

Statutory Public Meeting

Nashville Major Developments Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.027 & DA.22.055

Block 226, Plan 65M4373

December 6, 2022

Communication: C11
Committee of the Whole (PM)
December 6, 2022
Item #1



Proposal

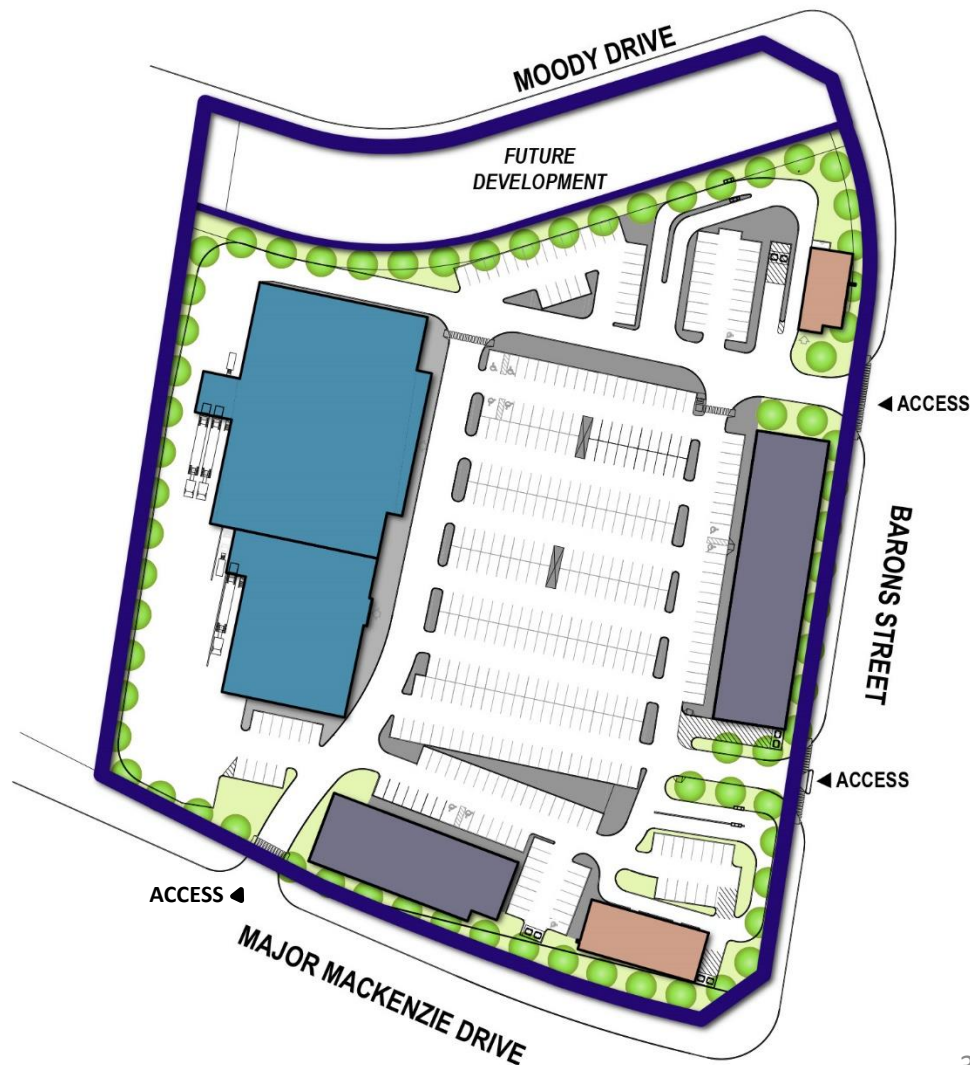
3.63 ha site at northwest corner of Barons Street and Major Mackenzie Drive within Block 41

5 commercial buildings with approximately 8,300 m² (89,500 sq.ft) GFA total

Individual unit sizes range from 90 m² to 3,440 m² (1000 sq.ft to 37,000 ft) GFA

Access provided from Major Mackenzie Drive and Barons Street

Northern portion of lands left for future development



Vaughan Official Plan

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

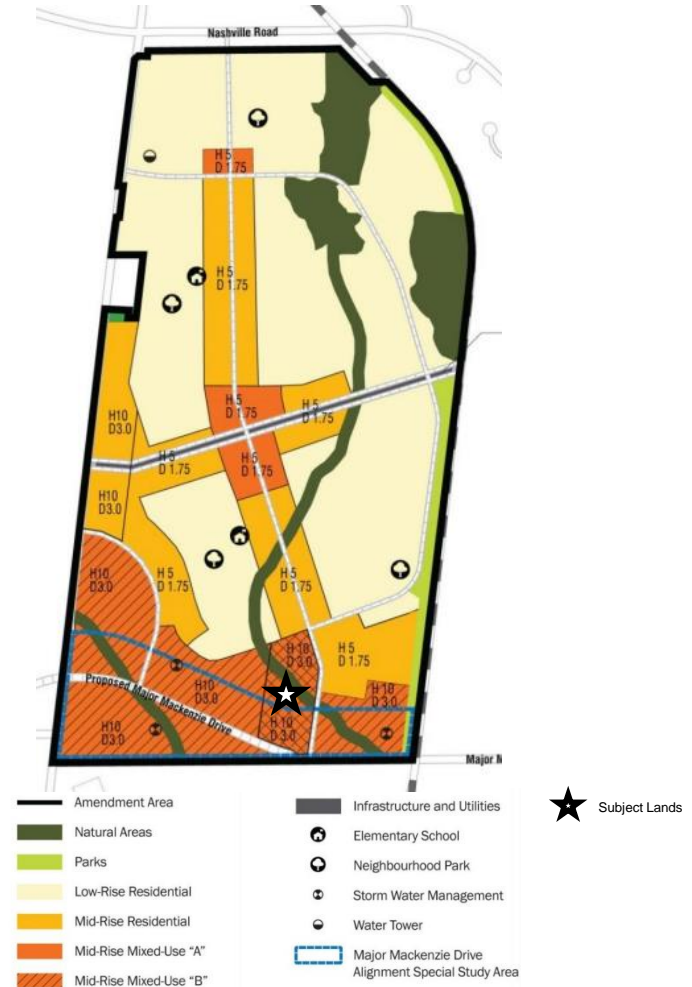
Mid-Rise Mixed Use C allows for:

- Residential uses
- Mixed-use residential-commercial uses
- Commercial uses

Commercial uses include:

- Supermarket, retail store, eating establishment with drive-through, and banks

Proposed development conforms to the
Vaughan Official Plan



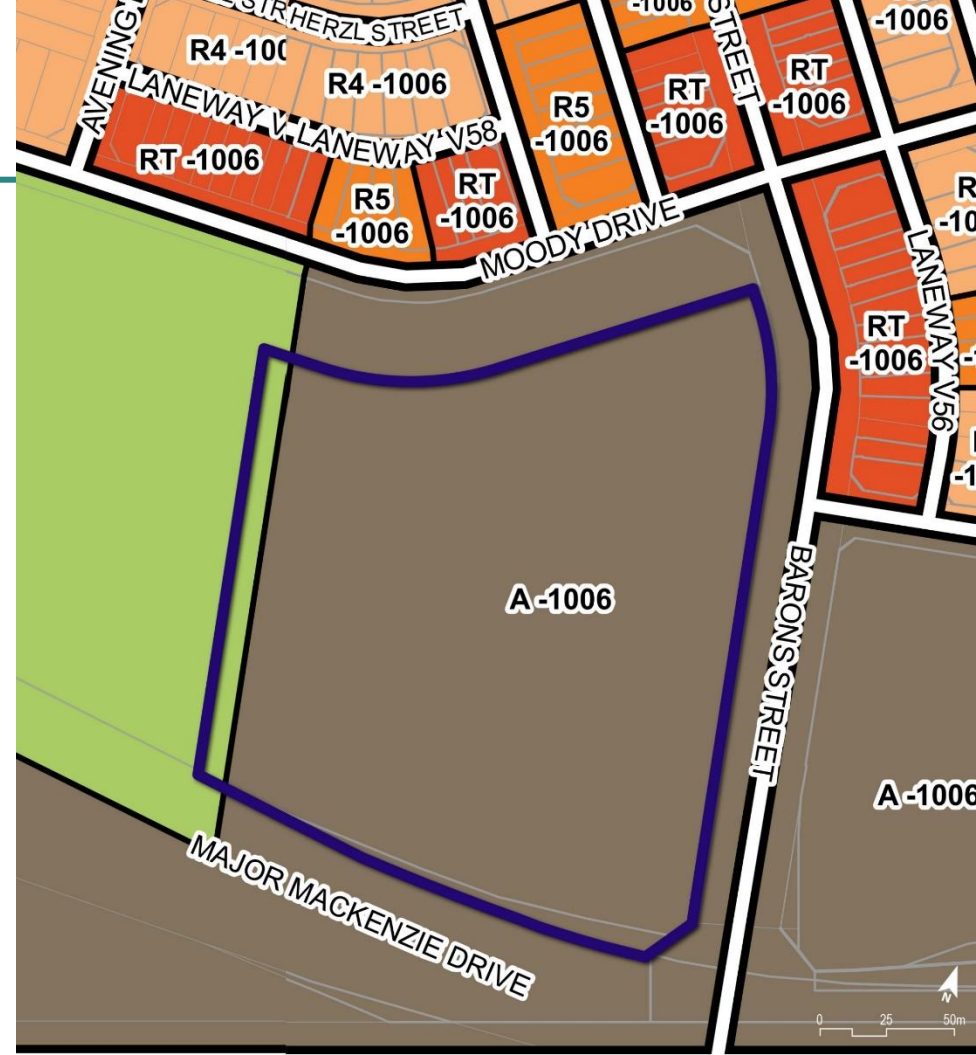
Zoning

Current:

- A and OS1 in ZBL 1-88
- A-1006 and OS1 in ZBL 001-2021

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

- Reduced setback and landscape strip requirements
- Consolidate parking requirements
- Removal of requirement for long-term bicycle parking and associated change/shower facilities
- Removal of one loading space



Conservation, Open Space and

Agricultural Zones

	A (Agriculture Zone)
	OS1 (Public Open Space Zone)
	EP (Environmental Protection Zone)

Residential Zones

	R1 (First Residential Zone)		R4 (Fourth Residential Zone)
	R2 (Second Residential Zone)		R5 (Fifth Residential Zone)
	R3 (Third Residential Zone)		RT (Townhouse Zone)

Overall Concept



Development Statistics

Lot Area	3.63 ha
Commercial Buildings	5 buildings 8,300 m2 GFA (89,500 sq.ft)
Parking	394 Typical Spaces 10 Barrier Free



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