

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 13, 2022

WARD: 1

TITLE: NASHVILLE DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE NO. Z.22.014
NORTHEAST CORNER OF BARONS STREET AND EAST'S
CORNER BOULEVARD
VICINITY OF HUNTINGTON ROAD AND EAST'S CORNER
BOULEVARD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend Zoning By-law 1-88 and Zoning By-law 001-2021 for the subject lands shown on Attachment 1, to permit the development of 47 residential townhouse units (26 back-to-back and 21 dual frontage units), and two, 3-storey mixed-use buildings, each containing two residential units and at-grade commercial uses, and a Privately-Owned Publicly Accessible Space ('POPS') at the corner of Barons Street and East's Corner Boulevard as shown on Attachments 2 to 9.

Report Highlights

- The Owner proposes 47 residential townhouse units and two, 3-storey mixed-use buildings, each containing two residential units and at-grade commercial uses, and a POPS.
- A Zoning By-law Amendment application is required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendation

1. That the Public Meeting report for Zoning By-law Amendment File Z.22.014 (Nashville Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to a future Committee of the Whole meeting.

Background

Location: The 0.90 ha vacant subject lands are located at the northeast corner of Barons Street and East's Corner Boulevard (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *March 30, 2022*

Date application was deemed complete: *June 14, 2022*

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

The Owner has submitted Zoning By-law Amendment File Z.22.014 (the 'Application') to rezone the Subject Lands as follows:

- From "OS2 Open Space Park Zone" ('OS2 Zone') and "RVM2(H) Residential Urban Village Multiple Dwelling Zone Two" with the Holding Symbol "(H)" ('RVM2(H) Zone'), subject to site specific Exception 1376, to "RVM2 Residential Urban Village Multiple Dwelling Zone Two" under Zoning By-law 1-88 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
- From "OS1 Public Open Space Zone" ('OS1 Zone'), subject to site specific exception 950 and "RM1(H) Multiple Residential One Zone" with the Holding Symbol "(H)" ('RM1(H) Zone'), subject to site-specific exception 1006 to "RM1 Multiple Residential One Zone" ('RM1 Zone') under Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

The Application would permit the development of 47 residential townhouse units fronting public and private common element roads, comprised of 26 back-to-back and 21 dual frontages, and two, 3-storey mixed-use buildings, each containing two units with at-grade commercial uses (total of 51 residential units) and a POPS at the corner of Barons Street and East's Corner Boulevard (the 'Development'), as shown on Attachments 2 to 9.

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

- a) Date the Notice of Public Meeting was circulated: August 19, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Barons Street, East's Corner Boulevard, Desideriu Drive, and Andreeta Drive (four signs in total) 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, the Kleinburg & Area Ratepayers' Association, and anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written and verbal comments received as of August 30, 2022, by the Development Planning Department:

- Leo Rodine (Cranbrook Crescent), on June 22, 2022, via telephone
- Milena Renda (Andreeta Drive) on July 6, 2022, via e-mail; and
- Victor Vongphakdy (Cranbrook Crescent) on July 14, 2022, via e-mail

The comments are organized by theme as follows:

Traffic congestion

- Existing neighbourhood has traffic issues.
- Residents are concerned with careless drivers in the neighbourhood and additional development will exacerbate the issue.

Lack of recreational space for existing residents

- Residents were advised at the time of purchasing the residential dwelling units that the Subject Lands would incorporate a Town square.
- Existing parks and splash pads are highly utilized by existing residents.
- Residents desire more outdoor recreational space and parks for outdoor activities including biking, walking, and exercise.

Lack of school space and day care for existing resident children

- The existing school in the neighbourhood is at capacity, requiring existing residents to take the bus to schools in other areas.
- There are no options for day care for existing residents.

No commercial uses for the residents in the area

- Residents were advised at the time of purchasing the residential dwelling units that the Subject Lands might have a commercial plaza.
- Commercial uses would benefit the residents as no commercial uses are in the vicinity of the community.

