

SPECIAL COMMITTEE OF THE WHOLE – AUGUST 31, 2010

NORTH KLEINBURG-NASHVILLE SECONDARY PLAN RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS FILE 12.5.12.3 WARD 1

Recommendation

The Commissioner of Planning recommends that:

1. The draft North Kleinburg-Nashville Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the North Kleinburg-Nashville Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

Contribution to Sustainability

Consistent with *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, the secondary plan will meet the Region of York's requirements for complete communities and the requirements under the Places to Grow plan for intensification while following key sustainability initiatives outlined by Green Directions as listed below:

Goals 1 & 5: To demonstrate leadership through green building and urban design policies;

Goal 2: To ensure sustainable development and redevelopment;

Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;

Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;

Goal 4: Mixed-use communities in the Vaughan Metropolitan Centre and other Primary and Local Centres, together with an emphasis on design excellence to foster vibrant communities;

Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

Economic Impact

The draft Vaughan Official Plan, including the North Kleinburg-Nashville Secondary Plan establishes the planning framework for development throughout the City to 2031. The Plan, when approved will have a positive impact on the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform with Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

Public notice for the statutory open house on April 22, 2010 and statutory public hearing on June 14, 2010 was mailed to landowners within the Kleinburg-Nashville Community Plan (OPA 601)

area and residents within 150 metres of its boundary. Notices were posted on various online web pages including the City of Vaughan website, Vaughan Tomorrow, City Page Online and the Planning Department Notice of Public Hearing(s) webpage. Notices were published in various local Vaughan newspapers including the Vaughan Weekly, Vaughan Liberal, and Vaughan Citizen.

The notice of tonight's Special Committee of the Whole meeting was mailed to those requesting notification. In addition, it was posted on the Vaughan Tomorrow website, the Clerk's Department's meeting agenda and on the City Page website.

Purpose

To provide a follow-up technical report and recommendations from the Commissioner of Planning in regard to the comments received on the draft North Kleinburg-Nashville Secondary Plan (May 2010) emerging from the June 14, 2010 Public Hearing meeting.

Background – Analysis and Options

Location

The North Kleinburg-Nashville Secondary Plan applies to the lands shown on Attachment No. 2. The subject lands comprise three (3) areas that were studied as part of the North Kleinburg-Nashville Focused Area Study.

City of Vaughan Official Plan

The new Vaughan Official Plan will be produced in two volumes. Volume 1 will introduce policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the North Kleinburg-Nashville Secondary Plan, which have required more detailed planning analyses and policies. Volume 2 will also include a limited number of site-specific policies applicable to individual properties in some parts of Vaughan. This report deals with the policies specific to the North Kleinburg-Nashville Secondary Plan.

Official Plan Designations

The draft Secondary Plan introduces a set of land use designations applicable to the Secondary Plan areas as shown on Attachments No. 4, No. 5, and No. 6. The Secondary Plan also includes maps that illustrate the trails and parks system and conceptual street patterns on lands subject to the plan.

Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the City's new Official Plan, including this Secondary Plan. Following approval of the new Official Plan, it is anticipated that the preparation of a new by-law will be commenced to bring the City's zoning provisions into conformity with this Secondary Plan. A budget and work plan, to include the zoning review in the 2012 Budget, will be prepared for the consideration of Council next year.

Secondary Plan Review Process and Community Consultation

The North Kleinburg-Nashville Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated three public workshops, a statutory open house and statutory public hearing with a full range of stakeholders including residents, businesses, developers and their agents. The consultation process to-date also included other

City Departments, a monthly project status update 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 entire Secondary Plan process:

- May 7, 2007 – Vaughan Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the "Rural Areas" and "Nashville Core" within the Kleinburg-Nashville Community Plan as one of four focused area reviews (studies) to be undertaken.
- March 31, 2008 – Vaughan Council approved the "Terms of Reference for a Focused Area Review of the Kleinburg-Nashville Community".
- June 23, 2008 – Vaughan Council approved the revised "Terms of Reference for a Focused Area Review for the Kleinburg-Nashville Community" which were revised in response to Council's intention that Block 61 West be removed from the study area.
- March 23, 2009 – Vaughan Council adopted a recommendation from the Commissioner of Planning that the firm Planning Partnership be retained to conduct the Kleinburg-Nashville Focused Area Review. The Study Team was joined by sub consultants LGL Limited and Bray Heritage for the Environmental and Heritage components, respectively. The Policy Planning Department later approved a change from LGL Environmental to Plan B Environmental.
- 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.
- March 8, 2010 - The following draft documents were submitted by the City's consultant for review and comment: "Kleinburg-Nashville Focused Area Review Background Report," "Kleinburg-Nashville Focused Area Review Design Options/Preferred Plan Report," "North Kleinburg-Nashville Secondary Plan" and Schedules; and the "Kleinburg-Nashville Focused Area Review Urban & Architectural Design Guidelines."
- April 22, 2010 – Ward 1, Statutory Public Open House.
- June 14, 2010 – Statutory Public Hearing.
- August 31, 2010 – Special Committee of the Whole Meeting to consider responses to public, government and agency submissions.

Policy Context

i) Provincial Policy

The draft City of Vaughan Official Plan addresses the City's long-term planning requirements to the year 2031 in addition to consolidating all former Official Plan amendments into one document. This Secondary Plan provides area specific policies to implement the Kleinburg-Nashville Focused Study Area consistent with key policy directives of the new Official Plan. The Secondary Plan conforms to recent Provincial and Regional land use policy directives by promoting more sustainable development of "complete communities" (Provincial Policy Statement, Region of York Official Plan) while fulfilling the requirement that unique and irreplaceable cultural and natural heritage resources in the area be conserved (Greenbelt Plan, 2005).

The Provincial Greenbelt Plan (2005) identifies the areas within Kleinburg-Nashville community that are specifically protected from development. These lands are identified as Protected Countryside containing a Natural Heritage System designation reflecting the highest concentration of sensitive and/or significant natural features and functions.

ii) Regional Policy

The Region of York Official Plan (adopted December 19, 2009) identifies Kleinburg as a Local Centre that should have specific amenities including a commercial core, pedestrian environment and an appropriate focus on residential, commercial, institutional and community uses. The Plan further identifies the area of Nashville as a hamlet that should retain its rural character while permitting growth primarily through infilling. The policy directs new development away from the Greenlands System and identifies enhancement areas and linkage opportunities. Towns and Villages, the land use designation that applies to most of the focused areas, are identified in the Regional Official Plan as places to work, live and play.

iii) The Kleinburg-Nashville Community Plan (OPA No.601, as amended)

The Kleinburg-Nashville Community Plan (OPA No. 601), as adopted by Council, provides a policy framework that directs and guides the development and redevelopment of land within the Kleinburg-Nashville area. OPA No. 601 includes policies to facilitate a Heritage Conservation District, which led to the designation of a Heritage Conservation District within the Community Plan. In 2004 Council adopted OPA No. 610 which amends the Kleinburg-Nashville Community Plan (OPA No. 601) and introduces policies for the environmental area that was identified and designated as the "Regional Road 27 Valley Corridor Study Area" in OPA No. 601. Furthermore, policies were added for the enhancement, restoration and acquisition of natural areas in the valley corridor; and, define where limited development potential is appropriate. In 2006, OPA No. 633 (Kleinburg Core Area Policy Review) amended the Kleinburg-Nashville Community Plan by incorporating: A new "Mainstreet Commercial" designation for the Kleinburg Core Area; recommendations and policies contained in the Heritage Conservation District Study and Plan; the removal of multiple family dwelling as a permitted use; and cash-in-lieu of parking policies. OPA No. 601, as amended by OPA No. 633 is being retained with no change to its purpose and effect, in Volume 2 of the draft City of Vaughan Official Plan. With regard to community boundary and growth, the Official Plan (4.2.2. 2)) states: "Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and their effect on community services."

Council Direction

The Statutory Public Hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft North Kleinburg-Nashville Secondary Plan. A total of eight deputations

and written submissions were received. Committee of the Whole (Public Hearing) also approved the following recommendation of the Commissioner of Planning:

THAT the Public Hearing Report for file 12.512.3 (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.

This recommendation was ratified by Council on June 29, 2010. This report was prepared in response to the direction provided above.

Period for Accepting Comment

The draft North Kleinburg-Nashville Secondary Plan was made available for public comment on May 25, 2010 in advance of the statutory public hearing. Staff has continued to accept submissions up to final drafting of this report (August 12). Responses have been prepared, which are reflected in Attachment No. 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's approval of the Official Plan. This may result in appeals, which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

Submissions Received

Approximately 17 written submissions have been received in respect of the draft North Kleinburg-Nashville Secondary Plan. The responses represent a cross-section of interests including ratepayers, landowners, development interests and their representatives, utilities and public agencies and City departments. Some are provided in the way of comments and others request specific amendments to the plan.

To ensure an efficient and thorough analysis, staff established a template for the evaluation of the submissions. The template forms the basis for Attachment No. 1, which sets out the recommended responses. Also attached, forming Attachment No. 7 (Mayor and Members of Council Only) is the originating correspondence. Each piece of correspondence in Attachment No. 7 is referenced by an item number to correspond with the response in Attachment No. 1 to allow for a detailed review of the source material. Attachment No. 7 can be viewed at the City Clerk's' Office and the Planning Department at City Hall.

Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plan. In particular, they are to ensure that the principles of the new Official Plan were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form in Attachment No. 1 as follows:

PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

Key Policy Considerations

1. Planning Context for the North Kleinburg-Nashville Secondary Plan

The North Kleinburg-Nashville Secondary Plan will play an important role in integrating the greater Kleinburg-Nashville community into the emerging plans for the northwest quadrant of the City. The need to preserve the character of the existing community is well-recognized in the new Official Plan through policies that will be included in Volume 2 of the plan. These include the continuing recognition of the Nashville-Kleinburg Heritage Conservation District Plan and the Kleinburg Core plan (OPA No. 633). To further support the area, the City has recently retained consulting services to develop the "Kleinburg Economic Development Strategy – A Mainstreet Revitalization Project." The purpose of this strategy is to ensure the long-term economic viability of the mainstreet and commercial core area of Kleinburg.

Over the next 20-years, infrastructure investments and changes to Provincial and Regional planning policy will be reshaping the northwest quadrant of the City. Over the life of the new Official Plan, to 2031, the form and function of this part of Vaughan will be substantially altered. A number of defining transportation investments will contribute to the restructuring of the area to the west and southwest of the Kleinburg-Nashville community. These include:

- The extension of Highway No. 427 to Major Mackenzie Drive;
- The GTA West Corridor Individual Environmental Assessment Study – identifying the opportunities for a 400-series highway connection from Highway No.400 and/or Highway

No. 427 toward the Guelph area; and the link between the extended Highway No. 427 and the GTA West Corridor;

- The introduction of GO Rail service on the CP Rail Line with potential stations identified in the vicinity of Major Mackenzie Drive and in the Nashville area;
- The provision of a bus rapid transit service within the right of way of Highway No. 427, ultimately connecting to the Highway No. 407 Transitway;
- Regional transportation improvements such as the jog elimination at Major Mackenzie Drive and the introduction of the Transit Priority Network on Major Mackenzie Drive and Highway 27 south of Major Mackenzie Drive, which includes High Occupancy Vehicle Lanes, transit service signal priority plus queue jump lanes for regular buses
- It is also noted that Nashville Road continues to be a Regional Road. The City is continuing its efforts to have Nashville Road transferred to Vaughan's jurisdiction to function as a more local road, with less through traffic and fewer trucks. This will support a transition to a more urban, village scale street.

When fully implemented, this system will substantially enhance northwest Vaughan's links to all corners of the Greater Toronto Area and beyond.

In addition, two areas extending from Highway 7 to north of Kirby Road, to the west and southwest of the Kleinburg-Nashville Community have been prioritized for employment uses. These areas are recognized in the Region of York Official Plan as "Strategic Employment Lands". They have been identified based on their proximity to planned 400-series highways. The Regional OP states that such areas should be identified and protected in the local official plans. The secondary plan for the area between Langstaff Road and Nashville Road, known as the West Vaughan Employment Area (part of the Vaughan Enterprise Zone) is currently being undertaken and will be incorporated into Volume 2 of the new Official Plan. Building on the presence of the CP Intermodal Yard, the CP Rail mainline to western Canada and the planned 400-series highway improvements, this area will have strategic significance on a GTA-wide basis. It will provide opportunities for prestige development and large lot development for manufacturing and warehousing.

Over the 20-year planning horizon to 2031, the northwest portion of the City of Vaughan will emerge as a strategic transportation crossroads. In addition, it will be part of a major employment precinct of regional and GTA-wide significance. This is part of the planning and land use context that the North Kleinburg-Nashville Secondary Plan must take into consideration as it establishes the residential edges of the Kleinburg-Nashville community. These matters include:

- Providing a residential edge defining the limits of the Kleinburg-Nashville residential community in northwest Vaughan;
- Providing a complimentary transition and buffer to the existing community from more intensive uses and infrastructure;
- Fulfilling the City's obligations under the Provincial Growth Plan and the Region of York Official Plan by providing residential densities and form consistent with these plans.

