

Committee of the Whole (1) Report

DATE: Tuesday, January 23, 2024

WARD: 1

**TITLE: NASHVILLE DEVELOPMENTS INC.: ZONING BY-LAW
AMENDMENT FILE Z.22.014, SITE DEVELOPMENT
APPLICATION FILE DA.22.025, BLOCK 108, REGISTERED
PLAN 65M-4421 - VICINITY OF HUNTINGTON ROAD AND EAST
CORNERS BOULEVARD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on an application to rezone the subject lands and for a Site Development Application to permit the development of 47 residential townhouse units (26 back-to-back and 21 dual frontage units), two 3-storey mixed-use buildings (for a total of 51 units), and a public space as shown on Attachments 2 to 9.

Report Highlights

- The Owner proposes 47 residential townhouse units, two 3-storey mixed-use buildings (for a total of 51 units), and a public space.
- Zoning By-law Amendment and Site Development Applications are required to permit the development.
- The Development Planning Department supports the proposed development as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.22.014 (Nashville Developments Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone part of the Subject Lands shown on Attachment 1, from “OS1 Public Open Space” (‘OS1 Zone’), subject to site-specific exception 950 and “RM1(H) Multiple Residential One Zone” with the Holding Symbol “(H)” (‘RM1(H) Zone’), subject to site-specific

1006 to “RM1 Multiple Residential One” (‘RM1 Zone’), subject to site-specific exception 1006 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 11;

2. THAT Site Development File DA.22.025 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 12 to the satisfaction of the Development Planning Department, to permit the development of 47 residential townhouse units (26 back-to-back and 21 dual frontage units), two 3-storey mixed-use buildings (for a total of 51 units), and a public space;
3. THAT Site Plan Development File DA.22.025 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 51 residential units (158 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; and
4. THAT the removal of the Public Square (Piazza) and redesignation of those lands as Medium Density / Mixed-Use in the Block 61 Block Plan, as shown on Attachment 10, BE APPROVED, and that the final Block 61 Block Plan be modified to reflect these changes.

Background

Location: Block 108, Registered Plan 65M-4421 (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Zoning By-law Amendment and Site Development Applications have been submitted to permit the proposed development

The Owner has submitted Zoning By-law Amendment and Site Development Applications Z.22.014 and DA.22.025 (the ‘Applications’) for the Subject Lands to permit the proposed development of 47 residential townhouse units (26 back-to-back and 21 dual frontage units), two 3-storey mixed-use buildings, each containing two residential units (for a total of 51 units) and at-grade commercial uses, and a public space (the ‘Development’) as shown on Attachments 2 to 9.

A related Draft Plan of Condominium Application (File 19CDM-23V002) has been submitted for the Development and will be heard at a future Committee of the Whole Meeting, should the Applications be approved.

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

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): August 19, 2022*
- *Location of Notice Sign: Barons Street, East’s Corner Boulevard, Desideriu Drive and Andreetta Drive*

- *Date of Public Meeting: September 13, 2022, date ratified by Council September 28, 2022*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: November 21, 2023*

Public Comments were received.

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Traffic congestion

- Existing neighbourhood has traffic issues.
- Residents are concerned with careless drivers in the neighbourhood and additional development will exacerbate the issue.

Lack of recreational space for existing residents

- Residents were advised at the time of purchasing the residential dwelling units that the Subject Lands would incorporate a Town square.
- Existing parks and splash pads are highly utilized by existing residents.
- Residents desire more outdoor recreational space and parks for outdoor activities including biking, walking, and exercise.

Lack of school space and day care for existing resident children

- The existing school in the neighbourhood is at capacity, requiring existing residents to take the bus to schools in other areas.
- There are no options for day care for existing residents.

No commercial uses for the residents in the area

- Residents were advised at the time of purchasing the residential dwelling units that the Subject Lands might have a commercial plaza.
- Commercial uses would benefit the residents as no commercial uses are in the vicinity of the community.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the applications and Subject Lands can be found at the following links:

Block 61 West (Nashville Heights) Committee of the Whole Report:
[May 10, 2011, Committee of the Whole Meeting \(Item 30, Report 25\)](#)

Block 61 West (Nashville Heights) Committee of the Whole Conditions Report:
[November 15, 2011, Committee of the Whole Meeting \(Item 13, Report 50\)](#)

Nashville Developments Inc. Public Meeting Report:
[September 13, 2022, Committee of the Whole \(Public Meeting\) \(Item 4, Report No. 33\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP 2010, YROP 2022 and VOP 2010

Provincial Policy Statement, 2020 ('PPS')

Section 1.1.3 of the PPS sets out the policies for Settlement Areas, and states that they shall be the focus of growth and development (S. 1.1.3.1). Section 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities by permitting and facilitating all housing options, all types of residential intensification.

