

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 17, 2024

Item 5, Report No. 42, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on December 17, 2024:

By approving that a community meeting be held, as required, with the Local Councillor, applicant, interested residents, Regional Councillors and appropriate staff, to address outstanding issues;

By receiving the following Communications:

- C12. Joseph, Loredana, Alessandria and Bianca Vescio, Cedarvalley Crescent, Kleinburg, dated December 2, 2024;***
- C14. Victor Chen and Shirley Wong, Rushworth Crescent, Kleinburg, dated November 27, 2024;***
- C16. Michael Davis and Kathryn Watson, Rushworth Cres., Kleinburg, dated December 3, 2024; and***
- C18. Roland Gatti, Donbay Drive, Kleinburg, dated December 3, 2024.***

5. 2133904 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.013 ZONING BY-LAW AMENDMENT FILE Z.24.030 89 AND 99 NASHVILLE ROAD VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be approved;**
- 2. That the presentation of Jim Levac, GSAI, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, and Communication C41., presentation material, dated December 3, 2024, be received;**
- 3. That the comments and communications of the following speakers be received:**
 - 1. John Cutler, Kleinburg and Area Ratepayers' Association, Kleinburg, and Communication C65., dated November 29, 2024;**
 - 2. Mark Inglis, Main Street, Kleinburg, and Communication C119., dated December 3, 2024;**
 - 3. Mark Tatone, Nashville Road, Kleinburg, and Communications C115., dated December 2, 2024, and C119., dated December 3, 2024;**
 - 4. Laura De Faveri, Lester B. Pearson Street, Kleinburg, and Communications C111., dated December 2, 2024, and C119., dated December 3, 2024;**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 17, 2024

Item 5, CW Report 42 – Page 2

5. Chris Adamkowski, Lester B. Pearson Street, Kleinburg, and Communications C114., dated December 2, 2024, and C119., dated December 3, 2024;
6. Cinzia Recine, Granary Road, Kleinburg, and Communication C119., dated December 3, 2024;
7. Marsha Lomis, Nashville Road, Kleinburg, and Communication C119., dated December 3, 2024;
8. Peter Gould, Islington Avenue, Kleinburg, and Communication C119., dated December 3, 2024;
9. Marilu Ugolini-Abreu, Lester B. Pearson Street, Kleinburg, and Communications C108., dated December 1, 2024, and C119., dated December 3, 2024;
10. Eddy Battiston, Charles Cooper Court, Kleinburg, and Communications C113., dated December 2, 2024, and C119., dated December 3, 2024;
11. Alexandra Battiston, Nashville Road, Kleinburg, and Communications C112., dated December 2, 2024, and C119., dated December 3, 2024;
12. Frank Abreu, Lester B. Pearson Street, Kleinburg, and Communications C73., dated December 1, 2024, and C119., dated December 3, 2024;
13. Darlene Share, Nashville Road, Kleinburg, and Communication C119., dated December 3, 2024;
14. Lorraine Inglis, Main Street, Kleinburg, and Communication C119., dated December 3, 2024;
15. Joseph Vescio, Cedarvalley Crescent, Kleinburg;
16. Frank Greco, Islington Avenue, Kleinburg; and
17. Frank Fallico, Kellam Street, Kleinburg; and
4. That the following communications be received:
 - C1. Jerry Celenza, Elsa Celenza, Michael Celenza, Andrew Celenza and Tania Celenza, Capner Court and Morning Sparrow Road, dated November 22, 2024;
 - C2. Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated November 22, 2024;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 17, 2024

