

COMMITTEE OF THE WHOLE MAY 1, 2006

**KLEINBURG CORE AREA POLICY REVIEW
OFFICIAL PLAN AMENDMENT FILE OP.06.004
ZONING AMENDMENT FILE Z.06.012
AMENDMENT TO OPA No. 601 (KLEINBURG NASHVILLE COMMUNITY PLAN) AND
AMENDMENT TO CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW 1-88**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.004 (Kleinburg Core Area Policy Review) BE APPROVED as follows:
 - a) That the implementing Official Plan Amendment:
 - i) amend Schedule "A" and add a Schedule "A1" to OPA No. 601 to redesignate the lands shown on Attachment 3 to this report from "Kleinburg Core Area" to "Mainstreet Commercial";
 - ii) incorporate new policies for the "Mainstreet Commercial" designation, including policies with respect to appropriate scale, massing and built form, and permitted uses;
 - iii) incorporate revised policies with respect to permitted uses within the "Kleinburg Core Area" designation;
 - iv) add Schedule "B" to OPA No. 601, to identify the boundary of the Kleinburg-Nashville Heritage Conservation District as shown on Attachment 4 to this report;
 - v) incorporate recommendations and policies contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan;
 - vi) incorporate policies related to Section 40 of the Planning Act (Cash-in-lieu of Parking), which will address agreement(s) exempting owners from the requirement to provide parking, within the "Mainstreet Commercial" designation.
2. THAT Zoning By-law Amendment File Z.06.012 (Kleinburg Core Area Policy Review) BE APPROVED as follows:
 - a) That the implementing Zoning By-law:
 - i) rezone lands from C1 Restricted Commercial Zone, C3 Local Commercial Zone, C6 Highway Commercial Zone, and R1 Residential Zone to C11 Mainstreet Commercial Zone, as shown on Attachment 5 to this report;
 - ii) incorporate the new C11 Mainstreet Commercial Zone into By-law 1-88, together with permitted uses and zone requirements, and provisions respecting undersized lots, existing buildings, access from flanking streets, location of parking areas, patios, and use of basements/cellars, as set-out in this report;
 - iii) incorporate definitions for a Bed and Breakfast Establishment, Mixed Use Development Mainstreet, and a Studio into By-law 1-88;
 - iv) establish minimum parking requirements for a Bed and Breakfast Establishment and a Studio and incorporate them into the Comprehensive Zoning By-law 1-88;

- v) delete or revise where necessary, the site specific zoning exception paragraphs contained in By-law 1-88 for lots within the C11 Mainstreet Commercial Zone to reflect the new zone requirements and provisions.
3. THAT the following additional initiatives for Kleinburg be undertaken by the appropriate City Department(s), in consultation with the Policy Planning/Urban Design Department, and report back to Council with terms of reference and budget implications for (a), (b), (c) and (d) and recommendations for (e) and (f):
- a) An Economic Development Strategy to be undertaken by the Economic/Technology Development Department;
 - b) A Streetscape Master Plan to be undertaken by the Development Planning Department;
 - c) A Tree Inventory/Preservation By-law to be undertaken by the Parks and Forestry Operations Department and the Development Planning Department;
 - d) A City wide review of parking standards to be undertaken by the Policy Planning / Urban Design Department;
 - e) The Cash-in-Lieu of Parking for Kleinburg report undertaken by the Policy Planning / Urban Design Department be acted upon;
 - f) A review of the Sign By-law as it relates to the Special Sign Districts (Heritage areas) is to be undertaken by a committee/task force of staff from the Building Standards, Recreation & Culture, Policy Planning / Urban Design and Development Planning Departments.

Economic Impact

The implementation of recommendations from the Kleinburg Core Area Review can provide additional business opportunities that are in keeping with and enhance the Heritage/Tourism context of the area. Should Council wish to pursue any or all of the recommended additional initiatives for Kleinburg, including an economic development strategy, a streetscape master plan, tree survey and preservation by-law, sign bylaw review, and cash-in-lieu of parking, additional funding may be required.

