

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, January 19, 2021

**WARD(S):** 1

**TITLE: NASHVILLE MAJOR DEVELOPMENTS INC.  
ZONING BY-LAW AMENDMENT FILE Z.20.024  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V004  
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON  
ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.024 and 19T-20V004 for the subject lands shown on Attachment 1. The Owner seeks to permit a residential plan of subdivision for 85 lots consisting of six detached, eight semi-detached and 71 street townhouse dwelling units, a vista and a greenway, as shown on Attachment 2.

**Report Highlights**

- The Owner proposes to rezone the Subject lands and requests Draft Plan of Subdivision approval to permit a plan of subdivision for 85 residential lots
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.024 and 19T-20V004 (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 vacant 4.23 ha subject lands (the 'Subject Lands') are located north of Major Mackenzie Drive and east of Huntington Road. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date applications deemed complete: September 25, 2020

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed rezoning and Draft Plan of Subdivision***

Nashville Major Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a residential plan of subdivision for 85 lots consisting of six detached, eight semi-detached and 71 street townhouse dwelling units, a vista and a greenway (the 'Draft Plan') in the manner shown on Attachment 2:

1. Zoning By-law Amendment File Z.20.024 to rezone the Subject Lands from "RD4(H) Residential Detached Zone Four" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", subject to site-specific zoning Exception 9(1376), to "RD4(H) Residential Detached Zone Four", "RS1(H) Residential Semi-Detached Zone One" and "RT1(H) Residential Townhouse Zone" all with the addition of the Holding Symbol "(H)", and "OS2 Open Space Park Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-20V004 (the 'Draft Plan'), shown on Attachment 2, consisting of the following:

<b>Lot / Block</b>	<b>Land Use</b>	<b>Units</b>	<b>Area (ha)</b>
1 - 6	Detached Dwellings	6	0.42
7 - 10	Semi-Detached Dwellings	8	
11 - 22	Street Townhouse Dwellings	71	1.38
23 - 24	Vistas		0.19
25	Canadian Pacific Railway ('CPR') Greenway		0.73
26	12.5 m wide CPR Berm		0.45
27 - 28	0.3 m Reserves		0.01
Street	15 m wide Street "OO"		1.05
<b>Total</b>		<b>85</b>	<b>4.23</b>

### ***The Subject Lands are located in the approved Block 61 West Plan and Draft Approved Plan of Subdivision File 19T-10V004***

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan ('Block Plan'), with subsequent modifications approved on June 19, 2018, as shown on Attachment 5. The Block Plan provides the basis for land uses, housing mix,

environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004 to permit 11 detached dwellings and 18 semi-detached dwellings, a 1.95 ha stormwater management pond facility ('SWM Pond') and a 1.87 ha greenway, as shown on Attachment 4. Subsequent to the approval of Draft Plan of Subdivision File 19T-10V004, the SWM Pond was no longer necessary for the Subject Lands, as an alternative location on the south side of Major Mackenzie Drive would accommodate a future SWM Pond to service the Block Plan. The Owner submitted an updated Block Plan (Attachment 3) in support of the Applications to be consistent with the Development.

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

- a) Date the Notice of Public Meeting was circulated: December 24, 2020.

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: all property owners within 150 m of the Subject Lands and the Kleinburg and Area Ratepayers Association.
- c) Comments received: None

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 received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

**Previous Reports/Authority**

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

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

[May 10, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\), Block Plan File BL.61.2009, Malone Given Parsons Ltd. - Agent](#)

[November 15, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\) Block Plan Conditions Report, Block Plan File BL.61.2009](#)

## **Analysis and Options**

### ***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 (‘VOP 2010’), and are designated by Policy 12.7 Block 61 West - Nashville Heights of VOP 2010, as follows:

- “Low-Rise Residential”
- “Mid-Rise Residential” with a maximum building height of five-storeys and a maximum floor space index (‘FSI’) of 1.75
- “Mid-Rise Mixed-Use ‘B’” with a maximum building height of ten-storeys and a maximum FSI of 1.75
- “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area” with a maximum building height of ten-storeys and a maximum FSI of 1.75
- “Parks” and “Natural Area”

The Draft Plan for residential development is permitted in the “Low-Rise Residential,” “Mid-Rise Residential,” “Mid-Rise Mixed-Use ‘B’ and “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area” designations, and conforms to the compatibility and development criteria in Sections 9.1.2.1, 9.2.3.1 and 9.2.2.2 of VOP 2010. The proposed lot frontages and areas, and proposed zone categories for the Draft Plan are consistent and compatible with the existing surrounding area. The proposed rezoning of the Subject Lands and the Draft Plan conform to VOP 2010.

