

Statutory Public Meeting

Nashville Developments Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.014 and DA.22.025

Block 108, Plan 65M4421

September 13, 2022

Communication : C 27
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 4

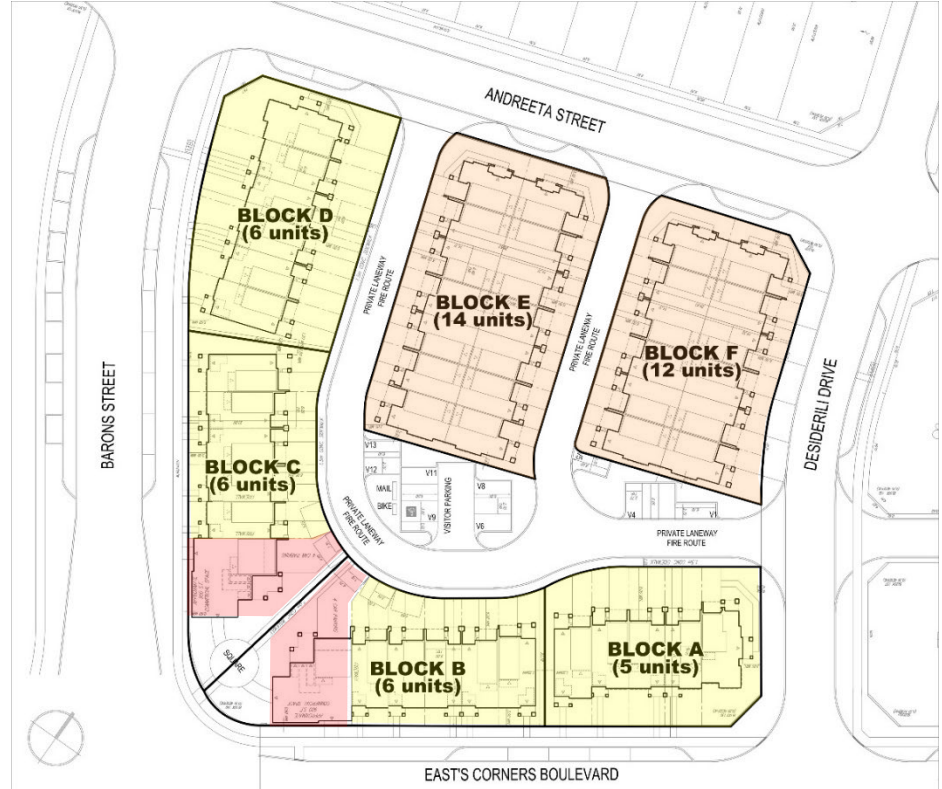


Applications

0.90 ha site at northeast corner of Barons Street and East's Corners Blvd within an approved and built subdivision

51 Residential Units (3-Storeys)

- 2 Units with Ground Floor Commercial



Vaughan Official Plan

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

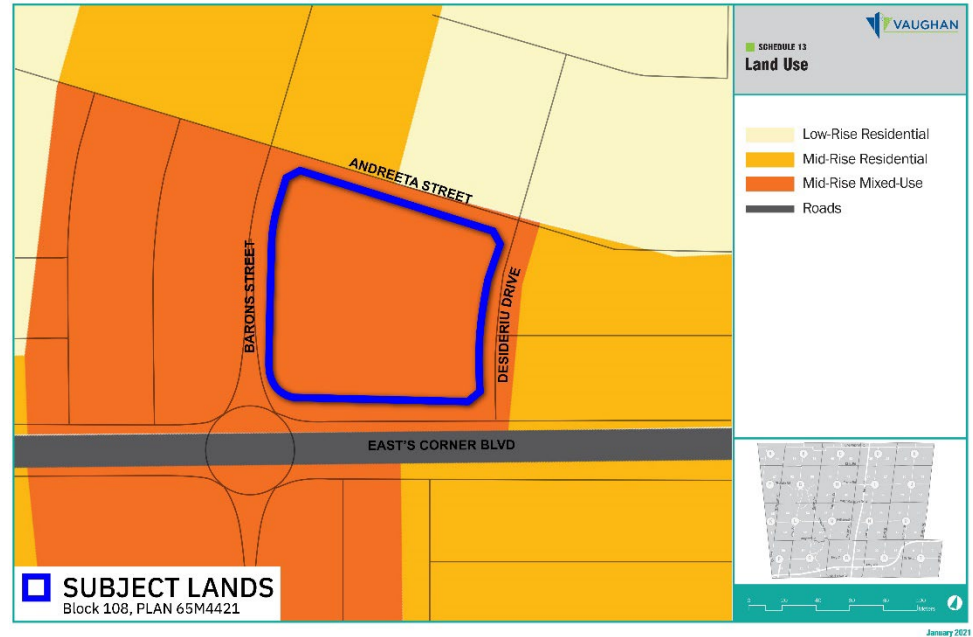
Permitted Density: 25 to 150 uph

Maximum Height: 10 storeys

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



History of the Subject Lands

Block 61 – Nashville Heights

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

A Public Square will be provided through a Privately Owned Publicly Accessible Space (POPS)



