

5. **KLEINBURG CORE AREA POLICY REVIEW** P.2006.11
 OFFICIAL PLAN AMENDMENT FILE OP.06.004
 ZONING AMENDMENT FILE Z.06.004
 AMENDMENTS TO OPA 601 (KLEINBURG NASHVILLE COMMUNITY PLAN) AND
 CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW 1-88
 PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.004 and Z.06.012 BE RECEIVED; and that any issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

There is no financial impact on the City.

Purpose

The purpose of the proposed amendments to OPA 601(Kleinburg – Nashville Community Plan) is:

- 1) to incorporate recommendations and policies contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan, as adopted by By-law No. 183-2003, into OPA 601; and
- 2) to review and provide appropriate policies with respect to massing, scale and built form.

The purpose of the proposed amendments to By-law No. 1-88, the City's Zoning By-law is:

- 1) to provide appropriate zoning and development standards to implement the policies contained within OPA 601 as amended.

Background – Analysis and Options

Background

On April 19, 2004 Council directed staff to undertake a land use planning study for the Kleinburg Core Area and provide Terms of Reference for that study. The Terms of Reference were subsequently prepared and approved at the June 28, 2004 Committee of the Whole Meeting.

The goal of the study was to review the policies within OPA 601 "to determine how they could be improved to implement an appropriate character of permitted 'Mainstreet commercial' uses/buildings in order to protect the historical character of the Kleinburg Core Area."

The objectives of the study as presented in the Terms of Reference are:

"...To ensure the outcome of this study is compatible with the scale and massing addressed within the Kleinburg-Nashville Heritage Conservation District Plan;

To review OPA No. 601 with respect to development standards for permitted 'Mainstreet Commercial' land uses on Islington Avenue and Nashville Road, including mixed use and multiple family residential development; and

To identify appropriate planning instruments / means of implementing the findings and recommendations pursuant to the Planning Act;"

An Interim Control By-law was adopted on June 28, 2004 and renewed on June 15, 2005. The purpose of these By-laws was to provide the City with the opportunity to undertake the above study and preserve the current character of the village. The Interim Control By-law is scheduled to lapse on June 15, 2006.

The consultant's report and an outline of the proposed amendments to the Official Plan and Zoning By-law 1-88 were made available to the public on January 31, 2006. (Attachment 4)

Site Description

The study area is generally associated with the Kleinburg Core Area designation contained within OPA 601 and further refined in the Terms of Reference for the Kleinburg Core Area Policy Review. (Attachment 1) The location of the Kleinburg Core Area, where changes to the Official Plan and Zoning By-law are proposed, is primarily along Islington Avenue between The McMichael Art Gallery and Highway 27, the lands fronting onto Nashville Road between Islington Avenue and Highway 27 and includes the "back streets" within the community.

The lands within the study area consist of a mix of tablelands and valleylands. A complete description of the topography and history of the community is available in the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Land Use Status

OPA 601 designates the study area lands as "Core Area". The suggested modifications respect this designation and suggest a framework in which to enhance the policies and development environment within the Village of Kleinburg.

Community Consultation

Prior to advertising for the public hearing, a series of focus group consultations were held. These included two meetings with the Kleinburg Area Ratepayers Association (KARA), a meeting with the Kleinburg Business Improvement Area (BIA), two presentations to Heritage Vaughan and a community meeting organized by KARA.

At these meetings staff and the consultant presented the purpose of the study and general changes that are being proposed. The comments and concerns received from the various stakeholders at these meetings have been considered in the preparation of the proposed amendments and will be commented on in greater detail within the Technical Report to the Committee of the Whole. Issues identified at these meetings included, traffic, parking, street-scaping, size of the commercial area, multi-unit residential buildings and preserving the general character of the community.

Summary of Issues Identified by the Consultant

1. OPA 601 preceded the Kleinburg Nashville Heritage Conservation District Study and Plan. Within OPA 601 there are references and guidance that a heritage conservation district study and plan should be prepared. As the Heritage Conservation District Study and Plan have been completed and adopted by Council, the consultant has recommended that OPA 601 be amended to incorporate the policy recommendations contained within the Study and Plan. In order to empower comprehensive development standards in an implementing zoning by-law, policies and development criteria contained within OPA 601 requires revision. The

recommended revisions will include new standards that are reflective of the intent of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

- 2) The consultant has recommended that the role of Heritage Vaughan be more clearly explained in the development review process for Kleinburg.
- 3) The consultant has recommended that the current "Core Area" designation be further refined to distinguish between the residential "back streets" and the "mainstreet commercial area" associated with Islington Avenue. This would provide a policy framework that would more clearly define the residential and commercial areas and the permitted uses in each designation. (Attachment 2)
- 4) The City's Comprehensive Zoning By-law 1-88, was prepared prior to OPA 601 and the Kleinburg-Nashville Heritage Conservation District Study and Plan. As a result, the commercial development standards and permitted uses within By-law 1-88 are not consistent with the policies and development standards contained within OPA 601 and the Kleinburg Nashville Heritage Conservation District Study and Plan. The consultant recommends amendments to By-law 1-88 to provide a development framework that recognizes and preserves Kleinburg's unique character and landscape. Recommended changes include a new commercial zone category (Mainstreet Commercial MC1 Zone), standards related to height, parking, landscaping, yard setbacks, Floor Space Index and calculation of lot coverage. The new zone will provide for more appropriate uses than what is currently contained within By-law 1-88. The proposed Mainstreet Commercial (MC1) zone would replace the existing C1, C3 and C6 zones within the Kleinburg Core and contain uses that are more in keeping with the policies in OPA 601 and the Kleinburg-Nashville Heritage Conservation District Study and Plan. (Attachment 3)

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined in the technical report to the committee.

Conclusion

The above issues will be considered in the technical review of the consultant's recommendations, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, issues with respect to integrating the policy recommendations contained within the Kleinburg-Nashville Heritage Conservation District Study and Plan refining the "Core Area" designation of OPA 601 Kleinburg-Nashville Community Plan and the creation of a new zone category and the permitted uses within this category will be examined.

Attachments

1. Study Location
2. Kleinburg Core Area Map Comparison
3. Kleinburg Zoning Map Comparison
4. Consultant's Report, Ted Davidson (Consultants) Inc., January 2006, **Members of Council Only**

Report Prepared by:

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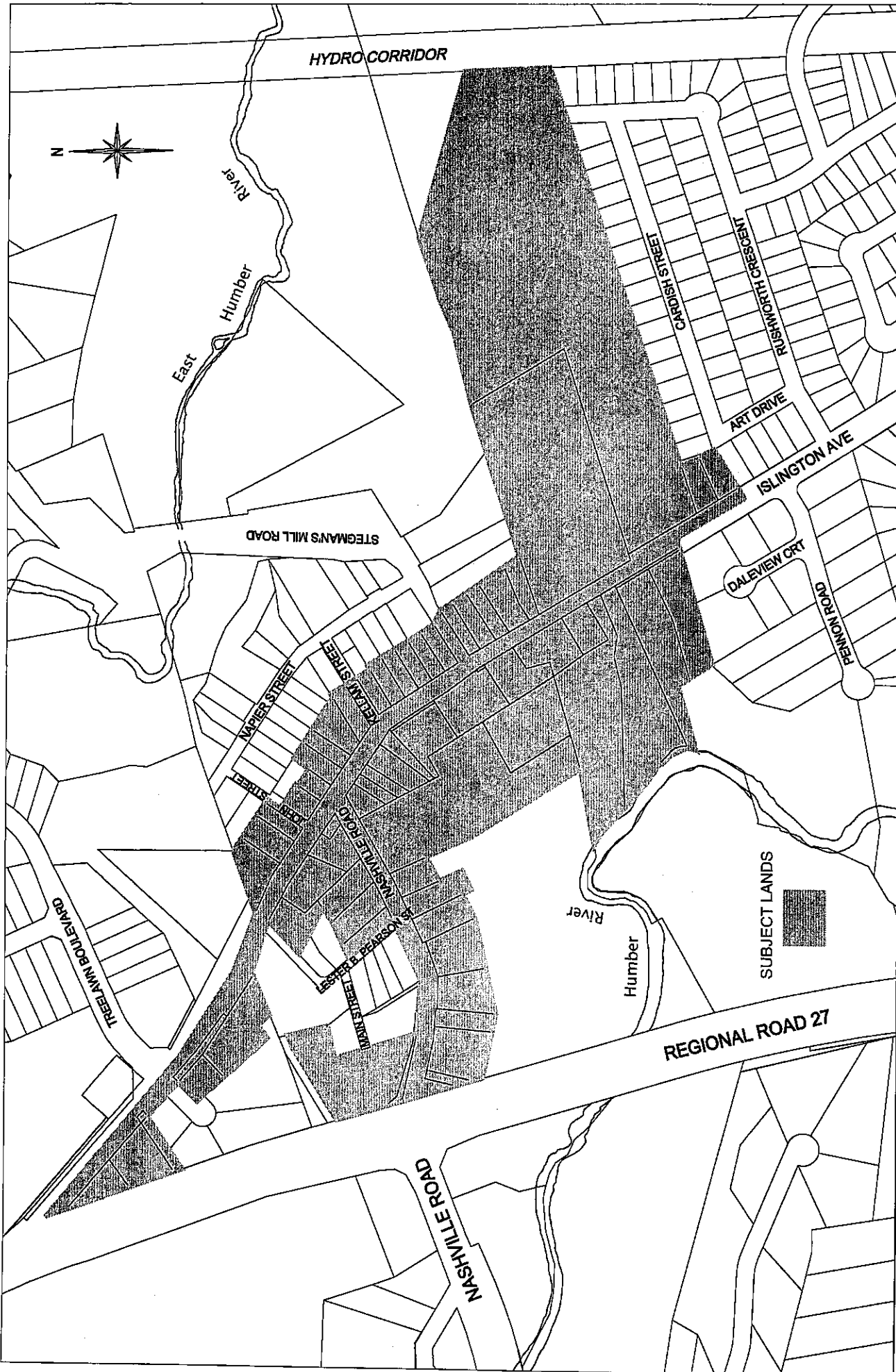
Respectfully Submitted,

