



3 Workshop Two

3.1 Purpose

Utilizing input generated during the first Workshop, the focus of the second Design Workshop (June 24th, 2009) was on the actual development of design concepts and preferred demonstration plans. Ultimately, the purpose of the second Workshop was two-fold:

1. To collaborate with stakeholders to develop a land use and urban design framework with a range of appropriate built form typologies for the Focus Areas identified within the Kleinburg-Nashville Community Plan Area.
2. To fully explore the options with respect to development, heritage, the environment, and transportation through consultation with City staff, Senior Management, landowners and business operators, developers, representatives of special areas of interest, nearby residents and the general public.

Driven primarily by varied density scenarios (measured according to persons and jobs per hectare or p+j/h), in accordance with the Growth Plan's minimum greenfield density requirements, the Design Options explore a range of land use and community design/structural variances to achieve desired density targets.

While density served as an overarching factor in the development of the design scenarios and resultant preferred plans, the design process also considered other key factors including road patterns, open space systems, neighbourhood structure, location of schools and other community facilities as well as the conservation of significant heritage resources and cultural heritage landscapes.

These key factors served to focus debate and dialogue throughout the design process and informed the evolution of the Focus Area design schemes and the ultimate arrival at Preferred Plans.

3.2 Description of the Design Concepts

With the exception of Focus Area 1, which underwent its own design process as described below, three design concepts were developed for each Focus Area. At the outset of the design process a number of critical elements and features were fixed in order to ensure their inclusion into each of the design options and to provide a level of commonality between the concepts for evaluative purposes.

The common elements features between each of the three design concepts for Focus Area 2 and Focus Areas 5 + 6, include the following:

- environmental features;
- stormwater management facilities;
- utility/service corridors; and,
- neighbourhood scale mixed use/commercial centres.

3.2.1 Focus Area 1 (Section 4.2.1, Figure 5)

Given its location within the Urban Area and its historic context, the greenfield targets established in the Growth Plan were not a driving consideration in the design development for Focus Area 1. As a result, unlike the other Focus Areas, a single design scenario was developed that considered existing heritage conditions and the achievement of the key principles outlined above. This design was subsequently refined, based on input and further analysis, into a Preferred Plan, which is described in further detail later in this Report.

3.2.2 Focus Area 2

Three design options were developed for Focus Area 2 based on three density target scenarios of 30, 40 and 50 p+j/h (see Figure 2).

While variations in land use mix and residential built form served as the primary determinant in the achievement of the established density target scenarios, considerable variations in road pattern, the location and configuration of parks and trails, as well as the overall neighbourhood structure also resulted.

Scenario 1 – At 30 p+j/h, the land use mix is relatively homogenous, consisting of only single-detached residential uses served by 1 elementary school, two stormwater management facilities and a small neighbourhood commercial component.

The road pattern for Scenario 1 is based on a rigid grid, served by a largely single-loaded ring-road which provides access to the peripheral parkland and open space. The road pattern establishes four collector roads within the Focus Area that provide access to Huntington Road.

The design plan also includes a connected open space system comprised of a larger open space reserve on the eastern edge of the Focus Area, two small parkettes interior to the neighbourhood and two east-west green streets connecting the open space reserve on the eastern edge to an open space corridor running along Huntington Road (the west edge of the Focus Area).

Scenario 2 – To achieve 40 p+j/h, semi-detached/ townhomes and stacked townhomes were added to the residential land use mix to achieve the desired density target. Most of this density is concentrated centrally within the Focus Area.



As in the 30 p+j/h scenario, the 40 p+j/h design option also included a small commercial component, an elementary school, a combination of large and small connected parks and open spaces, as well as two stormwater management facilities. The 40 p+j/h design scenario also considers the retention of a historic homestead located within the Focus Area to serve as a focal point for the neighbourhood.

Scenario 2 introduced a modified grid to the area's road pattern, introducing some curvilinear elements, particularly around the historic homestead site, to add visual interest to the overall design.

