

COMMITTEE OF THE WHOLE APRIL 19, 2004

KLEINBURG CORE AREA PROPOSED LAND USE STUDY

Recommendation

Councillor Peter Meffe recommends:

1. THAT this staff report be received.
2. THAT Council direct staff to undertake a land use planning study for the Kleinburg Core Area and provide Terms of Reference for that study.
3. THAT Council enact an Interim Control By-law for the Kleinburg Core Area for a period of one (1) year in which to allow the study to proceed.

Background – Analysis and Options

The Kleinburg-Nashville Community Plan (OPA 601) was adopted by Vaughan Council on September 25, 2000. The Official Plan identified two “Core Areas”, being the Kleinburg Core Area and the Nashville Core Area.

Permitted uses in the Nashville Core Area are to be predominantly residential with minor commercial and service uses. The commercial component of the Kleinburg Core Area is intended to be the focus for tourism and to serve the local and neighbourhood shopping needs of the community. The “Mainstreet Commercial” uses in the Kleinburg Core Area also includes small-scale mixed use developments with a residential component and multiple family dwellings (group dwellings).

Since the adoption of the Plan, a number of these multiple family dwelling buildings have been developed in the community and it is anticipated that further development will be proposed. Several issues have arisen with respect to the scale and character of these developments.

The Kleinburg Core Area is characterized by older, small-scale historic buildings that are integral to the unique rural heritage character of the village. To ensure appropriate development and redevelopment of these properties, and proper interface with both existing and future residential development in the area, a land use review should be undertaken. The land use and planning policies of Official Plan Amendment 601 should be re-examined to ensure that the appropriate land use and development standards are in place to ensure that the massing and scale of future development and mix of uses is in keeping with the historic nature of the village.

As such, I am recommending that an interim control by-law be enacted to provide an opportunity for the City to conduct a land use review of the Kleinburg Core Area. It is important to re-evaluate the land use and urban design policies in the Plan in order to maintain the historic importance of the village, and to ensure that future development proceeds in a manner that protects and preserves the unique rural heritage character of the community.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

Conclusion

It is my feeling that it is important to maintain the unique character of the core of Kleinburg.

Attachments

n/a

Respectfully submitted,

PETER MEFFE
Councillor, Ward 1