JOHN ZIPAY
Commissioner of Planning

Diana Birchall
Director of Policy planning / Urban Design

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Attachment 1

City of
Vaughan

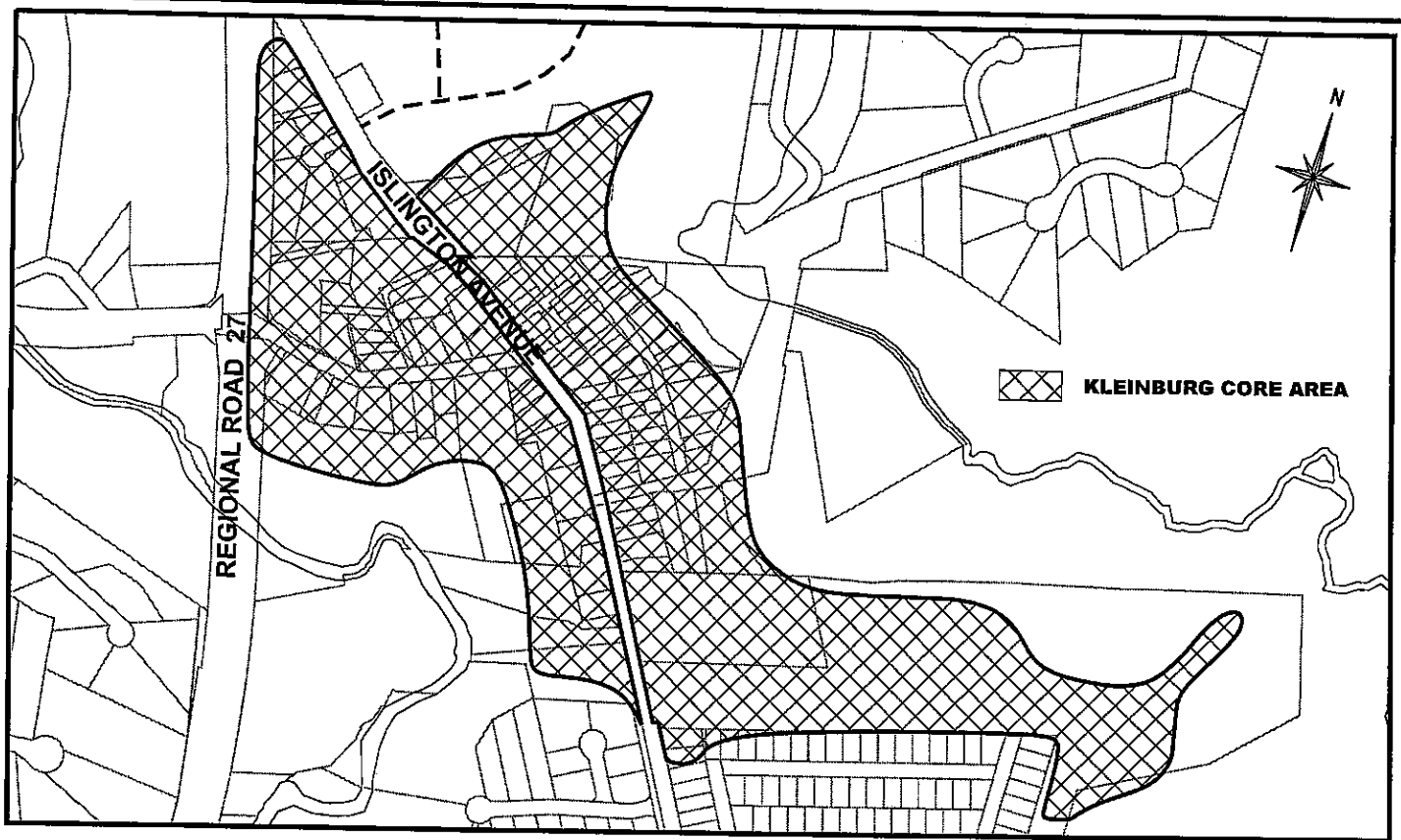
Policy Planning / Urban Design Department