The Subject Lands are within a Settlement Area and are located within a Designated Greenfield Area as identified by the York Region Official Plan 2010 ('YROP 2010') and York Region Official Plan 2022 ('YROP 2022'). The Development contributes to a mix of housing options, in a compact form and at a higher density than the surrounding area, while providing opportunities for commercial uses and publicly accessible space for residents. Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

Section 2.2.1 of the Growth Plan sets out the policies for managing growth, and states that the vast majority of growth will be directed to Settlement Areas that: have a delineated built boundary; have existing or planning municipal water and wastewater systems; and can support the achievement of complete communities (Section 2.2.1.2).

Section 2.2.7.1 states that new development taking place in Designated Greenfield Areas will be planned, designated, zoned, and designed in a manner that: supports the achievement of complete communities; supports active transportation; and encourages the integration and sustained viability of transit services. Section 2.2.7.2 establishes a minimum density target of 50 residents and jobs combined per hectare for Designated Greenfield Areas.

The Subject Lands are within a Designated Greenfield Area of a Settlement Area, with access to municipal water and wastewater systems. The Development will contribute to a diverse range and mix of housing options within the area, supports the achievement of a complete community through the provision of commercial space within the Development, and provides a density of 172 residents and jobs per hectare. The Development conforms to the Growth Plan.

YROP 2010 and YROP 2022

The YROP 2010 designates the Subject Lands "Towns and Villages" on Map 1 – "Regional Structure". Section 5.6 states that new development within the "Towns and Villages" designation is subject to comprehensive secondary plans to evaluate: the

availability of water and wastewater services; the integration of development into the existing community; and the achievement of the minimum density requirement of 50 residents and jobs combined per hectare.

The YROP 2022 designates the Subject Lands “Urban Area” on Map 1 – “Regional Structure” and “Community Area” on Map 2 – “Land Use Designations”. Section 4.2 states that the Community Area designation is where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human services needs will be located, and shall contain a wide range and mix of housing types, sizes and tenures.

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications are measured; however, the Development conforms to YROP 2022 as outlined above.

The Development, which conforms to the YROP 2010 and YROP 2022, is located within the Block 61 West – Nashville Heights plan and provides for a denser development on the Subject Lands while diversifying the housing types within the area and achieving minimum density targets.

Vaughan Official Plan 2010 (‘VOP 2010’)

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Community Area” on Schedule 1 – “Urban Structure” of VOP 2010
- “Mid-Rise Mixed-Use Area “A”” on Map 12.7.A – Block 61 West – Nashville Heights – Land Use by Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Heights of VOP 2010

The “Mid-Rise Mixed-Use Area “A”” designation permits stand-alone residential uses, and residential and commercial uses within a mixed-use building where the uses are not on the same floor. The designation permits a range of built forms, including low-rise buildings up to 5-storeys, townhouses and stacked townhouses, and a Floor Space Index (‘FSI’) of 1.75 times the lot area, and a minimum of 25 units per net residential hectare up to a maximum of 150 units per net residential hectare on the Subject Lands.

The Zoning By-law Amendment Application establishes site-specific exceptions to facilitate the development of a mix of townhouse built-forms and mixed-use buildings on the Subject Lands, with a density of 1 FSI and 56 units per net residential hectare.

On this basis, the Development conforms to VOP 2010.

The Development conforms to the final Block Plan, as amended, for the Block 61 Plan Area

The Subject Lands are located within the Block 61 Block Plan ('Block 61 Plan') area, which was originally approved by Council in May 2011. In September 2017 the Block 61 Plan area was modified as a part of Draft Plan of Subdivision File 19T-16V010 and Zoning By-law Amendment File Z.16.052 (Nashville Developments (North) Inc.) including modifications to approved lands uses, lotting and road pattern and the Natural Areas designation. In June 2018, the Block 61 Plan was amended further as a part of Draft Plan of Subdivision File 19T-17V007 and Zoning By-law Amendment File Z.17.022 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) 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 Toronto and Region Conservation Authority.