Any written comments, or additional verbal comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Block 61 West (Nashville Heights) Committee of the Whole Report:
[May 10, 2011, Committee of the Whole Meeting \(Item 30, Report 25\)](#)

Block 61 West (Nashville Heights) Committee of the Whole Conditions Report:
[November 15, 2011, Committee of the Whole Meeting \(Item 13, Report 50\)](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed Use “A”” on Map 12.7.A – Block 61 West – Nashville Heights – Land Use by Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Heights of VOP 2010
- This designation permits a range of built forms, including low-rise buildings up to 5-stories, townhouses and stacked townhouses, and a density of 1.75 times the lot area on the subject lands.
- This designation permits stand-alone residential uses, and residential and commercial uses within a mixed-use building where the uses are not on the same floor.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Development

Zoning:

- OS2 Zone and RVM2(H) Zone by Zoning By-law 1-88, and subject to site-specific Exception 9(1376).
- These zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to the RVM2 Zone together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Definition of a "Lot"	Means a parcel of land fronting on a street.	Means a parcel of land fronting on a public street or a private road.
b.	Definition of a "Dwelling, Street Townhouse"	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street or private road.
c.	Definition of a "Dwelling, Mixed-use Street Townhouse"	There is no definition of "Dwelling, Mixed-use Street Townhouse" in By-law 1-88.	Means a townhouse dwelling with up to two (2) residential units divided vertically or horizontally, situated on its own lot which abuts a public street or private road. The ground floor shall be permitted to contain a separate commercial unit provided it is the sole use on the ground floor. The ground floor commercial unit may permit the following uses only: • Bank or Financial Institution; • Business or Professional Office; • Eating Establishment; • Eating Establishment, Convenience; • Eating Establishment, Take-out; • Personal Service Shop; • Photography Studio; • Retail Store; and, • Service or Repair Shop.
d.	Definition of a "Street"	Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or	Means a street or a private common element condominium road.

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
		assumed by the City or being constructed under an Agreement with the City.	
e.	Minimum Parking Requirements – Mixed-use Street Townhouse	<u>Residential</u> There is no parking requirement <u>Commercial</u> Bank or Financial Institution 6 spaces/100 m² Business or Professional Office 3.5 spaces/100 m² Eating Establishment 1 space/4 persons of designed maximum capacity or 16 spaces/100 m² whichever is greater Eating Establishment, Convenience 1 space/4 persons of designed maximum capacity or 10 spaces/100 m² whichever is greater Eating Establishment, Take-out 1 space/4 persons of designed maximum capacity or 20 spaces/100 m² whichever is greater Personal Service Shop 6 spaces/100 m² Photography Studio	<u>Residential</u> 2 spaces/unit <u>Commercial</u> No Minimum Parking requirements for commercial uses on the Subject Lands

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
		3.3 spaces/100 m² Retail Store 6 spaces/100 m² Service or Repair Shop 3.3 spaces/100 m²	
f.	Minimum Landscaped Area	10%	6%
g.	Permitted Yard Encroachments (Exterior Stairways, Porches, Balconies, Cold Cellars, and Architectural Features)	Interior Side Yard: 0.3 m Front, Exterior Side and Rear Yards: 1.8 m Encroachments are permitted into the Minimum required Front Yard and Exterior Yard, and into the Minimum required Interior Side Yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond. 2.5 m projection into Front, Interior and Exterior Side Yards	Front, Interior Side, Exterior Side and Rear Yards: 3 m, but not closer than 0.5 m to the lot line Encroachments are permitted into the Minimum required Front Yard, Rear Yard, and Exterior Yard, and into the Minimum required Interior Side Yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond. 3 m projection into Front, Interior Side, Exterior Side and Rear Yard, but not closer than 0.5 m to the lot line
h.	Frontage on a Public Street	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street.	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street or private road.
i.	Parking and Access Requirements	A strip of land not less than three (3) metres in width around the periphery	This provision shall not apply.

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
		of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip; • An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening; • Outdoor parking areas, aisles and driveways shall be surfaced with hot- mix asphalt or concrete and shall be provided with adequate drainage.	
j.	Maximum Garage Width	3.048 m	3.3 m
k.	Minimum Soft Landscaped Area	The lot frontage shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum 60% of the minimum landscaped front or exterior side yard shall be soft landscaping	The lot frontage shall be comprised of a minimum of 30% landscaped front or exterior side yard and a minimum 50% of the minimum landscaped front or exterior side yard shall be soft landscaping