Two components of the North Kleinburg-Nashville Secondary Plan (Area 2 – the Huntington Road Community and Area 1 – the Village of Nashville) will work in conjunction with the Block 61 West Secondary Plan (Nashville Heights) to help define the westerly residential edge of the larger Kleinburg-Nashville community, as established by OPA No. 601. Areas 5 & 6 of the North Kleinburg-Nashville Secondary Plan (the Kipling Avenue Community) will define the north eastern quadrant of the Kleinburg-Nashville community. Both the North Kleinburg-Nashville Secondary Plan and the Block 61 West Secondary Plan will be incorporated into Volume 2 of the new Official Plan. These elements will largely complete the residential component of the Kleinburg-Nashville community.

In terms of population and employment the three development areas in the North Kleinburg-Nashville Secondary Plan will accommodate an estimated 6409 persons. This is broken down as follows:

| | |
|---------------------------------------|------------------------------|
| Nashville Village (Area 1): | 172 persons and jobs |
| Huntington Road Community (Area 2): | 3269 persons and jobs |
| Kipling Avenue Community (Areas 5&6): | <u>2968 persons and jobs</u> |
| TOTAL | 6409 persons and jobs |

Including the North Kleinburg-Nashville Secondary Plan Area, the population of the OPA No. 601 Plan Area is estimated to grow to approximately 22,000.

As a community, Kleinburg-Nashville is defined by two strong historical core areas; and it is unique in several respects. The first is that the residential neighbourhoods beyond the historical cores are widely dispersed; they have or will have distinct characteristics (e.g. densities and form); and they are not well connected due the Humber River valley system and the presence of road and rail infrastructure Secondly, due to the size and nature of the historical core, there is no opportunity to establish a community scale retail presence to support the surrounding residential areas.

While opportunities will continue to be examined through the Kleinburg Economic Development Strategy, it is unlikely that the Kleinburg-Nashville core areas will ever fulfill the role as the retail centre for the entire community. As a result, the residential population will continue to look beyond the Kleinburg-Nashville core for many retail services, with the respective cores providing more specialized retail uses along with retail facilities serving the needs of the immediate population.

The Block 61 Secondary Plan (OPA No. 699) provides the opportunity for a more major retail presence in the vicinity of the Major Mackenzie Drive and the Huntington Road intersection. It also identifies locations for local convenience uses. Similarly, locally oriented retail opportunities are necessary to serve the needs of the Huntington Road Community (Area 2) and the Kipling Avenue Community (Areas 5 & 6) due to the walking distance to alternatives. The convenience retail needs of the Village of Nashville (Area 1) would be met along Nashville Road frontage.

2. Overview of Recommendations

Applicability of Draft Official Plan (Volume 1) Policies to Existing Secondary Plans and Site and Area Specific Amendments (Volume 2)

The draft Official Plan (Volume 1) contains current policy planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City of Vaughan. The existing secondary plans and site and area specific amendments that form Volume 2 of the Official Plan are intended to be read and applied together with Volume 1 except where there is a conflict, in which case the policies in the Volume 2 documents will prevail. Therefore, if both Volumes 1 and 2 include a policy relating to the same issue and they conflict, the Volume 2 policy will prevail. However, if there is a policy in Volume 1 relating to an issue that is not included in Volume 2, then the policy in Volume 1 will apply to the lands subject to Volume 2.

The applicable Volume 1 policies are contained in Section 10.2.1.5 of the plan.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption of the North Kleinburg-Nashville Secondary Plan and Volume 1 and their approval by the Region, the City will be operating with the existing official plan policies

still in full force (e.g. OPA No. 601, as amended). It is possible that applications to amend the existing Official Plan and Zoning By-law 1-88 will be received in this period. In evaluating these applications staff will take the application's conformity with the intent of the new North Kleinburg-Nashville Secondary Plan and the Volume 1 plan into consideration. While not in force they represent the City's most contemporary expression of planning principles, which were developed over a three year period involving extensive study and public consultation. As such, they will warrant consideration in the review of the applications.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

The GTA West Corridor Individual Environmental Assessment (I.E.A)

The Ministry of Transportation is currently conducting an Individual Environmental Assessment (IEA) to establish future transportation infrastructure needs to 2031 within a study area that extends from Highway No. 400 to Guelph. The IEA will identify measures that will provide better linkages to the Urban Growth Centres in the Provincial Growth Plan (Places to Grow), between Downtown Guelph and the Vaughan Metropolitan Centre. It is currently at the system planning stage, which will lead to a transportation development strategy.

The study has identified the need for a new transportation corridor that will extend west from Highway No. 400, among other measures. The alignment has not been defined as yet but it is anticipated to be located in the north part of Vaughan. The Region of York, in its comments on Volume 1 (Item 184) has identified the need to include policies in Chapter 4 of the new Official Plan, which will protect these areas from development until the alignment has been determined. This will affect future development in the City including the OPA 637 area (The Highway 400 North Employment Lands) and possibly other lands including the Block 41 New Community Area, bounded by Pine Valley Drive, Teston Road, Weston Road and Kirby Road.

This study will also determine the alignment and interchange requirements needed to connect the new highway to Highway No. 427, where the current termination is planned for Major Mackenzie Drive. The GTA West Corridor – Highway 427 link will be to the west of the Kleinburg-Nashville Community. More complete information will emerge as the study evolves.

Community Density Targets

Policy 3 d) vii requires clarification insofar as it applies to the targeted densities for the Village of Nashville, Huntington Road and Kipling Avenue Communities. The densities for the Huntington Road and Kipling Avenue Communities are spoken to as targeting minimum densities of 50 residents and/or jobs per hectare and 40 residents and/or jobs per hectare respectively. This provides the impression that there might be more density available. These numbers represent targets based on the preparation of the demonstration plans. They should be identified as the targets and not as minimums. To be consistent, this approach should also apply to the Village of Nashville Community. Therefore, it is recommended that this policy be revised to read:

It is the intention of the City that the following density targets be achieved:

- Village of Nashville - 20 residents and/or jobs per hectare;
- Huntington Road Community – 50 residents and/or jobs per hectare;
- Kipling Avenue Community – 40 residents and/or jobs per hectare.

This amendment will be incorporated into the plan prior to adoption.

Natural Heritage Issues

The Toronto and Region Conservation Authority (TRCA) has provided comments on the May 2010 draft of the North Kleinburg-Nashville Secondary Plan. (Item 153 Attachment No. 1) The TRCA has identified six significant areas of concern along with a number of suggested adjustments and clarifications to policy. One of the major themes of the TRCA's comments is ensuring consistency between the draft Secondary Plan and Volume 1 of the new Official Plan. A number of adjustments were recommended to Volume 1 (Chapter 3 and related mapping) as a result of the July 28, 2010 Special Committee of the Whole meeting. Staff will be working to incorporate any necessary changes to the plan during the finalization process to ensure that the policies are compatible and complementary.

Relationship to Vaughan Vision 2020

The North Kleinburg-Nashville Secondary Plan is addressed under the objective "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;

Regional Implications

The North Kleinburg-Nashville Secondary Plan has been prepared in consultation with Region of York staff and is in conformity with the Region's Official Plan. The Plan relies on the population and employment forecasts of the Regional Official Plan, which were adopted in December 2009. The Regional Official Plan is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region on adoption of the Plan by the City.

Next Steps

The Official Plan is composed of two volumes. Volume 1 will include the City-wide policies. The public hearing for Volume 1 was held on May 17, 2010 and was the subject of a follow-up Technical Report to a Special Committee of the Whole meeting on July 28, 2010. Volume 1 will be revised in accordance with the July 28, 2010 recommendations of Committee of the Whole. These recommendations will be on the September 7 Council meeting agenda for ratification; and the revised Volume 1 will also be available for adoption. In addition, the Schedules of Volume 1 of the Plan will be amended to reflect the Council approved North Kleinburg-Nashville Secondary Plan.

Volume 2 includes this Secondary Plan, which was presented at the June 14, 2010 public hearing. The technical reports on the other secondary plans forming Volume 2 to the Official Plan are also being considered at this Committee of the Whole (August 31, 2010) meeting. Subject to Council direction, they will also proceed to Council for adoption at its September 7, 2010 meeting. This will include the following plans: The Vaughan Metropolitan Centre; the Yonge-Steeles Corridor, Woodbridge Centre and the West Vaughan Employment Area.

Conclusion

The draft North Kleinburg-Nashville Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory Public Hearing on June 14, 2010. On June 14, Committee of the Whole received the deputations and written submissions from the public hearing and scheduled this Special Committee of the Whole meeting (August 31, 2010) to consider a report and recommendations having regard for the comments received. Staff has continued to address submissions received up to August 12, 2010.

Approximately 17 submissions were received from private citizens/landowners, development interests, interest groups and governments and public agencies. The submissions have been analyzed and where appropriate, recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment No. 1. The approach taken to some of the key policy areas have also been highlighted above.

Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the Places to Grow plan) and adherence to sound planning principles.

Therefore it is recommended that the draft North Kleinburg-Nashville Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that that staff proceed with the revisions to the plan incorporating the changes recommended herein and to address comments arising from this meeting; and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting as part of Volume 2 of the new Official Plan.

Attachments

1. Summary of Submissions, Staff Comments and Recommendations: Draft North Kleinburg-Nashville Secondary Plan, April 2010.
2. Study Area & Block 61
3. Kleinburg-Nashville Focused Area Review (Study Areas)
4. Nashville Village Land Use Plan
5. Huntington Road Community Land Use Plan
6. Kipling Avenue Community Land Use Plan
7. Correspondence Pertaining to the Draft North Kleinburg-Nashville Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Roy McQuillin, Manager of Corporate Policy, ext. 8211

Respectfully submitted,

John Zipay
Commissioner of Planning

Diana Birchall
Director of Policy Planning

**Attachment 1
PART A: Index of Correspondence for PART B
North Kleinburg-Nashville Secondary Plan
Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

| Item | Date | Respondent | Subject/Location |
|-------------|----------------|--|---|
| 1C | May 17, 2010 | York Catholic District School Board | Kleinburg-Nashville/ Block 61 West (Nashville Heights) |
| 1D | May 18, 2010 | Malone Given Parsons Ltd. | Kleinburg-Nashville/ Block 61 West (Nashville Heights) |
| 44 | May 6, 2010 | Sciberras Consulting Inc. | 10980 Kipling Avenue |
| 44B | July 27, 2010 | Sciberras Consulting Inc. | 10980 Kipling Avenue |
| 92 | May 28, 2010 | York Catholic District School Board | North Kleinburg-Nashville |
| 103 | April 29, 2010 | Castlepoint Investments Inc. | North Kleinburg-Nashville |
| 151D | June 14, 2010 | MMM Group Limited | Block 67, west side of Huntington Road |
| 153 | June 10, 2010 | Toronto and Region Conservation Authority (TRCA) | North Kleinburg-Nashville |
| 178 | June 18, 2010 | Malone Given Parsons Ltd. | North Kleinburg-Nashville |

Attachment 1**PART A: Index of Correspondence for PART B****North Kleinburg-Nashville Secondary Plan****Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

| Item | Date | Respondent | Subject/Location |
|-------------|---------------|--|-------------------------------|
| 228 | June 10, 2010 | Bell Canada | North Kleinburg-Nashville |
| 230 | June 22, 2010 | TransCanada | Focus Areas 5 and 6 |
| 231 | June 14, 2010 | Kleinburg and Area Ratepayers' Association (KARA) | North Kleinburg-Nashville |
| 232 | July 5, 2010 | Claudio Traverso | Briarwood Estates |
| 234 | July 20, 2010 | 36 Theresa Circle, 27 Theresa Circle, 26 Theresa Circle, 53 Briarose Ave., 37 Theresa Circle | Kleinburg Areas 5 and 6 |
| 255 | June 25, 2010 | City of Vaughan Parks Development, Department of Parks | North Kleinburg-Nashville |
| 324 | June 24, 2010 | York Region District School Board | Focus Area 2, 7 acres in size |
| 324b | July 8, 2010 | A and T Eliraz | North Kleinburg-Nashville |

Attachment 1

PART A: Index of Correspondence for PART B

North Kleinburg-Nashville Secondary Plan

Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

| Item | Date | Respondent | Subject/Location |
|------|--|---|---------------------------|
| 325 | Various – Consolidated Response from Kleinburg-Nashville Submissions | <p>ITEM 231 June 14, 2010 Kleinburg and Area Ratepayers Association (KARA)</p> <p>ITEM 232 July 05, 2010 Claudio Traverso</p> <p>ITEM 234 July 20, 2010 Residents on the north side of the North Kleinburg-Nashville Secondary Plan Amendment Area 36 Theresa Circle, 27 Theresa Circle, 26 Theresa Circle, 36 Theresa Circle, 53 Briarose Ave., 37 Theresa Circle</p> <p>ITEM 324b July 08, 2010 Resident on the north side of the North Kleinburg-Nashville Secondary Plan Amendment Area 36 Theresa Circle</p> | North Kleinburg-Nashville |

Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

| Item | Submission | Issue | Comment | Recommendation |
|------|---|---|--|---|
| 1C | <p>DATE: May 17, 2010</p> <p>RESPONDENT: York Catholic District School Board</p> <p>LOCATION: Block 61 West (Nashville Heights)</p> | <p>The York Catholic District School Board asks that a secondary school designation be provided within the Kleinburg-Nashville Community.</p> | <p>The York Catholic District School Board asks that a secondary school designation be provided within the Kleinburg-Nashville Community.</p> <p>Given site constraints associated with setbacks from a hydro corridor and gas pipeline, Areas 5 & 6 (Kipling Avenue Community) was deemed unsuitable and Area 1 (Nashville Village) is too small with a developable area of 9.56 ha in comparison with the required 6.07 ha site area for a secondary school. The most suitable location in Area 2 (Huntington Road Community) has only 64.96 developable Ha and is already planned to accommodate a Catholic and Public elementary school. An additional facility of this scale would undermine efforts to create a complete community.</p> <p>A suitable site for a Catholic secondary school has been identified by Policy Planning Staff and YCDSB to the west of Block 61, on a site located opposite the Block 61 development in the vicinity of a large planned population centre. This site is currently zoned agricultural which permits school uses under the OPA 600 policy regime. This site is not owned by the City or school board and is not subject to any planning process that</p> | <p>No further provision for a secondary school site should be considered within the North Kleinburg-Nashville Secondary Plan area.</p> <p>A potential site has been identified to the west of Block 61 on the 3 west side of Huntington Road on the vicinity of the proposed future community centre.</p> |

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| | | | <p>would facilitate securing the lands for the school board and is not within the urban boundary. Accordingly, the school board in consultation with the City must secure a suitable site for a secondary school at a future date.</p> | |
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| <p>1D</p> | <p>DATE: May 18, 2010</p> <p>RESPONDENT: Malone Given Parsons Ltd.</p> <p>FOR: Nashville Heights Landowners Group</p> <p>LOCATION: Block 61 West (Nashville Heights)</p> | <p>The proponent contends that the conceptual changes proposed by the North Nashville-Kleinburg Community Plan to the interface between the new development and the Nashville community, south of Nashville Road, within the Block 61 West lands (OPA 699), are outside the terms of Terms of Reference and Study Area for the North Kleinburg-Nashville Focused Area Review; that it is not consistent with OPA 699 and the ongoing Block Plan process that implements it; and that it does not consider or comply with the Council resolution that removed Block 61 from the North Kleinburg-Nashville Community Plan Study Area.</p> | <p>On May 12, 2008 Council passed the resolution referenced by the respondent ("OPA 601" Resolution). It had the effect of removing the Block 61 West lands from the focused area study, for the purposes of advancing the planning of this area in the context of the on-going Individual Environmental Assessment for the Highway 27 Extension. The resolution also stipulated that the lands within Block 61 West have regard for the components, policies and issues that were identified in the Kleinburg Focused Area Study report and the Terms of Reference approved by Council on March 31, 2008. Among the issues identified are, "the impact on and the integration and connectivity with existing and planned land uses within the surrounding area/community in terms of urban design, traffic/roads, transit, the natural heritage system, cultural heritage, facilities, parks and community identity/character." In addition, the Kleinburg-Nashville Heritage Conservation District Plan also provides in Section 7, "Integration with Other Municipal Policies" that the review of existing land use policies be conducted to ensure that they conform with the goal of preserving the heritage of the district.</p> <p>As the Block Plan for the Nashville Heights Community (Block 61 West) is not approved and the land use plans for the secondary plan are conceptual</p> | <p>No changes should be considered at this time and the matter should be addressed through the finalization of the Block Plan for the Block 61 West lands.</p> |
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| | | | <p>insofar as they apply to the detailed design of individual elements, further resolution of this issue through the Block 61 Block Plan process is recommended.</p> | |
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| <p>44</p> | <p>DATE: May 06, 2010</p> <p>RESPONDENT: Sciberras Consulting Inc.</p> <p>FOR: Schickedanz Bros. Limited</p> <p>LOCATION: 10980 Kipling Avenue</p> | <p>The respondent is specifically concerned about Focus Areas 5, 6 and 7 of the North Kleinburg-Nashville Focus Area study.</p> <p>Key Issues:</p> <p>1) Request that the lands in south part of Area 6 abutting the north side of Teston Road, west of Area 7, be included in the study area and that the development opportunities be determined through the secondary plan process.</p> <p>2) Natural Heritage System Lands; concerned that the buffer areas are excessive. How were Buffer Areas identified?</p> | <p>1) Area 7 within the Kleinburg-Nashville Focused Study Area was removed from the Secondary Plan area since it is entirely located within the Greenbelt Plan NHS, and includes natural areas associated with the Humber River valley and Purpleville Creek tributary. The area to the west, is also in the Greenbelt Plan NHS outside of the designated Settlement Area. Section 3.4.2.3 of the Greenbelt plan provides that Settlement Areas outside of the Greenbelt are not permitted to expand into the Greenbelt. Further, the Regional Official Plan does not include this area in the Towns and Villages designation and shows it as Greenbelt Protected Countryside. As such, considering it as a secondary plan area would not conform to the Regional plan. The future use of this land should be addressed at the time of the next comprehensive review and the 10 year review of the Greenbelt lands.</p> <p>2) The respondent also contends that an excessive buffer of 100 metres has been applied to the watercourse that divides area 5 & 6 which prevents a greater integration of both areas. The watercourse that divides Areas 5 and 6 is identified as a Core Feature in the Natural Heritage Network (NHN) as shown on Schedule 2 of Volume 1 of the OP. It includes a 30 m boundary on each side of the watercourse and the policies regarding refinement of the NHS</p> | <p>1) No change is recommended.</p> <p>2) No change is recommended.</p> |
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| | | <p>3) The Proposed Land Uses and how stormwater management pond locations were determined.</p> <p>4) Proposed Land Uses - Should buffer areas be determined to be excessive there may be opportunity for better integration and connectivity between Areas 5 & 6.</p> | <p>are provided in Volume 1 of the City OP.</p> <p>3) The draft Secondary Plan identifies SWM ponds (Policy 4.11 a)) symbolically and any pond may be added to, removed or moved without Amendment to the Secondary Plan subject to the approval of the City. The final location would be determined through the Block Plan approval process.</p> <p>4) Addressed in 2) above</p> | <p>3) No change is recommended.</p> <p>4) No change is recommended.</p> |
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| <p>44B</p> | <p>DATE: July 27, 2010</p> <p>RESPONDENT: Sciberras Consulting Inc.</p> <p>FOR: Schickedanz Bros. Limited</p> <p>LOCATION: 10980 Kipling Avenue</p> | <p>1) Natural Heritage System – Objects to the designation of the east-west linkage between Humber River Valley and the Purpleville Creek between Areas 5& 6 shown on Schedule 13-B to Volume 1 and as “Natural Heritage System: Core Area on Schedule B3 – Land Use, Kipling Avenue Community of the North Kleinburg-Nashville Secondary Plan. Believe it does not meet the definition of a Core Feature in Section 3.2.3 of Volume 1. It is stated that a large portion of this area is actively farmed.</p> <p>2a) Section 4.7 Natural Heritage Network – Core Features of the North Kleinburg-Nashville Secondary Plan provides that the land designated Core Features be subject to Policy 3.2.1.2 which provides direction as to how the precise limits of the feature will be delineated. Requests more clarity in the criteria used to evaluate the limits of the Core Features, e.g. from the TRCA.</p> | <p>1) Valley and Stream Corridors are considered to be Core Feature under Policy 3.2.3.4. As such, the Purpleville Creek link to the Humber Valley is included in this designation.</p> <p>2a) Policy 3.2.1.2 notes that the identification of the elements of the Natural Heritage System is an on-going process. The policy provides the necessary flexibility to identify the precise limits of the features through either the development approval process or other study carried out by a government or agency. For example: the Block Plan process provides for the, “the protection and enhancement of the Natural Heritage Network, including the detailed evaluation and demarcation of Core Features and Enhancement Areas”. Policies under Section 3.2.4 identify the need for Master Environment Servicing Plan and an Environmental Management Guide that provides the scope and technical requirements for environmental reporting. A revised version is currently under development.</p> | <p>1) No change is recommended.</p> <p>2a) No change is recommended.</p> |
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| | | <p>2b) The North Kleinburg-Nashville Secondary Plan refers to development being, "consistent with the Urban and Architectural Design Guidelines associated with this Secondary Plan". Until they have been prepared, specific policies should be removed from the Secondary Plan or the word "shall" should be removed and replaced with "should".</p> <p>3) Delineation of Features. The mapping in Secondary Plan is confusing as it pertains to the limits of the Greenbelt Plan and the Natural Heritage Network. There is no differentiation between the lands designated Natural Heritage Network inside the Greenbelt and outside the Greenbelt Area. The limits of the Greenbelt Plan as established by the Province should be demarcated on the Official Plan and Secondary Plan schedules.</p> | <p>2b) To be coordinated with similar request in Item 178 by replacing the term "Urban and Architectural Guidelines" with "Future Urban and Architectural Guidelines."</p> <p>3) The limits of the Greenbelt Plan Area and the Natural Area are shown on Schedule 13 of Volume 1. The Secondary Plan will be revised to show this area.</p> | <p>2b) This matter be dealt with though Item 178, No. 4).</p> <p>3) Schedule B1, B2 and B3 be revised to show the Greenbelt Plan Area and the Natural Heritage Network Boundaries.</p> |
| 92 | <p>DATE: May 28, 2010</p> <p>RESPONDENT: York Catholic District School Board</p> | <p>Based on the total number of units proposed in Focus Area 1, 2, 5, and 6, there is a need for 1 Catholic elementary school board within one of the designated focus areas. Requests that a site be located in Focus Area 2.</p> | <p>Area 1 was determined to be too small to accommodate the facility and Areas 5 and 6 are excluded due to setback requirements from hydro corridors and the natural gas pipeline. As two elementary school sites at approximately 2.83 ha each would constitute nearly 10% of the land area of the community, the school boards are required to give consideration to a shared facility between the school boards.</p> | <p>See Item 233. It is recommended that Schedule B2 (Huntington Road Community in the North Kleinburg-Nashville Secondary Plan) be revised to show two elementary schools and that the first sentence in Section 4.12 a) be revised to read: "The need for two elementary schools has been identified and they are shown symbolically on Schedule B2".</p> |

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| <p>103</p> | <p>DATE: April 29, 2010</p> <p>RESPONDENT: Castlepoint Investments Inc.</p> | <p>1) A concern is raised that the Special Study Area in the North Kleinburg-Nashville Secondary Plan in the Kipling Community is depicted as an Enhancement Area in Schedule 2 of Volume 1 of the Official Plan. Wish to ensure that once appropriate studies are done the underlying designation will apply.</p> <p>2) Land Use and Built Form: Request the addition of Townhouses and semi-detached dwellings as a permitted uses in the Low Rise Mixed Use I and the Low Rise Mixed Use II.</p> <p>3) The Road Network Plan: Request that the details of the Local Roads not be shown in the secondary plan and flexibility should be applied on the collector road system. These matters are more appropriately addressed at the Block Plan stage.</p> <p>4) The Development Boundaries: Buffers have shown that go beyond the Greenbelt lines. There need to be policies in the Official Plan/Secondary Plan that allows for development limits to be adjusted based on subsequent studies, without amendment to the plan.</p> | <p>Please see Item 178 for the consolidated response encompassing this letter and the letter from Malone Given Parsons Inc.of June 18, 2010.</p> | |
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| <p>151D</p> | <p>DATE: June 14, 2010</p> <p>RESPONDENT: MMM Group Limited</p> <p>FOR: DiBattista Farms Limited/ Signature Developments</p> <p>LOCATION: Block 67, west side of Huntington Road</p> | <p>The respondent requested that the DiBattista Farms/Signature Developments lands on the west side of Huntington Road be included in the City's urban boundary expansion as a "future urban area" as part of Area 2 (The Huntington Road Community).</p> | <p>This matter was addressed in the July 28, 2010 report on Volume 1 of the new Official Plan as Item 151B. It recommended that a new Policy 2.2.3.7 be added to Volume 1, as follows: "That the lands fronting on Huntington Road, between the rail line to the west and the Huntington Road Community to the immediate east are recognized as an area for future residential development as an extension of the Huntington Road Community with the aim of establishing a more complete community. This extension will require an Official Plan amendment in the future."</p> | <p>No further change is recommended. This matter was addressed in July 28, 2010 recommendation in the report on Volume 1, through the addition of the new Policy 2.2.3.7.</p> |
| <p>153</p> | <p>DATE: June 10, 2010</p> <p>RESPONDENT: Toronto and Region Conservation Authority (TRCA)</p> <p>LOCATION: Kleinburg</p> | <p>The TRCA has identified six significant areas of concern. In addition, detailed comments have been provided. The six areas of concern are set out below:</p> <p>1) The wording, identification and mapping of the Natural Heritage Network differs from the draft Official Plan (Volume 1). It is recommended that references to the Natural Heritage Network and other environmental features, including hazard lands, use consistent terminology and mapping as Volume 1.</p> <p>2) A general comment is made that recommendations regarding the need for</p> | <p>1) Policies of the secondary plans prevail in the event of a conflict with the policies of Volume 1 of the Official Plan. Section 4.7 of the Secondary Plan refers to Section 3.2 in Chapter 3 of Volume 1 of the Official Plan with reference to the Core Features of the Natural Heritage Network.</p> <p>2) The City cannot make a recommendation without more detail.</p> | <p>1) No change is recommended.</p> <p>2) No change is recommended.</p> |

