



## 9.0 Study Process

The study process has been informed by the Background Report, by City staff, land owner representatives and from various stakeholders - who attended a two-part Design Workshop held over two days in June 2009 (June 18th and 24th) and a follow-up Workshop on January 6, 2010. These outcomes are summarized in the resulting Design Options and subsequent Preferred Plans for the following three areas, identified for new urban "greenfield" development through the Kleinburg-Nashville Focus Area Study process:

- Village of Nashville (Focus Area 1);
- Huntington Road Community (Focus Area 2); and,
- Kipling Avenue Community (Focus Area 5 & 6).

These areas are identified on Figure 1. Focus Areas 3, 4 and 7 were eliminated from further consideration for urban development due to significant environmental constraints identified in the Background Report.

### 9.1 Workshop One

The first of two Design Workshops convened on June 18th, 2009 was intended to introduce workshop participants to preliminary background information about the study area and to identify and examine the area's core attributes and qualities.

Building on the participants' understanding of the area's attributes and qualities, participants and the consultant team worked collaboratively to establish a set of principles to serve as a guidepost for the development of both the Design Options and the resultant Preferred Plans.

## 9.2 Workshop Two

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.

## 9.3 Workshop Three

The purpose of the third and final Design Workshop (January 6, 2010) was to present the preferred plans for Huntington Road Community and Kipling Avenue Community (Figures 10 and 11) and prototypical built form concepts for the high, medium and low density residential and neighbourhood commercial components being proposed.

Equally important, the design workshop also focused on evaluating, with the public and City Staff, refined design options for the Village of Nashville (Area 1) as well as refinements to the overall trails system.

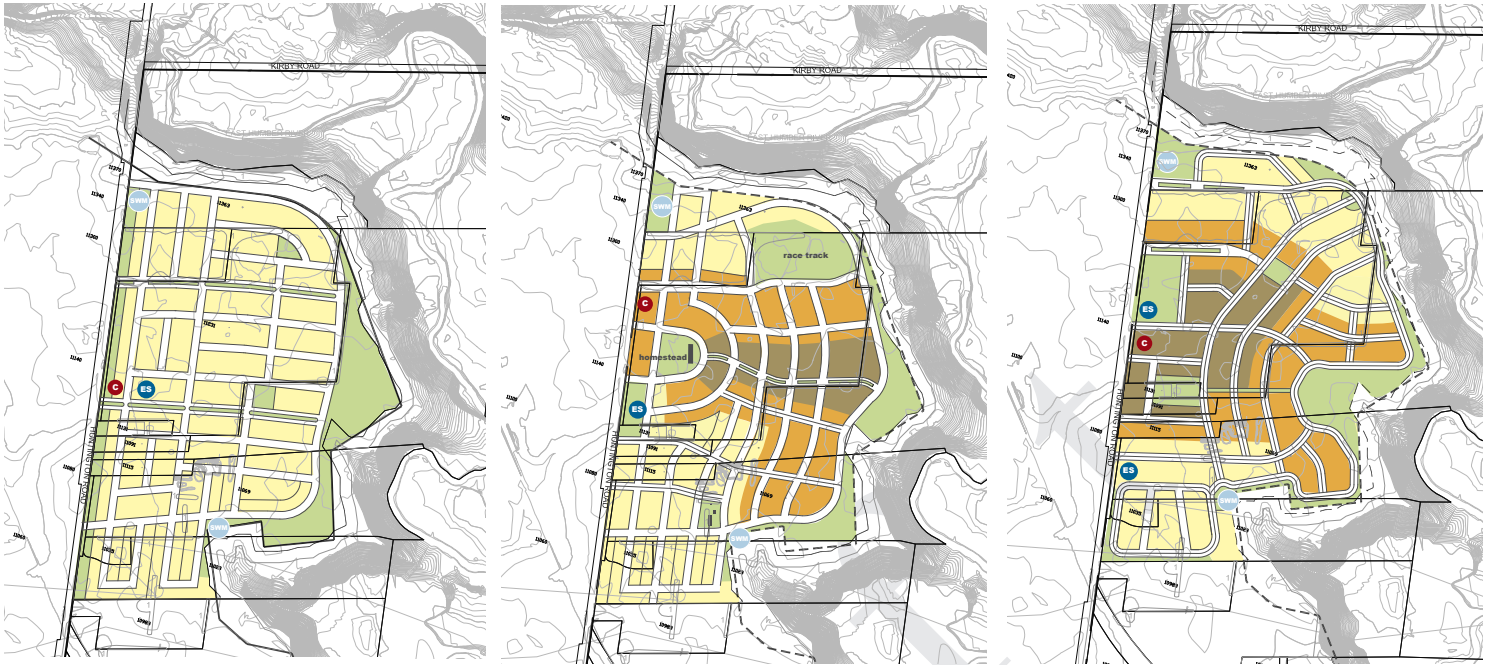
In addition, the workshop also included a presentation of potential urban design strategies and street cross-section prototypes.

