



part a

preamble to the Plan



1.0 Introduction

The preamble introduces the North Kleinburg-Nashville Secondary Plan and describes the circumstances and planning processes supporting its preparation in order to assist in understanding its context. It is for explanatory purposes only and does not constitute part of the amendment.

2.0 Purpose

The purpose of the North Kleinburg-Nashville Secondary Plan is to provide detailed land use plans and policies for the regulation of land use and the management of development within this Secondary Plan Area, in conjunction with the policies of the City of Vaughan Official Plan 2010.



3.0 Location

This Plan guides the use and development of land in the following parcels located in the Kleinburg-Nashville Community:

- Nashville Village: Bounded by the southerly boundary of the lots located on the south side of Nashville Road, Huntington Road on the west and the CP Rail Line to the north and east (approximately 9.5 ha);
- The Huntington Road Community: Located on the west side of Huntington Road north of the CP Rail Line and south of Kirby Road (approximately 65 ha);
- The Kipling Avenue Community: Located on the east side of Kipling Avenue, between Teston Road and Kirby Road (approximately 73 ha).

4.0 The Planning Context - Vaughan Tomorrow and the New Official Plan

This secondary plan has been prepared as part of the Vaughan Tomorrow program, the City's Consolidated Growth Management Strategy to the year 2031. The program was initiated in 2007 and originates with the City's Strategic Plan, Vaughan Vision 20/20 and is composed of the following elements:

- **The *Green Directions Vaughan Community Sustainability and Environmental Master Plan*;**
- **The City's New Official Plan 2010; and**
- **Supporting Master Plans addressing infrastructure and services.**

Green Directions has been completed and provides an overarching perspective on sustainability.

The New Official Plan will encompass the entire City and will be made up of two parts.

Volume 1: Containing City-wide policies and development standards;

Volume 2: Containing area and site specific policies and plans derived from individual land-use planning studies or from the processing of specific development applications.

The North Kleinburg-Nashville Secondary Plan is one of five focussed area plans that are included in Volume 2, which provide more specific policy guidance as to how these areas will develop in the future. Where the policies of Volume 1 of the New Official Plan conflict with the policies of Volume 2, the Volume 2 policies shall prevail.



5.0 The Kleinburg-Nashville Focused Area Review

On May 7, 2007, Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the “Rural Areas” and “Nashville Core” in the Kleinburg-Nashville Community Plan (OPA No. 601) as one of the Focused Area Reviews to be undertaken concurrently with the new Official Plan. Subsequently, on March 31, 2008, Council approved the Terms of Reference for the study. On June 23, 2008, the Terms of Reference were revised to remove the Block 61 West lands from the study area, which proceeded on its own track and resulted in Official Plan Amendment No. 699. On March 23, 2009 the consulting team was retained to undertake the required study. See Figure 1.

The following reports were prepared through this process and they formed the basis for the North Kleinburg-Nashville Secondary Plan.

- Kleinburg-Nashville Focus Area Review – Background Report (April 2010)
- Kleinburg-Nashville Focus Area Review – Design Options/Preferred Plan Report (April 2010)

The Background Report was prepared as an overview of the study to: Highlight issues identified by the consulting team in consultation with key stakeholders; review the requirements and policy directives of the Province; and provide a synopsis of background work from May to January 2009. It included the initial findings with respect to land use planning policy, urban design, the environment, cultural heritage, commercial activity, transportation, servicing and sustainability. A total of seven focus areas were evaluated for development potential. Three areas were eliminated from further consideration due to significant environmental constraints. The remaining areas were:

- Focus Area 1: Nashville Village;
- Focus Area 2: The Huntington Road Community;
- Focus Areas 5 & 6: The Kipling Avenue Community.

The Design Options/Preferred Plan Report was based on the Background Report, the agency consultation process and three public workshops, which were held on June 18th and 24th 2009 and on January 6, 2010. Alternative development scenarios were created for each area. These were analyzed and it resulted in a recommended plan for each of the focus areas.

The recommended scenarios formed the basis for the preparation the North Kleinburg-Nashville Secondary Plan. The Secondary Plan provides the policy framework to guide the development of these lands to 2031.

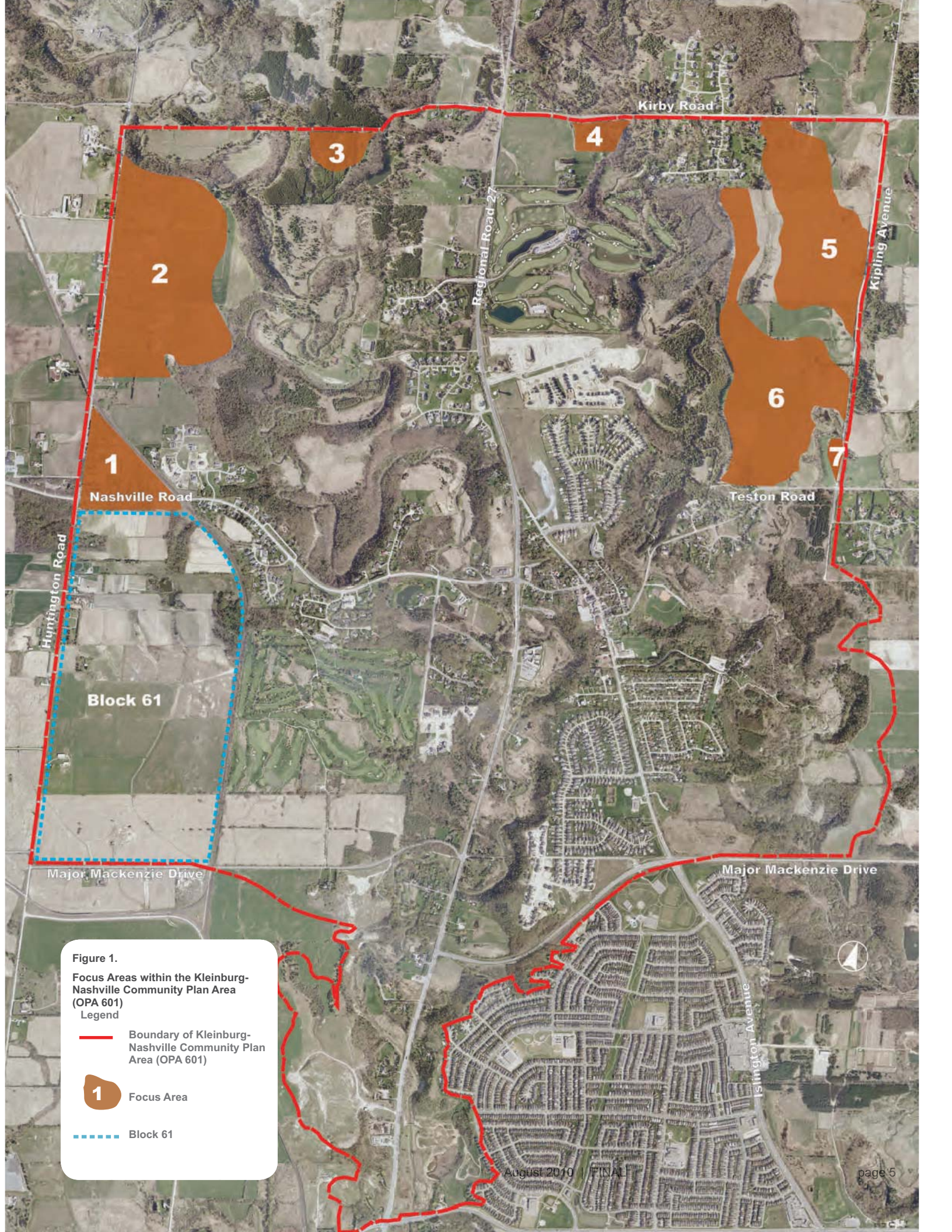





Figure 1.
Focus Areas within the Kleinburg-Nashville Community Plan Area (OPA 601)
Legend

-  Boundary of Kleinburg-Nashville Community Plan Area (OPA 601)
-  Focus Area
-  Block 61



6.0 Public Consultation


The North Kleinburg-Nashville Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated the three public workshops, an open house, a statutory public hearing and the participation of a full range of stakeholders including residents, businesses, development interests and their agents.

