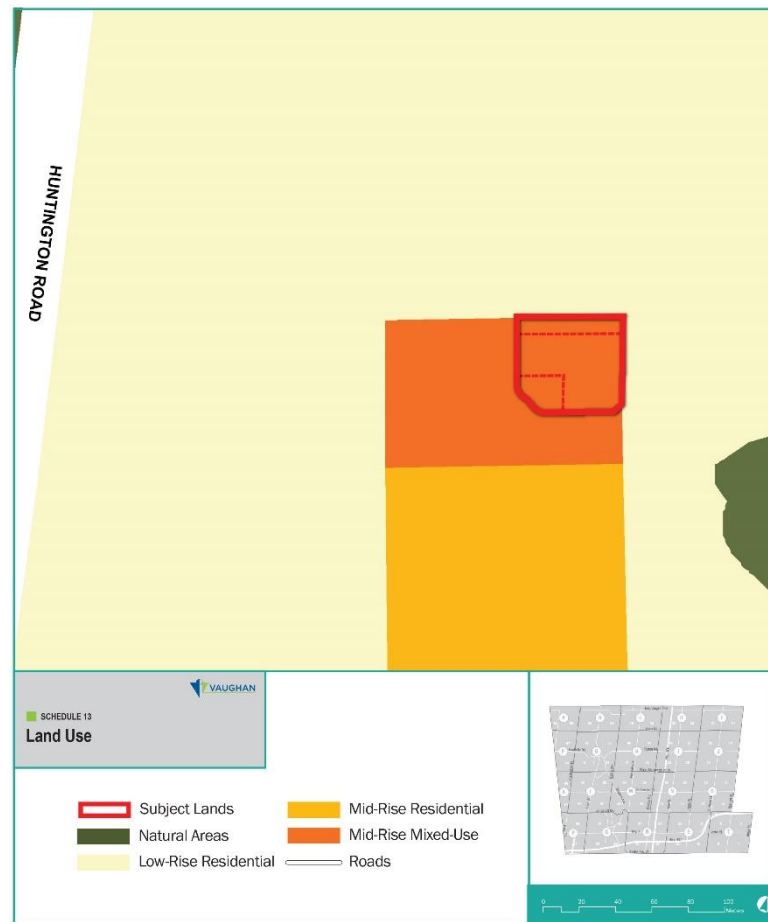
Vaughan Official Plan

Designated Mid-Rise Mixed-Use in the
Nashville Heights Secondary Plan

Mid-Rise Mixed Use A permits:

- Townhouses;
- Stacked Townhouses;
- Low-Rise buildings;
- Mid-Rise buildings;
- Public & Private Institutional Buildings

Proposed development conforms to the
Vaughan Official Plan



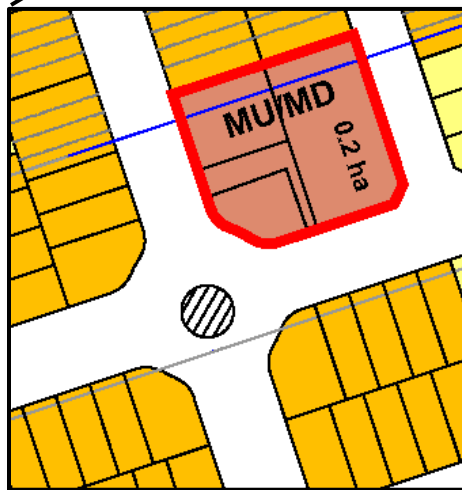
Source: Vaughan Official Plan

History of the Subject Lands

Block 61 – Nashville Heights

Site is Medium Density Mixed Use and Public Square (Block 125) in Block Plan

Public square/piazza determined surplus by the City and conveyed back to owner by the City



Zoning

RVM2 and OS2 in ZBL 1-88 ex. 9(1376)

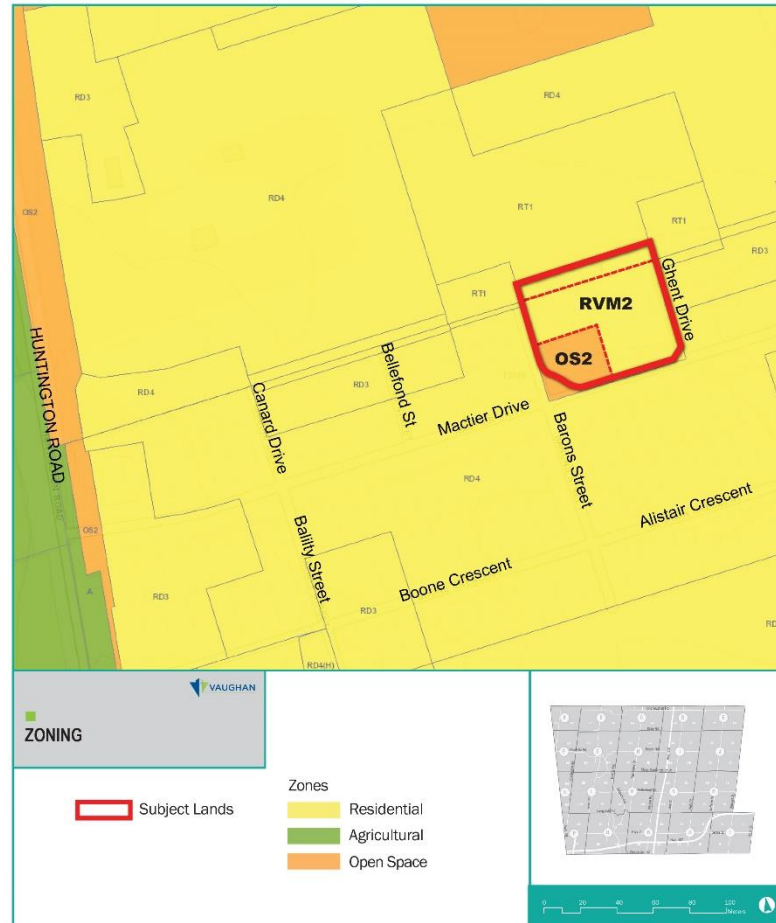
RM1(H)-1006 and OS1-1006 in ZBL
001-2021

