

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 19, 2018**

Item 40, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 19, 2018, as follows:

***By approving the following in accordance with communication C5, from the Deputy City Manager, Planning and Growth Management, dated June 13, 2018:***

1. ***That Attachment #1b in the report dated June 5, 2018 for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) be deleted and replaced with Attachment #1b) York Region Conditions of Approval, dated February 21, 2018, attached hereto.***

#### **40 ZONING BY-LAW AMENDMENT FILE Z.17.022 DRAFT PLAN OF SUBDIVISION FILE 19T-17V007 NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE (10 ACRES) DEVELOPMENT INC. WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

##### **Recommendations**

1. THAT Zoning By-law Amendment File Z.17.022 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands (shown on Attachments #2 and #3) from "A Agricultural Zone" to "RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "RD4 Residential Detached Zone Four", "RT1 Residential Townhouse Zone" and "RVM2 Residential Urban Village Multiple Zone Two", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment #4, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.), BE APPROVED; to facilitate a residential Draft Plan of Subdivision consisting of lots for 266 dwelling units including 205 detached dwellings, 46 street townhouse dwellings and 30 residential Blocks (part lots) for 15 dwellings, a medium density/mixed-use Block, neighbourhood and linear park Blocks and an open space block as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 19, 2018**

#### **Item 40, CW Report No. 21 – Page 2**

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 266 residential units (825 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City.”

4. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment #5 BE APPROVED.

Item:



## Committee of the Whole Report

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**DATE:** Tuesday, June 05, 2018

**WARD:** 1

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.17.022  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V007  
NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE  
(10 ACRES) DEVELOPMENT INC.  
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE  
ROAD**

**FROM:**

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

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) the Subject Lands shown on Attachments #2 and #3, to permit the development for 266 dwelling units comprised of 205 detached dwellings, 46 street townhouses and 30 residential Blocks (part lots) for 15 detached dwellings, a medium density/mixed-use block, a neighbourhood park, a linear park, and an open space block, as shown on Attachments #4 and #5.

### **Report Highlights**

- The Owner proposes to develop 266 dwelling units comprised of 205 detached dwellings, 46 street townhouse dwellings and 30 residential Blocks (part lots) for 15 future detached dwellings and a linear park system connecting to a neighbourhood park.
- The Development Planning Department recommends approval of the proposed development as it is consistent with the *Provincial Policy Statement* and conforms to the Growth Plan and the York Region and City of Vaughan Official Plans and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.17.022 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands (shown on Attachments #2 and #3) from “A Agricultural Zone” to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.), BE APPROVED; to facilitate a residential Draft Plan of Subdivision consisting of lots for 266 dwelling units including 205 detached dwellings, 46 street townhouse dwellings and 30 residential Blocks (part lots) for 15 dwellings, a medium density/mixed-use Block, neighbourhood and linear park Blocks and an open space block as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 266 residential units (825 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City.”
4. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment #5 BE APPROVED.

## **Background**

The Subject Lands (“Subject Lands”) are located on the east side of Huntington Road, south of Nashville Road, and are municipally known as 10671 Huntington Road, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

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

On October 13, 2017, a Notice of a Public Hearing was circulated to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers’

Association (“KARA”). A copy of the Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on November 7, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 7, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 21, 2017. Vaughan Council also directed that a community meeting be held with the Local and Regional Councillors, the Owner, the Ratepayers Association and residents. A community meeting was held on January 25, 2018. The following deputations and written submissions were received by the Development Planning Department and the Public Hearing and the community meeting:

#### Deputations

1. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan Communication C6, dated November 6, 2017, representing the Owner;
2. Marsha Lomis, Nashville Road, KARA;
3. Denise and Nino Savoiardo, Whisper Lane, Kleinburg, Communication C2, dated October 29, 2017; and
4. Sam Barbieri, English Daisy Court, Kleinburg.

The following is a summary of and responses to the comments provided in the deputations and the written submissions received by the Development Planning Department, submitted at the Public Hearing of November 7, 2017, and the Community Meeting held on January 25, 2018:

#### i) The Draft Plan will result in increased traffic along Nashville Road

The Development Engineering Department reviewed the Traffic Impact Assessment, which included a review of existing traffic patterns, full build-out of the surrounding area and planned road improvements to the road network (i.e., the jog elimination and road widening of Major Mackenzie Drive and the future Highway 427 extension) and have advised that the broad road network designed for the Draft Plan complies with the Block 61 West background studies and that the Subject Lands can be adequately accommodated with road access.

#### **Previous Reports/Authority**

##### [Committee of the Whole \(Public Hearing\) November 7, 2017](#)

On May 24, 2018, a courtesy notice of this Committee of the Whole meeting was sent to all individuals who made a deputation at the Public Hearing, submitted written correspondence to the Development Planning Department, or requested notification regarding the Applications.