Item 5, CW Report 42 – Page 3

- C3. Linda McNair, Valleyview Court, Kleinburg, dated November 25, 2024;**
- C66. Luigi and Anita Panza, Lester B. Pearson Street, Kleinburg, dated November 26, 2024;**
- C67. Mark and Lorraine Inglis, Main Street, Kleinburg, dated November 26, 2024;**
- C68. Shirley Davis, Cindy Davis and Sue McCulloch, Islington Avenue, dated December 1, 2024;**
- C69. Diane D’Uva, Ava Place, Kleinburg, dated December 2, 2024;**
- C70. Marco A. Bellisario, Spicewood Crescent, Kleinburg, dated December 2, 2024;**
- C71. Robert and Lucy Lisi, Cedarvalley Crescent, Kleinburg, dated December 2, 2024;**
- C72. Frank, Leanne, Delana and David Zamparo, Cedarvalley Crescent, Kleinburg, dated December 2, 2024;**
- C74. Jadwiga Burdz, Lester B. Pearson Street, Kleinburg, dated December 1, 2024;**
- C75. Valeria and Michael Mravyan, Lester B. Pearson Street, Kleinburg, dated December 2, 2024;**
- C109. Donna Battison, Charles Cooper Court, Kleinburg, dated December 2, 2024;**
- C110. Lorraine McNair, dated December 2, 2024;**
- C116. Santiago Veytia and Argelia Aldape, Annselywood Court, Kleinburg, dated December 2, 2024; and**
- C117. Diane D’Uva, dated December 2, 2024.**

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.013 and Z.24.030 (2133904 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 3, 2024

WARD(S): 1

TITLE: 2133904 ONTARIO INC.

OFFICIAL PLAN AMENDMENT FILE OP.24.013

ZONING BY-LAW AMENDMENT FILE Z.24.030

89 AND 99 NASHVILLE ROAD

VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the official plan and zoning by-law for the subject lands shown on Attachment 1 to permit a high-rise residential development ranging from 11 to 14-storeys in height, with 557 residential units, a total Gross Floor Area ('GFA') of 45,083 m² and Floor Space Index of 6.15 times the area of the lot, as shown on Attachments 2 to 7.

Report Highlights

- The Owner proposes a high-rise residential development comprised of 557 residential units.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.013 and Z.24.030 (2133904 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 89 and 99 Nashville Road (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *February 21, 2024*

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

2133904 Ontario Inc. (the 'Owner') has submitted Official Plan Amendment Application File OP.24.013 and Zoning By-law Amendment Application File Z.24.030 (the 'Applications') for the Subject Lands shown on Attachment 1 to permit a high-rise residential development ranging from 11 to 14-storeys in height, with 557 residential units, a total GFA of 45,083 m² and Floor Space Index of 6.15 times the area of the lot (the 'Development') as shown on Attachments 2 to 7, for the following:

1. Official Plan Amendment File OP.24.013 to amend the policies of Vaughan Official Plan 2010, specifically to:
 - Redesignate the Subject Lands from "Natural Areas and Countryside" on Schedule 1 to "Local Centres".
 - Redesignate the Subject Lands from "Low-Rise Mixed-Use" and "Natural Areas" on Schedule 13 to "Mid-Rise Residential".
 - Add a new site-specific policy in Area Specific Policy 12.4 "Kleinburg Core" in Volume 2 of VOP 2010 (Section 12.4.13) to permit a mid-rise building with a maximum GFA of 46,000 m², a maximum building height of 14-storeys (57.5 m) that transitions to 12 storeys fronting Nashville Road and defining a mid-rise building as a building containing apartment dwelling units that does not exceed 14-storeys.

2. Zoning By-law Amendment File Z.24.030 to:
 - Rezone the Subject Lands from "R1 Residential Zone" ('R1 Zone') and "OS2 Open Space Park" ('OS2 Zone') under Zoning By-law 1-88 as shown on Attachment 1, to "RA3 Apartment Residential" ('RA3 Zone') in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 in Attachment 8.
 - Rezone the Subject Lands from "KMS Main Street Mixed-Use – Kleinburg Zone" ('KM2 Zone') subject to site-specific exception 14.525, "I1 General Institutional Zone" ('I1 Zone') and "OS1 Public Open Space Zone" ('OS1 Zone') under Zoning By-law 001-2021 as shown on Attachment 1, to "RM2 Multiple Unit Residential Zone" ('RM2 Zone') in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 in Attachment 8.

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

- a) Date the Notice of Public Meeting was circulated: November 8, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Nashville Road and Highway 27 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) No comments have been received as of November 18, 2024, by the Development and Parks 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 and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Demolition of existing building and construction of identical replica building at 89 Nashville Road, Committee of the Whole (2) Report:

[June 29, 2020, Committee of the Whole \(2\) \(Item 19, Report No. 25\)](#)

Demolition of existing building and construction of identical replica building at 99 Nashville Road, Committee of the Whole (2) Report:

[June 29, 2020, Committee of the Whole \(2\) \(Item 20, Report No. 25\)](#)

Analysis and Options

An amendment to Vaughan Official Plan 2010 ('VOP 2010') is required to permit the Development.

