

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 2, 2023 **WARD(S):** 1

TITLE: NASHVILLE MAJOR DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT Z.22.027
BLOCK 226 AND PART OF BLOCK 227, PLAN 65M-4373
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON
ROAD

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 Zoning By-law Amendment File Z.22.027. The Owner proposes to rezone the subject lands to permit a 9,980.57 m² commercial retail development consisting of six (6) buildings, as shown on Attachments 2 to 10.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 and 001-2021 to permit six (6) commercial retail buildings.
- 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.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.22.027 (Nashville Major Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: Block 226 and Part of Block 227, Plan 65M-4373 (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 31, 2022

Date applications were deemed complete: October 25, 2022

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

Nashville Major Developments Inc. (the ‘Owner’) has submitted Zoning By-law Amendment File Z.22.027 (the ‘Application’) to permit a 9,980.57 m² commercial retail development consisting of six (6) buildings (the ‘Development’), as shown on Attachments 2 to 10, through the following amendments:

- a) amend Zoning By-law 1-88 to rezone the Subject Lands from “A – Agricultural” and “OS1 – Open Space Conservation Zone” to “C5 – Community Commercial” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 on Attachment 13 of this report; and
- b) amend Zoning By-law 001-2021 to rezone the Subject Lands from “A – Agriculture Zone” and “OS1 – Public Open Space Zone” to “GC – General Commercial Zone” as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 on Attachment 13 of this report.

The Development has been revised since it was presented at the December 6, 2022 Public Meeting

The Committee of the Whole, on December 6, 2022, received a Public Meeting report on Zoning By-law Amendment Application Z.22.027, which considered an 8,315 m² commercial retail development consisting of five (5) buildings, with a portion of Block 226 not included as part of the Application and considered “Future Development”, as shown on Attachment 11.

The Owner has since revised the Application, proposing to develop the entirety of Block 226, including the area identified as “Future Development”, with an expansion to Building ‘E’ and a new commercial retail building, Building ‘F’. The Development as now proposed will have a total gross floor area of 9,980.57 m².

The Subject Lands are located in the approved Block 61 West Plan

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan (‘Block Plan’), with subsequent modifications approved on June 28, 2022, as shown on Attachment 12. The Block Plan provides the basis for land uses, housing mix, environmental protection, servicing infrastructure, transportation network, urban design, and phasing for Block 61 to manage growth. The Block Plan identifies the Subject Lands as “Commercial/Mixed Use” and “SWM 2”. As the Development proposes to encroach 10 m into the adjacent stormwater management pond, the Block

Plan will require a minor modification to the lot area and boundaries of the “SWM 2” block and “Commercial/Mixed Use” block, should the Application be approved.

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

a) Date the Notice of Public Meeting was circulated: April 05, 2023.

The Notice of Public Meeting was also posted on the City’s web-site at www.vaughan.ca and Notice Signs were installed along each street frontage, being Major Mackenzie Drive, Barons Street and Moody Drive, 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 and to the Kleinburg & Area Ratepayers’ Association and to anyone on file with the Office of the City Clerk having requested notice.

c) The following is a summary of written comments received from the previous Public Meeting on December 6, 2022. The comments are organized by theme as follows:

Access, Traffic and Parking

- The drive-throughs for Buildings ‘C’ and ‘E’ are located too close to the principal driveway entrances to Barons Street, proposed condition may create a backlog of vehicles in the parking lot near and in the driveway entrances
- A three-way stop is needed at Barons Street and Hopewell Street, along with a pedestrian crossing to support safety and walkability
- Speedbumps should be implemented on-site to control speeds
- Not enough parking to accommodate the number of units proposed in Building D

Future Development Area

- Unclear on what this area will be developed for
- There should be a walkway from Moody Drive across the “Future Development” area to provide access to the Development

Design

- The number of units proposed within Building D will create a design condition with too many service doors facing Barons Street

Safety

- A Police Station should be located in Building D to reduce crime and vehicle thefts, or additional crime prevention measures should be implemented

d) No comments have been received on the latest revision of the Application, as of April 18, 2023, by the Development Planning Department.

Any written 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

Nashville Developments Inc. Et Al., Committee of the Whole Report:
[November 15, 2011, Committee of the Whole \(Item 16, Report 50\)](#)

Block Plan File BL.61.2009, Committee of the Whole Report:
[May 10, 2011, Committee of the Whole \(Item 30, Report 25\)](#)

Block Plan File BL.61.2009, Committee of the Whole Report:
[November 15, 2011, Committee of the Whole \(Item 30, Report 50\)](#)

Nashville Major Developments Inc., Committee of the Whole (Public Meeting):
[December 13, 2022, Committee of the Whole \(Public Meeting\) \(Item 1, Report 44\)](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