Purpose

The purpose of amending OPA No. 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 as amended by By-law 268-2003, into OPA No. 601;
- 2) to provide appropriate policies with respect to massing, scale, built form and uses; and
- 3) to redesignate portions of the Kleinburg Core Area to Mainstreet Commercial.

The purpose of amending the Comprehensive Zoning By-law 1-88 is:

- 1) to rezone lands from C1 Restricted Commercial Zone, C3 Local Commercial Zone, C6 Highway Commercial Zone and R1 Residential Zone to C11 Mainstreet Commercial Zone; and
- 2) provide appropriate zoning and development standards to implement the policies recommended in the Kleinburg Core Area Policy Review (Draft OPA No. 633).

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. Ted Davidson Consultant Inc. was selected to undertake the review in the Spring of 2005.

The goal of the study was to review the policies within OPA No. 601 “to determine how they could be improved to implement an appropriate scale and 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 were:

“...To ensure the outcome of the study are compatible with the scale and massing addressed within the Kleinburg Nashville-Heritage Conservation District Plan and Study, as adopted by By-law No. 183-2003.

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 in an environment free from development pressures while preserving the character of the village. The Interim Control By-law is scheduled to lapse on June 15, 2006.

As part of the review, the consultant and City staff met with the Kleinburg Area Ratepayer’s Association twice, the Business Improvement Association twice, Heritage Vaughan twice and presented to a community meeting prior to the public hearing. In addition to these meetings, multiple conversations and meetings were held between City Staff and various concerned members of the community.

The Public Hearing was held on February 20, 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. At the Public Hearing, Council directed staff to consult with the McMichael Canadian Art Collection. Further to this direction, staff provided a copy of the consultant’s report to the McMichael Canadian Art Collection and have considered the comments received from the McMichael Canadian Art Collection during the preparation of this report and associated By-laws. The proposed amendments to OPA No. 601 - The Kleinburg-Nashville Community Plan and the Zoning By-law presented herein are based on the findings and recommendations contained within the consultant’s report.

Site Description

The study area is generally those lands associated with the Kleinburg Core Area designation contained within OPA No. 601 - The Kleinburg-Nashville Community Plan and further refined in the Terms of Reference for the Kleinburg Core Area Policy Review (Attachment 2). The proposed changes will affect properties within the “Kleinburg Core Area” as presented in OPA No. 601 and lands within the Kleinburg-Nashville Heritage Conservation District. These changes will affect properties located primarily along Islington Avenue between the McMichael Canadian Art

Collection and Highway 27, the lands fronting onto Nashville Road between Islington Avenue and Highway 27.

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 No. 601 - The Kleinburg-Nashville Community Plan designates the lands as "Core Area".

The majority of land within the proposed "Core Area" designation are currently subject to site specific zoning amendments for various commercial uses and existing single family residential dwelling units. Lands within the Core Area are currently zoned C1 Restricted Commercial Zone, C3 Local Commercial Zone, C6 Highway Commercial Zone, R1 Residential Zone and OS1 Open Space Conservation Zone.

Analysis and Options

Official Plan Amendment 633 – Kleinburg Core Area Policy Review

Items Presented in Public Hearing Report

Contained within the Public Hearing Report (Report 11, Item 5) Staff outlined the following recommended changes to OPA No. 601:

1. OPA No. 601 preceded the Kleinburg Nashville Heritage Conservation District Study and Plan. Within OPA No. 601 there are references and guidance that the 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 No. 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 No. 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.

Issues Identified By Public

At the public hearing and through correspondence members of the public expressed various concerns related to the proposed OPA No. 633. These concerns can be characterized into three broad themes:

- 1) Boundary of the Mainstreet Commercial Designation;
- 2) Permitted Uses; and
- 3) Other studies and "Next Steps" recommended by OPA No. 601.

These concerns were considered during the comprehensive review and analysis of the consultant's report and are reflected in the suggested amendments to OPA No. 601.

