



Kleinburg-Nashville

focus area review

Design Options/Preferred Plan Report



Prepared For: City of Vaughan

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in association with
Plan B Natural Heritage
Bray Heritage

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table of contents

1 Introduction	1
1.1 Purpose	1
1.2 Planning Context	2
2 Workshop 1	6
2.1 Purpose	6
2.2 The Ten Guidling Principles	6
3 Workshop 2	8
3.1 Purpose	8
3.2 Description of the Design Concepts	9
3.2.1 Focus Area 1	9
3.2.2 Focus Area 2	10
3.2.3 Focus Areas 5 + 6	12
3.3 What the Stakeholders Said	14
4 Preferred Demonstration Plans	16
4.1 The Overall Plan	16
4.2 Details within the Focus Areas	20
4.2.1 Focus Area 1	20
4.2.2 Focus Area 2	24
4.2.3 Focus Areas 5 + 6	28
5 Next Steps	32



1 Introduction

1.1 Purpose

Building upon the information provided in the Background Report, and stemming from input gathered from City staff, land owner representatives and from various stakeholders who attended the two-part Design Workshop held over two days in June 2009 (June 18th and 24th), the following report summarizes Design Options and the subsequent Preferred Plans for the following three areas that have been identified for new urban “greenfield” development through the Kleinburg-Nashville Focus Area Study process:

- Focus Area 1;
- Focus Area 2; and,
- Focus Areas 5 + 6.

These areas are identified on Map 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.



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1.2 Planning Context

It is important to note that the Kleinburg-Nashville Focus Area Study is being carried out in a much broader context. The Provincial government has set the stage for all new growth within the Greater Golden Horseshoe through a new Planning Act, a new Provincial Policy Statement, the Greenbelt Plan and Places to Grow, the Growth Plan for the Greater Golden Horseshoe.

The Region of York has followed-up on these Provincial initiatives with a new Regional Official Plan (as yet, not approved) that builds upon the principles of the Provincial initiatives, and allocates growth, both in terms of employment and residential growth, to its various constituent municipalities, including the City of Vaughan. The Regional Official Plan also implements the Greenbelt Plan and provides substantial detail on how and where growth should occur, and what it should look like.

The City of Vaughan itself has embarked upon the preparation of a new Official Plan that will conform to both the Provincial initiatives and the policies of the Region of York.

The Kleinburg-Nashville Focus Area Study is intended to feed into the ongoing City of Vaughan Official Plan work, and to provide the detailed framework for where growth will be accommodated, how much growth will be accommodated, and what the new development will look like when it is completed.

In addition to the broader planning context, the City of Vaughan has also approved a substantial new development on Block 61 within the Kleinburg-Nashville Community Plan Area (also identified on Figure 1). This development plan is significant in scale, and promotes development in a form that is quite different from existing Kleinburg-Nashville, but, as required, substantially in conformity with much of the new planning policy regime from the Province and the Region, and as emerging from the City of Vaughan itself.