LOCATION MAP

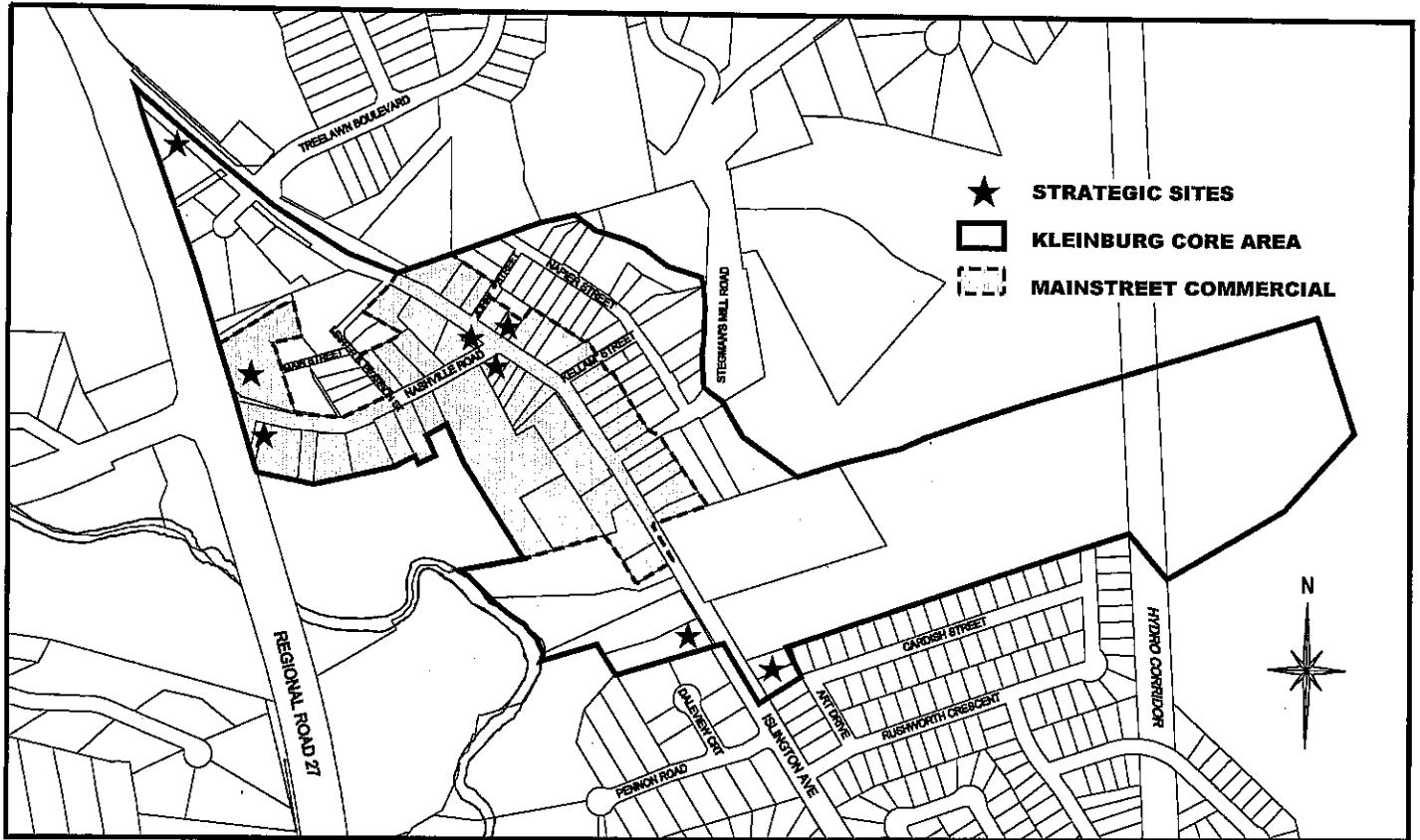
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February 15, 2006

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EXISTING KLEINBURG CORE AREA



PROPOSED KLEINBURG CORE AREA

CORE AREA COMPARISON

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Attachment
2



Attachment **3**

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ZONING MAP COMPARISON

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