Review and Analysis of Proposed Amendments to OPA No. 601

The consultant's report and recommended wording for the proposed amendments were prepared in cooperation with staff and reviewed by staff prior to its release to the public. The consultant's report indicated Sections where no changes are required and Sections where changes, revisions and additions are recommended. Having worked with the consultant to develop the policies contained within the Kleinburg Core Area Policy Review, staff generally agrees with the content of the report and recommended amendments. However, in order to ensure the ability to implement the items presented and to ensure compatibility with other City policies and to incorporate the comments from the public and Council, a detailed analysis of items presented and recommendations are contained within this report. Due to existing wording contained within OPA No. 601 - The Kleinburg-Nashville Community Plan and accepted practices, some of the language proposed by the consultant has been revised. The consultant agrees with these revisions as they do not change the intent of the study.

1) Recurring Themes

Many of the proposed amendments to OPA No. 601 - Kleinburg-Nashville Community Plan contain recurring themes and language are related to the following items:

- a) Recognition of the Kleinburg-Nashville Heritage Conservation District Plan;
- b) Creation of development standards to integrate the policies contained within the Kleinburg-Nashville Heritage Conservation District Plan into OPA No. 601 and Zoning By-law 1-88 for consideration during development approval; and
- c) Standards and policies related to the scale, massing and landscape for new buildings, the adaptive reuse of existing buildings and for additions to existing buildings.

2) Section 3.0 Goals

The purpose of Section 3.0 and its associated subsections is to establish the general philosophy of OPA No. 601 – Kleinburg-Nashville Community Plan and underlying framework on which the policies of OPA No. 601 were developed.

The proposed amendments to Section 3.0 provide a formal recognition of the relationship between the Kleinburg-Nashville Heritage Conservation District Plan Study and Plan and OPA No. 601 and the importance of this relationship when considering development in Kleinburg. The formal connection of the documents to one another will enable Staff and the public to have a greater understanding of the relationship between the Heritage Conservation District Plan, the Official Plan, Zoning and development applications. Having reviewed this item and comments received from the public and other Departments, staff is able to support the consultant's recommendation to include reference to the Heritage Conservation District Study and Plan.

3) Section 3.5 Core Areas and Commercial Growth / Section 3.6 Residential Areas / Neighbourhoods / Section 3.7 Heritage

The proposed changes to these Sections of OPA No. 601 are required in order to recognize that items proposed in OPA No. 601 have occurred and should be formally recognized and integrated into OPA No. 633. Specifically, OPA No. 601 empowered the City to undertake the preparation of a Heritage Conservation District Study and Plan. The Study and Plan was undertaken and adopted by Council in June 2003. (By-law No. 183-2003 as amended by 268-2003) The Kleinburg-Nashville Heritage Conservation District Plan contains policies and design guidelines that must be considered when reviewing development applications.

4) Section 4.4 Core Areas

The purpose of the revisions to Section 4.4 is to identify and refine by redesignation, the "mainstreet commercial" area that is currently described but not shown in OPA No. 601.

During the preparation of the OPA 633 Kleinburg Core Area Policy Review and the various rounds of public consultation this boundary changed multiple times. The reason for these changes is due to input received from the public and analysis undertaken by the consultant and staff. Ultimately, the boundary was decided upon based on consideration of the following items:

- a) the description of the "mainstreet commercial area" in OPA No. 601 - The Kleinburg-Nashville Community Plan;
- b) the location of the majority of existing commercial development in Kleinburg;
- c) existing zoning;
- d) existing land use patterns;
- e) the boundary of the Improvement Area as defined in By-law 169-84; and
- f) input from Kleinburg Area Ratepayers Association and the Kleinburg Business Improvement Association.

OPA No. 601 provides a general description of the area along Islington Avenue, Nashville Road and Stegman's Mill Road to be appropriate for "mainstreet commercial" type uses. OPA No. 601 distinguishes between "village" residential uses and the "commercial uses" but fails to graphically distinguish between the areas. The creation of the "Mainstreet Commercial" designation, as proposed by OPA No. 633, incorporates existing policies into the decision making framework in a manner that is easy to explain and identify.