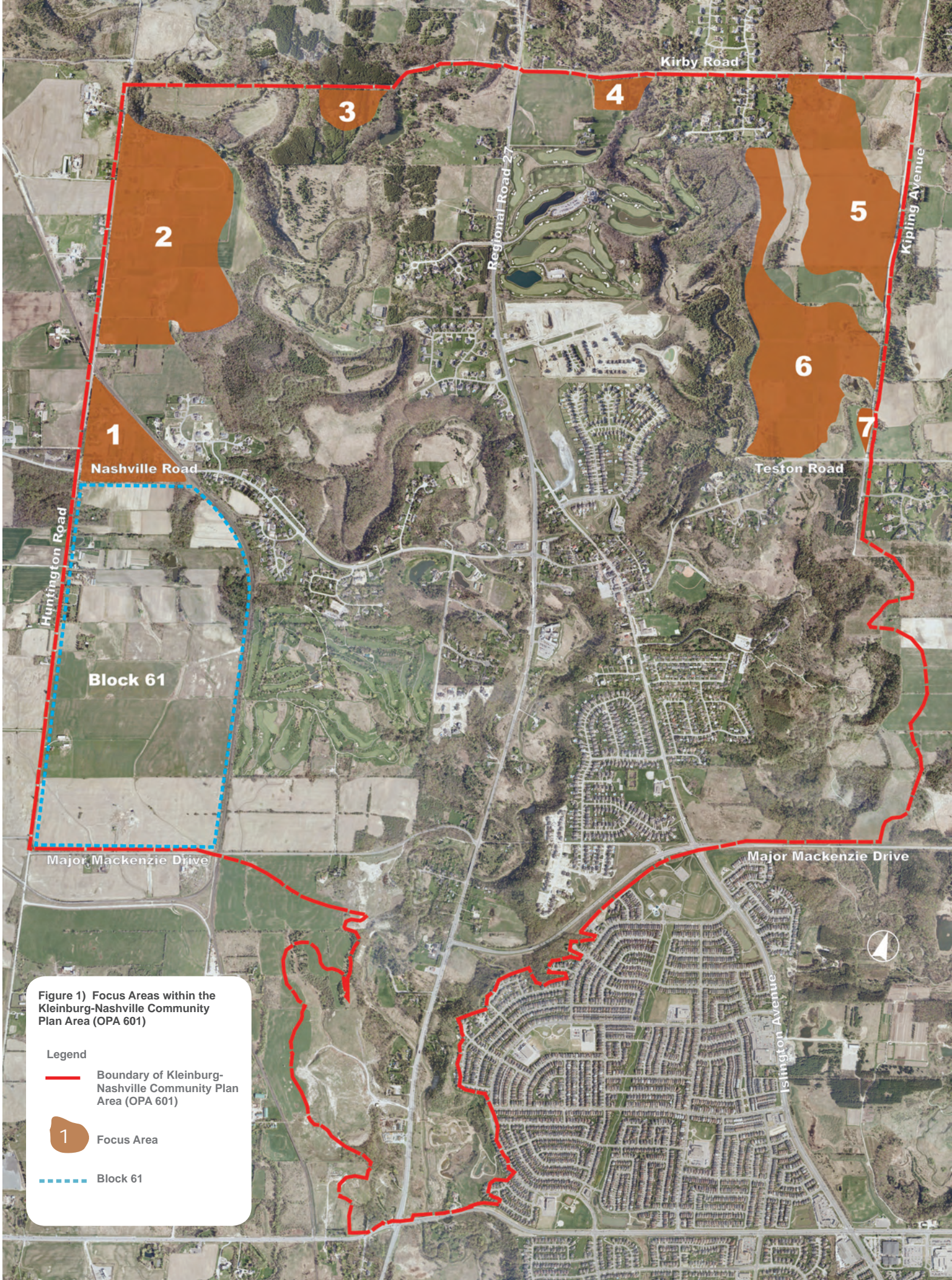





Figure 1) Focus Areas within the Kleinburg-Nashville Community Plan Area (OPA 601)

Legend

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



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So, it is fair to say that planning within the Greater Golden Horseshoe has changed dramatically over the past few years, and the results of those significant shifts in public policy will begin to manifest themselves on the ground through development over the next 30 years. Fundamental to this change are four key initiatives that will form the basis of all land use planning decisions now, and in the foreseeable future, including:

1. The requirement to develop “complete communities” –

The definition for a complete community is provided in *Places to Grow*, “*complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.*” Vaughan is a complete community. Some parts of Vaughan may meet the Provincial definition better than other parts, however, the evolution of Vaughan from a suburban collection of communities to a much more urban City has begun, and will continue over the next 30 years.

With respect to Kleinburg-Nashville, there are two historic centres and a significant residential community that includes housing opportunities that are primarily single-detached homes on large lots. The existing community lacks a full range of housing types and certain types of employment uses. However, Kleinburg-Nashville is immediately adjacent, and just to the east of the planned 427 Employment Area that will, when developed, represent the largest agglomeration of employment uses in the City. New development within the identified Focus Areas within the Kleinburg-Nashville Community Plan Area will be designed to broaden the housing mix, include local convenience retail and small scale office opportunities, provide schools and

parks and a highly interconnected trails network. The density distribution and road patterns are designed to accommodate public transportation facilities in the future as the entire Vaughan transit system is expanded to serve new developments, and intensification areas.

2. The requirement to promote “intensification” within existing communities –

Intensification is new development within the existing built-up area of the City that is to be redeveloped at higher densities than currently exist. The City of Vaughan is currently in the process of identifying “intensification areas” and “intensification corridors” where the required component of development through intensification is to be accommodated. Through the City’s work, it has been concluded that there is substantial potential to accommodate projected intensification within the identified areas and corridors, and that, as a result, there is no requirement to permit significant intensification in all of the other urban areas of the City that are not specifically identified for intensification.

The historic nature and character of the existing village of Kleinburg and Nashville have been previously identified and, as such, these two centres are not expected to contribute, in any significant way, to the City’s overall intensification target. Similarly, the existing neighbourhoods that surround Kleinburg and Nashville are laid out in a suburban and estate pattern that is not conducive to long-term intensification and redevelopment.

3. The requirement that new greenfield development be at higher densities –

The requirement for higher density development is intended to promote transit, achieve a full range and mix of housing types, and to ensure the delivery of cost effective and efficient infrastructure. Places to

Grow requires a minimum gross density of 50 employees and residents per hectare, to be applied on a Region-wide basis. The Region of York has confirmed that this is also to be the minimum density requirement for the City of Vaughan. The City is currently preparing a detailed assessment of the greenfield areas within Vaughan, and may permit greenfield areas to develop at higher or lower densities depending upon each area’s unique attributes and/or circumstances.

With respect to the Kleinburg-Nashville Focus Areas, development at densities below the identified minimum of 50 employees and residents per hectare is being considered in order to reflect the historic development pattern and provide a reasonable transition from much lower density estate development to new development that will be at more urban densities; and,

4. The requirement that cultural heritage and natural heritage resources be conserved –

Legislative changes at the Provincial level, including the Heritage Act, the Greenbelt Act, and subsequent Greenbelt Plan have provided substantial tools for the municipality to protect key heritage and environmental resources. The City of Vaughan is currently carrying out City-wide studies to identify and prepare policies to protect these significant resources.

Within Kleinburg-Nashville, the requirements of the Greenbelt Plan will be met, and all significant environmental and cultural resources will be appropriately conserved.