

# 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

May 2, 2023

Communication: C32  
Committee of the Whole (PM)  
May 2, 2023  
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

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Previously presented December 6, 2022

Plan revised to:

- Expand north to Moody Drive
- Addition of one building
- Additional entrance added to Moody Drive

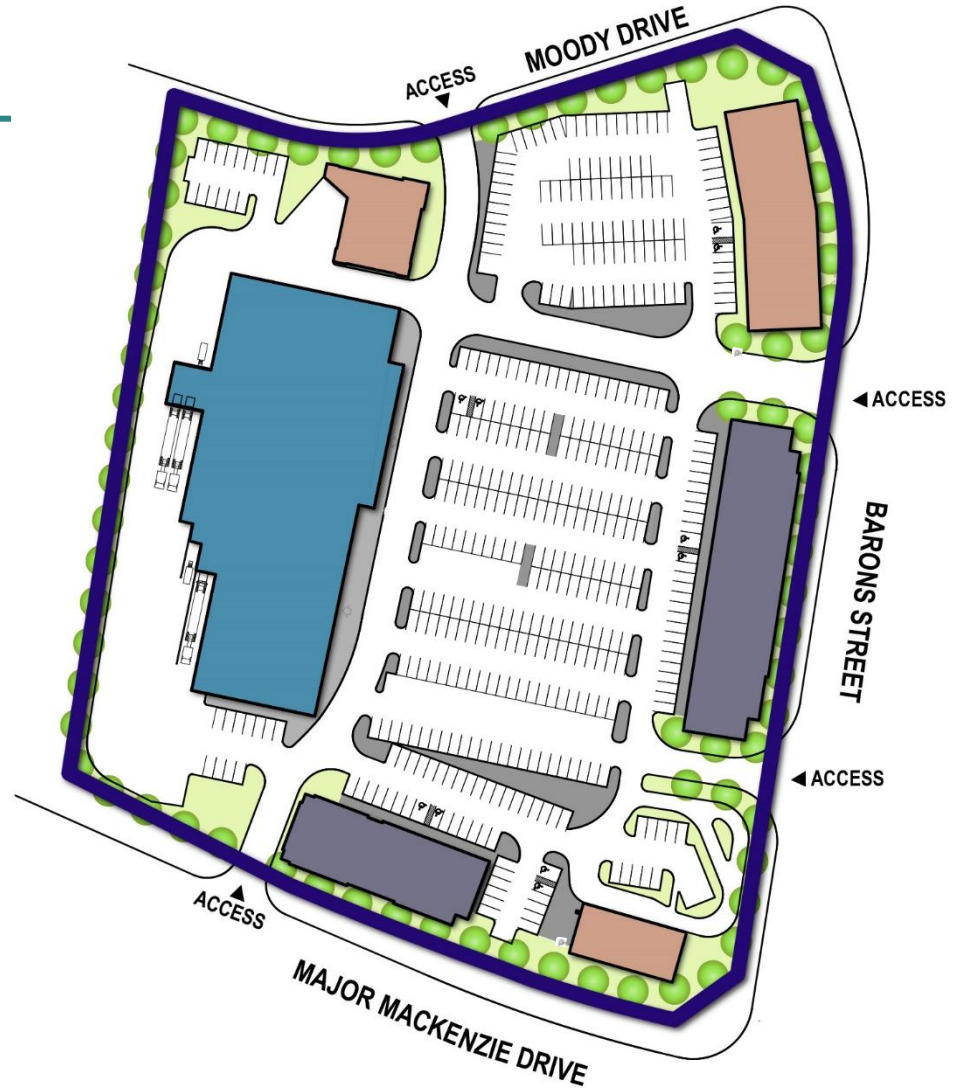


# Proposal

6 commercial buildings with approximately 10,000 m<sup>2</sup> (107,500 sq.ft) GFA total

Individual unit sizes range from 90 m<sup>2</sup> to 3,500 m<sup>2</sup> (1,000 sq.ft to 37,500 ft) GFA