In preparing OPA No. 633- The Kleinburg Core Area Policy Review, existing land uses and the site specific amendments to the City's Zoning By-law, 1-88 were reviewed and compared. This review found there to be 29 site specific amendments to the Zoning By-law and one amendment to OPA No. 601 - The Kleinburg Nashville Community Plan. Of these approximately 29 amendments to the Zoning By-law, 21 are for commercial uses, with 18 of these amendments located on Islington Avenue between Nashville Road and Stegman's Mill Road. This high concentration of commercial and mixed use buildings in this area differentiates it from other areas with the Kleinburg Core Area as described in OPA No. 601 - The Kleinburg-Nashville Community Plan. The proposed boundary reflects the extent of current commercial uses and provides for additional lands, contiguous to existing commercial development to be rezoned in the future. The commercial use of lands outside this designation would require an amendment to the Official Plan and Zoning By-law. During the public consultation process, it was requested that policies be included in OPA No. 633 that outline the requirements and conditions required to expand the "Mainstreet Commercial" designation. These conditions and requirements include items such as planning justification and heritage reports.

As Kleinburg is a designated Improvement Area (By-law 169-84), and the purpose of this improvement area is "the improvement, beautification and maintenance of municipally owned lands, buildings and structures in the improvement area.....and the promotion and advertising of the improvement area as a business, tourist or shopping area", it is logical that the proposed commercial designation generally be applied to properties within the improvement area. While all of the properties within the proposed "Mainstreet Commercial" designation are not currently in the Improvement Area, they share other traits that warrant their inclusion in this designation. Based on the review of existing land uses and the boundary of the proposed "Mainstreet Commercial" designation, it may be advisable to amend By-law No. 169-84 to better reflect current commercial conditions.

The proposed location of the boundary has been determined based upon the above noted items and a general consensus between KARA and the BIA and consultation with the McMichael

Canadian Art Collection. This agreement on the boundary by these groups aids in establishing the legitimacy of the proposed boundary as it reflects the main stakeholder groups' objectives.

Having defined the boundary of the "Mainstreet Commercial" designation in OPA No. 633 policies have been recommended with respect to appropriate permitted uses and the development of lands. The policies contained within Section 4.4.2.2 address items such as future studies, scale and massing, empowering the zoning by-law, to regulate appropriate items, land division, the future expansion of the "Mainstreet Commercial" designation and appropriate uses within the Mainstreet Commercial and Kleinburg Core Area designations. These proposed policies consider and reflect the policies and guidelines established by the Kleinburg-Nashville Heritage Conservation District Plan.

5) Section 4.7 Urban Design

Amendments to Section 4.7 Urban Design are proposed. The purpose of these amendments is to clarify the existing policies with respect to scale and massing and formally recognize the guidelines contained within the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Similar to Section 4.7.1 Objectives, there are proposed amendments to Section 4.7.4 Strategic Sites. The proposed amendment will incorporate the importance of these sites and recognize the proposed "Mainstreet Commercial" designation. The proposed amendment speaks to the importance of design and defining Kleinburg as a special place in Vaughan.

The purpose of the revisions to Section 4.7.6 Kleinburg-Nashville Core Areas, including the Mainstreet Commercial designation is to incorporate the proposed "Mainstreet Commercial" designation into the existing policies and to empower the Zoning By-law.

The purpose of Section 4.7.6.7 Built Form is to provide guidance with respect to the construction of new buildings with respect to compatibility, height, architecture and building entrances. It is proposed to revise Section 4.7.6.7 in order to provide greater regulation of commercial uses, empower the implementing zoning by-law and to minimize the potential for conflict between uses. These revised policies will aid in maintaining a pedestrian friendly environment by limiting below grade development and promote siting and accesses that relate to the main streets.