### ***Amendments to Zoning By-law 1-88 are required to permit the Draft Plan***

The Subject Lands are zoned “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” by Zoning By-law 1-88 and subject to site-specific zoning Exception 9(1376), as shown on Attachment 1.

The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” in the manner shown on Attachment 2, together with the following site-specific zoning exceptions to the “RD4 Residential Detached Zone Four” standards:

Table 1

	<b>Zoning By-Law 1-88 Standard</b>	<b>'RD4 Residential Detached Zone Four' Requirement</b>	<b>Proposed Exceptions to the 'RD4 Residential Detached Zone Four' Requirement</b>
a.	Minimum Interior Side Yard Setback	1.2 m	1.2 m on one interior side yard, and either 0.6 m or 1.2 m on the other interior side yard
b.	Minimum Interior Garage Width (for Lot Frontages 12 m or greater and Corner Lot Frontages 15 m or greater for Detached Dwellings)	5.5 m	3 m (Lots 1, 3, 4 and 5)
c.	Maximum Interior Garage Width (for Lot Frontages 9 m or greater)	3 m	5.6 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at 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:***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> <li>The Applications will be reviewed for consistency with the Provincial Policy Statement, 2020 ('PPS'), and conformity to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan'), the York Region Official Plan 2010 ('YROP') and VOP 2010 policies</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the rezoning and site-specific zoning exceptions identified in Table 1 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The Owner proposes the Holding Symbol “(H)” to be lifted until York Region confirming the final Major Mackenzie Drive alignment</li> </ul>
c.	Nashville Heights Block 61 West Plan and Block 61 Developer’s Group Agreement	<ul style="list-style-type: none"> <li>▪ The proposed location and design of Street “OO” and open space blocks will be reviewed to ensure coordination with the surrounding lands and the approved Block Plan</li> <li>▪ The Owner is required to enter into a Developer’s Group Agreement with the other participating landowners within Block 61 regarding cost sharing provisions for parks, cash-in-lieu of parkland, road and municipal services within Block 61, should the Applications be approved</li> </ul>
d.	Architectural and Urban Design Guidelines and Landscape Master Plan	<ul style="list-style-type: none"> <li>▪ The following City-approved guidelines shall be updated to include the Development should the Applications be approved: <ul style="list-style-type: none"> <li>- Block 61 West Nashville Heights Architectural and Urban Design Guidelines prepared by John G. Williams Limited Architect and dated June 2011</li> <li>- Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies and dated July 2012</li> </ul> </li> </ul>
e.	Tree Protection Agreement / Tree Replacement	<ul style="list-style-type: none"> <li>▪ The Tree Inventory and Preservation Plan, Edge Management and Restoration Report (‘TIPP’) prepared by Kuntz Forestry Consulting Inc. and dated June 7, 2010 submitted in support of the Applications identifies the protection of four trees and the removal of five trees on or abutting the Subject Lands</li> <li>▪ The Owner shall provide the value of the tree removals using the Tree Replacement Valuation outlined in the City’s Tree Protection Protocol. The Owner is required to enter into a Tree Protection Agreement in accordance with Tree By-law 52-2018, including a security for the trees to be</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		protected and compensation planting, should the Applications be approved
f.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>▪ If the Applications are approved, the availability of water and sanitary servicing capacity for the Development must be formally allocated by Vaughan Council. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, to be removed once servicing capacity is identified</li> <li>▪ Municipal water and sanitary sewers for the Development must be provided in accordance with the approved Block Plan and Block 61 West Master Environmental Servicing Plan (‘MESP’)</li> </ul>