Access provided from Major Mackenzie Drive, Barons Street and Moody Drive



# Vaughan Official Plan

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

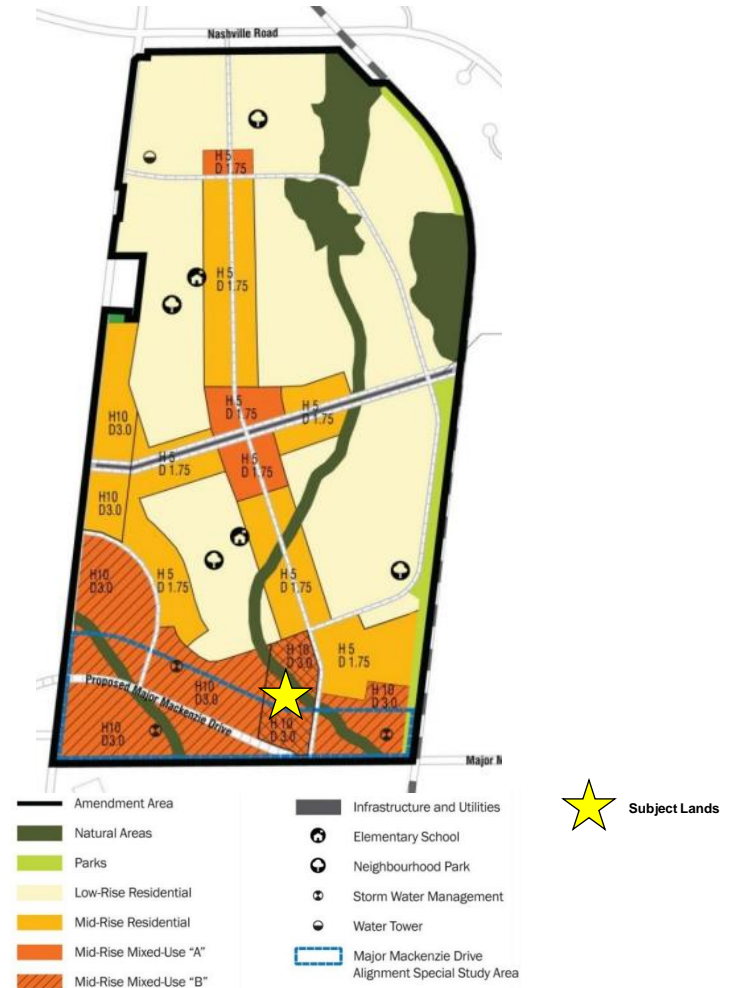
Mid-Rise Mixed Use C allows for:

- 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



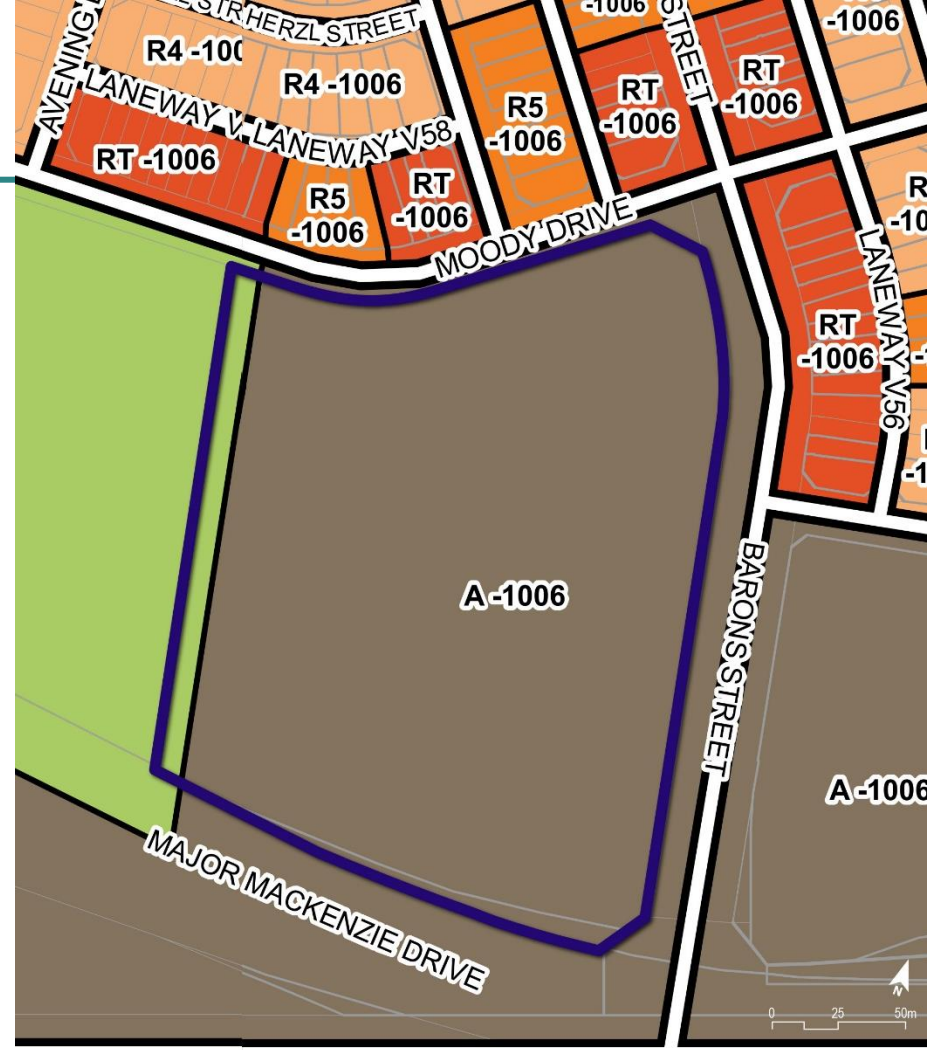
# Zoning










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 two loading spaces
- Increase maximum height for one building



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

<b>Lot Area</b>	4.15 ha
<b>Commercial Buildings</b>	6 buildings 10,000 m2 GFA (107,500 sq.ft)
<b>Parking</b>	468 Parking Spaces 13 Barrier Free

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