## **Analysis and Options**

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development***

The Owner has submitted the following applications (the “Applications”) to permit a development consisting of 266 dwelling units comprised of 205 detached dwellings, 46 street townhouses and 30 blocks (equivalent to 15 dwelling units), a neighbourhood park, linear parks, greenway and vistas, and to maintain the open space/valley lands, vista block and buffer to the open space/valleylands for the Subject Lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.17.022 for the Subject Lands shown on Attachments #2 and #3, specifically to rezone the Subject Lands from A Agricultural Zone as shown on Attachment #3 to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-17V007 to facilitate a residential Plan of Subdivision (the “Draft Plan”) for the Subject Lands shown on Attachment #4 consisting of the following:

<b><u>Lots/ Blocks</u></b>	<b><u>Land Use</u></b>	<b><u>Area (ha)</u></b>	<b><u>Number of nits</u></b>
1-205	Detached Residential Units	7.82	205
206-214	Street Townhouse Units	0.95	46
215-244	Residential Part Lots	0.77	15
245	Medium Density/Mixed Use Block	0.07	
246	Neighbourhood Park	1.58	
247-248	Linear Parks	1.01	
249-250	Open Space	3.55	
251-252	10m Wide Open Space Buffer	0.64	
253-256	Vistas	0.40	
257	12.5m Wide CP Berm	0.41	
258	CP Greenway	0.41	
259	Landscape Strip	0.09	
260	Road Widening	0.12	
261-302	0.3m Reserves	0.01	
	Streets	5.32	
TOTAL		23.15	266

### ***The Draft Plan is consistent with the Provincial Policy Statement (“PPS”) 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement 2014* (“PPS”). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Draft Plan in consideration of the policies of the PPS and is of the opinion that the Draft Plan is consistent with these Provincial policies, specifically:

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses;
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land;
- Section 1.4.1 - to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents;
- Section 1.5.1 - planning for and providing publicly accessible built and natural settings;
- Section 1.7 - encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; and
- Section 2.1 - to protect the natural features and areas, for the long-term and ecological function and biodiversity of natural systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural features.

The proposed Draft Plan shown on Attachment #4 is for residential uses within a settlement area that would add to the range and mix of housing types in the community, efficiently utilizes the Subject Lands, and the proposed land uses (i.e., detached and townhouse dwellings, and medium density/mixed-uses) conform with the “Low-Rise Residential” and “Mid-Rise Mixed-Use ‘A’” land use designations in Vaughan Official Plan 2010 (“VOP 2010”), site-specific Policy 12.7 - Volume 2. The Owner also proposes to conserve the natural heritage resources, being the valley lands/open space Block as shown on Attachment #4. On this basis, the Draft Plan is consistent with the PPS.

### ***The Draft Plan conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 (“Growth Plan”)***

The Provincial *Growth Plan for the Greater Golden Horseshoe 2017* (“Growth Plan”) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions

for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Draft Plan is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas that have existing or planned municipal water and wastewater systems;
- Section 2.2.2 - contributing to meeting 40% of residential development within a delineated built-up area by 2031 and identifying the appropriate type and scale of development and transition of built form to adjacent areas;
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents; and
- Section 4.2.7 - implementing the goals and objectives of the municipal cultural heritage plan, and the conservation of cultural heritage landscapes.

The Draft Plan shown on Attachment #4 is for residential development within a settlement area and a delineated built-up area that contributes to providing a mix of housing densities within the neighbourhood, preserves existing open space land, and conforms to VOP 2010. Accordingly, the proposed Draft Plan and conform to the Growth Plan.

### ***The Draft Plan conforms to the York Region Official Plan 2010 ("YROP")***

The York Region Official Plan 2010 ("YROP") guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" by the YROP. Section 5.0 of the YROP states that "Growth will also occur in new community areas, Towns and Villages throughout the Region." Section 3.5.4 of the YROP, requires that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." It also states that "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements."

The YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Draft Plan, if approved, will diversify housing options, including the mix and range of housing type, lot and unit sizes and create a public amenity through the proposed pedestrian walkways and the provision of neighbourhood and linear park areas. The proposed Draft Plan conforms to the YROP.

### ***The Draft Plan conforms to Vaughan Official Plan 2010 ("VOP 2010")***

The Subject Lands are designated "Low-Rise Residential", "Mid-Rise Mixed-Use 'A'" with a maximum permitted building height of 5-storeys and Floor Space Index ("FSI") of

1.75 times the area of the lot, “Parks” and “Natural Area” by VOP 2010, Volume 2, Area Specific Policy 12.7, Block 61 West - Nashville Heights, and are located within a “Community Area”.

The “Low-Rise Residential” policies of VOP 2010 for the Block 61 West area permit detached dwelling units up to four-storeys in height and street townhouse dwelling units. The Draft Plan conforms to VOP 2010.

The “Mid-Rise Mixed-Use ‘A’” policies permit commercial uses (i.e. retail store, personal service shop, and business and professional office) and residential uses (townhouses and stacked townhouses). Residential Lots 71 and 72 and Blocks 224 and 225 identified on Attachment #4 are located within the “Mid-Rise Mixed-Use ‘A’” designation. The Draft Plan includes lots for detached dwelling units on these lots and Blocks. These Blocks are intended to be combined with Blocks in the adjacent Phase 4 Draft Plan of Subdivision File 19T-10V004 (Nashville Developments North Inc. and Nashville Ten Acres Developments Inc.) to the south in order to create full lots for additional detached dwelling units.

The Official Plan permits townhouses and stacked townhouses detached dwelling units on these lots and blocks whereas the Owner is proposing detached dwelling units in order to coordinate the Draft Plan with Phase 4 Draft Plan of Subdivision File 19T-10V004 (Nashville Developments North Inc. and Nashville Ten Acres Developments Inc.) to the south and to maintain a consistent building streetscape. VOP 2010 permits minor adjustments to the delineation of the land uses without requiring an amendment to the Official Plan provided the intent of the policies are maintained.

Policy 2.2.3 of VOP 2010 states that, “Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City’s natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.”

Policy 2.2.3.2 of VOP 2010 further states, “That Community Areas are considered Stable Areas and therefore, Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.” The proposed land uses conform to VOP 2010.