Like Scenario 1, much of the parkland and open space is concentrated along the edge of the Focus Area, however the Plan also proposes two additional neighbourhood parks internal to the community, one of which would integrate the historic homestead site. Scenario 2 also proposes the retention of the existing racetrack in the northwest corner of the Focus Area as an additional parkland element.

Scenario 3 – To achieve 50 p+j/h, the land use mix was adjusted to include a larger component of higher-density housing forms (i.e. semi-detached/townhomes and stacked townhomes) and a subsequently smaller component of single-detached residential uses. Like Scenario 2, most of this higher density is concentrated in the centre of the Focus Area. Reflecting the higher resulting neighbourhood population, a second elementary school site is contemplated in this Scenario.

While still retaining elements of the modified grid, the road pattern is organized into longer and more irregular shaped blocks.

As in the previous two Scenarios, most of the parkland and open space is located along the edges of the Focus Area with the exception of two smaller internal neighbourhood parks.

3.2.3 Focus Areas 5 + 6

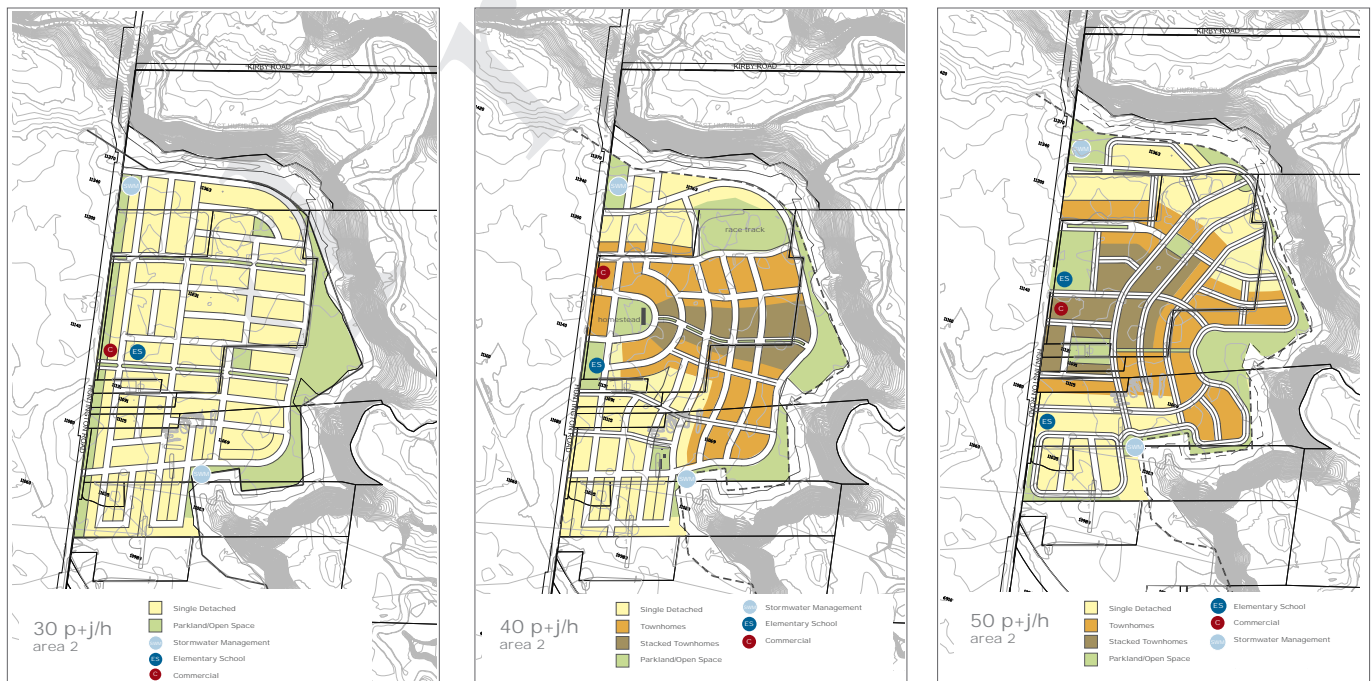
Like Focus Area 2, three design options were also developed for Focus Areas 5 + 6 based on three density target scenarios of 30, 40 and 50 p+j/h (see Figure 3).