The Block 61 Plan shown on Attachment 10 designates the southwest corner of the Subject Lands as Public Square (Piazza) and is proposed to be redesignated to Medium Density / Mixed-Use. Through the review of the Applications and in consultation with the Parks Planning division of the Parks Infrastructure Planning and Development Department, the Public Square (Piazza) is no longer required as parkland requirements have been met within the Block 61 Plan area.

In consideration of the above, the Applications conform to the approved Block 61 Plan, as amended. The Owner is required, as a condition of the related Site Development Application (File DA.22.025), to submit a revised Block 61 Plan and a letter from the Trustee for Block 61 indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 61 Landowners Group Agreement. Conditions to this effect have been included in Attachment 12.

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

- OS1 Zone, subject to site-specific exception 950 and RM1(H) Zone, subject to site-specific exception 1006 by Zoning By-law 001-2021.
- These zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to RM1 Zone together with the site-specific zoning exceptions in Attachment 11 to permit the Development, as shown in Attachments 2 to 9.

The Development Planning Department can support the zoning exceptions identified in Attachment 11 on a site-specific basis for the following reasons:

- The Development is consistent with the policies of the PPS and conforms to the Growth Plan, YROP 2010, YROP 2022 and VOP 2010.
- Parkland dedication through the *Planning Act* and the City's guidelines' requirements have been met in the Block 61 community, and Parks Planning Staff have confirmed the Town Square is no longer required.

- A central outdoor amenity space is not required as the Development is located within walking distance to park space, including East's Corners Park located 160 m east of the Subject Lands, Algoma Park located 335 m walking distance northwest of the Subject Lands, and Secord Park located 360 m walking distance southwest of the Subject Lands.
- Two commercial units are provided within the Development, in addition to the large commercial development proposed at the intersection of Barons Street and Major Mackenzie (File No. DA.22.055) to serve the local community.
- The Development provides 9 commercial parking spaces, and only one restaurant or restaurant, take-out use will be permitted to ensure compliance with the parking requirements.
- The Development provides 4 visitor parking spaces for the back-to-back units fronting a private road.
- The Development has access to over 20 lay-by parking spaces along Barons Street and East's Corners Boulevard.

Minor modifications may be made to the zoning exceptions identified in Attachment 11 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Development Planning Department supports the Site Development Application, subject to the conditions in Attachment 12

The Development Planning Department recommends approval of the Development as shown on Attachments 2 to 9, subject to the recommendations contained in this Report and the conditions in Attachment 12. The Owner must satisfy all outstanding comments prior to the execution of the Site Plan Agreement and the Development Planning Department must approve the final site plan, building elevations, landscape plan and details, sustainability metrics and landscape cost estimate.

Site Design

The Development consists of 47 residential townhouse units (26 back-to-back and 21 dual frontage units), and two 3-storey mixed-use buildings, for a total of 51 units as follows:

- The units are proposed within six blocks, as shown on Attachments 2 and 3, with Blocks 1 and 4 comprising dual frontage units;
- Blocks 2 and 3 comprise of dual frontage units and the two 3-storey mixed-use buildings;
- Blocks 5 and 6 comprise of back-to-back units; and
- Units within Blocks 1 through 5, and units 38 to 43 of Block 6 have driveways off the internal laneways, and units 44 to 49 of Block 6 have driveways off Desideriu Drive.

Visitor and commercial parking is located south of Blocks 5 and 6, with a combined total of 13 parking spaces. A 1.5 m concrete sidewalk is proposed along part of the internal private laneway, and a 2 m pedestrian connection is proposed to the intersection of Barons Street and East's Corners Boulevard, and the proposed public space.

Building Elevations

The proposed building elevations are shown on Attachments 4 to 9. Architectural materials for the Development include a combination of face brick, ledge stone, precast, and versatex / hardie. Signage is proposed on the building faces of the mixed-use buildings.

Landscape Plan

The Landscape Plan, shown on Attachment 3, consists of at-grade deciduous tree plantings and shrub plantings along the public streets and internal private laneways. Tree planting as required by Draft Plan of Subdivision File 19T-10V004 will also be implemented through the Development. An enhanced landscape area and public space is proposed at the intersection of Barons Street and East's Corners Boulevard consisting of unit paving, public benches, bicycle parking spaces, and planting beds with trees and low planting.