The Valleylands/Open Space Block 246 in the Draft Plan is designated “Natural Areas” by VOP 2010. Functions of the valleylands/open space are to support Tributary “A” to the East Rainbow Creek and vegetation, and provide habitats for wildlife. Prior to final approval of the Draft Plan, the limits of the Natural Area will be adjusted, to the

satisfaction of the City and the Toronto and Region Conservation Authority ("TRCA") and undergo restoration works to enhance the feature. Policy 12.7.18.7 of VOP 2010 permits the location and widths of all valley and stream corridors to be modified without requiring an amendment to VOP 2010.

The Draft Plan shown on Attachment #4 conforms to the PPS Policy 1.1.1 e) by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs and the Places to Grow Policy 2.2.1 a) where the vast majority of growth will be directed to settlement areas that: i) have a delineated built-boundary; and ii) have existing or planned municipal water and wastewater systems. The Draft Plan also conforms to the Places to Grow Plan Policy 2.2.2 b) by facilitating an appropriate type and scale of development and transition of built form to adjacent areas.

***The proposed modifications to the Nashville Heights Block 61 West Plan ("Block Plan") are in accordance with Vaughan Official Plan 2010***

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan ("Block Plan"), which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

The Block Plan was modified as part of Draft Plan of Subdivision File 19T-16V010 (Nashville Developments(North) Inc.) which was approved by Council on September 26, 2017. The Owner proposes to modify the "Natural Area" designation boundary of VOP 2010 to facilitate additional lotting and a revised road pattern in the area shown on Attachment #5. VOP 2010 specifies 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 modification to the "Natural Area" designation was reviewed and approved by the Toronto and Region Conservation Authority ("TRCA").

The Owner proposes to modify the currently approved Block Plan as shown on Attachment #5, to replace 31 detached dwellings with 46 street townhouse dwellings representing an increase of 15 dwelling units, to adjust Blocks to ensure that the Blocks can develop with the adjacent lands and to modify the development limits to the satisfaction of the TRCA. The Official Plan allows for minor adjustments without requiring an amendment to the Official Plan. The Block Plan and supporting Master Environmental Servicing Plan ("MESP") must be updated to address the modifications should the subject Applications be approved. A condition to this effect is included in Attachment #1. The Draft Plan is consistent with the revised Block Plan, as shown on Attachment #5 and accordingly the revised Block Plan may be approved. A condition to this effect is included in the Recommendations of this report.

In consideration of the applicable policies outlined in this report, the proposed rezoning of the Subject Lands and Draft Plan are consistent with the policies of the PPS and conforms to the policies of the Growth Plan and the York Region and VOP 2010 Official Plans.

***The proposed rezoning and site-specific zoning exceptions identified in Table 1 would permit the Draft Plan, which is compatible with the existing and planned community***

The Subject Lands are zoned “A Agricultural Zone” as shown on Attachment #3, which does not permit the Draft Plan. A Zoning By-law Amendment is required to rezone the Subject Lands to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>“RD1 Residential Detached Zone One” Requirements</b>	<b>Proposed Exceptions to the “RD1 Residential Detached Zone One” Requirements</b>
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, which abuts another interior side yard of 0.6 m or 1.2 m) for lots with a Frontage (Corner Lot) of 22.5 m (Lots 126 and 128)
	<b>Zoning By-law 1-88 Standard</b>	<b>“RD2 Residential Detached Zone Two” Requirements</b>	<b>Proposed Exceptions to the “RD2 Residential Detached Zone Two” Requirements</b>
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, which abuts

	<b>Zoning By-law 1-88 Standard</b>	<b>“RD1 Residential Detached Zone One” Requirements</b>	<b>Proposed Exceptions to the “RD1 Residential Detached Zone One” Requirements</b>
			another interior side yard of 0.6 m or 1.2 m) for a lot with a Lot Frontage of 15.2 m to 19 m and Lot Frontage (Corner Lot) of 20.2 m (Lots 46 to 51 inclusive, 90 to 93 inclusive, and Lots 124, 125 and 127)

	<b>Zoning By-law 1-88 Standard</b>	<b>“RD3 Residential Detached Zone Three” Requirements</b>	<b>Proposed Exceptions to the “RD3 Residential Detached Zone Three” Requirements</b>
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, which abuts another interior side yard of 0.6 m or 1.2 m) for a lot with a Lot Frontage of 13.4 m to 16.3 m and Lot Frontage (Corner Lot) of 13.2 m to 17.2 m (Lots 2, 3, 42 to 45 inclusive, 52, 88, 89, 94, 95, 157 to 160 inclusive, 168 to 170 inclusive, 204 and 205 and Blocks 222 to 224 inclusive, 227 to to 231 inclusive and 238 to 244 inclusive)
b.	Minimum Interior Garage Width (Lot Frontages	5.5 m	3 m (Lots 41, 159, 160 and 168)

	<b>Zoning By-law 1-88 Standard</b>	<b>“RD3 Residential Detached Zone Three” Requirements</b>	<b>Proposed Exceptions to the “RD3 Residential Detached Zone Three” Requirements</b>
	12 m to 17.99 m or Lot Frontage for a Corner Lot or a Lot Abutting a Buffer Block between 15 m to 18 m)		

	<b>Zoning By-law 1-88 Standard</b>	<b>“RD4 Residential Detached Zone Four” Requirements</b>	<b>Proposed Exceptions to the “RD4 Residential Detached Zone Four” Requirements</b>
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, which abuts another interior side yard of 0.6 m or 1.2 m) for a Lot Frontage of 9.2 m to 11.6 m and Lot Frontage (Corner Lot) of 12.4 to 16.7 m
b.	Maximum Interior Garage Width	i) 4.5 m (for lot frontages 11 m to 11.49 m / for corner lots 14.01 m to 14.49 m)  ii) 5 m (for lot frontages 11.5 m / for corner lots 14.5 m to 14.99 m)	5.5 m (for lots regardless of whether the lot is an interior or corner lot for lot frontages between 11 m to 16.7 m) (Lots 1, 4, 5 to 40 inclusive, 53-87 inclusive, 96 to 123 inclusive, 129 to 143 inclusive, 161 to 167 inclusive, 171 to 203 inclusive and Blocks 232 to 235 inclusive, 243 and 244)