Similarly, while variations in land use mix and residential built form served as the primary determinant in the achievement of the density target scenarios, variations in road pattern, open space and neighbourhood structure also resulted in efforts to achieve the established density target scenarios.

Divided north-south by a hydro corridor and east-west by a creek, the design options for Focus Areas 5 + 6 also explored different approaches to neighbourhood connectivity and road crossings in light of these potential constraints.

Scenario 1 – At 30 p+j/h, the land use mix in Scenario 1 is relatively homogenous. Other than a small commercial component along the Kipling Avenue frontage, the land use mix is limited to single-detached residential uses and parkland/open space. The plan is also served by two stormwater management facilities.

Figure 2) Focus Area 2: Scenarios 1, 2 and 3





The road pattern for the 30 p+j/h concept is based on a relatively rigid grid, served by a largely single-loaded ring-road which provides access to the peripheral parkland and open space. Overall, the design is relatively internalized with only two access points to Kipling Avenue, one to the neighbourhood area north of the creek and one to the area south.

The design concept is also characterized by a substantial parkland and open space system that is concentrated along the edges of the Focus Area along the outside of the ring road.

Scenario 2 – In order to achieve 40 p+j/h, semi-detached/ townhomes and stacked townhomes were introduced to the residential land use mix. The 40 p+j/h design option also retains a small commercial component along Kipling Avenue as well as two stormwater management facilities. In addition, the 40 p+j/h scenario includes the addition of an elementary school to serve the neighbourhood population.

The road network in this scenario is based on a modified grid pattern, which adds some curvature to an otherwise typical grid. Unlike the 30 p+j/h scenario, the road pattern provides a number of connections onto Kipling Avenue, giving the Focus Area a higher level of connectivity and integration to the wider area.

Parkland and open space in this design concept is primarily concentrated in a series of parks located along the periphery of the Focus Area.

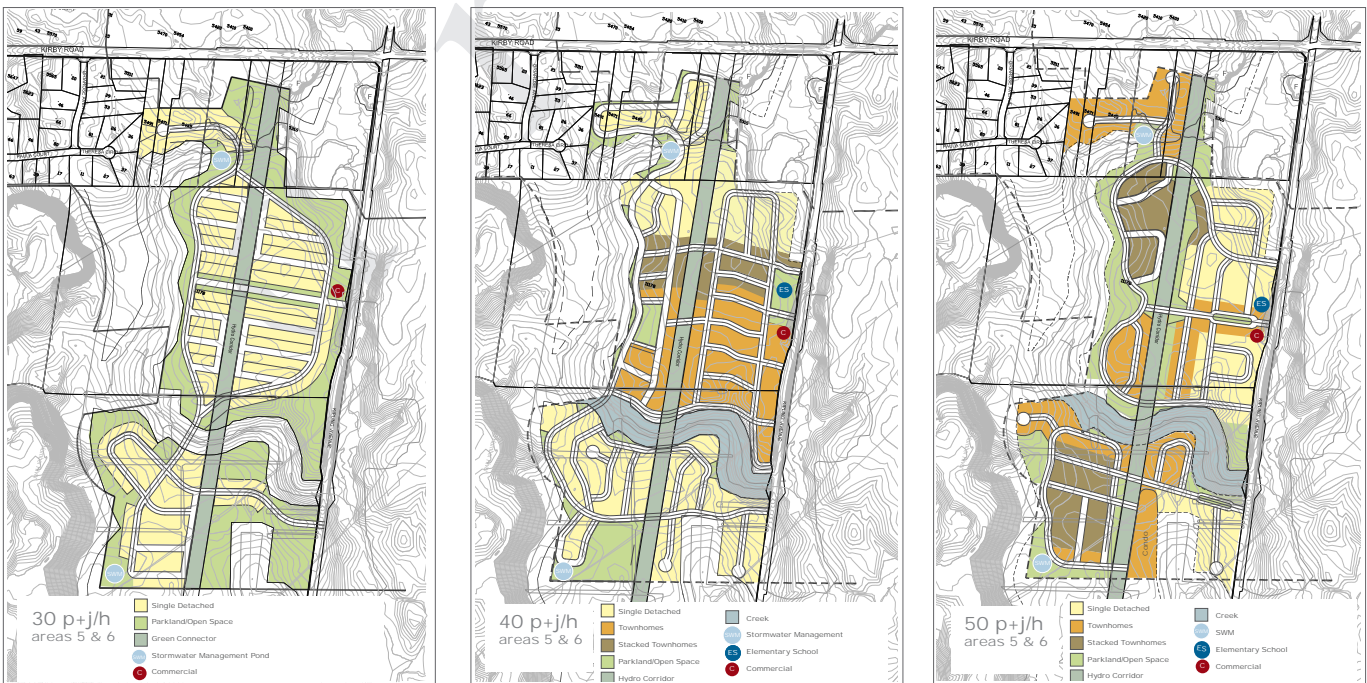
Scenario 3 – Based on a gross density of 50 p+j/h, the proportion of single-detached residential uses in Scenario 3 was significantly reduced to facilitate a larger complement of semi-detached/townhomes and stacked townhomes. As in Scenario 2, the design scheme for Scenario 3 also includes