Townhouses permitted in both by-laws

Amendment to rezone OS2 to residential
and site-specific exceptions:

- Reduced minimum yard, lot coverage, and landscaped area requirements
- Permit a garage in the exterior side yard
- Encroachment permissions for a porch

Removal of (H) in new bylaw




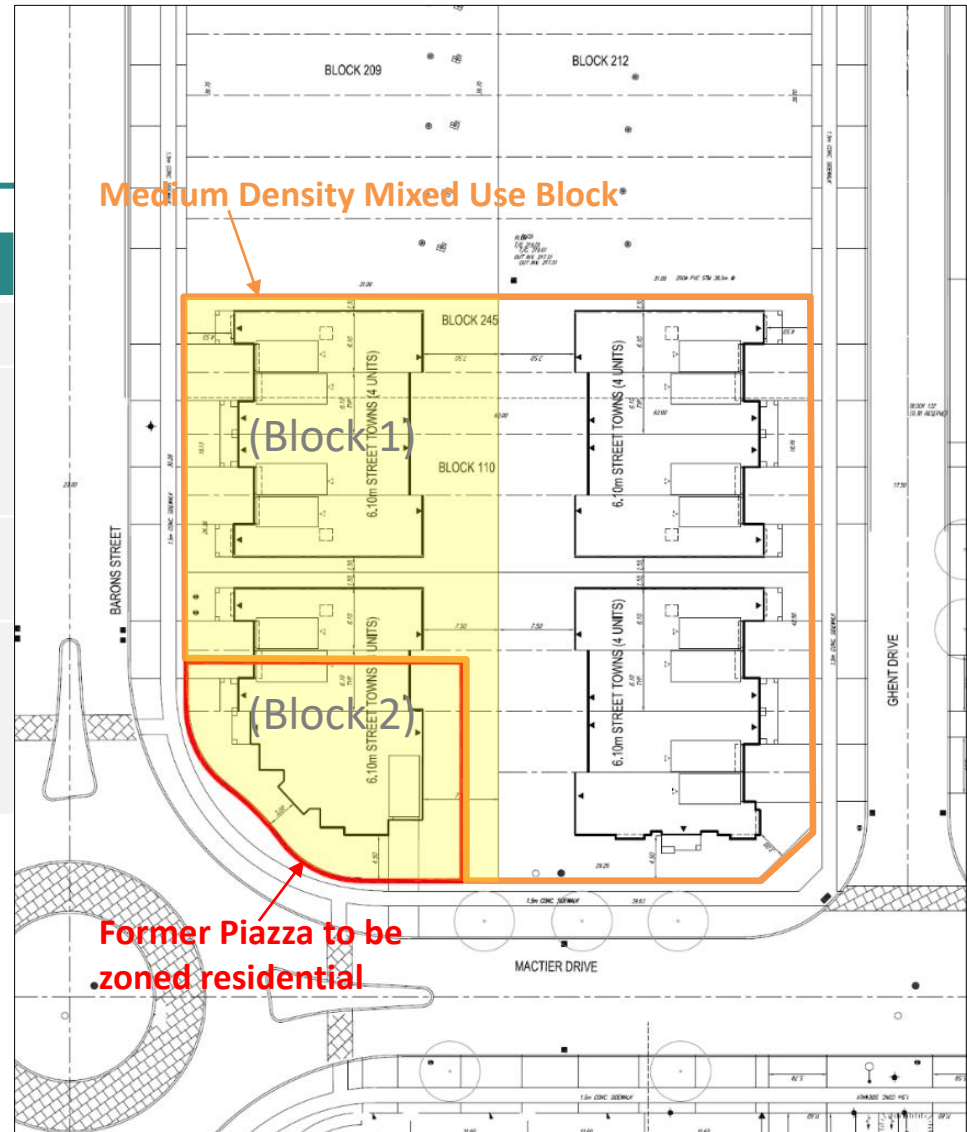
Source: Zoning By-law 1-88

Overall Concept

Development Statistics

Lot Area	0.35 ha
Residential Units	15 units (Street Townhouses)
Density (uph)	43 uph
Density (residents and jobs per hectare)	133 r+j/ha

 Associated Site Plan Application (7 units) (DA.21.071)



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