Due to concerns raised related to the provision of parking and to empower the use of Section 40 of the Planning Act to collect cash-in-lieu of parking, various amendments are proposed to Section 4.7.6.8 Parking and Service Areas. As with all of the recommended amendments, the purpose of the proposed amendments to Section 4.7.6.8 is to improve the landscape by limiting the location of parking areas to side and rear yards and to empower the use of Section 40 of the Planning Act to collect cash-in-lieu of on-site parking. A detailed report has been prepared on cash-in-lieu of parking and has been presented to Council for consideration. The report provides a framework for calculating the levy and establishes a preferred decision making process for the levy's collection.

Amendments to Section 4.7.6.9 Signage have been included in OPA No. 633 to better regulate signage. These amendments consist primarily of ensuring that the City's Sign By-law reflects the design guidelines in the Kleinburg-Nashville Heritage Conservation District Study and Plan. This item will require additional work be undertaken by the Recreation & Culture Department and the Policy Planning / Urban Design Department.

The proposed amendments to the Urban Design Section of OPA No. 601 will implement the findings and guidelines contained within the Kleinburg-Nashville Heritage Conservation District Study and Plan, provide guidance for the establishment of provisions for uses within the Mainstreet Commercial designation and empower Section 40 of the Planning Act with respect to cash-in-lieu of parking.

6) Section 4.9 Heritage Conservation

It is proposed that Section 4.9 Heritage be deleted in its entirety and that it be replaced with a comprehensive set of policies. The proposed policies consist of the following items:

- 4.9.1 Introduction
- 4.9.2 Objectives
- 4.9.3 Heritage Vaughan (Municipal Heritage Advisory Committee formerly L.A.C.A.C.)
- 4.9.4 Listing of Buildings of Architectural and Historical Value
- 4.9.5 Heritage Conservation District Designation
- 4.9.6 Signage
- 4.9.7 Retention/Relocation/Demolition of Heritage Buildings
- 4.9.8 Pioneer Cemeteries
- 4.9.9 Archaeological Resources
- 4.9.10 Vegetation
- 4.9.11 Funding and Advocacy

The proposed policies provide detailed items to consider when reviewing development applications within the Kleinburg-Nashville Heritage Conservation District. These sections build upon and strengthen the Kleinburg-Nashville Heritage Conservation Plan and Study by incorporating the Study's findings and the Plan's guidelines directly into OPA No. 601. These findings and guidelines are further strengthened by additional objectives and policies related to each of the specific highlighted topics. Staff from Cultural Services have reviewed the proposed amendment and generally concur with the recommended policies. Changes suggested by Cultural Services have been considered and incorporated into Section 4.9.

7) Section 5.3 Community Design Guidelines

Similar to the other amendments proposed, the purpose of amending Section 5.3.2 is to provide better linkages and formally recognize the contents of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Staff reviewed the proposed amendments to OPA No. 601 as presented by the consultant and considered the input received from the public through various meetings and the public hearing. Staff has also obtained input from other Departments. Based on these staff has made minor revisions to the consultant's report and included them in OPA No. 633 - The Kleinburg Core Area Review.

City of Vaughan Zoning By-law 1-88

In order to implement many of the changes proposed in OPA No. 633 - Kleinburg Core Area Review, amendments to the Zoning By-law are also required. The following provides analysis, response to comments and recommendations for items to be included in the implementing By-law.

Items Presented in Public Hearing Report

The following summation of the proposed changes was presented in the Public Hearing Report.

"The City's Comprehensive Zoning By-law 1-88, was prepared prior to OPA No. 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 No. 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, 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 (C11) 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 No. 601 and the Kleinburg-Nashville Heritage Conservation District Study and Plan."

Issues Identified at Public Hearing

Similar to the proposed amendments to the Official Plan, concerns raised by the public at the Public Hearing and through correspondence, can be summarized into three categories:

- a) Properties to be included within the C11 Mainstreet Commercial Zone;
- b) Permitted Uses; and
- c) Parking Standards

Review and Analysis of Proposed Amendments

The consultant, through his review of the City's Comprehensive Zoning By-law 1-88, recommended the creation a new zone called the MC1 – Mainstreet Commercial Zone. This zone was subsequently changed to the C11 - Mainstreet Commercial Zone in order to conform to the City's naming and number of zones. The purpose of the C11 Zone is to implement the policies contained within OPA No. 601-The Kleinburg-Nashville Community Plan as amended by OPA No. 633. The new zone addresses items such as: permitted uses, location of uses in the building, building massing as defined by Floor Space Index and lot coverage, building height, building location on a lot (setbacks), parking and landscaping.