a small commercial component along Kipling Avenue, an elementary school, a number of parks and open spaces, as well as two stormwater management facilities.

While the road pattern in Scenario 3 maintains, albeit loosely, some elements of a modified grid, it integrates significant curvilinear ornamentation resulting in a circular road pattern that feeds into a number of crescents and cul de sacs. Unlike Scenarios 1 or 2, Scenario 3 does not propose any road crossing over the creek.

Although much of the parkland and open space within this concept is located along the periphery of the Area, the design also includes a significant linear open spaces element running along the hydro corridor.

Figure 3) Focus Area 5 & 6: Scenarios 1, 2 and 3





3.3 What the Stakeholders Said

Through the development and evaluation of the design concepts, stakeholders continually emphasized a number of key priorities and considerations that built on the guiding principles and informed the evolution of the design process. The priorities and considerations stressed by the stakeholders can be divided into two broad themes:

1. Built Form and Community Design:

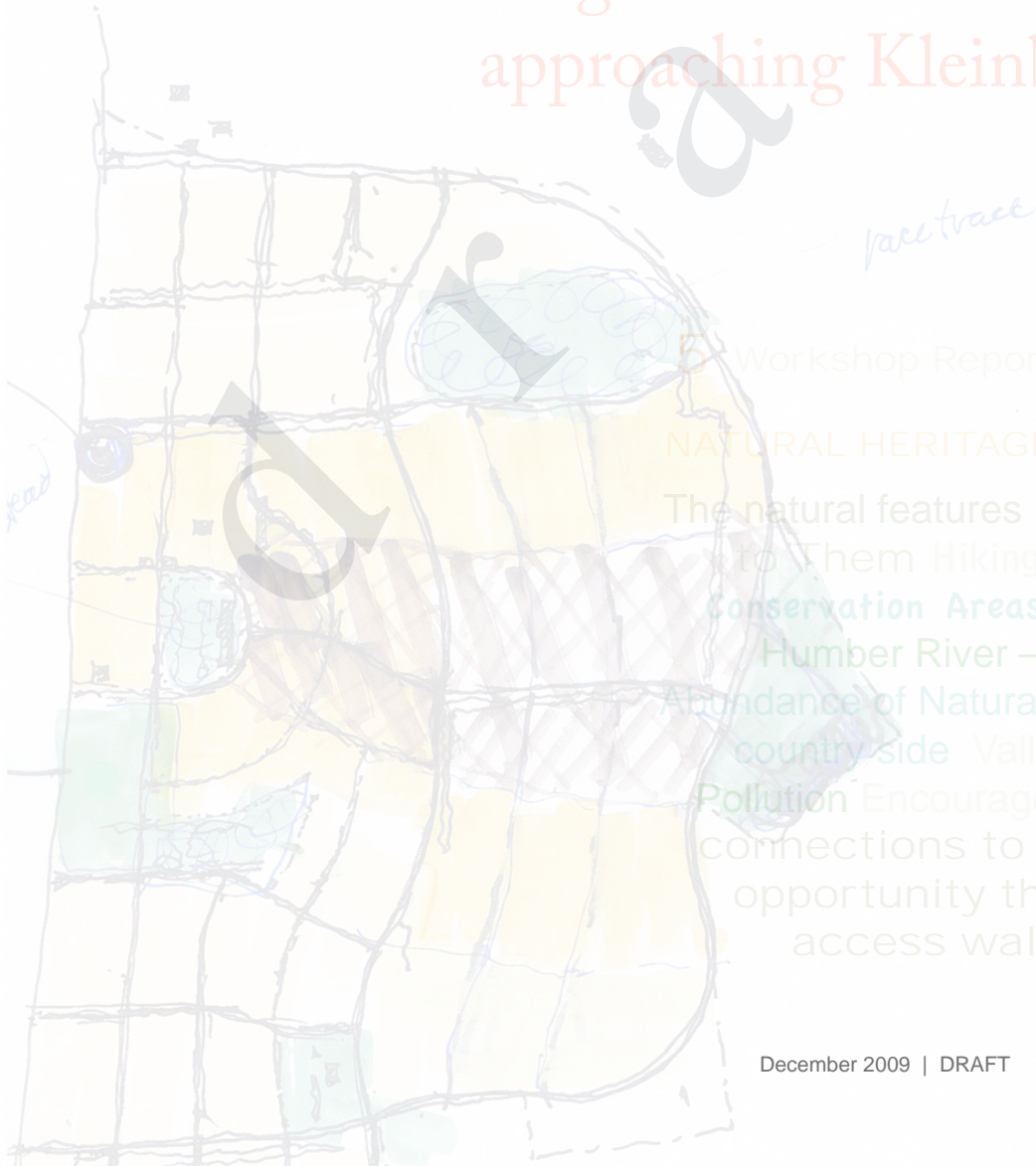
- Keep density as low as reasonable;
- Limit buildings to a maximum height of five storeys;
- Ensure appropriate transitions to existing residential areas and lots; and,
- Minimize commercial development and limit any new commercial develop to serve only new neighbourhood development.

2. Heritage Resources and the Environment:

- Protect environmental features and cultural heritage resources;
- Promote sustainable design principles and green buildings;
- Maximize access and openings to environmental lands, including single-loaded roads;
- Maximize interconnectivity through a comprehensive trails and open space network; and,
- Distribute parkland throughout the Focus Areas and Kleinburg-Nashville more broadly.

NEIGHBOURHOODS

Quiet neighbourhoods Village Pri
secluded pockets **Offers a unique
opportunity** Low Density Rural Feel Va
Architecture Size – RR lots Quiet Se
Kleinburg – openness was a draw for
residents = Larger lots for Kleinburg are
possible to feel like you're in the co
Semi-rural feeling – naturalized areas on road
approaching Kleinburg



5 Workshop Report Back - Activity #2 Attribution

NATURAL HERITAGE

The natural features Valley Lands and Access
to Them Hiking paths River Valley Forests
Conservation Areas / Parks / Trails / Valley
Humber River – open spaces, bay & park
Abundance of Natural Features / Proximity to nat
country-side Valleys + green corridors Less
Pollution Encourages conservation Interface
connections to open space – remaining
opportunity through development to
access walkways Natural Appeal