Additional plantings and/or screening are required around the proposed visitor and commercial parking area. A condition to this effect is included in Attachment 12.

Lighting

The Lighting and Photometric Plan for the Development consists of street-lighting at the intersections of the private laneways with Desideriu Drive and Andreeta Drive, and along the internal private laneways and the pedestrian connection to the intersection of Barons Street and East's Corners Boulevard.

Cultural Heritage

Archaeological clearance for the Subject Lands was provided through Draft Plan of Subdivision File 19T-10V004. Cultural Heritage Staff have provided standard archaeological clauses to be included in the Site Plan Agreement. A condition to this effect has been included in Attachment 12.

The Development achieves a Bronze Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 32 (bronze level). This score meets minimum threshold requirements.

Financial Impact

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

Operational Impact

The Policy Planning and Environmental Sustainability Department supports the Development

The Policy Planning and Special Programs Department has advised that there are no natural heritage features on the Subject Lands and therefore has no concerns with respect to the Applications.

The Development Engineering ('DE') Department supports the Development, subject to conditions

The DE Department has provided the following comments:

Municipal Servicing – Water

The Development proposes to connect to the existing watermain on Andreetta Drive on the north side of the Subject Lands and Desideriu Drive on the east side of the Subject Lands to establish a looped connection. A bulk water meter chamber is proposed at each service connection. The Functional Servicing and Stormwater Management Report by Schaeffers Consulting Engineers dated September 2023 indicates that the Subject Lands can be adequately serviced under all demand scenarios.

DE is generally satisfied that the Development can be adequately supplied with water service. The water meter will be owned by the City and shall be purchased from the City's Environmental Services Department by the Owner.

The DE Department requires the Owner to satisfy the conditions in Attachment 12 to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Sanitary

The six (6) townhouse units fronting on Desideriu Drive are proposed to be directly connected from the existing sanitary sewer on Desideriu Drive. The remaining townhouse units within the Development along the internal laneways are proposed to discharge flows to the existing sewer on Andreetta Drive at the north of the Subject Lands. The capacity of the existing sanitary sewer system has been assessed to ensure no surcharging conditions.

DE is generally satisfied that the Development can be adequately accommodated with sanitary service. The DE Department requires the Owner to satisfy the conditions in Attachment 12 to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing - Stormwater

The six (6) townhouse units fronting on Desideriu Drive are proposed to be directly connected from the existing storm sewer on Desideriu Drive. The remaining townhouse units within the Development along the internal laneways are proposed to discharge flows to the existing storm sewer on Andreetta Drive at the north of the Subject Lands. The Subject Lands are expected to be serviced by the ultimate "Stormwater Management Pond 2" within the Nashville Heights community, as shown on Attachment 10 ("SWM2"). SWM 2 is designed to provide water quality, quantity and erosion control for the Subject Lands. The proposed minor systems will be designed to convey flows up to and including the 5-year storm event and the major system is proposed to convey major storm events via overland flow routes. Low impact development measures, including an infiltration chamber, have been proposed to meet the water balance criteria on-site.

DE is generally satisfied that the Development's proposed stormwater outflow can be adequately serviced and accommodated by the storm sewers and stormwater management pond identified. The DE Department requires the Owner to satisfy the conditions in Attachment 12 to support a complete approval of the proposed stormwater management strategy.

Noise Assessment

The Environmental Noise Study by Valcoustics Canada Ltd. dated March 2022 submitted in support of the Development indicates that the primary and most significant noise sources influencing the Subject Lands is the sound levels generated by projected traffic volumes on Barons Street. There are no stationary noise sources in the vicinity with the potential to significantly impact the site. The Environmental Noise Study concludes that no sound barriers are required for noise control purposes; however, noise mitigation measures are recommended including mandatory or the provision of air conditioning, warning clauses, and exterior wall construction and window construction meeting the minimum non-acoustical requirements of the Ontario Building Code.

The City agrees with the findings of the Environmental Noise Study and requires that warning clauses be registered on title to make future occupants aware of the potential noise situation. Conditions to this effect have been included in Attachment 12.

