

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



Site Context

Block 61 – Nashville Heights approved in 2014

North side of Major Mackenzie Drive and Barons Street intersection

Site is Commercial/Mixed-Use in Block Plan

Block 61 achieves the minimum density of 61 persons & jobs/hectare without residential units on this block

Parkland dedication exceeds what is required for the Block



Proposal

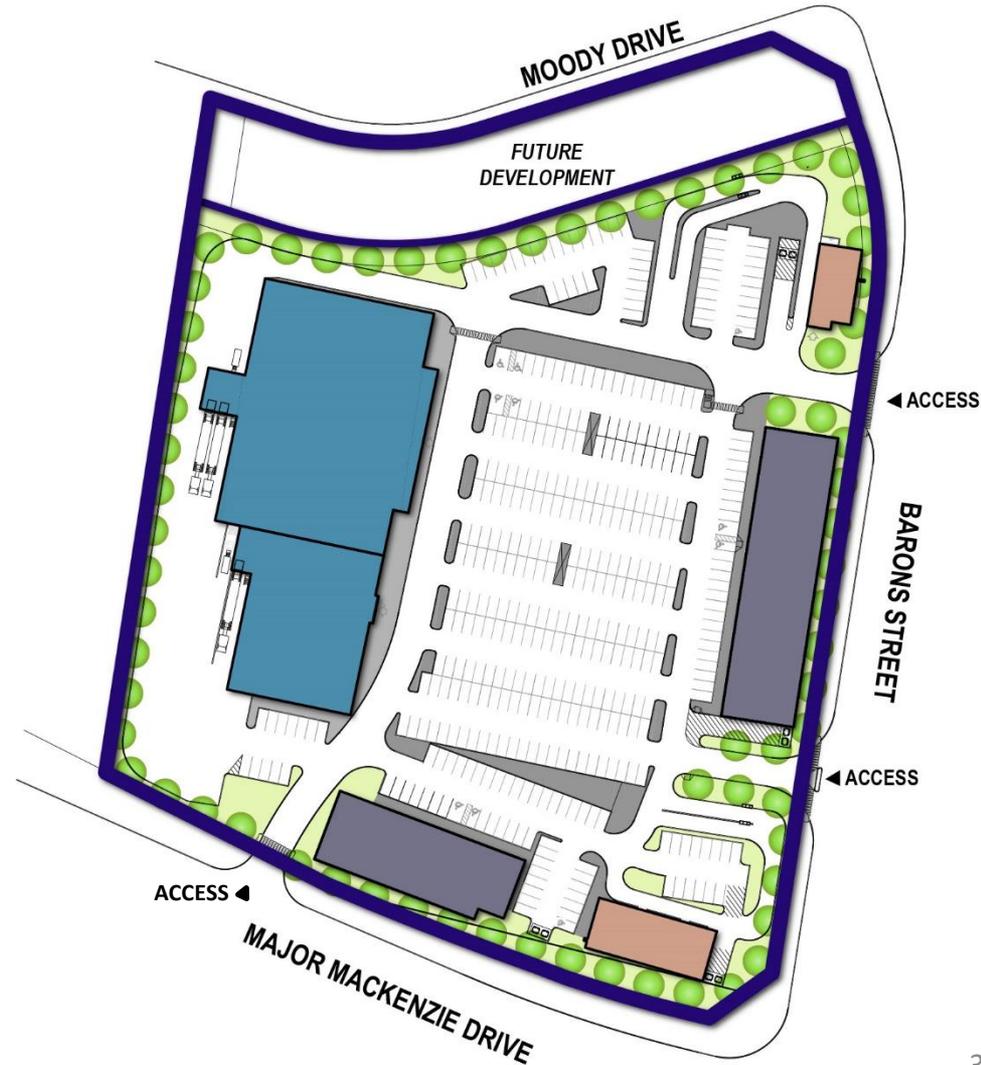
3.63 ha site at northwest corner of Barons Street and Major Mackenzie Drive within Block 41

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



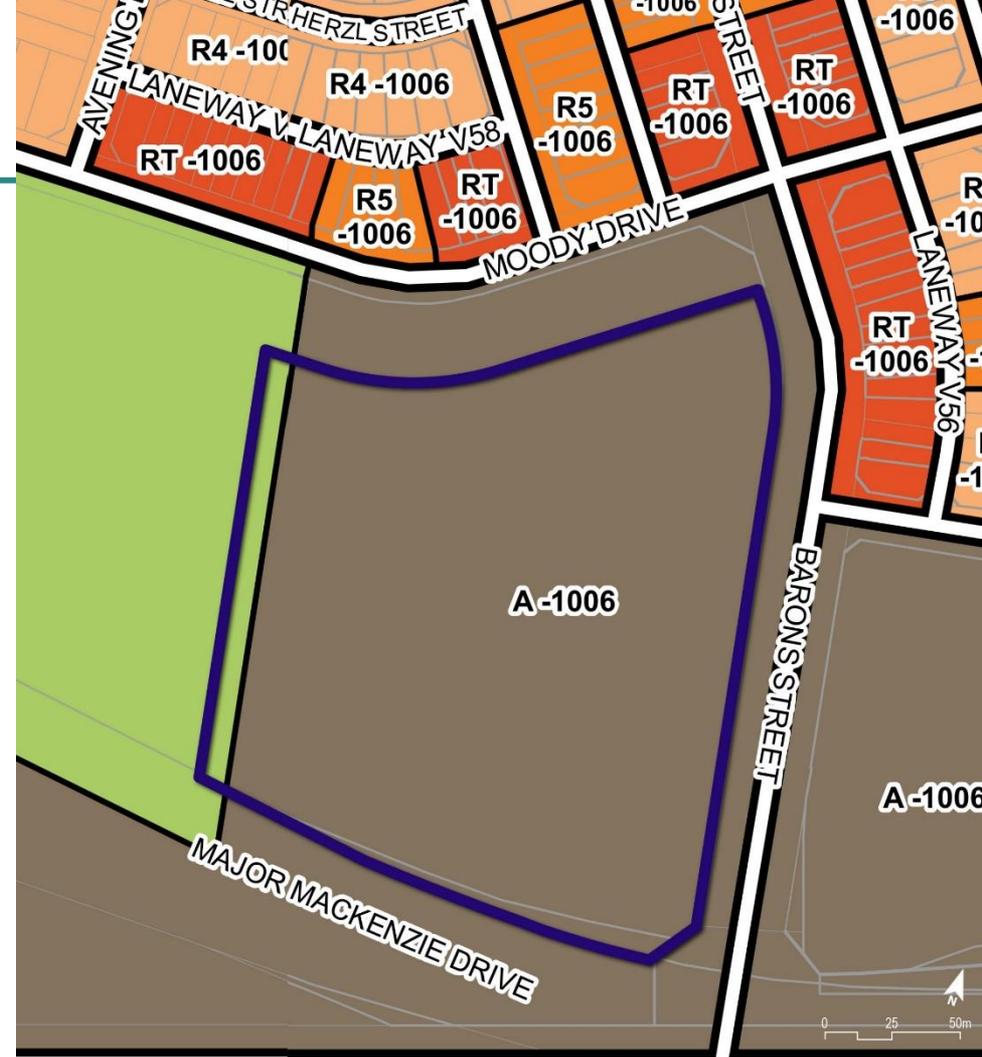
Zoning

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		Residential Zones			
	A (Agriculture Zone)		R1 (First Residential Zone)		R4 (Fourth Residential Zone)
	OS1 (Public Open Space Zone)		R2 (Second Residential Zone)		R5 (Fifth Residential Zone)
	EP (Environmental Protection 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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