

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 04, 2019

WARD: 1

**TITLE: NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE
MAJOR DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.19.004
DRAFT PLAN OF SUBDIVISION FILE 19T-19V001
VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE
DRIVE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.004 and Draft Plan of Subdivision File 19T-V001 for the Subject Lands shown on Attachment 1, to permit a residential development consisting of 178 freehold townhouse units and a parkette, as shown on Attachments 2 and 3.

Report Highlights

- To receive input from the public and the Committee of the Whole on a proposed development consisting of 178 townhouse units to be served by three (3) public streets and one (1) public laneway, and a parkette.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files Z.19.004 and 19T-19V001 (Nashville Developments (South) Inc. and 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

The subject lands ('Subject Lands') are comprised of two parcels of land with a combined area of 8.37 hectares and are located on the east side of Huntington Road, north of Major Mackenzie Drive, and are legally described as Part of the West Half of Lot 21 and Part of Lot 22, Concession 9. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') to permit a residential development (the 'Development') consisting of 178 townhouse units and a parkette, as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.19.004 to rezone the Subject Lands from "A Agricultural Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" to "RT1 Residential Townhouse Zone", "OS1 Open Space Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions to the RT1 Residential Townhouse Zone standards of Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V001, as shown on Attachment 2, to facilitate a Plan of Subdivision (the 'Draft Plan') consisting of the following:

Blocks/Roads	Land Use	Area (ha)	Number of Units
1 to 35	Residential Part Lots	3.46	178
36	Parkette	0.75	N/A
37	Landscape Strip	0.11	N/A
38	Ministry of Transportation ('MTO') 14 m Buffer	0.26	N/A
39 to 53	0.3 m Reserves	0.01	N/A

Blocks/Roads	Land Use	Area (ha)	Number of Units
Public Roads	Huntington Road By-Pass – 30.5 to 36 m (530 m) Streets 'A', 'B' and 'C' – 17.5 m (1085 m) Laneway 'A' – 8 m (210 m)	3.78	N/A
TOTAL		8.37	178

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

- a) Date the Notice of Public Hearing was circulated: May 10, 2019.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along the Huntington Road and Moody Drive frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, as shown on Attachment 1, and the Kleinburg and Area Ratepayers' Association.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

Previous Reports/Authority

[May 10, 2011, Committee of the Whole Report \(Item 30, Report No. 25, Recommendations 1 to 4 – Block Plan File BL.61.2009\)](#)

Analysis and Options

The Development conforms to the Vaughan Official Plan 2010 ('VOP 2010')

The Subject Lands are designated "Mid-Rise Mixed-Use "B"" and "Natural Areas" by VOP 2010, specifically Volume 2, Section 12.7 – Block 61 West - Nashville Heights.

The “Mid-Rise Mixed-Use “B”” designation permits residential uses with a range of building forms, including buildings up to a maximum of ten (10) storeys in height, and limited commercial uses, as follows:

- residential units;
- retail store;
- personal service shop;
- business or professional office;
- hospice associated with a hospital or other regulated medical health care/support facility;
- day nursery;
- private home daycare;
- schools;
- parks and open spaces;
- home occupation; and,
- commercial uses (i.e., retail store, personal service shop, and business or professional office uses) provided the use is in a building that includes residential dwelling units, and provided the commercial uses and residential uses are not on the same floor, and the gross floor area for the commercial use(s) shall be determined in the implementing zoning by-law.

The following building types are permitted in the “Mid-Rise Mixed-Use “B”” designation:

- Townhouses
- Stacked townhouses
- Low-rise buildings
- Mid-rise buildings
- Public and Private Institutional Buildings

The proposed townhouse units are permitted by VOP 2010.

Lands designated “Mid-Rise Mixed-Use “B”” in Block 61 West - Nashville Heights, including those within the Major Mackenzie Drive Alignment Special Study Area, permits a residential density for Area B ranging from a minimum of 35 units per net residential hectare up to a maximum of 150 units per net residential hectare. Policy 12.7.1.5 of VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights states that the area included in the calculation of Residential Density for Nashville Heights shall be based on a net residential hectare, which includes the lands for local and primary roads, the lands for dwelling units, and stormwater management pond facilities, but excluding lands associated with protected natural features such as woodlots, valleylands and wetlands and the Nashville Cemetery. Density shall be calculated on a Block Plan basis, and the Draft Plans of Subdivision and Site Plans shall conform. The Development proposes a residential density of 27 units per net residential hectare,

which does not meet the minimum required density range for Area B. However, the proposed density of 27 units per net residential hectare for the Subject Lands complies with the above policy when considering the overall residential density calculation for Nashville Heights, which is mostly developed or approved for development.

The “Natural Area” designation consists of natural heritage components that include, but are not limited to, valley and stream corridors, wetlands, woodlands, and significant wildlife habitat and their minimum vegetation protection zones. The Development proposes townhouses within the “Natural Area” designation. The “Natural Areas” designation recognizes the tributary (i.e. valley and stream corridor) that traverses the Subject Lands, which is regulated by the Toronto and Region Conservation Authority (‘TRCA’).

Policy 12.7.8.2 states that 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 tributary is proposed to be relocated within the 14m MTO setback shown on Attachment 2 (Block 38). The appropriateness of relocating this natural feature must be evaluated through a detailed review of the Applications in consultation with the TRCA.

The southern half of the Subject Lands are located within an area identified as “Major Mackenzie Drive Alignment Special Study Area”. Since the approval of VOP 2010, Major Mackenzie Drive has been temporarily realigned at the intersection of Huntington Road until the final alignment of Major Mackenzie Drive is completed.

The northeast limit of the Subject Lands from Huntington Road to the southern limit of the Subject Lands is also identified as a “Collector Road” by VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights. The Draft Plan of Subdivision submitted with the Applications identifies this Collector Road as the “Huntington Road By-Pass”, as shown on Attachment 2, which will connect with the final alignment of Major Mackenzie Drive, once completed.

Amendments to Zoning By-law 1-88 are required to facilitate the Draft Plan

The Subject Lands are zoned “A Agricultural Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, which does not permit townhouse units. The Owner is proposing to rezone the portion of the Subject Lands zoned “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone”, in the manner shown on Attachment 3, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of a “Street Townhouse Dwelling”	Means a townhouse which is located on its own lot which abuts a public street.	Means a townhouse which is located on its own lot which abuts a public lane.
b.	Minimum Lot Area for a Lot Accessed by a Lane	180 m ²	167 m ²
c.	Minimum Lot Depth for a Lot Accessed by a Lane	30 m	27.5 m

The portions of the Subject Lands currently zoned “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” are proposed to remain the same.

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 Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and City of Vaughan Official Plans	The Applications will be reviewed in consideration of statutory Provincial policies including the Provincial Policy Statement 2014 (‘PPS’) and the Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), and the policies of the York Region Official Plan (‘YROP’), and the City of Vaughan Official Plan (‘VOP 2010’).
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	The appropriateness of the proposed rezoning of the Subject Lands to permit the Development as shown on Attachment 3, will be reviewed in consideration of the existing and planned surrounding land uses with particular

	MATTERS TO BE REVIEWED	COMMENTS
		consideration given to appropriate development standards.
c.	Nashville Heights Block 61 West Plan	▪ The Applications will be reviewed to ensure consistency with the approved Block 61 West Plan. ▪ The relocation of the park to Block 36 and the realignment of the tributary to Block 38 (Attachment 2) will be considered in the City's review of the Applications in consultation with the TRCA and shall be reflected in the Block 61 West Plan, should it be approved.
d.	Studies and Reports	▪ The following studies and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: - Planning Opinion Report - Traffic Impact Assessment - Archaeological Assessment - Environmental Noise Assessment - Functional Servicing Report ▪ Additional studies/reports may be required as part of the development application review process.
e.	Future Site Development Application	▪ A future Site Development Application is required to facilitate the Development, should the Applications be approved. The review of the Site Development Application will consider, but not be limited to, the following matters: - Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping - Pedestrian and barrier-free accessibility to / from and throughout the site - Location of air conditioning units - Proper vehicular (including service vehicles such as fire and garbage trucks) turning

	MATTERS TO BE REVIEWED	COMMENTS
		movements, particularly within the proposed laneway - Integration of the proposed development with the existing and future development in the community - Provision of sufficient snow storage area(s) - Implementation of appropriate waste collection design standards - Implementation of appropriate site servicing and grading - Implementation of proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site.
f.	Urban Design and Architectural Design Guidelines	▪ Future residential development must conform to the approved Urban Design Guidelines and Architectural Design Guidelines for the Block 61 West Nashville Heights Community, prepared by John G. Williams Architect, should the Application be approved.
g.	Future Part Lot Control Application	▪ A Part Lot Control Exemption Application is required to create the individual lots within each proposed townhouse block.
h.	Toronto and Region Conservation Authority ('TRCA')	▪ The Subject Lands are partially located within the TRCA's regulated area and therefore, must be reviewed by the TRCA. ▪ The appropriateness of relocating the natural feature on the Subject Lands must be evaluated through a detailed review of the Applications in consultation with the TRCA. ▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication / conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed through the review of the subject Applications and the related Site Development Application.

	MATTERS TO BE REVIEWED	COMMENTS
i.	Approved Source Protection Plan	The Subject Lands are located within the WHPA-Q (Wellhead Protection Area - Recharge Management Area) as identified in the approved Source Protection Plan which provides policies for protecting the drinking water sources/supply. The Owner is required to satisfy the requirements of the TRCA.
j.	Sustainable Development	- Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved. - In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.
k.	Parkland Dedication	- A 0.75 ha park block (i.e. parkette) is proposed in order to meet parkland dedication requirements in accordance with the <i>Planning Act</i>. - Should the park block not satisfy the parkland dedication requirements, the Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Department, Real Estate Division.
l.	Allocation and Servicing	The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation

	MATTERS TO BE REVIEWED	COMMENTS
		is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.
m.	Ministry of Transportation ('MTO') - Highway 427 Extension and Huntington Road By-Pass	▪ The abutting lands south of the Subject Lands are being reserved for the construction of the future interchange at the Highway 427 extension and realigned Major Mackenzie Drive ('interchange') as shown on Attachment 1. ▪ The construction of the proposed Huntington Road By-Pass (i.e. realignment) shown on Attachment 2 is required to reconnect Huntington Road to Major Mackenzie Drive, and is planned to take place in conjunction with the construction of the interchange. ▪ The Owner is required to satisfy the requirements of MTO, including the proposed 14 m MTO setback (Block 38) adjacent to the future interchange, as shown on Attachment 2.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Applications have 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. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Letizia D'Addario, Planner, Development Planning Department, ext. 8213.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-19V001
3. Conceptual Site Plan and Proposed Zoning
4. Approved Block 61 West Plan - November 29, 2011 (As Revised June 19, 2018)

Prepared by

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