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
l.	RVM2 – Residential Urban Village Multiple Family Zone Two Use Permitted	Apartment Dwelling, Multiple Dwelling and Block Townhouse Dwelling	Mixed-use Street Townhouse, and Multiple Dwellings
m.	Minimum Lot Frontage (Multiple-unit Townhouse)	30 m	6 m
n.	Minimum Lot Area (Multiple-unit Townhouse)	230 m ²	90 m ²
o.	Minimum Yards (Multiple-unit Townhouse)	3 m (front) 4.5 m (rear) 1.2 m (interior) 2.4 m (exterior)	3 m (front) 0 m (rear) 1.2 m (interior) 2.4 m (exterior)
p.	Maximum Building Height	11 m	13 m
q.	Minimum Lot Area (Street Townhouse)	162 m ²	126 m ²
r.	Minimum Yards (Street Townhouse and Mixed-use Street Townhouse)	4.5 m (front) 7.5 m (rear) 1.2 m (interior) 4.5 m (exterior)	0.55 m (front) 4.5 m to dwelling, or 6 m to garage (rear) 1.2 m (interior) 2.5 m (exterior)

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

Zoning:

- OS1 Zone, subject to site-specific exception 950 and RM1(H) Zone, subject to site-specific exception 1006 by Zoning By-law 001-2021
- These zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to RM1 Zone together with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential One Zone Exception 1006 Requirement	Proposed Exceptions to the RM1 Multiple Residential One Zone Requirement
a.	Definition of a "Dwelling, Mixed-use Street Townhouse"	There is no definition of "Dwelling, Mixed-use Street Townhouse" in By-law 001-2021.	Means a townhouse dwelling with up to two (2) residential units divided vertically or horizontally, situated on its own lot which abuts a public street or private road. The ground floor shall be permitted to contain a separate commercial unit provided it is the sole use on the ground floor. The ground floor commercial unit may permit the following uses only: • Clinic; • Office; • Financial Institution; • Personal Service; • Restaurant; • Restaurant, Take-out • Retail; • Retail, Convenience; and • Service or Repair Shop.

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential One Zone Exception 1006 Requirement	Proposed Exceptions to the RM1 Multiple Residential One Zone Requirement
b.	Permitted Encroachments into Required Yards	2 m, but not closer than 1.2 from the applicable lot line	3 m, but no closer than 0.5 m from the applicable lot line
c.	Soft Landscaping Requirements	There is no requirement for the RM1 zone.	Where lot frontage is between 6 m and 11.99 m, the minimum landscape shall be 30%, of which 50% shall be soft landscape Where lot frontage is 12 m or greater, the minimum landscape requirement shall be 50%, of which 50% shall be soft landscaping
d.	Minimum Amenity Area	224 m ² 50% of minimum Amenity Area shall be located outdoors Contiguous outdoor Amenity Area of 55 m ²	0 m ² No outdoor amenity area is provided No outdoor amenity area is provided
e.	Obstruction of a Parking Space	1. The side of a parking space shall be deemed obstructed if any part of a fixed object such as a utility box, column, wall, pipe, fence, or other similar object is located: a. Within 0.3 m of the side of a parking space, measured at right angles; and, b. More than 1.0 m from the front or rear of the parking space.	This section shall not apply.

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential One Zone Exception 1006 Requirement	Proposed Exceptions to the RM1 Multiple Residential One Zone Requirement
		2. Where a parking space is obstructed on one or both sides in accordance with this By-law, the width of the parking space must be increased by 0.3 m. 3. An obstruction located in the front of a parking space shall only be permitted where the parking space is for the exclusive use of a compact motor vehicle and where the obstruction shall have a maximum projection of 0.3 m into the parking space and a maximum width of 1.2 m.	
f.	Minimum Lot Area	100 m ²	126 m² (Street Townhouse, and Mixed-use Street Townhouse) 90 m² (Multiple-unit Townhouse, Back-to-back Townhouse)
g.	Minimum Yards	4.5 m (front) 7.5 m (rear) 2.4 (exterior)	Street Townhouse, and Mixed-use Street Townhouse: 0.55 m (front) 4.5 m to dwelling or 6 m to garage (rear) 2.5 m to dwelling or 1.5 m from a Site Triangle to the dwelling (exterior) Multiple-unit Townhouse, Back-to-back Townhouse: 3 m (front) 0 m (rear)