VOP 2010 Designation:

- "Local Centres" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure by VOP 2010.
- Containing "Core Features" on Schedule 2 – Natural Heritage Network by VOP 2010
- "Low-Rise Mixed Use" and "Natural Areas" on Schedule 13 – Land Use by VOP 2010.
- Subject to Area Specific Policy 12.4 "Kleinburg Core" in Volume 2 of VOP 2010
- Designated "Mainstreet Commercial" with a maximum building height of 2.5 storeys and density of 0.2-1.0 times the area of the lot on Map 12.4.A: Kleinburg Core Land Uses by VOP 2010, Volume 2.

- The “Low-Rise Mixed-Use” designation in VOP 2010 permits residential units, home occupations, private home daycares, and small-scale convenience retail within the following building types: detached house, semi-detached house, townhouse and public and private institutional buildings.
- The “Mainstreet Commercial” designation within the Area Specific Policy 12.4 “Kleinburg Core” in Volume 2 of VOP 2010 permits retail stores, personal service shops, professional and business offices, small scale hotels or village inns, bed and breakfast operations, restaurants including sidewalk cafes, small scale mixed-use developments with at-grade commercial uses and an upper floor residential component, detached residential dwellings, converted dwellings, parks and open space, and public and institutional uses.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from “Natural Areas and Countryside” on Schedule 1 to “Local Centres”, from “Low-Rise Mixed-Use” and “Natural Areas” on Schedule 13 to “Mid-Rise Residential”, and to permit a mid-rise building with a maximum building height of 14-storeys, and a maximum GFA of 46,000 m² on a site-specific basis under the Area Specific Policy 12.4 “Kleinburg Core” in Volume 2 of VOP 2010

Amendments to Zoning By-law 1-88 are required to permit Development.

Zoning 1-88:

- R1 Zone and OS2 Zone by Zoning By-law 1-88.
- These Zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to the RA3 Zone together with the site-specific zoning exceptions identified in Table 1 of Attachment 8 to permit the Development, as shown in Attachments 2 to 7.

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 001-2021 are required to permit Development.

Zoning 001-2021

- KMS Zone subject to site-specific exception 14.525, I1 Zone and OS1 Zone by Zoning By-law 001-2021.
- These Zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to the RM2 Zone together with the site-specific zoning exceptions identified in Table 2 of Attachment 8 to permit the Development, as shown in Attachments 2 to 7.

Additional zoning exceptions may be identified through the detailed review of the Applications 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 and Parks 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, and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Planning Statement 2024 ('PPS 2024') and the policies of VOP 2010 and other deemed City official plan policies.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and the Development contemplating only residential uses. ▪ The appropriateness of redesignating a portion of the Subject Lands from "Natural Areas" to permit the Development will be reviewed. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of the proposed number of units and establishing a maximum number of units within the Development through the maximum lot area zoning provisions will be reviewed. ▪ The number and type of barrier free parking spaces required for the Development is regulated by Ontario Regulation 413/12: Integrated Accessibility Standards. Barrier-free parking standards cannot be amended by the Owner through the Applications.
c.	Kleinburg-Nashville Heritage Conservation District Plan ('KNHCDP')	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the KNHCDP and are designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Vaughan Development and Parks Planning Department and the Heritage Vaughan Committee. ▪ On June 29, 2020, Council approved the demolition of existing buildings on 89 and 99 Nashville Road due to their irreparable conditions; however, the approval was subject to the

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>construction of identical architectural replica buildings on the Subject Lands.</p> <ul style="list-style-type: none"> ▪ The Development does not incorporate the two (2) identical replica buildings, respectively at 89 and 99 Nashville Road, as required by Heritage Vaughan and approved by Council.
d.	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.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ 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 is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines, and the requirements of the KNHCDP.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, external public agencies and utilities, and the Public, Separate, and French School Boards.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications 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 41.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
j.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The Development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14,

	MATTERS TO BE REVIEWED	COMMENT(S)
		2022, which is therefore the applicable mechanism used to collect community benefits.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.
l.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 55 trees on or adjacent to the Subject Lands, 43 of which are required to be removed to accommodate the Development, and six (6) trees recommended for removal due to their condition. ▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any trees should they be damaged during construction, if the Applications are approved.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact 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 at the requested density will be reviewed in consideration of existing traffic conditions at Nashville Road and Highway 27. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Highway 27, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances for Highway 27.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> ▪ The Subject Lands are within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Applications. Should the Applications be approved, the Owner must obtain all necessary permits from the TRCA.
o.	Natural Heritage Network	<ul style="list-style-type: none"> ▪ A portion of the Subject Lands are designated "Natural Areas" in VOP 2010 and identified as containing "Core Features". ▪ The Development and Parks Planning Department, Environmental Planning division and TRCA will need to review the submitted Environmental Impact Study to determine the limits of development and establish any required buffers to natural features on or in proximity to the Subject Lands.
p.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development and Draft Plan of Condominium Applications to implement the Development and establish the proposed tenure, should the Applications be approved.

Financial Impact

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

Operational Impact

Development Planning staff have circulated the Applications to internal City Departments for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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. 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 Casandra Krysko, Senior Planner, Development and Parks Planning Department, ext. 8003.

Attachments

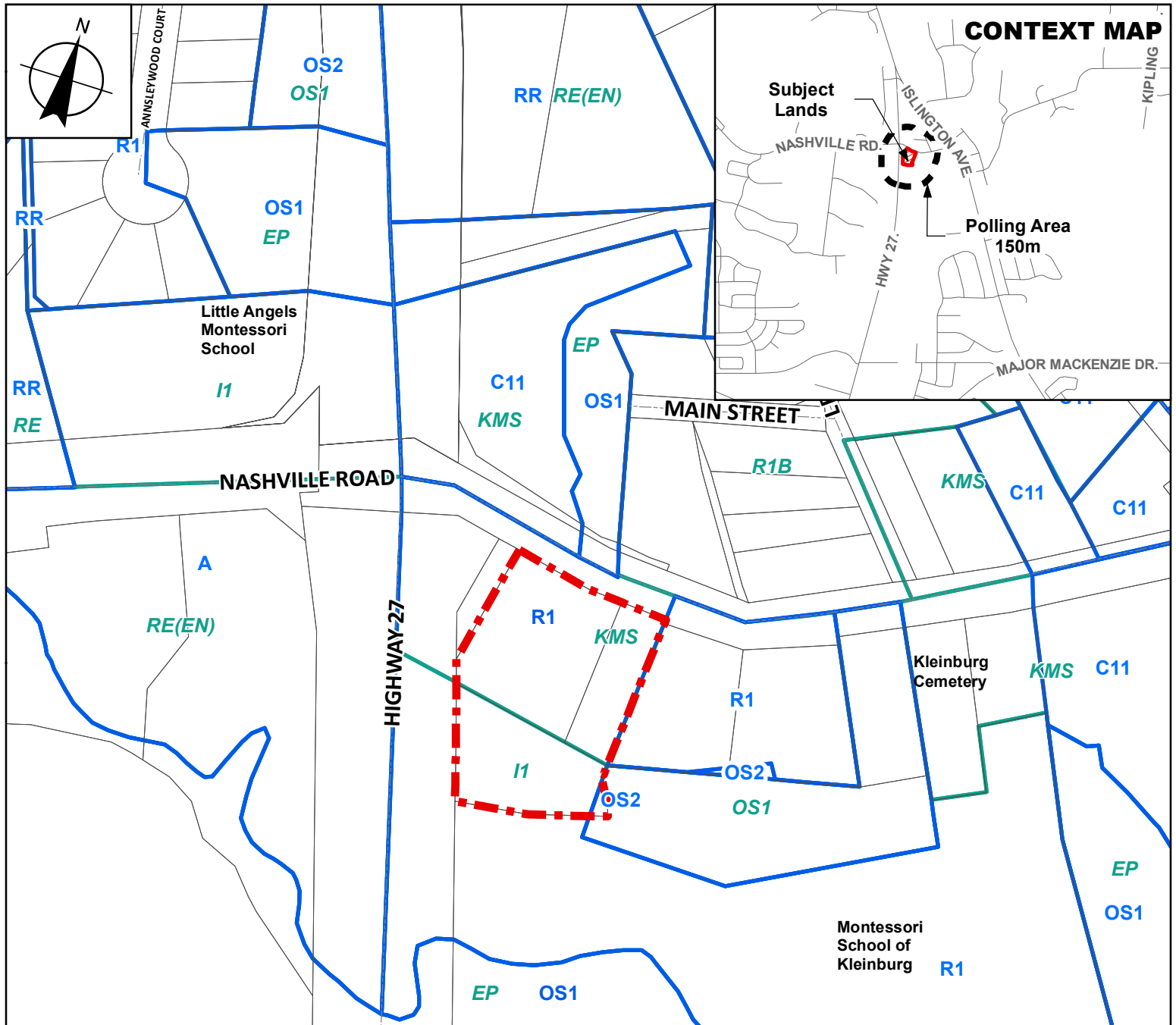
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Building Elevations – North and South Elevations
5. Building Elevations – West and East Elevations
6. Perspective Renderings - View from Nashville Road
7. Perspective Renderings - Courtyard Views
8. Proposed Zoning Exceptions to Zoning By-laws 1-88 and 001-2021


Prepared by

Casandra Krysko, Senior Planner, ext. 8003

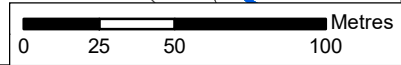
Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



-  Subject Lands
- Zoning Legend 1-88**
- A, Agricultural
- C11, Mainstreet Commercial Zone
- OS1, Open Space Conservation
- OS2, Open Space Park
- R1, Residential
- RR, Rural Residential

- Zoning Legend 001-2021**
- EP, Environmental Protection Zone
 - I1, General Institutional Zone
 - KMS, Main Street Mixed-Use – Kleinburg Zone
 - OS1, Open Space Zone
 - R1B, First Density Residential Zone
 - RE, Estate Residential Zone



Context and Location Map

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa

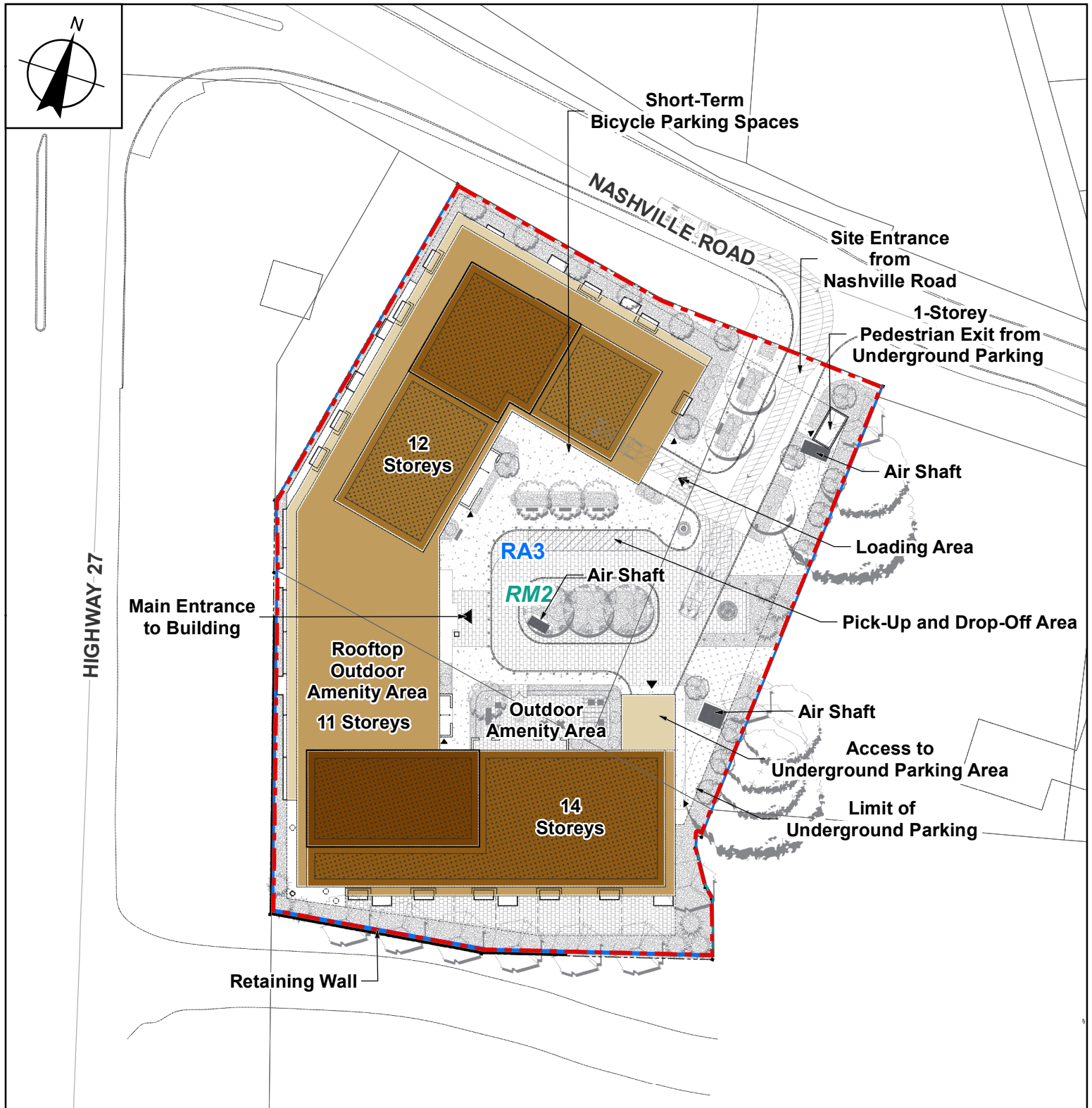



Attachment

FILE:
OP.24.013 and Z.24.030

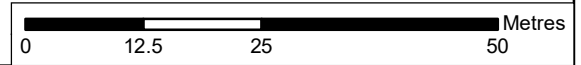
DATE:
December 3, 2024

1



 Subject Lands
Zoning By-Law 1-88
 RA3, Apartment Residential

Zoning By-Law 001-2021
 RM2, Multiple Unit Residential Zone



Conceptual Site Plan and Proposed Zoning

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa

Attachment

FILE:
OP.24.013 and Z.24.030

DATE:
December 3, 2024



2



Conceptual Landscape Plan

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa



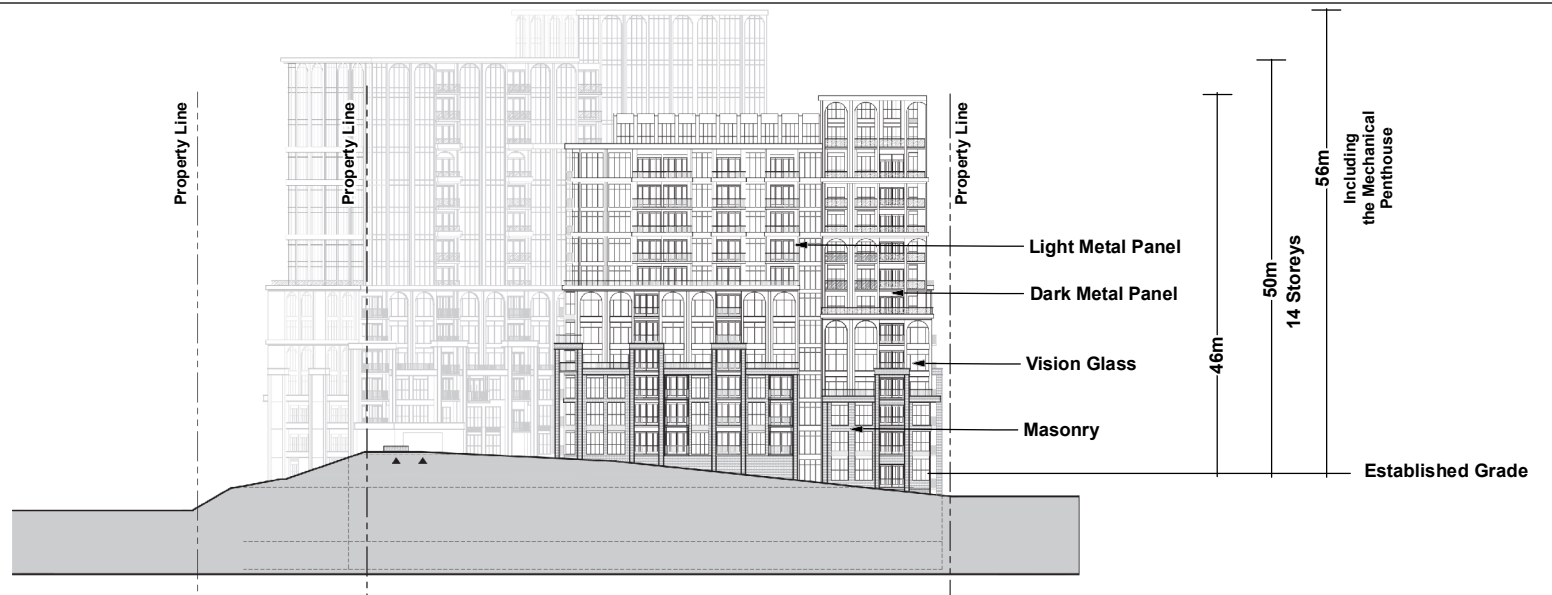
Attachment

FILE:
OP.24.013 and Z.24.030

DATE:
December 3, 2024

3

North Elevation



South Elevation



Not to Scale

Building Elevations - North and South Elevations

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa



FILE:
OP.24.013 and Z.24.030

DATE:
December 3, 2024

Attachment

4

West Elevation



East Elevation



Not to Scale

Building Elevations - West and East Elevations

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa



Attachment
FILE:
OP.24.013 and Z.24.030

DATE:
December 3, 2024

5



View from Nashville

Not to Scale

Perspective Renderings - View from Nashville Road

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa



Attachment
FILE:
OP.24.013 and Z.24.030

DATE:
December 3, 2024

6



Courtyard View



Courtyard Corner View

Not to Scale

Perspective Renderings - Courtyard Views

LOCATION:
89, 99 Nashville Road
Part of Lot 24, Concession 8

APPLICANT:
2133904 Ontario Inc. c/o Christopher Zeppa



Attachment

FILE:
OP.24.013 and Z.24.030

7

DATE:
December 3, 2024

Attachment 8 - Proposed Zoning Exceptions to Zoning By-laws 1-88 and 001-2021

Table 1:

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
a.	Definition of “Lot Line, Front”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph	Nashville Road shall be considered the Front Lot Line
b.	Minimum Lot Area	67 m ² / unit	N/A
c.	Minimum Setbacks	7.5 m (front) 4.5 m (interior side yard) 7.5 m (exterior side yard)	3 m (front yard) 1.5 m (interior side yard to west lot line) 2.5 m (interior side yard to east lot line) 1.8 m (exterior side yard)

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
		7.5 m (rear yard)	4 m (rear yard)
d.	Maximum Building Height	44 m	14-storeys (58 metres)
e.	Minimum Landscape Requirements	A strip of land not less than 6 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping	A strip of land not less than 3.5 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping, except that balconies, transformers and exterior access staircases are permitted within a landscape strip
f.	Minimum Parking Requirements	Resident: 1.5 spaces/unit x 557 units = 836 spaces Visitor: 0.25 spaces/unit x 557 units = 140 spaces Total Required Parking: = 936 spaces	Resident: 0.76 spaces/unit x 557 units = 424 spaces Visitor: 0.18 spaces/unit x 557 units = 111 spaces Total Proposed Parking = 535 spaces
g.	Minimum Barrier Free Parking Spaces	An equal number of Type A and Type B barrier free parking spaces is required, except where an odd number of spaces are required, in which case the remainder of the spaces may be Type B	An equal number of Type A and Type B barrier free parking spaces is not required.
h.	Minimum Parking Space Dimensions	2.7 m x 6 m 3.4 m x 6 m (Type A) 2.4 m x 6 m (Type B) 1.5 m x 6 m (Access Aisles)	2.7 m x 5.7 m 3.4 m x 5.7 m (Type A) 2.4 m x 5.7 m (Type B) 1.5 m x 5.7 m (Access Aisles)
i.	Minimum Driveway Width	7.5 m	6 m
j.	Minimum Amenity Area	184 One Bedroom Unit x 20 m ² /unit = 3,740 m ²	5.04 m ² / unit = 2,808 m ²

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
		<p>299 Two Bedroom Unit x 55m²/unit = 16,445 m²</p> <p>74 Three Bedroom Unit x 90m²/unit = 6,660 m²</p> <p>Total = 26,845 m²</p>	
k.	Permitted Encroachments	<p>Exterior stairways shall be permitted in the rear yard only, except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard</p> <p>Balconies may extend 0.3 m into an interior side yard</p> <p>Balconies may extend 1.8 m into a front, exterior side and rear yard</p>	<p>Exterior stairways shall be permitted in the front yard in addition to the rear yard only, except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard</p> <p>Balconies may extend 2 m into any yard</p>
l.	Below-grade Parking Structure Requirements	Shall be setback a minimum of 1.8 m from the Front Lot Line and Exterior Lot Line	Shall be setback a minimum of 0.5 m from the Front Lot Line and the Exterior Lot Line

Table 2:

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
a.	Definition of "Lot Line, Front"	Means the lot line that abuts the road, and in the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line	Nashville Road shall be considered the Front Lot Line

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
b.	Minimum Lot Area	80 m ² / unit	N/A
c.	Minimum Setbacks	4.5 m (front yard) 4.5 m (interior side yard) 4.5 m (exterior side yard) 7.5 m (rear yard)	3 m (front yard) 1.5 m (interior side yard to west lot line) 2.5 m (interior side yard to east lot line) 1.5 m (exterior side yard) 4 m (rear yard)
d.	Maximum Building Height	44 m	14-storeys (58 m)
e.	Tower and Podium Requirements	20 m (maximum podium height) 3 m (minimum tower step-back) 850 m ² (maximum tower floor plate) 12.5 m (tower setback from any rear lot line and interior side lot line)	30 m (maximum podium height) 0 m (minimum tower step-back) 3,605 m ² (maximum tower floor plate) 4.4 m (tower setback from any rear lot line and interior side lot line)
f.	Rooftop Mechanical Penthouse Maximum Elevator Foyer	15 m ²	31 m ²
g.	Minimum Landscape Requirements	3 m landscape strip abutting a street line	0.4 m landscape strip abutting a street line
h.	Minimum Parking Requirements	Resident: 1 space/unit x 557 units = 557 spaces Visitor: 0.2 spaces/unit x 557 units = 112 spaces	Resident and Visitor: 0.94 spaces/unit x 557 units = 524 spaces

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
		Total Required Parking: 669 spaces	
i.	Minimum Barrier Free Parking Spaces	An equal number of Type A and Type B barrier free parking spaces is required, except where an odd number of spaces are required, in which case the remainder of the spaces may be Type B	An equal number of Type A and Type B barrier free parking spaces is not required.
j.	Minimum Loading Space Requirements	1 Type C and 1 Type D	1 Type D
k.	Location of Bicycle Parking Spaces	Long-term bicycle parking spaces shall be located within the ground floor area, on the storey above the ground floor area, or on the first or second storey located below grade	Long-term bicycle parking may be located within the below-grade parking structure
l.	Minimum Amenity Area on a Rooftop or Terrace	A maximum of 20% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace	No maximum amount of outdoor amenity area may be located on a rooftop or terrace
m.	Maximum Driveway Width	9 m	6 m
n.	Location of Underground Parking	Setback 1.8 m from a street line	0.5 m from a street line
o.	Location of Accessory Building or Structure incidental to Underground Parking	Shall have a minimum setback of 3 m from any lot line, and shall not be located in any minimum required yard	To permit an access staircase and air ventilation shaft accessory to a below-grade structure to be permitted in the Front Yard and setback 3 m from the Front Lot Line

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
p.	Permitted Encroachments	A balcony may encroach up to 1.5 m into a minimum required yard, but in no case shall a balcony project greater than 3 m beyond a main wall	A balcony may encroach up to 2 m into a minimum required yard No maximum encroachment shall apply to any balcony on the ground level
q.	Retaining Walls	A retaining wall less than 1 m in height is permitted to be 0 m to the lot line	A retaining wall less than, equal to or over 1 m in height is permitted to be 0 m to the lot line