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</b>
a.	Permitted Uses	<p>Permitted Uses include:</p> <ul style="list-style-type: none"> <li>• Apartment Dwelling</li> <li>• Multiple Dwelling</li> <li>• Block Townhouse Dwelling</li> </ul>	<p>Permit the following additional uses:</p> <p>i) Street Townhouse Dwellings and Block Townhouse Dwellings (live-work), which may permit Business and Professional Office, Personal Service Shop and Retail Store Uses, and the “RT1 Residential Townhouse Zone” requirements;</p> <p>This live/work use shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• parking shall be provided in accordance with home occupation required parking standard (2 spaces for residential and 2 spaces for live work/home occupation use);</li> <li>• a maximum of 25% of the gross floor area of the building and located on the ground floor; and</li> <li>• a maximum of 3 employees and one must be the resident of the dwelling.</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</b>
			<p>ii) Multiple Dwellings and Apartment Dwellings which may permit Business and Professional Office, Personal Service Shop and Retail Store Uses;</p> <p>The uses shall be located on the ground floor only and be subject to the following:</p> <ul style="list-style-type: none"> <li>• parking shall be provided in accordance with home occupation required parking standard (2 spaces for residential and 2 spaces for live work/home occupation use);</li> <li>• a maximum of 25% of the gross floor area of the building and located on the ground floor; and</li> <li>• a maximum of 3 employees and one must be the resident of the dwelling.</li> </ul> <p>iii) Apartment Dwelling which shall be subject to the RVM2 Residential Urban Village Multiple Zone Two Requirements and be subject to the following:</p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</b>
			<p>Commercial Uses including:</p> <ul style="list-style-type: none"> <li>• Bank or Financial Institution;</li> <li>• Business or Professional Office;</li> <li>• Eating Establishment;</li> <li>• Eating Establishment, Convenience;</li> <li>• Eating Establishment, Take-Out;</li> <li>• Personal Service Shop;</li> <li>• Photography Studio;</li> <li>• Retail Store;</li> <li>• Service or Repair Shop; and</li> <li>• Video Store.</li> </ul> <p>iv) Hospice Associated with a Hospital or Other Regulated Medical Health Care/Support Facility.</p>
b.	Definition of a "Hospice"	Zoning By-law 1-88 does not include a definition for "Hospice".	<p>Permit a "Hospice" use, that shall be defined as follows:</p> <p>"A residential unit (home based) or an institutional facility, such as a nursing home or hospital or other specialized facility on an in-patient or out-patient basis, where a program of palliative and/or supportive services is provided to terminally ill or critically ill patients."</p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</b>
c.	Zoning Requirements for the Hospice Use	Zoning By-law 1-88 does not include zoning requirements for a "Hospice".	<p>The Hospice use shall be subject to the Institutional Zone Standards as follows:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage: 20 m</li> <li>• Minimum lot area: Not Applicable for an Institutional Use</li> <li>• Minimum front, rear, interior side and exterior side yards: 15 m</li> <li>• Maximum lot coverage: 20%</li> <li>• Maximum building height: 11 m</li> <li>• Minimum lot area and minimum lot depth: Not Applicable for an Institutional Use</li> </ul>
d.	Minimum Parking Requirements	Commercial Uses: 6 spaces per 100 m <sup>2</sup> Gross Floor Area ("GFA")	4.5 spaces per 100 m <sup>2</sup> of GFA
e.	Minimum Yard Requirements	i) Minimum Front Yard: 3 m ii) Minimum Rear Yard: 4.5 m iii) Minimum Interior Side Yard: 1.2 m (end unit) iv) Minimum Exterior Side Yard: 2.4 m	<ul style="list-style-type: none"> <li>• Require a minimum front yard to Barons Street and Mactier Drive of 9 m</li> <li>• Require a minimum yard to Ghent Drive of 6 m</li> <li>• Minimum yard to a Residential Zone shall be 6 m except if there is</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</b>
			commercial use then the minimum yard shall be 9 m
f.	Maximum Building Height	11 m	14 m (4-storeys)
g.	Maximum Gross Floor Area	Zoning By-law 1-88 does not include a maximum gross floor area ("GFA") in the RVM2 Residential Urban Village Multiple Dwelling Zone, for a commercial use.	<p>i) The maximum GFA for a permitted commercial use in a street townhouse dwelling, block townhouse dwelling and multiple dwelling shall not exceed 25% of the GFA of the dwelling.</p> <p>ii) The maximum GFA of the combined permitted commercial uses in a building that includes residential apartment dwellings shall not exceed 1,000 m<sup>2</sup> of the building's GFA of which a maximum of 20% of the GFA may be used for eating establishment, eating establishment, convenience and eating establishment, take-out uses.</p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Zone Requirements</b>	<b>Proposed Exceptions to the “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements</b>
a.	Minimum Setback to a Railway Right-of-Way	Zoning By-law 1-88 does not include a minimum setback from a railway right-of-way.	Require a minimum 30 m setback from the railway-right-of-way for a building or structure, either temporary or permanent, or swimming pool above or below grade

The Development Planning Department has reviewed the proposed rezoning and site-specific exceptions to Zoning By-law 1-88, and provides the following comments:

a) Zone Categories

The north portion of the Draft Plan is proposed to be zoned “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two” and “RD3 Residential Detached Zone Three” to provide for larger lots closer to the existing community along Nashville Road and the Kleinburg-Nashville Heritage Conservation District (“KNHCD”) Plan area. In addition to the larger lots, Valleyland/Open Space Block 250 will be zoned OS1 Open Space Conservation Zone, and Park Block 246, Linear Park Blocks 247 and 248 and Vista Block 253 will be zoned OS2 Open Space Park Zone.

