

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, November 05, 2019

**WARD:** 1

**TITLE: NASHVILLE DEVELOPMENTS (SOUTH) INC.  
ZONING BY-LAW AMENDMENT FILE Z.19.015  
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON  
ROAD**

**FROM:**

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

**ACTION:** DECISION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.015 (Nashville Developments (South) Inc.) to amend the “RVM2(H) Residential Urban Village Zone” of Zoning By-law 1-88, for the subject lands shown on Attachment 1, to permit a Street Townhouse Dwelling to have frontage on a private common element road to facilitate the development of 40 back-to-back and 32 townhouse units, as shown on Attachment 2, together with the site-specific exceptions identified in Table 1.

**Report Highlights**

- To receive comments from the public and the Committee of the Whole to permit a Street Townhouse Dwelling to have frontage on a private common element road to develop 40 back-to-back and 32 townhouse units.
- An amendment to Zoning By-law 1-88 is required to permit the proposed development and site-specific zoning exceptions.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.015 (Nashville Developments (South) 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 1.34 ha vacant subject lands (the 'Subject Lands') are located on the east side of Huntington Road, north of Major Mackenzie Drive, as identified on Attachment 1.

The Subject Lands were approved as Block 1111 within Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al), as shown on Attachment 3.

Registration of Block 1111 is pending the final design and alignment of the Huntington Road by-pass located south west of the Subject Lands, as shown on Attachment 2, and is the only Block within Draft Plan of Subdivision File 19T-10V004 that is unregistered.

***A Zoning By-law Amendment Application was submitted to permit a Street Townhouse Dwelling to have frontage on a private common element road to facilitate the development of 40 back-to-back and 32 townhouse units***

The Owner (Nashville Developments (South) Inc.) has submitted Zoning By-law Amendment File Z.19.015 (the 'Application') to amend the "RVM2(H) Residential Urban Village Zone" with the Holding Symbol "(H)", subject to site-specific Exception 9(1376) of Zoning By-law 1-88, to permit a Street Townhouse Dwelling to have frontage on a private common element road to facilitate the development of 40 back-to-back and 32 townhouse units (the 'Development'), together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: October 11, 2019

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and three Notice Signs (one on each street frontage) were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, and to the Kleinburg and Area Ratepayer's 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 be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

[Nov 15, 2011, Committee of the Whole - Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004](#)

### **Analysis and Options**

***The Application conforms to Vaughan Official Plan 2010***

The Subject Lands are designated “Mid-Rise Residential” and permits a maximum building height of 10-storeys and a maximum density / Floor Space Index (‘FSI’) of 3 times the area of the lot by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Section 12.7 - Block 61 West – Nashville Heights. The “Mid-Rise Residential” designation within Nashville Heights is generally located along arterial, collector and primary roads, and comprises of a range of lot sizes and built forms to provide a transition to the surrounding areas designated “Low-Rise Residential”. Section 12.7.3.2 (Volume 2) of VOP 2010 states that the permitted residential density in the “Mid-Rise Residential” designation shall range from a minimum of 25 units per hectare to a maximum of 150 units per hectare. The following building types are permitted in the “Mid-Rise Residential” designation:

- Detached Houses
- Semi-Detached Houses
- Townhouses
- Stacked Townhouses
- Low-Rise buildings
- Mid-Rise buildings
- Public and Private Institutional Buildings

The Development consists of 40 back-to-back and 32 townhouse units, which are permitted building types in the “Mid-Rise Residential” designation of Section 12.7 (Volume 2) of VOP 2010, and will yield a residential density of 57.6 units per hectare and an FSI of 1 times the area of the lot in accordance with Section 12.7.3.2 of VOP 2010. The Development conforms to VOP 2010.

**Site-Specific Amendments to Zoning By-law 1-88 are required to permit the Development**

The Subject Lands are zoned “RVM2(H) Residential Urban Village Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1376) of Zoning By-law 1-88, as shown on Attachment 2, which permits back-to-back and street townhouse dwelling units. The Holding Symbol “(H)” shall not be lifted from the Subject Lands until the following conditions have been met:

- That adequate available water supply and sewage capacity has been allocated for the Subject Lands
- That the design for Huntington Road which identifies all necessary land requirements has been completed in consultation with York Region

The following site-specific exceptions are required to permit the Development:

Table 1

	<b>Zoning By-law 1-88 Standards</b>	<b>RVM2(H) Zone and site-specific Exception 9(1376) Requirements</b>	<b>Proposed Exceptions to the RVM2(H) Zone and site-specific Exception 9(1376)</b>
a.	Definition of a Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street
b.	Minimum Setback to Huntington Road	15 m	3 m
c.	Minimum Loading Space Requirement for Multiple Dwelling Units	One (1) loading space measuring 9 m x 3.5 m with a vertical clearance of 4.2 m	No loading spaces shall be required
d.	Minimum Lot Area	162 m <sup>2</sup>	145 m <sup>2</sup>

	<b>Zoning By-law 1-88 Standards</b>	<b>RVM2(H) Zone and site-specific Exception 9(1376) Requirements</b>	<b>Proposed Exceptions to the RVM2(H) Zone and site-specific Exception 9(1376)</b>
e.	Permitted Yard Encroachments	Architectural features, balconies, porches, and cold cellars located entirely under porches, may encroach a maximum 2.5 m into the required yard	Architectural features, balconies, porches, and cold cellars located entirely under porches, may encroach a maximum 2 m into the required yard abutting a street, but may be located no closer than 0.3 m from the property line
f.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard

Additional zoning exceptions may be identified through detailed review of the Application, which 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP'), and VOP 2010.
b.	Appropriateness of the Proposed Zoning By-law Amendment and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, and appropriate development standards.</li> </ul>
c.	Related Site Development Application	<ul style="list-style-type: none"> <li>• The Owner has submitted Site Development File DA.19.063 to facilitate the Development. The review of Site Development File DA.19.063 will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>– Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping</li> <li>– Proposed building setbacks to Huntington Road</li> <li>– Pedestrian and barrier-free accessibility to / from and throughout the Subject Lands</li> <li>– Location of air conditioning units</li> <li>– Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements</li> <li>– Proper location of visitor parking</li> <li>– Integration of the Development with the existing and future development in the community</li> <li>– Provision of sufficient snow storage areas</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>– Implementation of appropriate waste collection design standards</li> <li>– Appropriate site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the Subject Lands</li> <li>– Proximity of the Development to the TransCanada Pipeline along the north side of the Subject Lands</li> <li>– Final design and alignment of the Huntington Road by-pass</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>• The following studies and reports in support of the Application must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> <li>– Planning Justification Report</li> <li>– Architectural Guideline Addendum</li> <li>– Site Plan Accessibility Checklist</li> <li>– Sustainability Metrics and Summary</li> <li>– Arborist Report</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Hydrogeologic Investigation</li> <li>– Environmental Noise Assessment</li> <li>– Traffic Impact Assessment</li> </ul> </li> <li>• Additional reports or studies may be required as part of the Application review process.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>• Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p>pavers, bio-swales, bicycle racks to promote alternative modes of transportation, drought tolerant landscaping, energy efficient lighting, reduction in pavement, and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Application is approved.</p>
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the approved Nashville Heights Architectural Design Guidelines (VOP 2010, 12.7.3.13).</li> </ul>
g.	Draft Plan of Condominium and Part Lot Control Exemption Applications	<ul style="list-style-type: none"> <li>The Owner has submitted Draft Plan of Condominium File 19CDM-19V006 to establish the common elements of the Development.</li> <li>The Owner has submitted Part Lot Control Exemption File PLC.19.008 to create individual freehold lots (Parcels of Tied Land) within each proposed townhouse block.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>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 Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.</li> </ul>
i.	Allocation and Servicing	<ul style="list-style-type: none"> <li>Development within the “Mid-Rise Residential” designation shall be serviced by full municipal</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p>services, including water supply and sanitary sewers, and shall require the formal allocation of water supply and sewage servicing capacity by Council (VOP 2010, Section 12.7.3.12.). If servicing allocation is unavailable, the Subject Lands will continue to be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.</p>
j.	<p>Registration of Block 1111 of Draft Plan of Subdivision File 19T-10V004</p>	<ul style="list-style-type: none"> <li>Block 1111 of Draft Plan of Subdivision File 19T-10V004 must be registered, pending the final design and alignment of the Huntington Road by-pass, prior to final approval of the Application in order to create the development block and permit the Development.</li> </ul>

**Financial Impact**

N/A

**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 this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Chris Cosentino, Planner, at extension 8215

## **Attachments**

1. Location Map
2. Site Plan and Zoning
3. Site-Specific Zoning Schedule E-1504

## **Prepared by**

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