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential One Zone Exception 1006 Requirement	Proposed Exceptions to the RM1 Multiple Residential One Zone Requirement
			1.2 m (interior) 2.4 m (exterior)
h.	Maximum Lot Coverage	50%	75% (Street Townhouse, and Mixed-use Street Townhouse) 85% (Multiple-unit Townhouse, Back-to-back Townhouse)
i.	Maximum Building Height (Street Townhouse)	11 m	13 m
j.	Minimum Parking Requirements – Mixed-use Street Townhouse	<u>Residential</u> There is no parking requirement <u>Commercial</u> Clinic 4.5 spaces/100 m ² Financial Institution 4.5 spaces/100 m ² Office 3 spaces/100 m ² Personal Service 3.5 spaces/100 m ² Restaurant 8 spaces/100 m ² Restaurant, Take-out 6 spaces/100 m ² Retail 3.5 spaces/100 m ²	<u>Residential</u> 2 spaces/unit <u>Commercial</u> No Minimum Parking requirements for commercial uses on the Subject Lands

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential One Zone Exception 1006 Requirement	Proposed Exceptions to the RM1 Multiple Residential One Zone Requirement
		Retail, Convenience 3.5 spaces/100 m ² Service or Repair Shop 4.5 spaces/100 m ²	
k.	Parking Requirements	There is no parking requirement for Mixed-use Street Townhouses	2 spaces
l.	Minimum Lot Frontage (Multiple-unit Townhouse, Back-to-back Townhouse)	30 m	6 m
m.	Maximum width of the front main wall of a block of multiple-unit townhouse dwellings	40 m	47 m
n.	Minimum Required Landscape	10%	6%
o.	Minimum Landscaped Strip abutting a Street Line	3 m	3 m except that a Minimum Landscaped Strip shall not be required on any interior side lot line or rear lot line or abutting a street line.

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 applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010, Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Heights.
b.	Appropriateness of Amendments to the Zoning By-laws	▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of removing the planned public open space and replacing it with a POPS feature at the corner of Barons Street and East's Corner Boulevard, and adjacent to the proposed Mixed-use Buildings will be reviewed ▪ The appropriateness of creating a new definition for the proposed Mixed-use Buildings and establishing unique parking provisions for the use. ▪ The appropriateness of building design and architectural features that will obstruct required parking spaces. ▪ The holding provisions currently applicable to the Subject Lands, which relate to water and sewage servicing allocation and capacity, must be addressed to the satisfaction of the Development Engineering Department and York Region. Should the conditions not be satisfied through the Application, the Holding Symbol "(H)" will be maintained on the Subject Lands.
c.	Studies and Reports	▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Allocation and Servicing	▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once

	MATTERS TO BE REVIEWED	COMMENT(S)
		servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Urban Design Guidelines / Landscape Master Plan	▪ The Development will be reviewed in consideration of the following: ○ City of Vaughan City-wide Urban Design Guidelines ○ the Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Limited, Architect, and ○ the Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies
f.	Public Agency/Municipal Review	▪ The Application must be reviewed by York Region, external public agencies and utilities and the Public, Separate, and French School Boards
g.	Sustainable Development	▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze score of 32 (development) and 42 (overall community).
h.	Parkland Dedication	▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
i.	TransCanada Pipeline	▪ The Subject Lands are located within proximity of a TransCanada Pipeline to the south, which runs through the center boulevard of East's Corners Boulevard. Comments from TransCanada are required to evaluate potential impacts of the Development and to obtain appropriate warning clauses
j.	Related Site Development Application DA.22.025	▪ The Owner has submitted related Site Development File DA.22.025 to be reviewed with the Application in a future technical report.
k.	Required Applications	▪ The Owner is required to submit a Draft Plan of Condominium Application to establish the common element roads and proposed POPS at the northeast corner of Barons Street and East's Corner Boulevard.

	MATTERS TO BE REVIEWED	COMMENT(S)
		The Owner is required to submit an exemption from Part Lot Control Application to create part lots for the individual townhouse units.

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has determined the Application to be a matter of local significance and does not have any comments.

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 Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Casandra Bagin, Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations: Block 1
5. Building Elevations: Block 2
6. Building Elevations: Block 3
7. Building Elevations: Block 4
8. Building Elevations: Block 5
9. Building Elevations: Block 6

Prepared by

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Approved by

A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager