

## **COMMITTEE OF THE WHOLE JUNE 21, 2004**

### **KLEINBURG CORE AREA LAND USE STUDY TERMS OF REFERENCE FILE 15.75.8**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Staff conduct a focused land use review of the lands identified on Attachment "2", and report back to a future Committee of the Whole meeting, outlining the results of the review, including recommendations pursuant to the Planning Act, to ensure the character of the historical area is maintained.
2. THAT the "Kleinburg Core Area Land Use Study – Terms of Reference", Attachment "1", prepared by the Community Planning Department, BE APPROVED.

#### **Background - Analysis and Options**

On April 26, 2004, Council approved a recommendation to direct Staff to undertake a land use planning study for the Kleinburg Core Area and to provide Terms of Reference for that study.

The report to the Committee of the Whole on April 19, 2004, identified a concern with the scale and character of the recent developments on Islington Avenue and Nashville Road in the Kleinburg Core Area. The Terms of Reference outlines a focused study program that will examine the policies that guide the scale and character of buildings within this area.

The results of the study will be the subject of a future report to a Committee of the Whole meeting in the fall, 2004.

#### **Relationship to Vaughan Vision 2007**

Section 4.6.1 of the Vaughan Vision encourages the preservation of significant historical communities. The Kleinburg Core Area Land Use Study is intended to help ensure that future development protects and preserves the unique character of the community.

This report is consistent with the priorities previously set by Council. The study program will be carried out by Community Planning Department staff.

#### **Conclusion**

In accordance with Council's direction, a focused land use study will be undertaken for the Kleinburg Core Area with respect to the scale and character of permitted uses on Islington Avenue and Nashville Road in the Kleinburg Core Area. A report will be brought back to a future Committee of the Whole meeting outlining the results of the study, including recommendations pursuant to the Planning Act.

Should Committee concur with the Terms of Reference, the "Recommendation" can be adopted.

#### **Attachments**

1. Kleinburg Core Area Land Use Study – Terms of Reference
2. Location Map

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

WAYNE L. M<sup>o</sup>EACHERN  
Manager of Policy

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# **ATTACHMENT NO. 1**

## **KLEINBURG CORE AREA LAND USE STUDY** **TERMS OF REFERENCE**

### **1.0 LOCATION**

The lands subject to this review are located along Islington Avenue and Nashville Road in the Kleinburg Core Area in Official Plan Amendment #601 (Kleinburg-Nashville Community Plan), as identified in Attachment '2'.

### **2.0 PURPOSE**

To determine and establish more effective planning instruments to protect the scale and character of development in the historical Kleinburg Core Area.

### **3.0 GOAL**

To review current OPA #601 policies to determine how they can be improved to implement the appropriate scale and character of permitted "Mainstreet commercial" uses/buildings (as defined in OPA #601) in order to protect the historical character of the Kleinburg Core Area.

### **4.0 OBJECTIVES**

The Objectives of this study are:

- (i) To establish a Work Plan and conduct a land use review for the lands identified on Attachment "2";
- (ii) To report back to a future Committee of the Whole outlining the results of the review, including recommendations for protecting the scale and character of the historical Kleinburg Core Area;
- (iii) To ensure that the outcome of this study is compatible with the scale and massing addressed within the Kleinburg – Nashville Heritage Conservation District Plan;
- (iv) To review the Official Plan Amendment No. 601 with respect development standards for permitted "Mainstreet commercial" land uses on Islington Avenue and Nashville Road, including mixed-use and multiple-family residential development;
- (v) To identify the appropriate planning instruments/means of implementing the findings and recommendations of this review pursuant to the Planning Act; and,
- (vi) To hold community meetings with the Local (Ward 1) Sub-Committee, key stakeholders, ratepayers, residents and City Staff, as appropriate.

## **5.0 WORK PLAN**

The study Work Plan will include, but may not be limited to the following components:

### **5.1 Administration**

- (i) Confirm the date(s) and venue(s) for community meeting(s).
- (ii) Compile all background information, policies, by-laws, relevant studies and mapping

### **5.2 Community Meeting(s)**

- (i) Identify issues associated with existing land use policies respecting development standards for permitted "Mainstreet commercial" uses, including mixed-use and multiple-residential buildings.
- (ii) Identify the residents' shared values (for example, protecting the historical character of this community).

### **5.3 Land Use Planning Policies**

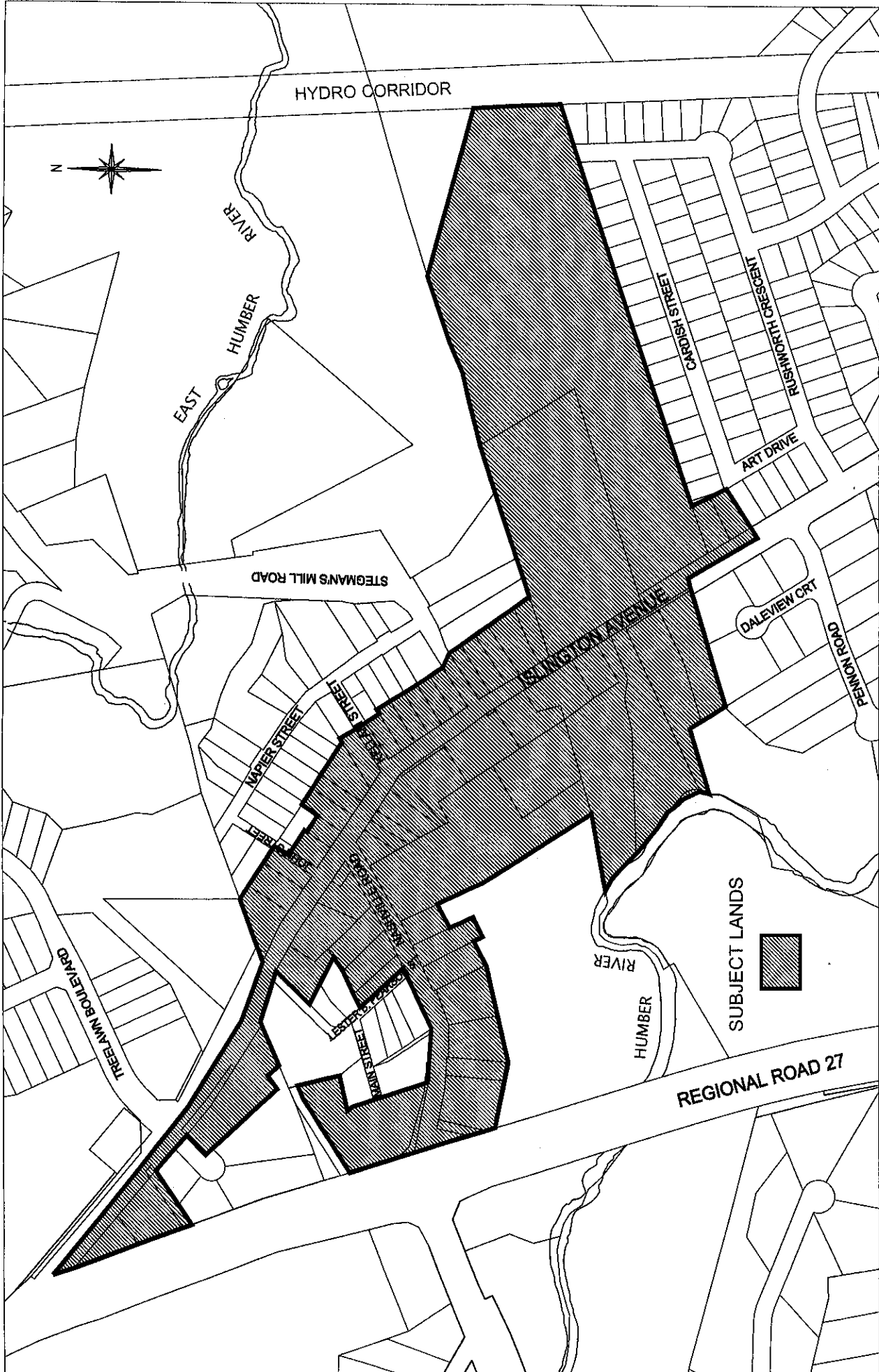
- (i) preparation of a report to a future Committee of the Whole meeting, identifying the appropriateness of implementing revised land use policies for the historical Kleinburg Core Area, pursuant to the Planning Act.

## **6.0 DELIVERABLES**

Staff to provide a report to a future Committee of the Whole meeting with recommendations pursuant to the historical Kleinburg Core Area. Deliverables may include an amendment to OPA #601, an implementing zoning by-law and urban design guidelines.

## **7.0 TIMING**

- (i) The study will commence immediately following direction from Council.
- (ii) Providing Council so directs staff, the study is expected to be completed by December, 2004; and,
- (iii) Staff will bring a final report to a future Committee of the Whole outlining the results of the review, and including recommendations to address and scale and character of mixed-use and multiple-family residential developments in the Kleinburg Core Area.



# Attachment 2

FILE No.:  
15.75.8  
Not to Scale

## City of Vaughan

Community Planning Department

### Location Map

Lots 23, 24, 25, Concession 8  
May 3, 2004

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