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| | | <p>headwaters evaluation and an updated hydrological study have not been incorporated into Part B of the Secondary Plan.</p> <p>3) It is recommended that the Schedules be more conceptual and provide less detail with regard to street and block layouts as the further delineation of the natural features and stormwater management requirements may result in changes to the development design.</p> <p>4) It is recommended that the legend on the schedules be updated.</p> <p>5) Clarification is requested as to whether the Special Study Area will remain as shown on the Secondary Plan or changed into an Enhancement Area as shown on Schedule 2 of Volume 1. Further specific suggestions are made at other points of the TRCA letter.</p> | <p>Policy 9.2.2.13 d) (ii) of Volume 1 requires the completion of a sub-watershed study to be undertaken by the TRCA in coordination with the City, either preceding the secondary plan or concurrent with it for the New Community Areas. This may partly address some of the issues raised at this time, which appear to be broader than the scope of the secondary plan.</p> <p>3) Much of the information on the schedule is identified as being schematic in nature (Policy 4.1 a) in nature and subject to refinement through the Block Plan, subdivision or site plan approvals.</p> <p>4) Will be addressed as required in the finalization of the plan.</p> <p>5) Policies of Secondary Plans prevail in the event of a conflict with the policies of Volume 1 of the Official Plan. Enhancement Area policies have been modified to recognize an underlying designation, but that these areas provide an opportunity for restoration subject to further ecological studies. The Special Study Area will remain as shown on Schedule B3.</p> | <p>3) No change is recommended.</p> <p>4) Changes to schedules will be undertaken as required to implement the recommendations of Attachment No.1.</p> <p>5) No change is recommended.</p> |
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| | | <p>6) Three city-wide issues that may impact the development limits in the Kleinburg-Nashville area are noted: The need for an updated hydrological study; the presence of endangered species; and the possible occurrence of headwaters streams.</p> | <p>6) The need for an updated hydrological study is addressed in Policy 9.2.2.13 d) ii). Policies for Endangered Species are addressed in Chapter 3 of Volume 1 of the Official Plan. The need to evaluate headwater streams is noted in the June 1, 2010 report to Council, "Natural Heritage Review Background Study – Natural Heritage in the City", File No. 25.5.4.</p> | <p>6) No change is recommended.</p> |
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| <p>178</p> | <p>DATE: June 18, 2010</p> <p>RESPONDENT: Malone Given Parsons Ltd.</p> <p>FOR: Castlepoint Investments Inc.</p> <p>LOCATION: North Kleinburg- Nashville Secondary Plan</p> | <p>1) The respondent praised the flexibility inherent in the North Kleinburg-Nashville Secondary Plan, but raised concerns over the mandatory wording in some sections and the degree of detail provided on the schedules that appear to preclude refinements at later stages in the planning process.</p> <p>2) A concern was raised that italicized terms used in the document were not defined in a glossary within the secondary plan.</p> <p>3) Inconsistencies with the draft Official Plan Volume 1 are noted, especially in Section 1.0 'How to Read This Plan' where the Secondary Plan states that the "more restrictive policy shall prevail" whereas the policy of the draft Official Plan (Volume 1) provides that the more detailed secondary plan would prevail in the event of a conflict.</p> <p>4) The proponent recommends that the Urban and Architectural Design Guidelines should be adopted in conjunction with a more detailed Block Plan at a later stage, so that an amendment to the Secondary Plan is not</p> | <p>1) Policy 3.0 d) x within the Secondary asserts that the detailed distribution of land uses, community facilities, Neighbourhood Focus and other components including the Local Street Network as well as how each neighbourhood is to achieve their density targets will be articulated through preparation of a Block Plan in conformity with Section 10.1.1 of the draft Official Plan Volume 1.</p> <p>2) Italicized terms are defined within Volume 1 of the Official Plan.</p> <p>3) Section 1.0 should be adjusted to be consistent with Volume 1.</p> <p>4) The Urban and Architectural Design Guidelines will be reviewed at a later date and will be referred to as the "Future Urban and Architectural Design Guidelines" in the secondary plan.</p> | <p>1) No change is recommended.</p> <p>2) No change is recommended.</p> <p>3) The last sentence in Policy 1.0 a) be deleted and replaced by the following: "This Secondary Plan forms part of Volume 2 to the Vaughan Official Plan. In accordance with Policy 10.2.1.5 of the Vaughan Official Plan, Volume 1, where policies of Volume 1 conflict with those in Volume 2, the Volume 2 policies shall prevail."</p> <p>4) That wherever the term "Urban and Architectural Guidelines" appears, it be replaced by "Future Urban and Architectural Guidelines."</p> |
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| | | <p>needed for approval.</p> <p>5) The proponent raised a concern that the secondary plan document appears to defer final approval authority to external agencies.</p> <p><u>6) Specific Comments</u></p> <p>6) Document 178 goes further to provide an itemized list of specific comments.</p> <p>a. Policy 1.0 b): Requests that word "minor" be deleted, as it may be disputed;</p> <p>b. Policy 3.0 c) (i): Opposed to specificity of housing types. Requests a change in wording that would confirm the permitted flexibility in the variety of housing types available".</p> <p>c. Policy 3.0 d) i): Urban Design Guidelines should be deferred to the</p> | <p>5) A section within Policy 4.8 Special Study Area may be interpreted to defer approval authority to an external agency.</p> <p>a. The boundaries in the plan are approximate except where they correspond to streets, river valleys or other clearly defined physical features. Deleting the word minor as it applies to boundary adjustments is acceptable because the general intent of the plan must be maintained to the satisfaction of the City.</p> <p>b. Replacing the word "ranging" with "may range" is also consistent with the plan and is acceptable.</p> <p>c. There are numerous references to "Urban and Architectural Guidelines".</p> | <p>5) It is recommended that this language in the North Kleinburg-Nashville Secondary Plan be made consistent with Volume 1</p> <p>a. That the last sentence of Policy 1.0 b) i. be revised to read: "Where the general intent of this Secondary Plan is maintained, to the satisfaction of the City, boundary adjustments will not require an amendment to this secondary plan."</p> <p>b. That Policy 3.0 c) i. be replaced by the following: "Provide a diversity of housing types which may range from single detached houses to low rise apartment buildings to achieve densities anticipated in Municipal, Regional and Provincial policy."</p> <p>c. That wherever the term "Urban and Architectural Guidelines" appears, it be</p> |
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| | | <p>Block Plan stage;</p> <p>d. Policy 3.0 d) (vii): Requests definition of term "gross density";</p> <p>e. Policy 3.0 d) (ix): Term focus should not be defined as there may be better solutions;</p> <p>f (1). Policy 3.0 d) (xxi): City Engineering Standards do not require sidewalks on both sides of the street. This should be reworded as an objective as it is not consistent with City Engineering Standards;</p> | <p>They are not approved at this time but will be brought forward for Council approval after the adoption of this Plan to support the Plan's implementation. For greater clarity the term "Urban and Architectural Guidelines" should be replaced by "Future Urban and Architectural Guidelines".</p> <p>d. The word "gross" should be deleted as it is not applicable in this instance.</p> <p>e. The policy currently defines the focus areas as being located in the NK-N Low Rise Mixed Use I and NK-N Mixed Use II designations. Greater clarity is necessary in the process for developing these areas. This should be determined through the Block Plan approval.</p> <p>f.(1) The policy should be adjusted to encourage sidewalks on both sides of the streets, under appropriate circumstances through the preparation of the Urban and Architectural Design Guidelines.</p> | <p>replaced by "Future Urban and Architectural Guidelines."</p> <p>d. It is recommended that the word "gross" be deleted from Policy 3.0 d) vii).</p> <p>e. It is recommended that Policy 3.0 d) ix) be replaced by: "Each of the three new neighbourhoods will include a clearly definable focus, generally located in mixed use areas at central points in the neighbourhoods. The detailed location of such focus areas will be determined through the Block Plan Approval process along with the urban design concept addressing matters such as size, mix of uses, distribution and incorporation of amenity space and landscape and architectural treatments."</p> <p>f.(1) It is recommended that the Policy 3.0 d) xxi) be replaced by the following: "All streets will be designed as important components of the public realm. Provisions shall be made for the lining of streets with trees in the boulevards and/or front and exterior side yards. To support the pedestrian realm, sidewalks</p> |
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| | | <p>g. Policy 3.0 d) (xxii): Should use more permissive, flexible language;</p> <p>h. Policy 3.0 (d) (xxv): Too specific, reads as a policy.</p> <p>i. Policy 3.0 d) (xxvii): Should add "subject to the satisfaction of the City Engineering Department as the use</p> | <p>g. The policy provides that "single loaded roads shall abut the lands designated Natural Heritage Network, where possible and where appropriate". The use of "shall" and "where possible" is contradictory.</p> <p>h. A change in wording would provide greater flexibility which is inherent in the plan. Replacing "shall" will address this issue.</p> <p>i. A preferred approach would be to encourage the use of Alternative Development Standards subject to the</p> | <p>on both sides of the street are encouraged. These and other matters will be investigated in the preparation of conceptual cross-sections for the various types of streets through the future Urban and Architectural Design Guidelines."</p> <p>g. It is recommended that Policy 3.0 d) xxii) be replaced by the following: "Single loaded streets should be provided abutting lands designated Natural Heritage Network in order to provide a fronting condition and clear edge to the feature and to permit visual and physical access to the connected greenlands system."</p> <p>h. It is recommended that Policy 3.0 d) xxv) be replaced by the following: "Stormwater management facilities are intended to include high-level quantity and quality control features, and be designed to be integrated into the overall Natural Heritage System. Stormwater management facilities are to be treated as aesthetic components of the Natural Heritage System and be designed to avoid negative impacts on natural or cultural heritage features or landscapes."</p> <p>i. It is recommended that Policy 3.0 d) xxvii) be replaced by: "The City will encourage the investigation and</p> |
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| | | <p>Alternative Development Standards may be contrary to Engineering Design Standards;</p> <p>j. Policy 4.6 d): Requests greater detail as to how amenity space required in the KN Low Rise Mixed Use designation is established. Suggest greater detail be developed through the Future Architectural and Urban Design Guidelines.</p> <p>k 1. Policy 4.4 – 4.6: Request for a broader range of building types: - the addition of semis in the Low Rise Residential III designation; - the addition of townhouses and semis in the Low Rise Mixed-Use Residential I and II designations.</p> | <p>review and acceptance of such standards.</p> <p>j. This type of detail can be developed through the development approval process.</p> <p>k 1. It is being requested that townhouses and semi-detached dwellings be added as permitted uses to the Low Rise Mixed Use designation. Providing for additional use is acceptable, provided that the proposed forms are consistent with the function of the designation. The proposal to add semis in the Low Rise Residential III designation to complement the townhouse forms is acceptable. Adding townhouses to the Low Rise Missed use Residential I designation, to complement stacked townhouses and low rise</p> | <p>application of Alternative Development Standards and the use of environmentally sustainable forms of infrastructure throughout the North Kleinburg-Nashville Secondary Plan Area, subject to the satisfaction of the City.”</p> <p>j. It is recommended that Policy 4.6 d) be amended with the addition of the following sentence at the end of the paragraph: “Details of the location, configuration and design of the amenity spaces will be established through the development review process, based on guidelines provided in the future Architectural and Urban Design Guidelines”.</p> <p>k 1. It is recommended that: -semi detached houses be permitted in Policy 4.4. b) (Low Rise Residential III); -townhouses be permitted in Policy 4.5 b) (Low Rise Mixed Use I); -townhouses and stacked townhouses be permitted in Policy 4.6 (Low Rise Mixed Use II); and -by inserting the corresponding Policy references from Volume 1</p> |
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| | | <p>k2. Reduce minimum height to two stories</p> <p>l. Policy 4.8 a); Requests rewording to state that the lands within the Special Study Area have development potential;</p> <p>m. Policy 4.8 b); Questions the meaning of "Natural Heritage Network: Category 1".</p> | <p>residential buildings is also acceptable. The addition of townhouses to the Low Rise Mixed Use Residential II designation is also acceptable, along with stacked townhouses, to complement Low Rise buildings. This will maximize the building alternatives that can be provided in areas that will ultimately form the neighbourhood focus. Semis in the Mixed Use I and II designations are not considered to be appropriate. This will ensure more flexibility in building forms in the mixed use focus areas.</p> <p>k2. Reducing the minimum height to two stories is acceptable. This will ensure more flexibility in building forms in the mixed use focus areas.</p> <p>l. The change in wording implies that developability is a foregone conclusion and may preclude the results of any required study;</p> <p>m. "Natural Heritage Network: Category 1" is an obsolete term and should be replaced wherever it appears.</p> | <p>k2. Schedules B2 and B3 be amended to reduce the minimum height in the KN Low Rise Mixed Use Zone to two stories.</p> <p>l. No change is recommended;</p> <p>m. It is recommended that the term "Natural Heritage Network: Category 1" be replaced by "Natural Heritage System: Core Features"; and that in Schedule B3, "Natural Heritage System: Core Area" be replaced by "Natural Heritage System: Core Features"</p> |
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| | | <p>n. Policy 4.8 c): Policy should be changed from permissive to mandatory to permit development to occur without amendment to the plan, i.e. development of the areas that are determined to be developable at completion of the Environmental Impact Study for the Special Study Areas;</p> <p>o. Policy 4.12 d) (iii): Provides that the City will have right of first refusal to acquire school sites , with government agencies and community groups having second right of refusal. A change in policy is requested such that the landowner may develop the lands as they see fit if the site is not developed for a school;</p> <p>p1) Policy 6.2 a): Requests a modification to confirm that changes to the street pattern shown on Schedules B1, B2 and B3 can be made without an amendment to the plan.</p> | <p>n. Section 4.8 "Special Study Area" of the North Kleinburg-Nashville Plan, provides for an Environmental Impact Study to determine the limits of the Natural Heritage Features. Those lands would then be designated Natural Heritage Network without amendment to the plan; and the remaining land may then be considered for development in accordance with the K-N Low Rise designation also without amendment to the plan. The use of "shall be considered" is an acceptable alternative. Other factors may arise which will affect their ability to develop.</p> <p>o. A consistent policy in this regard should be developed within the new Vaughan Official Plan; Right of first refusal is not a policy contained in Vol. 1. Section 7.2.1.2 provides for the city to support the reuse of surplus school properties and facilities for social services and community, cultural, or affordable housing facilities. In addition, the School Boards have alternate policies for the disposition of school sites. Policy 4.12 d) iii) should be deleted.</p> <p>p1) This is the intent of the plan. Adding a clarification to confirm this intent is supportable. As such changes will be identified through the Block Plan approval process.</p> | <p>n. It is recommended that Policy 4.8 c) be replaced by the following: "Following the detailed definition of significant natural heritage features and their associated buffers, those lands within the Special Study Area designation that are identified as developable by the Environmental Impact Study shall be considered for development under the policies of the K-N Low-Rise Residential I designation, without further amendment to this Plan."</p> <p>o. Delete Section 4.12 d) iii)</p> <p>p1) It is recommended that policy 6.2 a) be amended by adding ", without amendment to this plan" after "adjustment" and before "through" in line 11.</p> |
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| | | <p>p2) Policy 6.2 b): Requests a reduction to the requirement that a minimum 50% of all developable lands that abut the Natural Heritage Network be developed with a single loaded road, public park or stormwater management pond to 25%</p> <p>p.3) Policy 6.2 b): Requests a change to the provision that reverse frontage lots abutting the Natural Heritage Network shall be strongly discouraged with parking generally located at the rear, with access from laneways.</p> <p>q. KN Low Rise Residential I should allow built form with a minimum of 2 storeys, rather than 3.</p> | <p>p 2) To build in flexibility the wording should be amended to target 50% and provide for a minimum 25% of the Natural Heritage Network being abutted by parks, SWM ponds and single loaded roads.</p> <p>p. 3) Specific reference to loaded roads can be deleted and the policy revised to emphasize the importance of streetscape fronting the NHN.</p> <p>q. This is consistent with the character of the Kleinburg-Nashville Community.</p> | <p>p 2) Revise the second sentence of paragraph 6.2 b) to read: "It is a target of this secondary plan that a minimum 50% of all developable lands that abuts the Natural Heritage Network be developed with a single loaded road, a public park and/or a stormwater management facility. Should it be demonstrated that 50% frontage is not achievable due to such matters as serviceability, topography or valley configuration, then the target may be reduced to a 25%, which shall be considered the minimum.</p> <p>p. 3) It is recommended that the last sentence of Policy 6.2 c) be replaced with: "Achieving complementary streetscapes and landscape design abutting the Natural Heritage Areas is a priority. Landscaping and architectural treatments which take advantage of and enhance the Natural Heritage setting will be strongly encouraged".</p> <p>q. It is recommended that the Low Rise Residential I designation be revised on Schedules B2 and B3 to be revised to show a minimum building height of 2 stories, wherever a minimum building height is specified.</p> |
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| <p>228</p> | <p>DATE: June 10, 2010</p> <p>RESPONDENT: Bell Canada</p> | <p>Bell Canada has requested additional utility/telecommunications polices to build on those already provided in the plan. These include:</p> <p>1) An addition to Section 3 "Objectives" to ensure that consultation takes place to ensure the provision of the necessary utilities.</p> <p>2) Adjustments to S. 7.1.d) to provide that cabled services be undergrounded and be grouped together where <i>feasible</i> (replacing <i>possible</i>); and adding a S. 7.1.e) which provides that the City, "ensure that appropriate locations for large utility equipment have been determined"</p> | <p>1) There is no objection to No. 1 as the intent of the wording suggested by Bell Canada is generally consistent with the intent of the plan. However, it does provide that appropriate locations for larger infrastructure facilities be determined.</p> <p>2) In S. 7.1.d) The use of "where <i>feasible</i>" as opposed to "where <i>possible</i>" would signal that a technical analysis may be required before a decision is made. This change is acceptable.</p> <p>The addition of the new S. 7.1.e) is generally acceptable. However, the use of "ensure" is not appropriate as it puts the City in the position of ensuring that the location of infrastructure possibly outside of its jurisdiction has been determined. This should be revised to read, "The City will work with utilities and stakeholders to identify appropriate locations for large utility equipment and utility cluster sites"</p> | <p>1) That a new Section 3.0 paragraph xxviii under "Services and Infrastructure" be added as follows: "Discussions shall be undertaken with utility providers to ensure that sufficient infrastructure is or will be in place to meet existing and future servicing needs, and the City will work with utilities and stakeholders to identify appropriate locations for larger infrastructure facilities."</p> <p>2) That Section 7.1. d) be amended to read: "All local power and other cabled services serving the Secondary Plan Area shall, where feasible, be located underground and be grouped into single conduit."</p> <p>And that a new Section 7.1 e) be added as follows: "The City will work with utilities and stakeholders to identify appropriate locations for large utility equipment and utility cluster sites and utility providers shall be encouraged to consider innovative methods of containing utility services on or within streetscape features, such as gateways, lamp posts, transit shelters etc."</p> |
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| <p>230</p> | <p>DATE: June 22, 2010</p> <p>RESPONDENT: TransCanada</p> <p>FOR: TransCanada</p> <p>LOCATION: Focus Areas 5 and 6</p> | <p>TransCanada advises that it has a high pressure natural gas pipeline crossing Areas 5 and 6. It is requested that Section 4.10, "Utility Corridor" reference Section 8.4.3 of the Official Plan (Volume 1), which contains TransCanada's regulatory and development requirements.</p> | <p>No objection. In recognizing TransCanada on Schedule "B3", the other affected corridor (Hydro) noted in this section should also be referenced.</p> | <p>That Section 4.10 a) be revised to read: "The lands designated as Utility Corridor shall be subject to Section 8.4.1 of the Vaughan Official Plan (Volume 1) subject to the specific provisions set out in Section 8.4.3 "Natural Gas" regarding the regulatory and development requirements pertaining to the existing natural gas pipeline.</p> |
| <p>231</p> | <p>DATE: June 14, 2010</p> <p>RESPONDENT: Kleinburg and Area Ratepayers' Association (KARA)</p> | <p>KARA provides the following comments, concerns and questions:</p> <p>Generally, KARA believes that the proposed increase in the population of Kleinburg to 21,000 by 2031 is too much for the area to absorb. The current road system is inadequate to accommodate the growth and that existing roads should remain rural 2-lane roads. Density should be kept to the south. Any new development in the area should be phased and modest given the size of recently approved developments and the lack of transportation infrastructure. Specific comments are provided on the proposed secondary plans:</p> <p>1) Area 1 – Village of Nashville - Agrees with the concept of buffering the village with lower density larger lot development;</p> | <p>Please see Item 325 for the consolidated response.</p> | |

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| | | <ul style="list-style-type: none">- Does not support the use of laneways, improves the main street streetscape but states that they are unsightly and unappealing;- Nashville Road is shown designated as a major arterial road. Believes that this is a mistake and should be corrected. Nashville Road should be transferred to the City as soon as possible. <p>2) Area 2 – Huntington Road Community</p> <ul style="list-style-type: none">- Disagrees with the introduction of medium density in this area; incompatible with the surrounding area;- Prefer that the lands remain agricultural;- There are no roads to the north or the west, only Huntington to the south;- Believe much lower densities are warranted, higher densities will lead to more traffic in Nashville and Kleinburg;- No development should proceed until there is a comprehensive traffic plan in place and the impacts on Kleinburg and Nashville are understood. <p>3) Areas 5 & 6 – Kipling Community</p> <ul style="list-style-type: none">- Area is surrounded by Greenbelt and Natural Heritage Areas – introduction of medium density does not fit;- prefer that these lands remain agricultural – 3-5 storey buildings not compatible;- where will services come from – through the Greenbelt;- Do not believe that a sustainable | | |
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| | | <p>community can be developed in this area, the area should be used to expand the Greenbelt;</p> <ul style="list-style-type: none"> - Expanding the greenbelt to include these lands a better option. | | |
| <p>232</p> | <p>DATE: July 05, 2010</p> <p>RESPONDENT: Claudio Traverso</p> <p>LOCATION: Briarwood Estates</p> | <p>The respondent has submitted a commentary based on the contents of the public hearing report on the draft North Kleinburg-Nashville Secondary Plan. Among the issues raised were:</p> <ul style="list-style-type: none"> - the ability to create a complete community in Areas 5 and 6; - the feasibility of transit in this area; - economic impact needs to be determined; <p>The respondent concludes by encouraging a detailed review of the consultant's report and then conduct a very detailed cost benefit analysis of the proposed plan; and that the plan does not fit for Study Areas 5&6.</p> | <p>Please see Item 325 for the consolidated response.</p> | |

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| <p>234</p> | <p>DATE: July 20, 2010</p> <p>RESPONDENT:</p> <p>FOR: owner/occupant, Maria Pucciano, owner/occupant, owner/occupant, owner/occupant, Al Casa</p> <p>LOCATION: 36 Theresa Circle, 27 Theresa Circle, 26 Theresa Circle, 36 Theresa Circle, 53 Briarose Ave., 37 Theresa Circle</p> | <p>The respondents have submitted a petition opposing any development directly behind their properties. This is based on the following concerns:</p> <ul style="list-style-type: none"> - destruction and displacement of wildlife; - how water and sewer services will be provided to the secondary plan as they are on wells and septic systems; - Development by Kipling Avenue at 40 persons/ha is too dense for this area affecting wildlife and water supply; - Do not believe that a "Sonoma Heights" type subdivision, including a five-storey building, is not the right type of development for Kleinburg. | <p>Please see Item 325 for the consolidated response.</p> | |
| <p>255</p> | <p>DATE: June 25, 2010</p> <p>RESPONDENT: City of Vaughan Parks Development, Department of Parks</p> | <p>Parks Development has requested that a number of comments and changes be addressed in the draft North Kleinburg-Nashville Official Plan. The changes proposed provide for greater clarity and ensure that the policies of the plan are consistent with Volume 1.</p> | <p>The changes proposed provide for greater clarity and ensure that the policies of the plan are consistent with Volume 1.</p> | <p>The following is recommended:</p> <p>Revise S. 4.13 (b), "Neighbourhood Park/Parkettes" (pg. 108, last sentence) to read: "Neighbourhood parks shall perform an array of functions within the community. In the North Kleinburg – Nashville Secondary Plan, the neighbourhood parks shown symbolically on Schedules 'B1', 'B2' and 'B3' as well as on Schedules 'C1', 'C2'</p> |

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| | | | | <p>and 'C3' shall range in size from 2.5 ha to 3.5 ha depending on their planned role and function."</p> <p>Revise Section 4.13 (c) "Neighbourhood Park/Parkettes" (pg. 109, first sentence) to read: "Parkettes are smaller components of the public open space network. In the North Kleinburg – Nashville Secondary Plan, the parkettes shown symbolically on Schedules 'B1', 'B2' and 'B3' as well as on Schedules 'C1', 'C2' and 'C3' shall range in size from 0.2 ha to 0.6 ha.</p> <p>In Section 4.13 (e), "Neighbourhood Parks/Parkettes", pg. 109 incorporate the exact language used in S. 7.3.3.2 of Volume 1 to provide the ability to calculate the required parkland dedication on the basis of 5% of the total gross area of the land area or one ha of parkland per 300 dwelling units or a combination, whichever is greatest.</p> |
| 324 | <p>DATE: June 24, 2010</p> <p>RESPONDENT: York Region District School Board</p> <p>LOCATION: North Kleinburg-Nashville</p> | <p>1) Require a 7 acre elementary school site in Focus Area 2 (Huntington Community) with specific site requirements.</p> <ul style="list-style-type: none"> - flat rectangular; - located on a straight segment of a minor collector; - one frontage minimum of 140 m; - centrally located; | <p>1) & 2) One elementary school site has been shown symbolically on Schedule B2. Section 4.12 a) provides that elementary schools may be permitted on lands in any land use designation. The Separate School Board has also requested a school site in this area. See Item 92. Two elementary schools sites should be identified symbolically on Schedule B2</p> | <p>1) & 2) It is recommended that Schedule B2 be revised to show two school sites and that the first sentence in Section 4.12 a) be revised to read: "The need for two elementary schools has been identified and they are shown symbolically on Schedule B2".</p> |

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| | <p>Secondary Plan/Focus Area 2 – Huntington Road Community</p> | <ul style="list-style-type: none"> - in a campus with a municipal park; - 3 driveway accesses; - Road network opposite the school site should line up with the school driveways; - for safety reasons arterial and major collector roads; woodlots, storm ponds and commercial uses should be avoided. <p>2) School site location as currently shown is located on Huntington Road. It is only acceptable if Huntington remains a 2-lane road.</p> <p>3) Part A s. 8.3 & 8.4: LEED Certification or other Green Building Requirements The Board's funding for new schools is fixed by the Ministry. Achieving LEED certification will exceed the Ministry benchmark.</p> <p>4) Part B – Section 4.12 c) Elementary Schools: The Board is proposing a 7 acre, 750 pupil plus school in the Huntington Community due to constraints on Areas 5&6 (Hydro Lines and Gas Pipeline). The current prototype for an elementary school is a 2-storey building (1 acre building envelope, 1 acre paved play area, 2.5 acres green space and 1.5 for bus loop and parking). Reducing the building floor print will require a specialized design.</p> <p>5) Part B – Section 4.12 d) iii) First Right of Refusal to the City for surplus school sites: Under Provincial legislation, if land owned by the Board is declared surplus,</p> | <p>and Section 4.1.2 a) should be revised accordingly.</p> <p>3) Section 5.6 Sustainable Design/Green Building development proposals that include energy efficient design and supported in accordance with Section 9.3 of Volume 1. LEED certification is not a requirement.</p> <p>4) Policy 4.12 c) does not require the minimization of school footprints, it promotes, in consultation with the school boards efficient sites to maximize available recreational area. As it is not a requirement it should be maintained to allow for the exploration of any alternatives that emerge over time with respect to school site design and development.</p> <p>5) Section 4.12 d) iii) is not consistent with Volume 1, which does not provide guidance on the disposal of surplus properties other than supporting the reuse</p> | <p>3) No change recommended.</p> <p>4) No change recommended.</p> <p>5) It is recommended that Section 4.12 d) iii be deleted.</p> |
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| | | <p>the coterminous school board would be given first opportunity to acquire the land. If the Board has a site designation or an offer to purchase, it is Board policy to offer it to the coterminous Board first, not the City.</p> <p>6) Part B – Section 5.4c) Parking Structures: With funding allocated by the Province, above ground or underground parking structures will exceed the Ministry benchmark. Parking in Front of Principle Buildings: The Board requires that some parking between the building and the street be provided for handicap and visitor spaces. Parking at the back of schools is not designed because:</p> <ul style="list-style-type: none"> - Barrier free parking is required close to the front entrance; - Minimizes the penetration of cars into the site for student safety – students are dropped off as the front or the side of the school; - Schools that contain child care centres may have requirements for pick up and drop off at the front of the schools; - Preservation of the rear yard to maximize green space, student play areas, particularly where the school is adjoining a neighbourhood park. - Creating a non-supervised area accessible to vehicles is contrary to the principles of CPTED. | <p>of such sites for social services and community, cultural or affordable housing facilities (Policy 7.2.1.2)</p> <p>6) Parking Structures: The proposed elementary school site is not in the affected designations (Low Rise Mixed Use I and Low Rise Mixed Use II) to which this provision applies and it encourages rather than requires structured parking. Parking in Front of Principle Buildings: To accommodate schools and similar institutional uses 3 of Section 5.4 c) should be amended.</p> | <p>6) It is recommended that the last paragraph of Section 5.4 c) be amended by adding the following sentence at the end of paragraph c): “Special design measures required to meet the parking needs of schools and institutions will be taken into consideration at the time of site plan approval”</p> |
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| <p>324b</p> | <p>DATE: July 08, 2010</p> <p>RESPONDENT: FOR: Anne Eliraz Ted Eliraz</p> <p>LOCATION: 36 Theresa Circle</p> | <p>The respondent is expressing a number of concerns. These include:</p> <ul style="list-style-type: none"> - the potential effect on the variety of wildlife that inhabits the area; - the potential for development to the south of their property cutting off wildlife corridors and compromising habitat; - Request that the land directly behind their property (10 acre parcels) between the two greenbelt areas remain as greenbelt; - Reconsider development densities in Areas 5 & 6 rather than at 40pph to preserve wildlife habitat and conserve Kleinburg's culture and natural areas; - Concerned about availability of water and sewer services and stormwater management impacts on existing development and the greenlands; - Would be more supportive of 1 – 2 acre lots; | <p>Please see Item 325 for the consolidated response.</p> | |
| <p>325</p> | <p>DATE: Various – Consolidated Response from Kleinburg-Nashville Submissions</p> <p>RESPONDENTS:</p> <p>ITEM 231 June 14, 2010</p> | <p>A number of submissions have been received from the public which identify concerns about a number of aspects of the North Kleinburg-Nashville Secondary Plan. Some are general in nature and others relate to specific areas or policies. A number of common themes were identified and they have been consolidated for the purposes of preparing a response. The following topic</p> | | |

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| <p>Kleinburg and Area Ratepayers Association (KARA)</p> <p>ITEM 232 July 05, 2010 Claudio Traverso</p> <p>ITEM 234 July 20, 2010 Residents on the north side of the North Kleinburg-Nashville Secondary Plan Amendment Area 36 Theresa Circle, 27 Theresa Circle, 26 Theresa Circle, 36 Theresa Circle, 53 Briarose Ave., 37 Theresa Circle</p> <p>ITEM 324b July 08, 2010 Resident on the north side of the North Kleinburg-Nashville Secondary Plan Amendment Area 36 Theresa Circle</p> | <p>areas are intended to address the broad areas of concern.</p> <p>Topic 1) Why are the lands subject to the North Kleinburg-Nashville Secondary Plan being proposed for development?</p> <p>Topic 2) Why are the proposed densities substantially higher than in the existing Kleinburg-Nashville Plan Area?</p> | <p>Topic 1) Under <i>Places to Grow</i>, the Provincial Growth Plan, each Regional and Local municipality is required to accommodate an assigned amount of population growth to 2031. This growth is to be primarily directed toward lands that have an urban designation. The Region of York Official Plan designates the Kleinburg-Nashville Community "Towns and Villages". The new development areas located in this designation are to be subject to the preparation of comprehensive secondary plans, which has resulted in the preparation of the North Kleinburg-Nashville Secondary Plan. It will form part of Volume 2 of the new Official Plan.</p> <p>Topic 2) Kleinburg-Nashville has developed over a long period of time. The growth has largely been in the form of 19th Century village residences, 1950's and 1960's subdivisions, post-1990 serviced residential and estate residential. All are low-density housing forms. The densities in the proposed plan are driven by the Growth Plan, which specifies densities for new development. In the "Towns and Villages" designation, the Region of York Official Plan states that Secondary Plans should provide best efforts to achieve a minimum density of 50 residents and jobs combined per hectare in the developable</p> | <p>Topic 1) No change is recommended.</p> <p>Topic 2) No change is recommended.</p> |
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| | | <p>Topic 3) Why does the plan provide for types of dwellings that are not typically found in Kleinburg-Nashville, like five-storey apartment style buildings, stacked townhouses and townhouses?</p> | <p>area. This is consistent with the Growth Plan. Due to a number of circumstances, primarily related to natural heritage and road access, the Draft Secondary Plan fails to meet this objective. The following densities are proposed in the plan:</p> <ul style="list-style-type: none"> • Kipling Avenue Community: 40 persons and jobs per ha. • Nashville Village: 18 persons and jobs per ha. • Huntington Road Community: 50 persons and jobs per ha. <p>The target standard is only met in one of the new community areas and the overall average for the three components of the Secondary Plan Area is 43 persons and jobs per ha. The resulting housing forms will be primarily low density in nature (singles and semis), but higher than is currently typical in Kleinburg-Nashville today. While more dense than the existing development, it does not completely fulfill the requirements of the Growth Plan.</p> <p>Topic 3) As noted, the plan provides for development forms that are not presently represented in the Kleinburg-Nashville Community. These would include semi-detached dwellings, townhouses, stacked townhouses and low-rise apartments (up to 5-stories). These are provided in the plan for several reasons. They are</p> | <p>Topic 3) It is recommended that Schedule B2 'Land Use' (Huntington Road Community) and Schedule B3 'Land Use' (Kipling Avenue Community) be amended to show a maximum height of 3 stories and a minimum height of 2 stories in the KN Low Rise Residential III, KN Low Rise Mixed Use I and the KN Low</p> |
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| | | <p>Topic 4) Retail and commercial uses are provided for in the three secondary plan areas – what is the role of these types of uses in the community?</p> | <p>necessary to approach the Growth Plan derived density objectives in the Region of York Official Plan; they provide a mix of housing types not currently available in the community; and they provide the opportunity to create more varied streetscapes. Higher density forms also support the development of focus areas in neighbourhoods where local retail and service uses and public amenities, like parks and schools can be concentrated. If the higher density forms are not provided, it could result in communities that have large concentrations of small lot single detached and semi-detached dwellings. The presence of the higher density forms allows for greater flexibility in providing for a variety of larger lots. It is recognized that five-storey buildings are not typical, even in the Kleinburg Core area. The three-storey scale is well established and it should be maintained throughout the community. As such it is recommended that the maximum height for buildings in the North Kleinburg-Nashville Secondary Plan be set at three stories.</p> <p>Topic 4) Kleinburg has a strong historical core. Given its confined area, the lot sizes and lack of parking for its retail sector, the absence of large residential population base, the presence of the McMichael Gallery and a number of specialty shops and restaurants it is more oriented toward tourism. It does not provide the</p> | <p>Rise Mixed Use II designations.</p> <p>Topic 4) No change is recommended.</p> |
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| | | | <p>overall community with the retail uses that would support a weekly shopping trip (e.g. a supermarket). Residents have traditionally left the community to fulfill this need. The City has recently initiated a study to investigate opportunities for the further evolution of the Kleinburg Core area, which would include assessing the role and type of retail uses that are most appropriate to this market. However, it is unlikely that the Kleinburg Core area will ever assume the role of a community shopping centre. The neighbourhoods of Kleinburg-Nashville are dispersed and at densities that do not easily support local convenience uses. The proposed Kipling Avenue and Huntington Road Communities provide an opportunity to plan for retail and other service uses to provide for the local needs of the individual communities, without the need for a lengthy car trip. Similarly, the Nashville Village area may be served by retail and commercial uses that may emerge on Nashville Road. This opportunity also supports walking/bicycling trips within the community. These are most likely to be convenience-oriented centres providing more for the daily needs of the residences. These centres will not compete with the Kleinburg Core Area. As noted, they can also play an important role in establishing a community focus and meeting place; and by accommodating local shopping trips they also contribute to the development of</p> | |
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| | | <p>Topic 5) What are the financial implications for the City of permitting developments in the Secondary Plan Area?</p> <p>Topic 6) The proposed development will add approximately 6400 additional residents to the Kleinburg-Nashville Plan Area – what traffic studies have been undertaken and what measures are planned to improve transit?</p> | <p>complete communities.</p> <p>Topic 5) In the report to the Special Committee of the Whole meeting on July 28, 2010 in respect of the new Official Plan (Volume 1), the financial implications of the New Community Areas were discussed under the section "Requirement for a Financial Impact Analysis for an Official Plan". It was indicated that the City would be conducting a development charges study to assess the costs of implementing the new Official Plan. This is done on a city-wide basis, based on historical standards and levels of service. The costs of extending infrastructure to accommodate growth is borne by the new development. The Development Charges Act provides the mechanism for the front-ending and recovery of growth related costs from development.</p> <p>Topic 6) Transportation improvements on a local, regional and GTA-wide basis (the <i>Big Move: Metrolinx, 2009</i>) will be critical to the implementation of the Growth Plan. The transportation planning measures that have recently been completed or are currently approaching completion are intended to support the Growth Plan by providing for the planned population growth to 2031. Such studies and plans that will have an impact on Northwest Vaughan include:</p> | <p>Topic 5) No change is recommended.</p> <p>Topic 6) No change is recommended.</p> |
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Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

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|--|--|--|--|--|
| | | | <ul style="list-style-type: none">• The York Region Transportation Master Plan (Completed; November 2009);• The City of Vaughan Transportation Master Plan (Completion Q1, 2011);• The Western Vaughan Individual Environmental Assessment Study (York Region);• The Highway No. 427 Corridor Extension Environmental Assessment ((MTO);• The GTA West Corridor Environmental Assessment Study; <p>The traffic report prepared in support of the Kleinburg-Nashville Secondary Plan identified a number of constraints. These include: It is difficult to provide an efficient grid pattern with the jogs on Major Mackenzie Drive and at Stegman's Mill Road; the dispersed neighbourhoods make it difficult to provide an efficient transportation system; and the environmental features, like river valleys, make it difficult to improve the network.</p> <p>The major transportation improvements will be focused on the westerly and southerly boundaries of the Kleinburg-Nashville community. The studies support the implementation of the following improvements:</p> | |
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Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