The consultation process also included other City Departments, periodic project updates to the Official Plan Review Committee, and consultation with required public agencies such as the School Boards, Region of York, and the Toronto and Region Conservation Authority. The following provides a brief overview of the consultation process:

- June 18, 2009: Issues Workshop I - The purpose of the first stakeholder workshop was to: describe the study process for the Kleinburg-Nashville Focused Area Review; highlight initial directions revealed through the inventory and analysis of existing conditions; and, receive input from the public and stakeholders including landowners and developers.
- June 24, 2009: Issues Workshop II - The purpose of the second stakeholder workshop was to discuss options for the lands identified as "Rural Area" and "Nashville Core Area".
- January 6, 2010: Preferred Plan Workshop - Building on input received during the first two workshops held in June, 2009, this public workshop presented and discussed the preferred plans for the lands designated as "Rural Area" and "Nashville Core Area" by OPA 601.
- April 22, 2010: Ward 1, Public Open House for the purpose of explaining the outcome of the study and receiving input on the preparation of the draft plan.
- May 25, 2010: The draft secondary plan was made available for public comment.
- June 14, 2010: Statutory Public Hearing (Committee of the Whole) for the purpose of hearing public comment and input on the draft North Kleinburg-Nashville

Secondary Plan. Committee of the Whole adopted the following recommendation: "That the Public Hearing Report for file 1.2.5.12.3 (North Kleinburg-Nashville Secondary Plan) be received; and that any issues raised at the public meeting and comments submitted in writing be addressed by the Policy Planning Department in a future report to a special evening meeting of the Committee of the Whole scheduled for August 31, 2010." Written submissions were accepted up to August 12, 2010 and a number of meetings were held with stakeholders in advance of the August 31, 2010 Special Committee of the Whole meeting.

- August 31, 2010: Special Committee of the Whole Meeting to consider responses to public, government and agency submissions. Written submissions were evaluated and a series of changes were recommended to the plan. Changes approved by Committee of the Whole and Council were incorporated into the Secondary Plan.
- September 7, 2010: Council adopts the North Kleinburg-Nashville Secondary Plan as Section 11.9 of Volume 2 of the City of Vaughan Official Plan 2010.



7.0 Overview of the North Kleinburg-Nashville Secondary Plan

The North Kleinburg-Nashville Secondary Plan has been prepared in response to the policy framework set by the Province of Ontario and the Regional Municipality of York. At the Provincial level, the pertinent policies are contained in Places to Grow: Growth Plan for the Greater Golden Horseshoe (2006); the Greenbelt Plan (2005) and the Provincial Policy Statement (2005) on Land Use Planning. The Official Plan of the Regional Municipality (adopted December 2009) was prepared to conform to the Provincial policies. This Secondary Plan was prepared as part of Vaughan's Official Plan 2010 (Part 2) and works in conjunction with policies contained in Part 1 of the Plan.

The North Kleinburg-Nashville Secondary Plan was prepared with regard to the following guiding principles and objectives, which apply to all new development in Secondary Plan Area:

7.1 The Guiding Principles

1. The protection and enhancement of natural heritage features and environmental resources.
2. New development shall protect and enhance the existing heritage features of the community.
3. All new development shall be designed to be compatible with the scale and character of the existing community.
4. All new development shall reinforce the role of Kleinburg-Nashville within the City as a rural village centre, while maintaining the integrity of the surrounding countryside area.
5. All new development shall be integrated with existing development with appropriate connections and interface treatments that manage the transition from the old to the new.
6. All new development shall combine with the existing villages and the built and natural heritage to promote the creation of a complete community that is designed for all stages of life and includes a mixture of land uses providing a variety of employment, cultural and educational opportunities, places for active and passive recreation, health care facilities, commercial opportunities, meeting places and a full range of housing types.

7. Parks, natural heritage features, trails and stormwater management facilities shall form a connected and accessible open space system. Accessibility includes both physical access, as well as visual access and integration.
8. The achievement of the City’s sustainability objectives under the Green Directions Vaughan Community Sustainability and Environmental Master Plan and City of Vaughan Official Plan shall be promoted.
9. A high quality of urban design for new development projects will be expected. LEED certified or other green building technologies are to be promoted.
10. Streetscaping that includes large street trees, street furnishings, and other landscaping features are to be included in all new development in order to enhance the urban forest and the pedestrian experience.

7.2 The Objectives

The North Kleinburg-Nashville Secondary Plan is based on achieving the policies of the Province and the Region of York with respect to:

1. Sustainable, efficient, cost-effective development and land use patterns;
2. The conservation of natural, cultural and built heritage features;
3. The protection of public health and safety; and
4. The achievement of minimum development densities;

The Secondary Plan is also expected to achieve the goals and objectives of the City of Vaughan Official Plan.

7.3 The Focus Area Plans

7.3.1 Nashville Village (Area 1)

The Secondary Plan for the Village of Nashville (Focus Area 1) supports the long-term evolution of the historic Nashville Village Area, a constituent part of the Kleinburg-Nashville Heritage Conservation District, into a mixed-use main street, while ensuring an appropriate interface with the planned greenfield residential development to the north and in Block 61 to the south.

The plan for the northern portion of Nashville Village, north of the Nashville Road frontage, is based entirely on low-density single-detached residential uses, a pattern of development similar to the existing Nashville Core. This is reflected in the land use designation provided in the plan (KN Low Rise Residential I) with a maximum building height of 3 storeys. This area also includes a park and buffer/trail connections along Huntington Road and the CP Rail Corridor.

The Plan for Nashville Road includes measures to support its long-term evolution from a predominately residential corridor into a more mixed-use main street. The land use designation (KN Low-Rise Mixed-Use II) provides the opportunity for a variety of residential and mixed use building forms. These include Townhouses, Block Townhouses and Low-Rise Mixed-Use Buildings, with the latter including opportunities for the incorporation of retail and office uses. To reflect the prevailing building heights in the village, the maximum building height is set at 3 storeys. To support this desired evolution, specific policies have been included in the plan to address the development of the area within the Kleinburg-Nashville Heritage Conservation District.

The density target for the Nashville Village planning area is 20 persons and/or jobs per hectare.



7.3.2 Huntington Road Community (Area 2)

The Secondary Plan for the Huntington Road Community (Focus Area 2), is based on a mix of primarily low density building forms transitioning from a higher density mixed-use community focus area on Huntington Road to a surrounding low density area adjacent to the Natural Heritage Network. The mixed-use focus area will be defined in more detail in the implementing block plan.

The main components of the community focus will be provided by the KN Low-Rise Mixed Use I and the KN Low-Rise Mixed Use II designations. This will permit the integration of retail and office uses in Mixed-Use Buildings along with other forms of residential development, such as block townhouses and townhouses. The outward transition to lower densities continues with the KN Low-Rise Residential III designation, the KN Low-Rise Residential II designation (semi-detached and detached houses) and the KN Low-Rise Residential I designation (detached houses). To be consistent with the community scale, the maximum building height has been set at 3 storeys.

The Plan makes provision for community amenities and identifies conceptual locations for two Elementary Schools, a Neighbourhood Park and three Parkettes. Two Stormwater Management Ponds are located adjacent to the valley system. These features will be connected by a system of on and off-street trails. The detailed road pattern and location and configuration of the parks and schools will be established through the Block Plan approval process.

The target density for the Huntington Road Community is 40 persons/jobs per hectare.

7.3.3 Kipling Avenue Community (Area 5 & 6)

The Secondary Plan for the Kipling Avenue Community (Focus Areas 5 & 6) is also based on a mix of low density building forms. The Community Focus will front on Kipling Avenue and

will be primarily located in the KN Low Rise Mixed-Use II and KN Low Rise Residential III designations. The KN Low Rise Mixed-Use II designation will provide for the retail-office component of the Community Focus, which will be integrated into Low Rise Buildings. Other permitted residential uses like Stacked Townhouses and Townhouses will complement the community focus. The mixed-use focus area will be defined in more detail in the implementing block plan.

Transitioning outward from the Kipling Avenue Community Focus toward the surrounding Natural Heritage Network Areas, the plan provides for a progressive reduction in densities. This is effected through the KN Low Rise Residential II designation (semi-detached and detached houses) and the KN Low Rise I designation (detached houses). Consistent with the overall scale of the Kleinburg-Nashville Community, the maximum building heights are set at 3 storeys.

A central Neighbourhood Park is located adjacent to the Natural Heritage Network at the western boundary of the Secondary Plan. A series of four parkettes are distributed through the Plan area to service specific quadrants. Two stormwater management ponds are located along Kipling Avenue in the southerly half of the plan. A system of on and off-street trails link the main community elements. The trail system takes advantage of the Hydro Corridor which bisects the Community north-south.

A "Special Study Area" designation has been applied to two areas in the north part of the Kipling Avenue Community. It is recognized that these areas may have some development potential. The Plan provides, subject to the completion of an Environmental Impact Study, that areas determined to be undevelopable will be designated Natural Heritage Network: Core Features without amendment to the Plan. Any lands determined to be developable shall be considered for development under the policies of the KN Low-Rise Residential I designation. Such redesignation would not require an amendment to the plan.

The target density for the Kipling Avenue Community is 30 persons/jobs per ha.



7.4 The Overall Plan

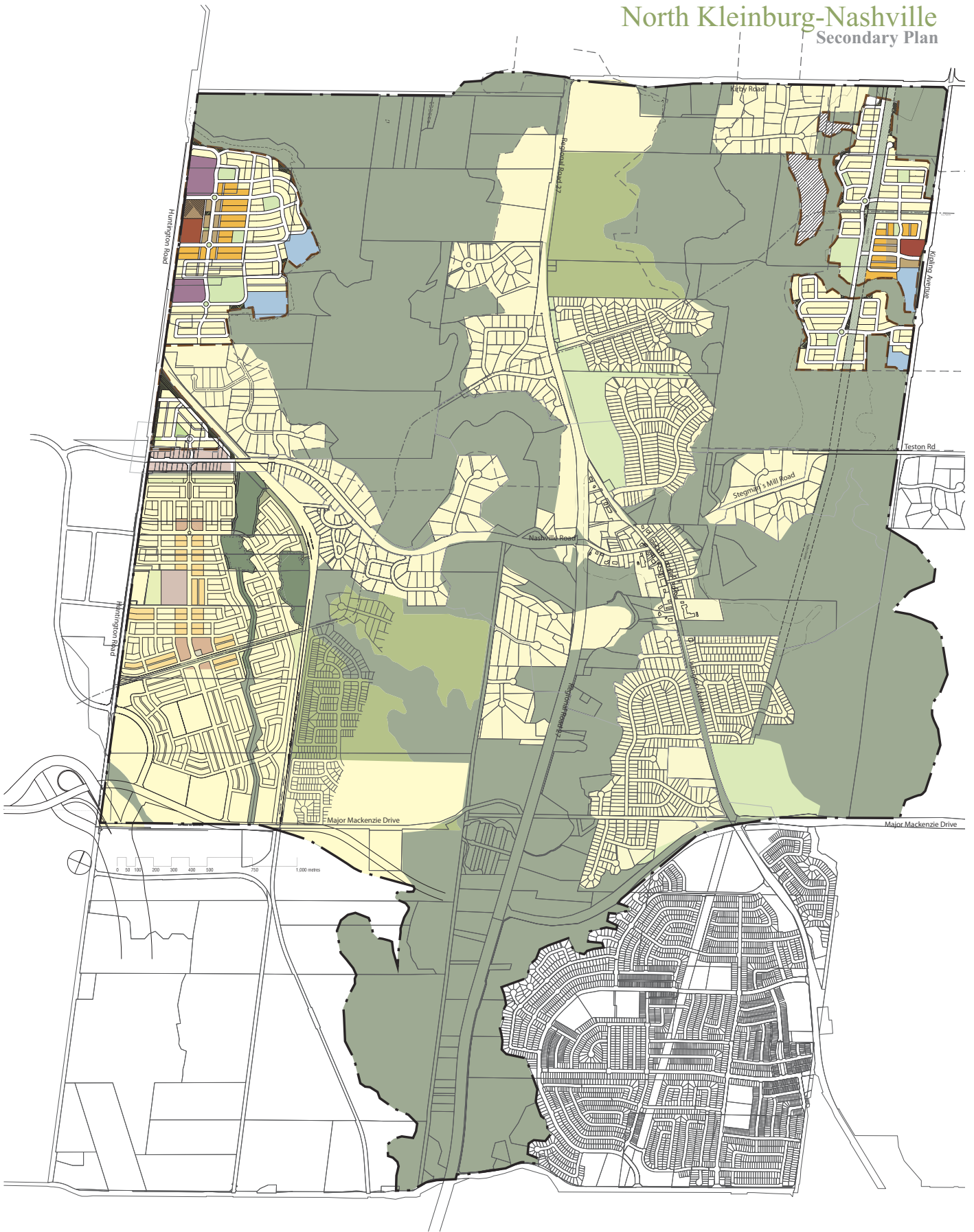
A composite plan has been prepared incorporating the three communities into the overall Kleinburg-Nashville area. This plan is for the purpose of context. Detailed land use information will need to be obtained from the Schedules to the Plan. The composite plan forms Figure 2.

7.5 Implementation

The implementation of the North Kleinburg-Nashville Secondary Plan will be facilitated through the use of any or all of the tools identified in Section 10 of the City of Vaughan Official Plan. These include, but are not limited to:

- Block Plan Approval, including the use of Environmental Impact Studies and Master Environment/Service Plans;
- Zoning By-laws;
- Community Improvement Plans;
- Plans of Subdivision and Consents; and,
- Site Plan Control.

North Kleinburg-Nashville Secondary Plan



part a

Figure 2.
Kleinburg-Nashville Focus Area Study

Composite Plan

The Planning Partnership | September 2010 (Not to scale)