The south portion of the Draft Plan is proposed to be zoned “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two” similar to the lands to the south. The CP Berm Block 257 and CP Greenway Block 258 will both be zoned OS2 Open Space Park Zone to provide a buffer between the Draft Plan and the railway.

b) Minimum Interior Side Yards

The “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” of Zoning By-law 1-88 permit one interior side yard to be a minimum of 1.2 m in width and the other interior side yard to be either 1.2 m or reduced to 0.6 m, where it abuts an interior side yard of 1.2 m. The Owner has requested to permit two interior 0.6 m yards to abut each other by allowing a 0.6 m interior side yard to be paired with another 0.6 m side yard on one side, and a 1.2 m side yard paired with another 1.2m side yard on the other side. The rationale for the requested change is as follows:

- the proposed side yards will not have a negative impact on the visual quality of the streetscape or the lot drainage or grading; and
- the pairing of 0.6 m yards on all lots will allow for increased on-street parking and larger undisturbed areas for streetscaping and tree planting.

The request is considered to be minor in nature and will facilitate the future development of detached units that are consistent with other dwellings in Block 61 West. The future development of the detached dwellings is also subject to the Block 61 West Nashville Heights Architectural Design Guidelines.

c) Maximum Interior Garage Width

Zoning By-law 1-88 permits maximum interior garage widths as follows:

- 4.5 m on a lot with a frontage between 11 m to 11.49 m and on a corner lot with a frontage between 14.01 to 14.49 m; and
- 5 m on a lot with a frontage between 11.5 m to 11.99 m and on a corner lot with a frontage between 14.5 to 14.99 m.

The proposed lot frontages in the Draft Plan fall within the “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” requirements. The Owner has requested that a maximum interior garage width of 5.5 m be permitted for the proposed lots to design dwelling units with attached garages that accommodate a minimum of two cars. The dwelling units will be subject to the Block 61 West Nashville Heights Architectural Design Guidelines.

d) Minimum Interior Garage Dimensions

Zoning By-law 1-88 requires minimum interior garage dimensions of 5.5 m x 6 m for lots with a frontage greater than 12 m. The Owner has requested the interior garage width be reduced to 3 m on eight lots to provide single car garages based on the intended house design, which will be used primarily for lots where the front lot line is shorter than the rear lot line and for corner lots. The lots would still comply with the zoning requirement to provide two parking spaces, with one space being provided in the garage and one space being provided on the driveway.

e) RVM2 Residential Urban Village Zone

The RVM2 Residential Urban Village Zone Two category only permits apartments and multiple and block townhouse dwelling units. A wide range of residential, commercial and mixed uses are permitted on Block 245 by the Official Plan. The proposed zoning includes exceptions to provide limited commercial uses in street townhouses, block townhouses and multiple dwelling units, which are to be considered in the same manner as home occupation uses, including restrictions for the amount of GFA devoted to the commercial use due to the limited available parking for the dwelling unit. Block 245 may have buildings up to four storeys in height for apartment dwelling units, as the site does not abut an arterial road, in accordance with the Official Plan.

Block 245 is intended to be developed with the adjacent lands to the south in Phase 4 of Draft Plan of Subdivision File 19T-10V004 (Block 106, Plan 65M-4556) in order to be a buildable block. Block 106 in Plan 65M-4556 is zoned “RVM2(H) Residential Urban Village Zone Two” with the Holding Symbol “(H)” by Zoning By-law 159-2016 and has the same exceptions as identified in Table 1 for the RVM2 Residential Urban Village Zone Two. The proposed uses are in keeping with the uses that were proposed for the same zone at the north-east intersection of East’s Corners Boulevard and Barons Street within Phase 3 of Draft Plan of Subdivision File 19T-10V004 in Block 61.

f) Hospice

The Owner has requested that a hospice use be permitted use in the RVM2 Residential Urban Village Zone Two. The hospice use is an institutional use and will be subject to the Institutional Zone standards identified in Table 1.

g) Minimum Setback to a Railway Right-of-Way

The Canadian Pacific Railway (“CP”) requires a minimum 30 m setback from the railway right-of-way to be provided for all residential units. This requirement is not contained in Zoning By-law 1-88 and is usually implemented through a site-specific provision in the Zoning By-law. This setback requirement will be included in the implementing site-specific Zoning By-law amendment for the Subject Lands, should the Applications be approved.

In consideration of the above, the Development Planning Department is satisfied that the proposed zoning amendments to the “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone maintain the intent of the are consistent with the surrounding area.

***The Development Planning Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Draft Plan shown as Attachment #4 has a north-south 23 m wide primary road (Street “A” (Barons Street)), which intersects with Nashville Road and an east-west 23 m wide primary road (Street “B” (MacTier Drive)) which connects to Huntington Road. Several of the proposed roads in the Draft Plan will intersect with Street “B” (MacTier Drive) indirectly through the adjacent Phase 4 Draft Plan of Subdivision File 19T-10V004 (Nashville Developments North Inc. and Nashville Ten Acres Developments Inc.) and Draft Plan of Subdivision File 19T-15V006 (Nashville Developments (North) Inc.).