Environmental Engineering

The Owner has submitted Phase One Environmental Site Assessment ('ESA') Report by Soil Engineers Ltd. dated April 2022 which has been reviewed to the satisfaction of the Environmental Engineering Division. The Phase One ESA recommends that a Phase Two ESA be completed to investigate the areas of potential environmental concern identified in the Phase One ESA.

DE requires the Owner's Environmental consultant to submit a Phase Two ESA, and a reliance letter for the Phase Two ESA in conformance with the City's template. If contamination is identified in the Phase Two ESA that would require remediation, a Remedial Action Plan ('RAP') in conformance with the attached RAP checklist; and implementation and completion of the RAP will be required by the Owner, to the satisfaction of the City. A condition to this effect has been included in Attachment 12.

Transportation

The Owner has submitted a Traffic Impact Assessment by Poulos & Chung dated August 2023, which has been reviewed to the satisfaction of the Transportation Engineering Division. The Traffic Impact Assessment concludes that all area intersections operate with good levels of service, and that the internal driveways can accommodate all expected service/emergency vehicles.

The amendment to the parking ratio for restaurant uses is acceptable as the uses are restricted to 18 seats to support the reduced parking requirement, and only one restaurant or restaurant, take-out use will be permitted to ensure compliance with the

parking requirements. In addition, the amendment to the parking ratio for back-to-back unit visitor parking is acceptable as the units fronting a public road will have access to on-street parking and therefore do not require separate visitor parking spaces. Four (4) visitor parking spaces are provided for the back-to-back units fronting a private road.

DE requires that the Owner address outstanding comments with respect to traffic signage and controls within the Development, and a condition to this effect has been included in Attachment 12.

The Forestry Division of the Parks, Forestry Horticulture Operations Department has identified 12 trees required to be replanted or replaced on the Subject Lands

The Forestry Division has reviewed the Applications and indicated that the Owner will be required to provide a plan for the relocation of 12 trees to ensure that the Development does not reduce the total trees required for Nashville Heights. The Owner is also required to provide a letter of credit for 14 trees to protected during the construction of the Development. A condition to this effect has been included in Attachment 12.

TransCanada Pipeline ('TCPL') has no objections to the Development subject to conditions

A TCPL pipeline is located within the East's Corner Boulevard right-of-way. The Owner is required to obtain written consent from TCPL prior to construction or conducting ground disturbance on the Subject Lands. A condition to this effect has been included in Attachment 12.

Enbridge has existing infrastructure in the proposed location of the public space

Enbridge has confirmed that there is an existing pipe within the location of the Development where the public space is proposed. Enbridge has advised that an easement or the relocation of the pipe into the open road allowance may be required.

Other external agencies and various utilities have no objection to the Development

The Development Finance Department, Alectra Utilities, Bell Canada, Canada Post, Canadian Pacific Railway Company, and York Catholic District School Board have no objections to the Development, subject to conditions included in Attachment 12.

The By-law & Compliance, Licensing & Permit Services Department, Emergency Planning, Infrastructure Planning and Corporate Asset Management, Waste Management, Hydro One Networks Inc., Rogers, and York Region District School Board, have no objections to the Development.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region Community Planning Staff considers the Zoning By-law Amendment Application to be a local matter and has no objection to its approval.

York Region Development Engineering Staff require that documentation confirming water and wastewater services have been allocated by the City to the Development be provided at the time of requesting regional clearance on the Site Development Application. Conditions to this effect have been included in Attachment 12.

The Toronto and Region Conservation Authority ('TRCA') has no objections to the approval of the Applications

The TRCA has reviewed the hydrogeological report and functional servicing and stormwater management report and confirmed that the water balance and mitigation measures are acceptable to address the REC-1 policies of the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan. The TRCA has indicated that the Subject Lands are not located within TRCA's Regulated Area, and a permit pursuant to O. Reg. 166/06 is not required.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2010, YROP 2022 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 12.

For more information, please contact Casandra Krysko, Senior Planner, at extension 8003.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations: Block 1
5. Building Elevations: Block 2
6. Building Elevations: Block 3
7. Building Elevations: Block 4
8. Building Elevations: Block 5
9. Building Elevations: Block 6
10. Block Plan – Block 61 West
11. Zoning By-law 001-2021 Table 1
12. Conditions of Site Development Application File DA.22.025

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