Zoning

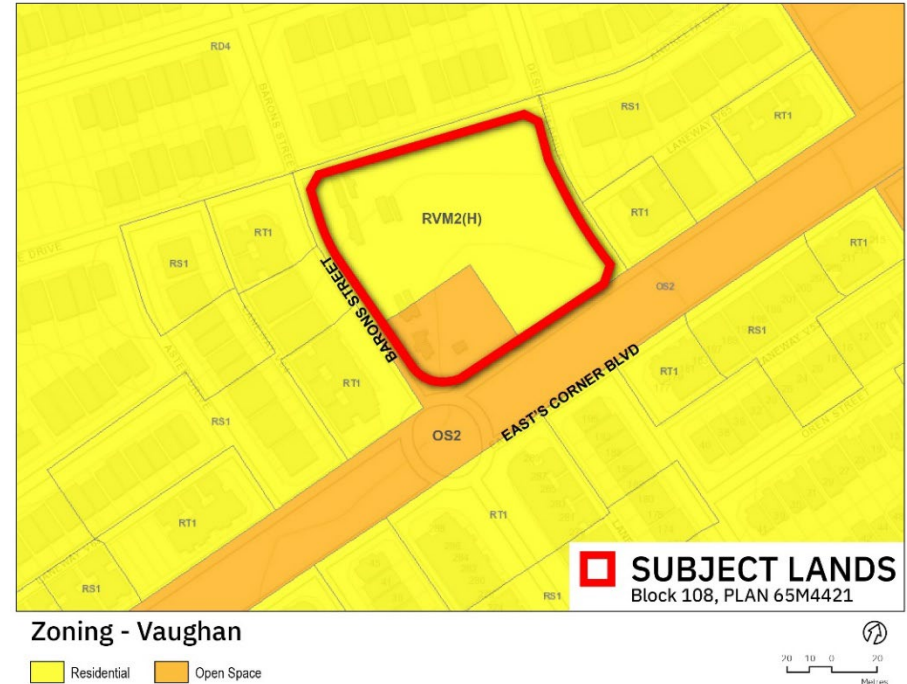
Current:

- RVM2(H) and OS2 in ZBL 1-88 ex. 9(1376)
- RM1(H)-1006 and OS1-950 in ZBL 001-2021

Townhouses and mixed uses are permitted in both by-laws

Amendment to rezone Open Space to Residential and provide site-specific exceptions:

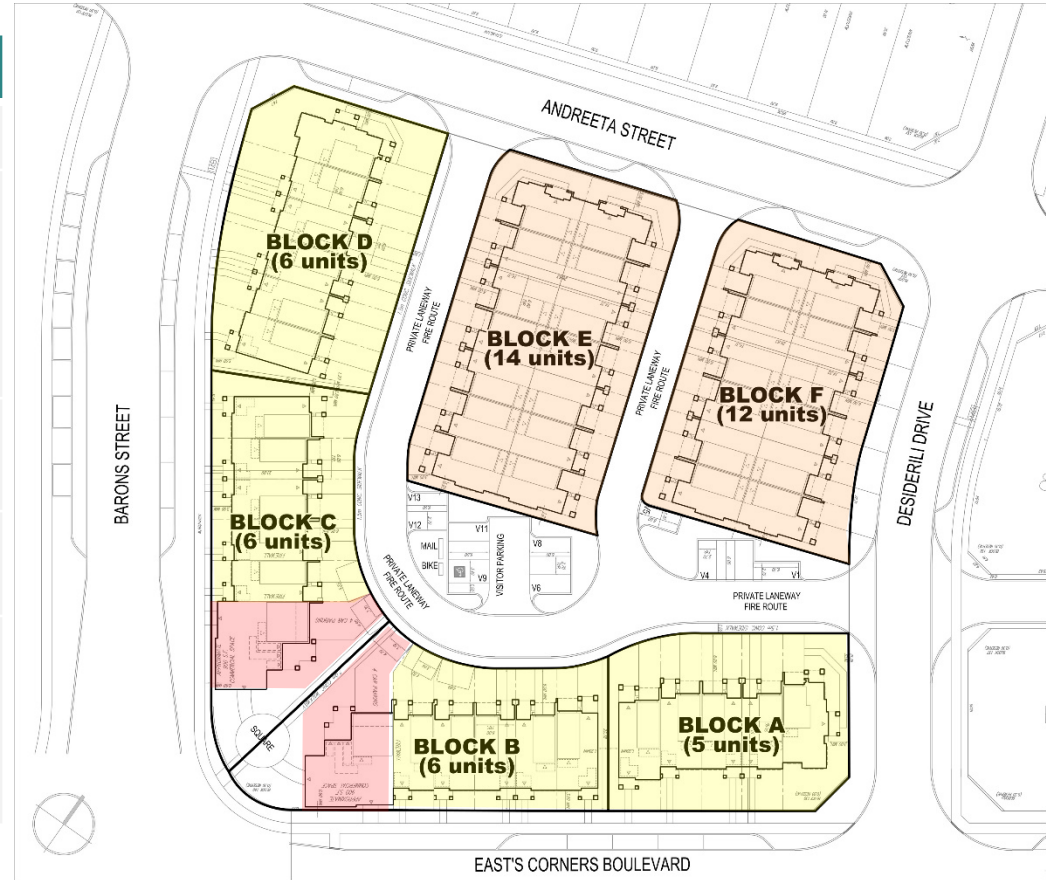
- Reduced minimum lot area, setback, and landscaped area requirements
- Permit a maximum height of 13m
- Define the mixed-use townhouses
- Removal of (H) Provision



Overall Concept

Development Statistics

Lot Area	0.90 ha
Residential Units	51 units <ul style="list-style-type: none"> Dual Frontage TH: 21 BTB TH: 26 Mixed Use TH: 4
Commercial Units	2 units
Density (uph)	56.7 uph
Density (residents and jobs per hectare)	172 r+j/ha



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