## 9.4 Process Outcomes

Consistent with stakeholder input collected in the earlier workshops, stakeholders continually emphasized a number of key priorities and considerations that built on the guiding principles and informed the evolution of the design process culminating in the final vision.

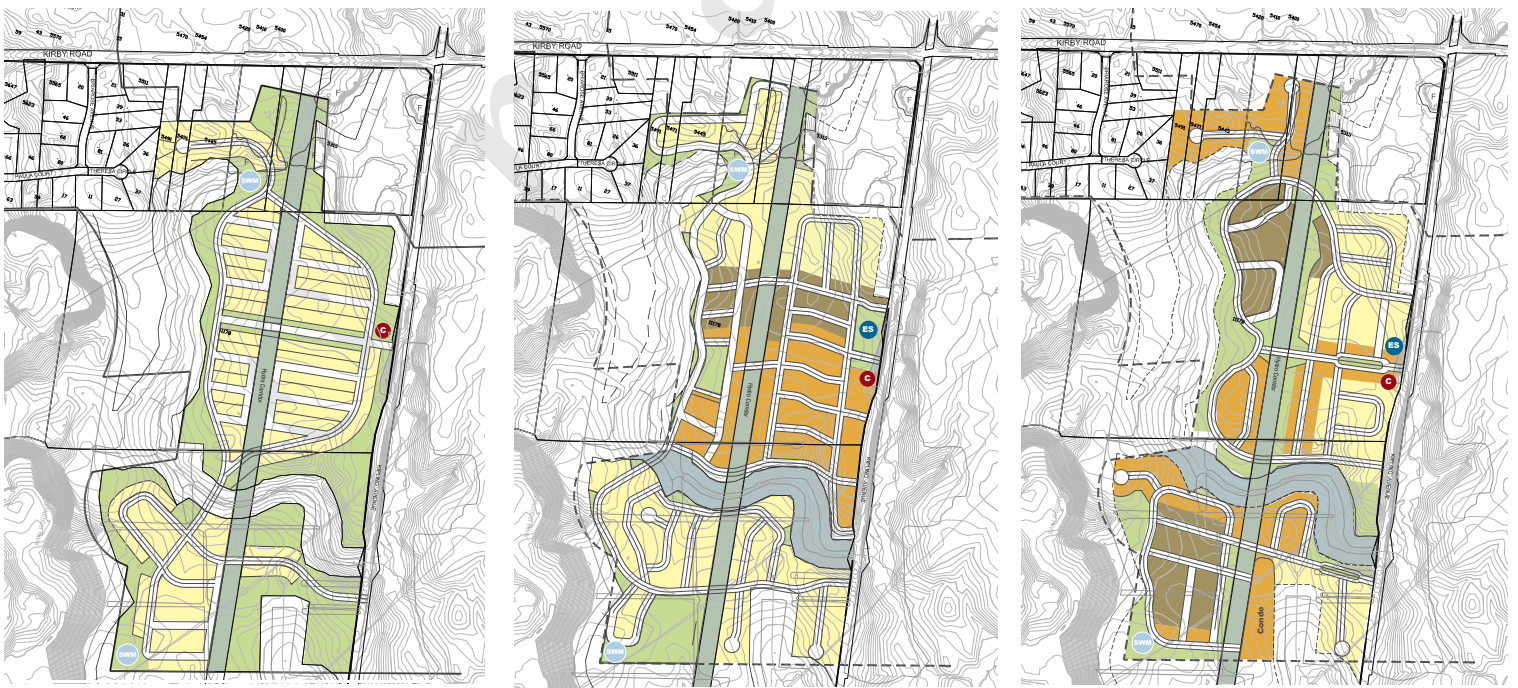
With respect to Huntington Road Community and Kipling Avenue Community stakeholder input was primarily limited to minor adjustments in the land

Figure 10. Huntington Road Community (Focus Area 2): Scenarios 1, 2 and 3



- Single Detached
- Townhomes
- Stacked Townhomes
- Parkland/Open Space
- ES Elementary School
- C Commercial
- SWM Stormwater Management

Figure 11. Kipling Avenue Community (Focus Area 5 & 6): Scenarios 1, 2 and 3



- Single Detached
- Townhomes
- Stacked Townhomes
- Parkland/Open Space
- Hydro Corridor
- Creek
- SWM SWM
- ES Elementary School
- C Commercial

use pattern and commentary on desired built form.

Given that new design schemes were presented for Village of Nashville (Figure 12), considerable discussion was generated on the preferred elements that were either consistent across all three schemes or unique to a specific scheme.

In terms of built form and community design, stakeholders emphasized their desire to protect and support the heritage character of Main Street Nashville by emulating the existing historical built form, density and block pattern in the future development of North Nashville.

Other key elements that stakeholders emphasized was the need to provide for appropriate transitions between existing and new development as well as ensuring a strong sense of interconnectivity between existing natural areas and planned parks and open spaces.

Figure 12.

**Demonstration Plan | Focus Area 1** (east of Huntington Road)  
Map 1: Land Use and Built Form