The 23.15 ha Draft Plan includes lots for 266 dwelling units comprised of 205 detached dwellings, 46 street townhouses and 30 Blocks (part lots) to be combined with Blocks

on adjacent Plan of Subdivision to form full lots. The larger lots for detached dwellings with frontages of 13.4 m and 15.2 m are located in the north portion of the Draft Plan and transitions to smaller lots for detached dwellings and Blocks for street townhouses in the south portion of the Draft Plan. A 0.07 ha medium density/mixed-use Block is proposed. The ultimate use for these lands has not been determined at this time as the proposed zoning allows for a range of uses.

A 1.58 ha neighbourhood park with frontage on Street "A" (Barons Street) and Street "G" is proposed with an abutting 0.39 ha linear park to the east (Block 248) which leads to the 3.54 ha open space/valley lands. Another 0.62 ha linear park is located west of Street "A" (Barons Street) and extend to Huntington Road. A 12.5 m wide greenway is located adjacent to the 12.5 m wide CP railway berm along the east side of the Draft Plan.

The location of the larger lots, the neighbourhood park and linear parks, and the open space/valley lands and vista establishes a buffer between the Kleinburg-Nashville Heritage Conservation District to the north along Nashville Road and the balance of the Draft Plan to the south in accordance with the Minutes of Settlement respecting the implementing Official Plan Amendment #699.

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines and the approved Block 61 West Nashville Heights Landscape Master Plan. A condition to this effect is included in Attachment #1a of this report.

The Draft Plan requires red-lined modification to address comments from the Development Engineering Department as follows:

- a) Show sight triangles dimension and 0.3 m reserve at all intersections as required by City Standards;
- b) Provide intersection design/details at Street "A" (Barons Street) and Nashville Road in accordance with City Standard Drawing D-4; and
- c) Indicate a 26 m wide Row for Street "A" (Barons Street), City Standard Drawing D-4.

The Development Planning Department is satisfied with the Draft Plan design, subject to the comments in this report, and the Conditions of Approval outlined in Attachment #1a) of this report.

***The Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Draft Plan includes the William Tedder House built in 1839, listed as a Property of Interest in the City of Vaughan Heritage Inventory. William Tedder played a role in the pioneer period of farming and development in the Kleinburg-Nashville area. The Cultural Heritage Resource Impact Assessment ("CHRIA") submitted in support of the

Applications has been reviewed and the Cultural Heritage Division agree with the findings that the building has minimal heritage value as the integrity of the building from a structural perspective has been compromised and therefore, demolition and commemoration of the building, and further documentation of the interior prior must be provided to its demolition. Prior to final approval, a Commemorative Plan and documentation of the interior of the building shall be submitted to the City to the satisfaction of Cultural Heritage Staff. Conditions to this effect are included in Attachment #1a) of this report.

The existing right-of-way located between the Subject Lands and Nashville Road being Barons Street is not part of the Subject Lands but is noted as being a future road system. This stretch of Barons Street is located within the Kleinburg-Nashville Heritage Conservation District (“KNHCD”) Plan area and designated under Part V of the OHA. The CHRIA recommends that a landscape plan be submitted to the City to review. The Cultural Heritage Staff concur with the recommendation and are satisfied that Park Block 246 and Linear Park Blocks 247 and 248 will act as a landscape buffer between the Draft Plan and the KNHCD. In addition, to satisfy Policy 6.2.2.9 of VOP 2010, any development plans or infrastructure projects on Park Block 246 and Linear Park Blocks 247 and 248 shall be submitted to Cultural Heritage Staff for review as these Blocks are adjacent to the KNHCD.

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Stages 1 and 2 Archaeological Assessment and require the corresponding letters from the Ministry of Tourism, Culture and Sport that the Assessments meets the Ministry’s guidelines.

The Development Planning Department, Urban Design and Cultural Heritage Division is satisfied with the proposed CHIRA findings, subject to the comments in this report, and the Conditions of Approval outlined in Attachment #1a) of this report.

***The Owner shall enter into a Developer’s Group Agreement to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 Trustee***

It is a standard condition of Draft Plan approval that the participating landowners in Block 61 execute a Developer’s Group Agreement regarding the provision of servicing infrastructure, roads for the parks and open spaces. The Owner is a member of the Block 61 Developers’ Group and shall be required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 Trustee and the City of Vaughan. A condition to this effect is included in Attachment #1a).

***The Policy Planning and Environmental Sustainability Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Policy Planning and Environmental Sustainability (“PPES”) Department advise that the Owner is required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry (“MNRF”). The Owner is required to fill out an information request form and send it back to the MNRF Aurora District Office for

confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment #1a.

The PPES Department advised that the submitted Nashville Heights Natural Heritage Evaluation (“NHE”) does not evaluate the significance of the western cultural woodland and does not include tree replacement in the vegetation loss calculation. The NHE needs to address the significance of the western cultural woodland. Should the feature be determined to be not significant, then the City would require the replacement of the feature or compensation. A condition to this effect is included in Attachment #1a).

The PPES Department has no objections to the Draft Plan subject to their Conditions of Approval outlined in Attachment #1a) of this report.