Official Plan Designation:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use Area “C”” and “Natural Areas”, within the Major Mackenzie Drive Alignment Special Study Area by VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights, Schedule A
- In accordance with Policy 12.7.18.7, the location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may change without requiring an amendment to VOP 2010
- The final alignment of Tributary ‘A’ and the “Natural Areas” designation of VOP 2010 traverses to the east of the Subject Lands, as shown on the Council approved Block Plan on Attachment 12
- The “Mid-Rise Mixed-Use Area “C”” designation permits residential, mixed-use residential-commercial, and commercial uses to serve the local community, and permits a residential density ranging from a minimum of 35 units per net residential hectare to a maximum of 150 units per net residential hectare
- The range of permitted commercial uses include a supermarket, pharmacy, retail store, eating establishments (convenience, take-out, convenience with drive-through), banks or financial institutions, and business or professional offices
- Policy 9.2.2.4.f identifies that for retail in “Mid-Rise Mixed-Use” areas within 70 metres of an area designated as “Low-Rise Residential”, low-rise buildings are a permitted building type
- Policy 12.7.5.10 identifies development within “Mid-Rise Mixed-Use Area “C”” and “Mid-Rise Mixed-Use Area “C”” within the Major Mackenzie Drive Alignment Special

Study Area shall be subject to Architectural Control and in accordance with the Council approved Architectural Design Guidelines

- Policy 12.7.5.7 specifies requirements for a drive-through facility for an eating establishment, convenience with drive-through, including criteria that prohibits a drive-through associated with an eating establishment, convenience with drive through to be located between a building and a street
- The proposed commercial uses are permitted within the “Mid-Rise Mixed-Use Area “C””

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

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

Zoning:

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning Bylaw 1-88, as shown on Attachment 1
- “A – Agriculture Zone” and “OS1 – Public Open Space Zone”, subject to site-specific Exception 14.1006 by Zoning By-law 001-2021, as shown on Attachment 1
- The proposed commercial uses are not permitted within the Agricultural and Open Space Zones
- The Owner proposes to rezone the Subject Lands to “C5 – Community Commercial Zone”, under Zoning By-law 1-88, together with site-specific zoning exceptions in the manner shown on Table 1 of Attachment 13 to permit the Development
- The Owner proposes to rezone the Subject Lands to “GC – General Commercial Zone”, under Zoning By-law 001-2021, together with site-specific zoning exceptions in the manner shown on Table 2 of Attachment 13 to permit the Development

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 application, 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	<ul style="list-style-type: none"> ▪ The Application 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, 2022 (‘YROP’) and

	MATTERS TO BE REVIEWED	COMMENT(S)
	Official Plan Policies	VOP 2010, Volume 2, Section 12.7 – Block 61 West – Nashville Heights
b.	Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ The Development encroaches 10 m into the adjacent SWM pond lands currently zoned “OS1”. Approval from the Development Engineering Department and the Toronto and Region Conservation Authority is required prior to rezoning
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.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.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Block 61 West Nashville Heights Architectural and Urban Design Guidelines prepared by John G. Williams Limited Architect and dated June 2011
e.	Stormwater Management	<ul style="list-style-type: none"> ▪ The subject lands are proposing to encroach 10 metres into the SWM pond block to the west to allow for a greater development area for the proposed site plan. The development will then propose a direct connection from the site to the adjusted SWM Pond ▪ The Owner shall consider removing the direct connection to the pond and utilize the existing storm control manholes provided for the block to meet City of Vaughan Site Plan Design Criteria. The DE Department prefers the minor storm drainage to outlet to the existing storm connections along Baron Street as per the subdivision design to ensure the minor drainage is out letting to the SWM pond through the forebay to ensure the SWM pond can treat for erosion and quantity as it was designed to ▪ The removal of the direct connection will reduce the need for additional infrastructure the City will have to assume and maintain for the SWM pond in the future

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Transportation Ontario, and external public agencies and utilities
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ The related Site Development Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31
h.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The Subject Lands are located within an area subject to the Source Protection Plan (SPP). The SPP under the Clean Water Act, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region, took effect on December 31, 2015. The proposed works are in a vulnerable area referred to as a Wellhead Protection Area – Q2 (WHPA-Q2) ▪ Development of the Subject Lands are subject to the REC-1 part 1 policy of the CTC SPP. In accordance with the REC-1 part 1 policy, new development is required to implement best management practices, such as Low Impact Development (LID), with the goal of maintaining predevelopment recharge
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ 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
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Mobility Assessment Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department ▪ The proposed traffic generated by the development will be reviewed in consideration of existing traffic conditions at Barons Street, Moody Drive, and Major Mackenzie Drive ▪ Matters including the driveway entrances, parking, truck manoeuvring, bicycle parking, sidewalk connections, and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are located on Major Mackenzie Drive, an arterial road under the jurisdiction of York Region. The right-in/right-out access to the Subject Lands proposed via Major Mackenzie Drive shall be reviewed in consultation with York Region and the Ministry of Transportation Ontario ▪ York Region will identify any required land conveyances
k.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.22.055 to be reviewed with the Application

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. Any issues will be addressed when the technical report is considered.

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 Michael Torres, Planner, Development Planning Department, ext. 8933.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Elevations – Building A1
5. Elevations – Building A2
6. Elevations – Building B
7. Elevations – Building C
8. Elevations – Building D
9. Elevations – Building E
10. Elevations – Building F
11. Previous Site Plan and Proposed Zoning

12. June 28, 2022 Council Approved Block Plan 61 West – Revised
13. Proposed Zoning By-Law Amendments

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