1) Definitions

In order to regulate permitted uses, it is first necessary to define them. Based on the recommended permitted uses within the C11 Mainstreet Commercial Zone, "bed and breakfast establishment", "mixed use development-mainstreet" and "studio" each require definitions. The definitions were developed based on definitions from other municipalities and a consideration for existing uses and language contained within Zoning By-law 1-88.

The purpose of the "bed and breakfast establishment" definition is to enable a use permitted by OPA No. 601 that has not been previously regulated in Kleinburg.

The purpose of the "mixed use development - mainstreet" definition is to permit development of new buildings that contain commercial uses at grade and residential uses on the upper storey(s). It also allows for the adaptive reuse of existing buildings permitting ground floor commercial and upper storey residential.

The purpose of the "studio" definition is to permit businesses to produce items typically associated with artists or skilled craftsman for sale in a retail space. The inclusion of this use within the C11 Mainstreet Commercial Zone will permit businesses such as pottery and stain glass studios to be established while limiting the ability for the establishment of a large scale manufacturer of items not typically associated with a "village" environment. This is accomplished by limiting the percentage of gross floor area dedicated to the production of goods on site (30%). Concern has been expressed about some types of uses and the impact they might have on a building. However, market conditions and other approvals (Building Code, Fire Code, Heritage Permit etc.) would prevent them from occurring or limit the impact of a potential noxious use on adjacent properties and the architectural integrity of the building in which it might be located.

2) Parking

During the Kleinburg Core Area Policy Review, the consultant was requested to examine the impact of parking on the landscape and the appropriateness of the current parking standards within a "village" environment. Based on the Poulos & Chung Limited (2003) study, the findings contained within the Kleinburg-Nashville Heritage Conservation District Plan and Study, review of other jurisdictions parking standards and discussions with City staff the consultant recommended that the parking standards contained within By-law No. 1-88 be reduced for uses permitted within the C11 Mainstreet Commercial Zone. The reason for this recommendation is that all previous studies indicate that the total number parking spaces available in Kleinburg is adequate to service the area. However, the location of the parking spaces may not be conveniently located. While staff participated in the preparation of the proposed parking standards, staff has since reviewed the recommendations related to adjusting the parking standards. Based on input received from the public and due to a lack of a current detailed parking assessment, it is recommended that the changes proposed in the Kleinburg Core Area Review with respect to parking standards not be implemented at this time. It is recommended that changes to the parking standards in Kleinburg as suggested by the consultant be noted and included in the proposed City-wide review of parking standards at a later date.

While an overall review and creation of standards related to the provision of parking for existing defined uses is not included in the implementing Zoning By-law, it is necessary to include parking standards for new uses. Therefore, it has been recommended that the parking standard for a "bed and breakfast establishment" be "in addition to the requirements for a dwelling, single family detached 1 parking space for each bedroom used for the purpose of the bed and breakfast establishment". This provision is consistent with the standards established in other municipalities that permit bed and breakfasts. For a "studio" the proposed standard is 4.5 parking spaces per 100 m² of Gross Floor Area. The rationale for this number is based on the description of the uses that compose a "studio" (retail as the primary use and production as an accessory use). As up to 30% of the GFA is permitted to be devoted to the production of goods, it is assumed that the number of parking spaces associated with a studio should be less than a retail establishment at 6 spaces per 100 square metres Gross Floor Area.

3) Bed and Breakfasts

As previously noted, OPA No. 601 - The Kleinburg-Nashville Community Plan permits bed and breakfasts to occur throughout the "Kleinburg Core Area" designation, but there are no corresponding zone provisions. The following are the recommended zone provisions to permit a "bed and breakfast" for lands zoned C11 Mainstreet Commercial Zone.