***Development Engineering Department Infrastructure Planning and Corporate Asset Management Department has no objection to the Draft Plan subject to Conditions of Approval***

The Development Engineering (“DE”) Department has provided the following comments:

a) General Comments

The Owner shall ensure and secure all lands and necessary approvals to facilitate the road intersection of Street “A” (Barons Street) and Nashville Road in accordance with the MESP and Traffic Impact Study provided as part of the Applications. The intersection is subject to York Region approval.

b) Water Servicing

The portion of the Subject Lands located west of the creek is to be serviced by a watermain to be extended on Barons Street, Canard Drive, Stilton Avenue, Ghent Drive and Bellefond Street from abutting lands to the south. An existing watermain to be extended from abutting lands to the south on Mactier Drive and Rotondo Crescent to service the Subject Lands east of the creek. Based on the modelling and calculations within the Functional Servicing Report (“FSR”), the DE Department is generally satisfied that the Draft Plan can be adequately supplied with water service.

An evaluation of the water servicing modelling and calculations will be conducted when the detailed drawings, including information on the diameter and details of the local watermains, are submitted for the City’s review.

c) Sanitary Servicing

The Draft Plan west of the creek is to be serviced by extending the sanitary sewer north on Barons Street, Ghent Drive, Bellefond Street, Canard Drive and Stilton Avenue from abutting lands to the south. An extension of the sanitary sewer north on Mactier Drive and Rotondo Crescent from abutting lands to the south will service the Draft Plan east

of the creek. The DE Department is generally satisfied that the proposed lands can be adequately serviced with sanitary sewer, subject to the conditions and comments to be addressed by the Owner to the satisfaction of the City.

An abutting Draft Plan, referred to as Nashville (Barons) Developments Inc. (Files Z.17.024 and 19T-17V008) ("Barons East") located east of the CP corridor outside the Block 61 West boundary, is proposed to connect to the eastern Block 61 West collector sewer within the Subject Lands. This servicing is inconsistent with the Master Plan and is under review by Staff.

The City is currently undertaking the detailed design for the proposed Fire Station No. 7-4, identified municipally as 835 Nashville Road, located north of the proposed park and open space Blocks in the Draft Plan. There is an opportunity to potentially connect the sanitary sewer from the proposed Fire Station to the development infrastructure for the Subject Lands ultimately discharging to the Major Mackenzie West sanitary sewer. The Owner and the City's Project Manager for the Fire Station have determined that the sanitary sewer connection from the proposed Fire Station can be accommodated through the Draft Plan.

d) Storm Servicing

The Draft Plan consists of development area west and east of the channel (Open Space Block 250), known as Tributary A. The development area located west of Tributary A drains to temporary Pond 2A and the area east of Tributary A drains to temporary Pond 1A. Currently, interim stormwater management ("SWM") Ponds 2A and 1A, both located south of the Draft Plan and north of Major MacKenzie Drive (current and proposed alignment) are constructed. However, storm runoff from the Subject Lands on both sides of Tributary A were not included in the design of these interim ponds. The FSR provided within the previous submission proposes improvements to the two SWM ponds to accommodate the Draft Plan. The DE Department is generally satisfied that the stormwater outflow from the Draft Plan can be adequately serviced and accommodated by the storm sewers and SWM ponds identified, subject to the conditions in Attachment 1a) being addressed to the satisfaction of the City.

e) Storm Drainage

As identified in the MESP and subsequent Stormwater Management reports for SWM Ponds 1 and 2, both SWM ponds are required to provide Regional controls. The necessary sections and tables within the FSR must be updated to identify the required Regional control storage volume on the preliminary Engineering drawings for SWM Pond 1A.

At the detailed/subdivision design, a figure illustrating the total contributing area to each SWM pond under interim conditions (i.e. including the Baron lands) is required. The drainage area values are consistent within the report (text, tables, figures) and Engineering drawings.

f) Grading Design/Erosion and Sediment Control

The Draft Plan includes residential lots within the general locations outlined within the MESP. There are parks, open channel land and a CP railway earth berm along the north and east boundaries of the Subject Lands for which the Draft Plan makes appropriate grading considerations to implement. Integration of the Subject Lands with the abutting lands to the south and to Huntington Road along the west do not require special grading considerations. An evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review. The DE Department is generally satisfied with the overall Draft Plan and the ability to sufficiently grade the Subject Lands to assimilate with the existing features bounding the development.

An evaluation of the infiltration measures, including infiltration trenches and roof discharge collectors, will be conducted when the detailed drawings are submitted for the City's review.

g) Environmental Noise Feasibility

The Owner shall provide the City with a site-specific noise and vibration study/report for the Subject Lands. The significant noise sources in the vicinity with potential impact on the Draft Plan are road traffic on Huntington Road and the internal streets (i.e. Barons Street and Mactier Drive), and rail traffic on the nearby CP Rail. The required noise and vibration study/report should provide recommendations that include typical measures to mitigate the noise sources such as single loaded roads, acoustic barriers, safety berm, air conditioning, warning clauses and potentially upgraded building components and foundations. The DE Department is generally satisfied that any noise attenuation measures to be proposed in the report/study to be submitted can be reasonably achieved.

The Owner is required to submit final noise reports for review and approval by the City as part of the detailed engineering submission when grading design is typically established. The City requires all dwelling units that abut or face a railway and/or arterial roads such as Huntington Road, Nashville Road, Major Mackenzie Drive, and the future Highway 427 to be constructed with mandatory central air-conditioning. Mandatory acoustic fencing is required on lots which flankage to Street "B" (Mactier Road) and on lots which flankage to Street "A" (Barons Street). All required acoustic barriers abutting public lands shall be constructed with all berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3m road reserve.

h) Environmental Site Assessment

The submitted Environmental Site Assessment ("ESA") documentation has been reviewed and is acceptable to the City. The Owner shall be required to undertake an additional limited Phase Two ESA investigation on park land and open space lands that are to be conveyed to the City. The details of the requirements shall be included in the future subdivision agreement, should the Applications be approved.

i) Transportation

The Draft Plan facilitates access to the site from a proposed connection to Barons Street and to Nashville Road to the north, and to Major Mackenzie Drive West to the south via Barons Street and Mactier Drive. The broad road network designed for the Draft Plan complies with Block 61 West background studies and the DE Department is generally satisfied that the Draft Plan can be adequately accommodated with road access, subject to the Conditions of Approval and comments to be addressed by the Owner to the satisfaction of the City.