g.	Stormwater Management	<ul style="list-style-type: none"> <li>▪ The Subject Lands are proposed to be serviced by a future SWM Pond on the south side of Major Mackenzie Drive. The future SWM pond cannot be constructed until the realignment of Major Mackenzie Drive is finalized</li> <li>▪ The existing SWM pond located on the north side of Major Mackenzie Drive and west of Barons Street serving the Block 61 West area must be sized and/or designed to temporarily serve the Subject Lands, if required</li> <li>▪ Stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 61 West Plan MESP and SWM pond requirements, to the satisfaction of the Development Engineering (‘DE’) Department</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Transportation and Active Transportation	<ul style="list-style-type: none"> <li>▪ The Development includes lay-by parking on the proposed 15 m wide Street “OO”. Lay-by parking is only permitted on a road with a minimum 23 m wide right-of-way, in accordance with City standards. The proposed lay-by parking must be indicated on the Draft Plan and must be reviewed and approved by the DE Department</li> <li>▪ The Traffic Impact Assessment Addendum (‘TIA’) prepared by Poulos and Chung dated May 5, 2020, submitted in support of the Applications must be updated to confirm the space between the proposed lay-by parking on Street “OO” and the multi-use pathways is safe and appropriate (i.e. passenger car doors opening into pedestrians and/or cyclists on the multi-use pathway)</li> <li>▪ The proposed lot frontages and driveway configurations and locations will be reviewed to ensure compatibility and functionality</li> <li>▪ The appropriate alignment of the east leg of Street “OO” with Tremblant Crescent on the north side of MacTier Drive will be reviewed</li> </ul>
i.	Noise Assessment	<ul style="list-style-type: none"> <li>▪ The Owner shall implement the required noise mitigation measures in the Environmental Noise Assessment prepared by Valcoustics Canada Ltd. and dated May 12, 2020, to the satisfaction of the DE Department and CP Railway</li> </ul>
j.	Environmental Site Assessments	<ul style="list-style-type: none"> <li>▪ The DE Department will require the Owner to submit an updated Phase One and Two Environmental Site Assessment (‘ESA’) and Record of Site Condition for the Subject Lands, as more than five years have passed since the ESA clearances for Draft Plan of Subdivision File 19T-10V004. In addition, the change in land use from a SWM Pond to a residential use is considered a more sensitive use</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
k.	Parkland Dedication / Multi-Use Pathways	<ul style="list-style-type: none"> <li>▪ The Owner shall prepare an updated Block 61 West Parkland Dedication Chart, to the satisfaction of the Parks Planning Department</li> <li>▪ The Active Together Master Plan 2018 Review and Update ('ATMP') dated May 2018, and Section 9.2.2.14.b.xiv in VOP 2010 require local parks to be located within a reasonable direct walking distance of 500 m from residential areas. The Subject Lands exceeds the 500 m walking distance from any existing parks. The Owner must submit a Park and Open Space Detailed Facility Fit Study for the CPR Greenway (Block 25) to determine best suited facilities to the satisfaction of the City</li> <li>▪ The Owner shall submit a Multi-Use Trail Feasibility and Master Plan to determine a feasible trail alignment and ensure continuous pathway connectivity throughout Block 61 West</li> <li>▪ The Owner must update the final landscape design plan to add multi-use pathways along the south and west ends, and east side of Street "OO"</li> <li>▪ If the Applications are approved, the Owner shall dedicate land and/or pay to cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu Policy</li> </ul>
l.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the required studies and reports in support of the Applications. These reports and studies are available on the City's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer), and must be approved to the satisfaction of the City and/or respective approval authority</li> <li>▪ The requirement for additional studies/information may be identified through review of the Applications</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
m.	Source Water Protection Area	<ul style="list-style-type: none"> <li>The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced or eliminated, to the satisfaction of the Toronto and Region Conservation Authority and the City</li> </ul>
n.	Sustainable Development	<ul style="list-style-type: none"> <li>In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>

### **Financial Impact**

There are no funding requirements associated with this report.

### **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.

### **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 Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

### **Attachments**

1. Context and Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-20V004
3. Proposed Revised Block 61 West Plan
4. Portion of November 29, 2011 Council Draft Approved Plan of Subdivision File 19T-10V004
5. June 19, 2018 Council Approved Block Plan - Revised

**Prepared by**

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**Approved by**

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Mauro Peverini, Acting Chief Planning  
Official

**Reviewed by**

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Nick Spensieri, Deputy City Manager,  
Infrastructure Development

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