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|--|--|--|--|--|
| | | | <ul style="list-style-type: none">• Improvements to Highway No. 27 to increase capacity (YRTMP);• Widening of Highway 50 from Rutherford Road to Kirby Road to six lanes (YRTMP);• Improvements to Major Mackenzie Drive including the elimination of the jog at Major Mackenzie Dr. and Highway 27 (YRTMP);• The Highway No. 427 Extension to Major Mackenzie Drive (MTO IEA);• Provision of a Bus Rapid Transit Service on Highway No. 427 (MTO IEA);• Extension of GO Rail Service on CP Bolton Line, with stations at Major Mackenzie Drive and Nashville Road (YRTMP & <i>The Big Move</i>);• Developing a Transit Priority Network on Major Mackenzie Drive and Highway No. 27 south of Major Mackenzie Drive, which includes High Occupancy Vehicle Lanes, queue jump lanes and signal priority measures for transit vehicles (YRTMP);• The GTA West Corridor Environmental Assessment Study will define the location of the north-south link between any future east-west 400-series highway and the extended | |
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Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

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| | | <p>Topic 7) Will the new Secondary Plan areas be served by municipal water and sanitary sewers?</p> | <p>Highway No. 427.(MTO IEA)</p> <p>It is noted Nashville Road remains a Regional Road, but the City continues to pursue its transfer. The Official Plan prescribes the planned width of the road allowances. Huntington Road is shown as a 30m Major Collector and Kipling Avenue is planned as a 30m Minor Arterial. A number of major transportation and transit improvements have been identified for the westerly and southerly edges of the Kleinburg-Nashville Community. These will provide a greater range of transportation services to the Nashville Village and the Huntington Road Communities in the North Kleinburg-Nashville Secondary Plan. This leaves a relatively small population to be served in the Kipling Avenue Community (approximately 3000). As such, this area will likely remain dependent on the automobile for the foreseeable future. Future operations in the area will addressed in the Block Plan for this area and the City's Transportation Master Plan.</p> <p>Topic 7) All development in the North Kleinburg-Nashville Secondary Plan is required to develop on the basis of municipal water</p> | <p>Topic 7) No change is recommended.</p> |
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Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

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| | | <p>Topic 8) Portions of the new development area will abut existing low density lots – will there be any provisions to buffer the interface between the two types of lots?</p> | <p>and sanitary sewers. This is a requirement of the Region of York Official Plan and the new Vaughan Official Plan (Volume 1). Prior to the processing of draft plans of subdivision for the development area the proponent is required to submit a Block Plan for the approval of the City. The Block Plan is a comprehensive planning framework that describes how various aspects of the development will be addressed. This includes the provision of municipal services and the detailed approach to stormwater management. This will be done through the submission of a Master Environmental Servicing Plan.</p> <p>Topic 8) Currently there are no provisions in the draft Secondary Plan that provide for buffering between new development areas and existing development. This is not uncommon and usually involves requirements for landscaping and screening and minimizing the number of new lots adjacent to the older areas. Including such a policy in the secondary plan is recommended. The necessary measures would be identified in the Block Plan submission and would be implemented through such means as the draft plan of subdivision, subdivision agreement or zoning by-law. Therefore it is recommended that a policy be developed and inserted into the secondary plan to provide for buffering between new and existing residential</p> | <p>Topic 8) It is recommended that the following policy be added to Section 4.1 "General Provisions" of Section 4.0 "Land Use Policies": "c) Where new development areas in this plan are adjacent to existing residential lots, buffering measures will be undertaken to minimize the impacts on the previously existing lots. Such measures will be considered during the Block Plan approval process for implementation as appropriate through the draft plan of subdivision, the subdivision agreement and the zoning by-law."</p> |
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Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

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| | | <p>Topic 9) Residents report that the proposed Kipling Avenue community supports a wide variety of wildlife – how will the plan address these and other environmental issues.</p> | <p>development.</p> <p>Topic 9) The Block Plan process, through the submission the Master Environment/Service Plan will address the protection and enhancement of the Natural Heritage network, including the detailed evaluation and demarcation of Core Features and Enhancement Areas. As required in the new Official Plan (Policy 3.2.4.8 – 3.2.4.10), the documents and reports associated with the Master Environment/Service Plan will be available for public review; and be based on a rigorous analysis of the environmental functions of the natural features and the inter-relationships between them. Minimum requirements for the preparation of the Master Environment/Service plan include, but are not limited to:</p> <ul style="list-style-type: none">• An inventory of all natural heritage features and ecosystem functions;• An assessment of impacts on the natural heritage features and ecosystem functions;• Proposed environmental management techniques and measures to mitigate anticipated impacts;• Proposed measures to improve natural heritage features and ecosystem functions. | <p>Topic 9) No change is recommended.</p> |
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Attachment 1

North Kleinburg-Nashville Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

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| | | | <p>It is through this process that issues associated with wildlife, their habitat and the protection of this function will be addressed. Council approval of the Block Plan will be required prior to consideration of the implementing development applications, such as draft plans of subdivision and zoning amendments.</p> | |
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SCHEDULE A

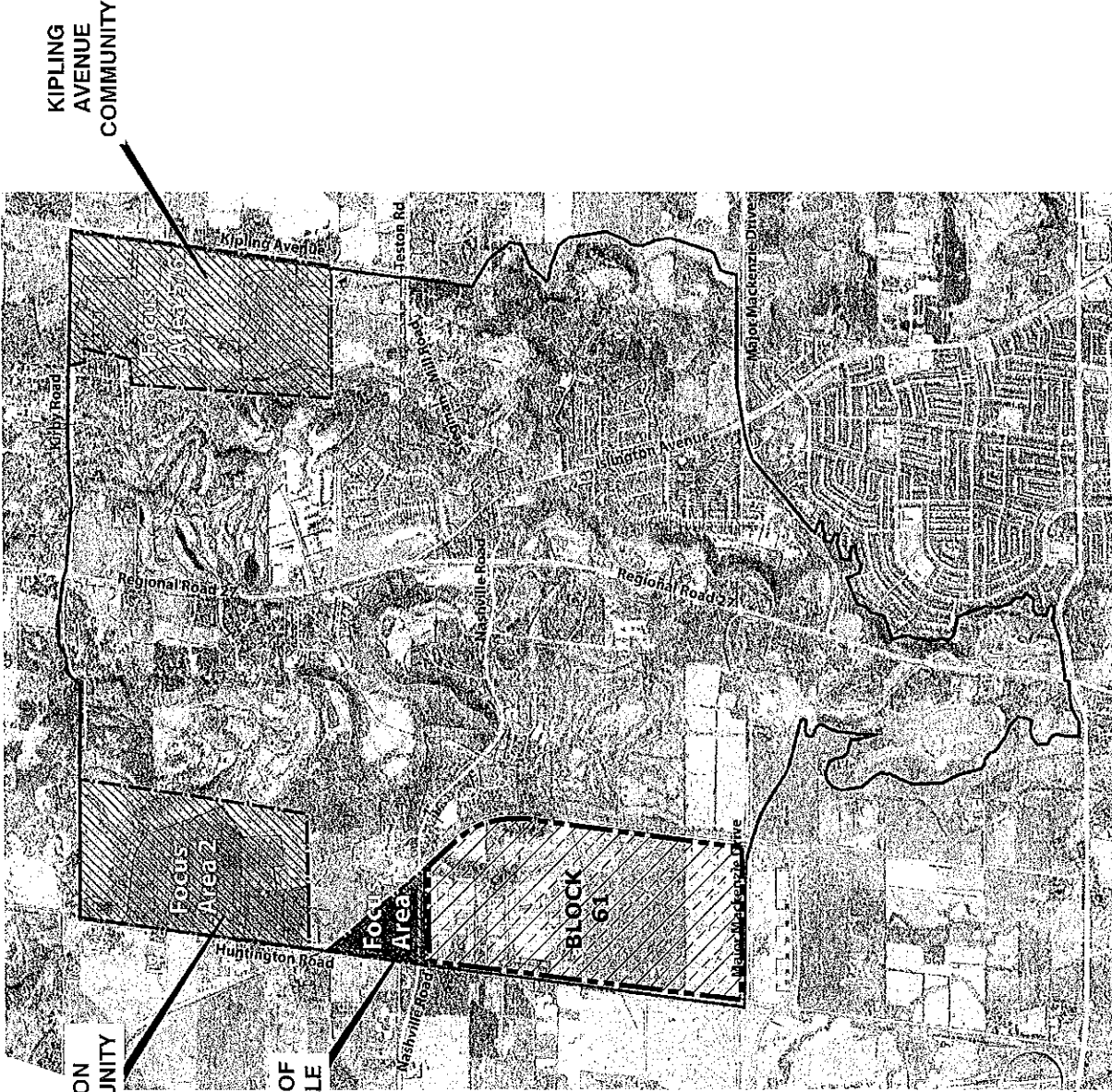
North Kleinburg-Nashville
Secondary Plan Area



Areas subject to the North Kleinburg-Nashville Secondary Plan
Official Plan Boundary



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April 2010



Study Area & Block 61



Applicant: Location: Part of Lots 16-31,
City of Vaughan Concessions 7-9

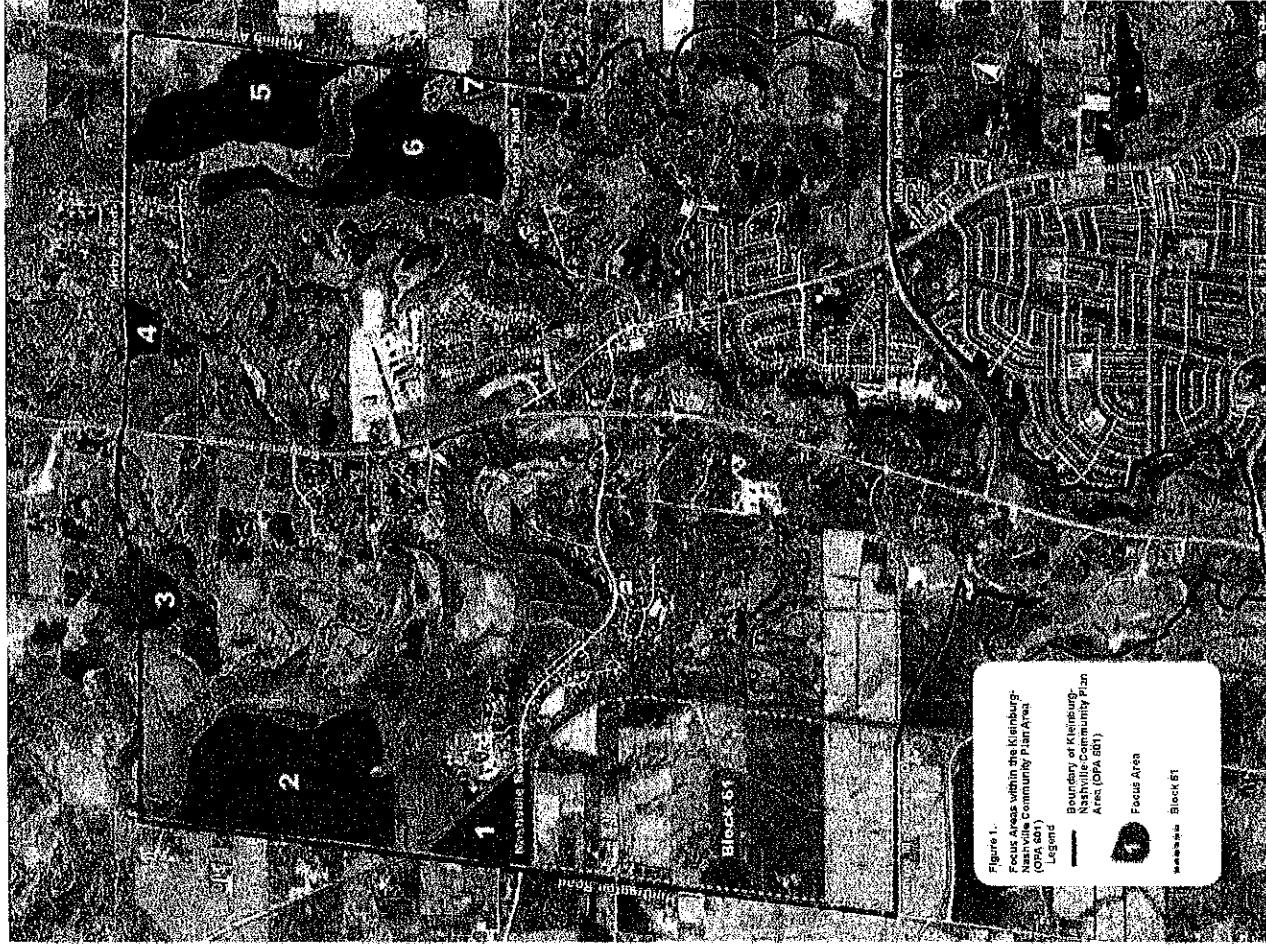
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Date:
August 31, 2010

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Kleinburg-Nashville Focused Area Review (Study Area)

Applicant: City of Vaughan
 Location: Part of Lots 16-31, Concessions 7-9



Policy Planning Department

Attachment

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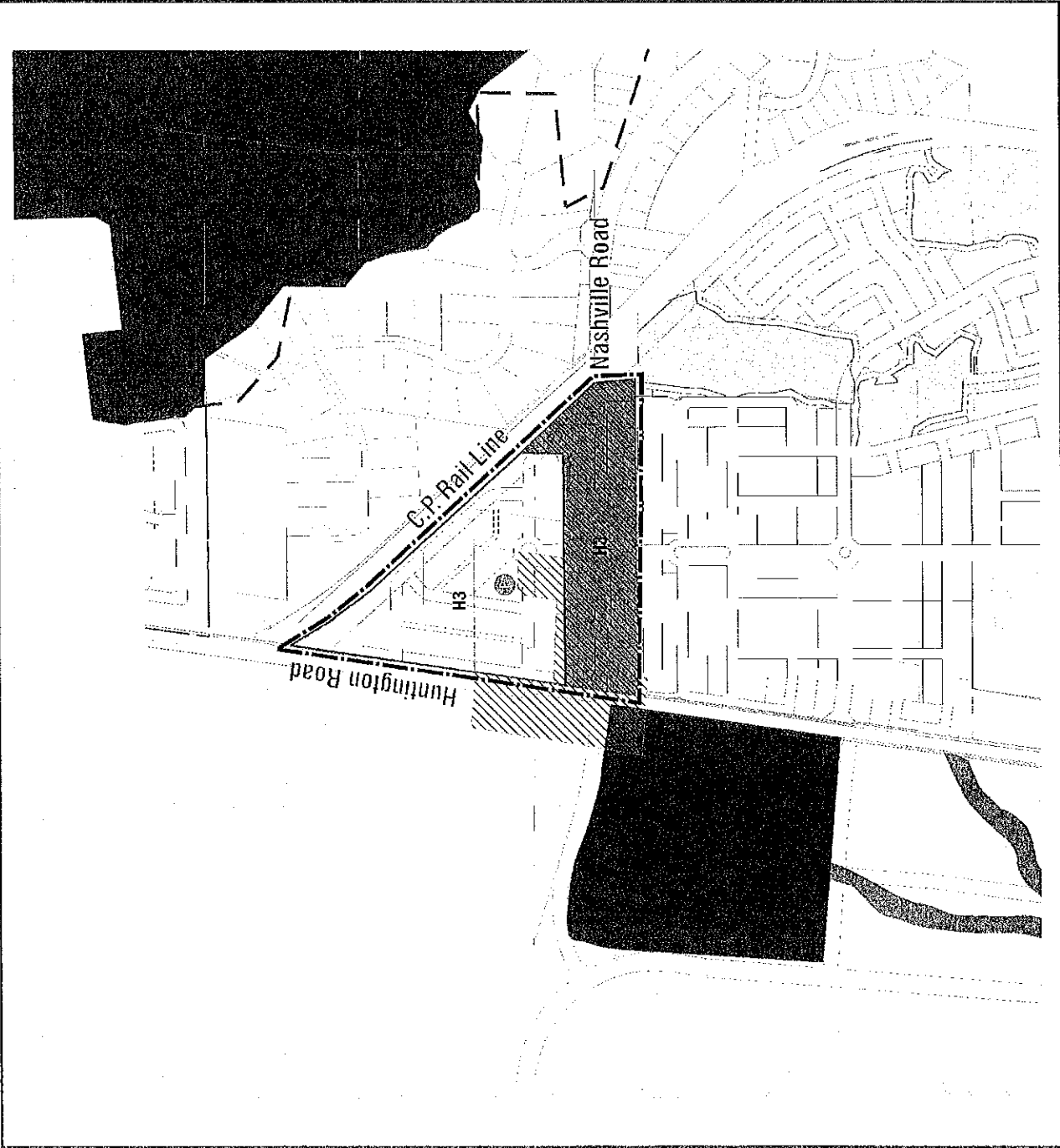
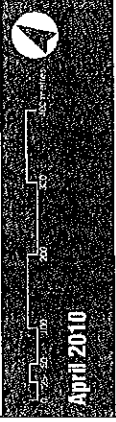
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Date: August 31, 2010

**SCHEDULE BT
Land Use
Village of Nashville**

- KN Low-Rise Residential I
- KN Low-Rise Mixed-Use II
- Lands Subject to KN Heritage Conservation
- District Plan
- Parkette
- Secondary Plan Area Boundary

**SUBJECT TO ANY
REVISIONS AS MAY BE
PROVIDED FOR IN
ATTACHMENT 1**



Policy Planning Department

**Nashville Village
Land Use Plan**

Applicant: City of Vaughan
Location: Part of Lots 25 & 26,
Concession 9

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SCHEDULE B2

Land Use

Huntington Road Community

- KN Low-Rise Residential I
- KN Low-Rise Residential II
- KN Low-Rise Residential III
- KN Low-Rise Mixed-Use I
- KN Low-Rise Mixed-Use II
- Elementary School
- Natural Heritage System: Core Features
- Greenbelt Plan Area
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Secondary Plan Area Boundary

SUBJECT TO ANY REVISIONS AS MAY BE PROVIDED FOR IN ATTACHMENT 1



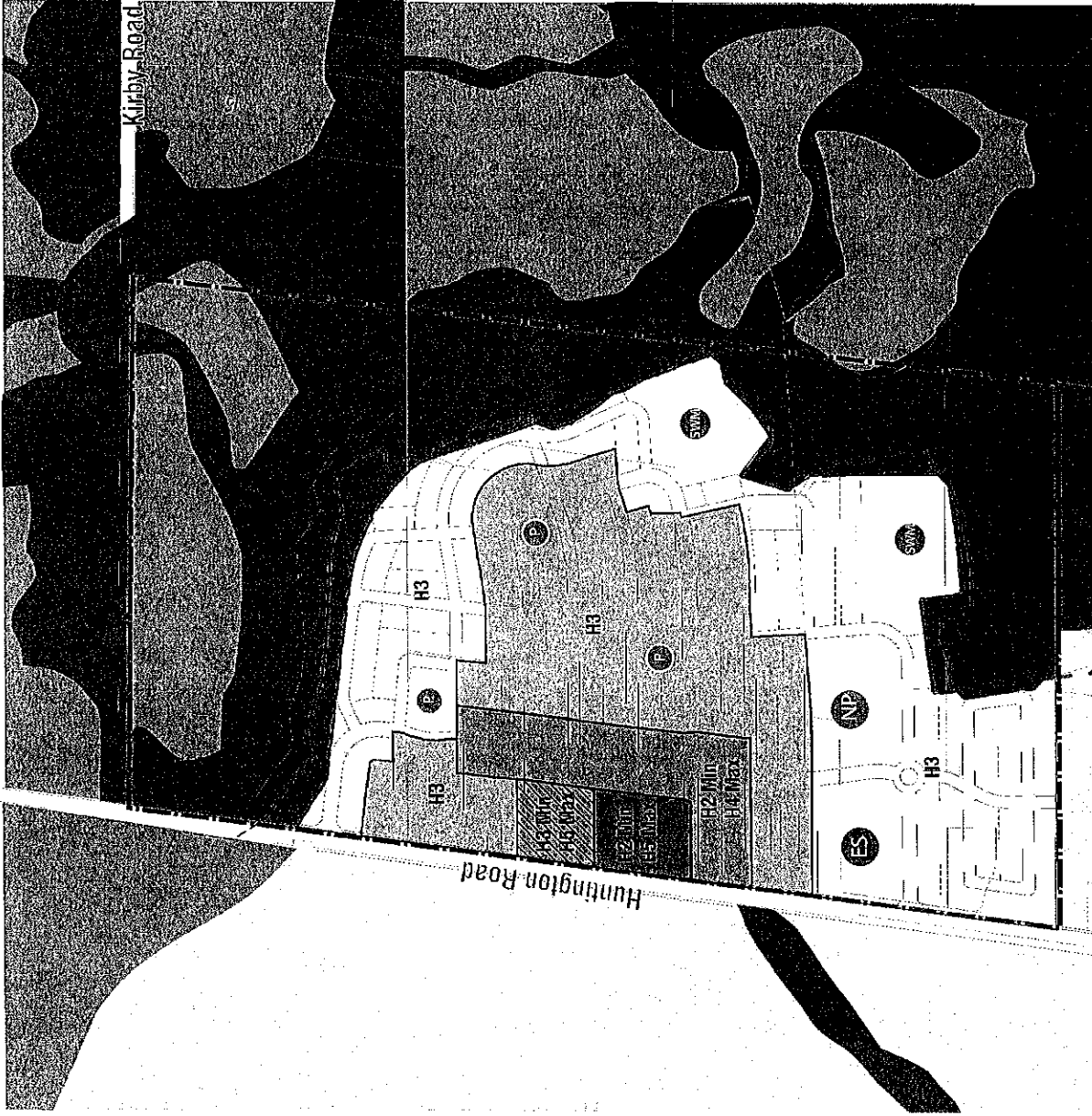
April 2010

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Date:
August 31, 2010



Huntington Road Community

Land Use Plan



Policy Planning Department

Applicant: City of Vaughan
Location: Part of Lots 27-29,
Concession 9

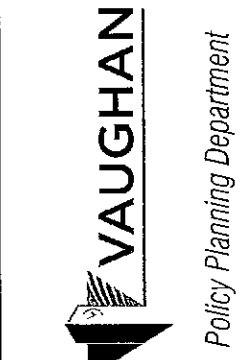
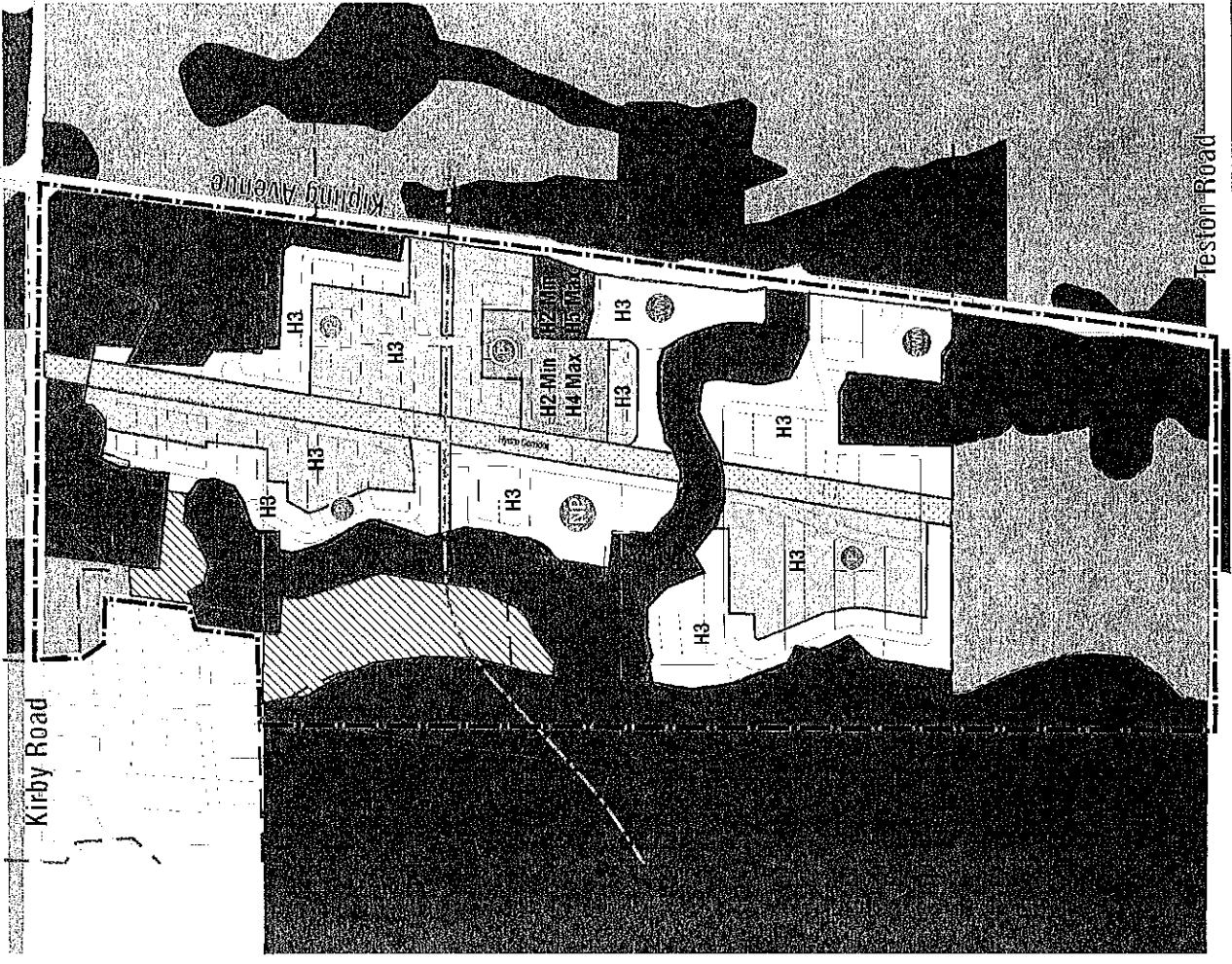
**SCHEDULE B3
Land Use
Kipling Avenue Community**

- KN Low-Rise Residential I
- KN Low-Rise Residential II
- KN Low-Rise Residential III
- KN Low-Rise Mixed-Use II
- Special Study Area
- Natural Heritage System: Category 1
- Greenbelt Countryside
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Utility Corridor
- Secondary Plan Area Boundary

**SUBJECT TO ANY
REVISIONS AS MAY BE
PROVIDED FOR IN
ATTACHMENT 1**



April 2010



**Kipling Avenue Community
Land Use Plan**

Applicant: Part of Lots 27-30,
City of Vaughan Concession 8

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