The Traffic Impact Assessment includes the synchro analysis for Street "A" (Barons Street) and Nashville Road, however additional details are required to ensure that Street "A" (Barons Street) has sufficient width to accommodate the traffic and transit vehicles for the Subject Lands.

The transportation requirements must be addressed and therefore the Draft Plan has been red-lined as follows:

- i) Show sight triangle dimensions and 0.3 m reserve at all intersections in accordance with City Standards;
- ii) Provide intersection design/details at Street "A" (Barons Street) and Nashville Road in accordance with City Standard Drawing D-4; and
- iii) Indicate a 26 m wide right-of-way for Street "A" (Barons Street), as required by City Standard Drawing D-4.

The DE Department has no objections to the Draft Plan, subject to their Conditions of Approval outlined in Attachment #1a) of this report.

***Servicing allocation is available for the Draft Plan***

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to the Draft Plan is available and unrestricted. Therefore, the following resolution to allocate capacity to the Draft Plan may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 266 residential units (825 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan."

The Infrastructure Planning and Corporate Asset Management Department has no objections to the Draft Plan, subject to the conditions in the Recommendations of this report and in Attachment #1a).

***The Fire and Rescue Service Department has no objection to the Draft Plan , subject to Conditions of Approval***

The Fire Department has no objection to the Draft Plan. The Fire Department has advised that hydrants for firefighting (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the hydrants shall be unobstructed and ready for use at all times. In addition, access roadways shall be maintained and suitable for large heavy vehicles, and temporary municipal addresses must be posted and visible for responding emergency vehicles in a manner satisfactory to the City. A condition to this effect is included in Attachment #1a) to this report.

***The Office of the City Solicitor, Real Estate Department has no objection to the Draft Plan, subject to Conditions of Approval***

The Office of the City Solicitor, Real Estate Department has advised that prior to final approval of the Draft Plan the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 61 West to the satisfaction of the City. The agreement shall include, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 West. This agreement shall also provide a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in the Recommendations of this report and in Attachment #1a).

***Development Charges are applicable to the Draft Plan***

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including Development Charges. The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment #1a) of this report.

***Toronto and Region Conservation Authority have provided Conditions of Approval***

The Toronto and Region Conservation Authority ("TRCA") have provided Conditions of Approval that are included in Attachment #1c) of this report.

***Alectra Utilities Corporation has no objection to the Draft Plan***

Alectra Utilities Corporation has no objection to the Draft Plan, subject to their Conditions of Approval in Attachment #1d) of this report.

***Enbridge Gas Distribution Inc. has no objection to the Draft Plan***

Enbridge Gas Distribution Inc. has no objection to the Draft Plan subject to the conditions included in Attachment #1e) of this report.

***The School Boards have no objection to the Draft Plan***

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions regarding the Draft Plan.

***Metrolinx has no objection to the Draft Plan***

Metrolinx has indicated they have deferred to the CP to provide comments since the Subject Lands do not contain any future GO Station sites. CP owns the adjacent corridor, thus making CP the primary rail commenting agency. Metrolinx has advised that they have no objection to the proposal and have no conditions regarding the Draft Plan.

***Canadian Pacific Railway (“CP”) has no objection to the Draft Plan***

Canadian Pacific Railway (“CP”) has indicated that a minimum 30 m building setback from the railway right-of-way be included as a condition of draft approval. This will ensure the safety and comfort of adjacent residents and mitigate any potential environmental factors. This setback requirement has been incorporated into the Draft Plan and will be included in the implementing Zoning By-law, should the subject Applications be approved. CP’s Conditions of Approval are included in Attachment #1f) of this report.

***Canada Post has no objection to the approval of the Draft Plan***

Canada Post has no objection to the Draft Plan, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1g) of this report.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

York Region has advised that the Subject Lands are located within the boundaries for Wellhead Protection Areas A, B, C, D and Q, the Highly Vulnerable Aquifer (“HVA”) and

the Significant Groundwater Recharge Area (“SGRA”) under the *Clean Water Act, 2006*. The Subject Lands, which are located within the Wellhead Protection Area, must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (“YROP 2010”) and prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan, to the satisfaction of York Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies.

York Region has no objection to the approval of the Draft Plan, subject to their Conditions of Approval in Attachment #1b) of this report.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.17.022 and Draft Plan of Subdivision File 19T-17V007, which if approved, would facilitate the development of the Subject Lands with 266 dwelling units comprised of 205 detached dwelling units, 46 street townhouses and 30 Blocks/part lots. The Draft Plan also includes a neighbourhood park, linear parks, vistas and open space and maintains the existing valley lands/open space. The Draft Plan is consistent with the PPS and conforms to the Growth Plan and the policies of the York Region Official Plan and VOP 2010.

The Development Planning Department is satisfied that the Draft Plan shown on Attachment #4, as red-line revised and the proposed zoning and site-specific exceptions identified in Table 1 will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report, and the Conditions of Approval set out in Attachment #1.

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

## **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning and Draft Plan of Subdivision File 19T-17V007 - Red-Lined
5. Block Plan - Revised

## **Prepared by**

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