"5.1.9 Bed and Breakfast Establishment

No dwelling unit other than a single family detached dwelling shall be used for a bed and breakfast establishment and then only in accordance with a site plan approved by Council and the following provisions:

- a) The single family detached dwelling shall be owner occupied;
- b) Not more than three bedrooms within the dwelling unit shall be devoted for accommodation of guests.
- c) The use of accessory buildings for the lodging of guests or the operator shall not be permitted;
- d) Meals will be provided to registered guests only;
- e) Parking shall be provided in accordance with Section 3.8"

The development of these provisions was based on upon a review of other jurisdictions' standards and the City's standards for similar uses, primarily home occupations. The intent of these standards is to minimize nuisance while permitting the small scale use of detached single family residential units in the C11 Mainstreet Commercial Zone and provide a framework for

landowners within the "Kleinburg Core Area" to apply for site specific zoning amendments to permit a bed and breakfast.

4) Establishing the "C11 – Mainstreet Commercial" Zone

The consultant has proposed that a new zone be created that recognizes the unique characteristics of Kleinburg. For the purposes of the Review, the zone was labeled the "MC1 Mainstreet Commercial Zone". For consistency with By-law 1-88, it is proposed that the zone be called the "C11 Mainstreet Commercial Zone". The purpose of this zone is to permit commercial, mixed and limited residential uses along Kleinburg's main streets while recognizing and protecting the village character.

Within the proposed Mainstreet Commercial Designation there are approximately 46 properties. Of these 46 properties, 25 have site specific exceptions to By-law No. 1-88. The following is a summary of the current zoning in the Mainstreet Commercial designation of Kleinburg:

- 17 properties are zoned C1 Restricted Commercial Zone with exceptions;
- 6 properties are zoned C1 Restricted Commercial Zone with no exceptions;
- 1 property is zoned C3 Local Commercial Zone with exceptions;
- 1 property is zoned C6 Highway Commercial Zone,
- 15 properties are zoned R1 Residential Zone with no exceptions.
- 4 properties are zoned R1 Residential Zone but permit commercial uses; and
- 2 properties have been granted exceptions to the R1 Residential Zone for residential development.

It is proposed that 21 of the 25 properties with exceptions be rezoned to C11 Mainstreet Commercial Zone. Some may have their exceptions modified to recognize the provisions of the C11 Zone. It is intended that exceptions that conform to the C11 Zone will be deleted and that the permitted uses will be increased. The proposed list of permitted uses will only have a direct impact on the six properties in the C1 Zone and one property in the C6 Zone by changing the uses permitted. With the exception of the property within the C6 zone, the uses that have been removed from the permitted list are not currently occurring in Kleinburg.

In providing a recommendation of the uses to be permitted in the C11 Mainstreet Commercial Zone, the consultant reviewed the existing zones in Kleinburg (C1, C3, C6, R1 and various site specific by-laws) and based his recommendation on a combination and modification of these zones. Staff generally concurs with the recommendation, however due to comments presented at the public hearing and requests received prior to the public hearing staff reviewed all commercial uses in By-law 1-88 for their suitability to be included in the C11 Mainstreet Commercial Zone as well as created a new definition for "studio". Attachment 1 provides a comparison of the number and type of uses permitted in existing zones (C1, C3, C6, and R1) within Kleinburg and the proposed C11 Mainstreet Commercial Zone. It should be noted that in addition to the uses permitted within each of these zones, some properties may have site specific exceptions that may either limit or enhance the uses and or standards within the zone category.

As previously mentioned in this report, the consultant stated it was not the intention of the review to remove or reduce the development options for existing properties within the Kleinburg Core Area. However, upon further review of permitted uses in the C1 Restricted Commercial Zone, C3 Local Commercial Zone and C6 Highway Commercial Zone, it was determined that some of the uses permitted in these zones do not comply with the intent of OPA No. 601 nor OPA No. 633 - and are clearly inappropriate for a "village mainstreet". These uses include all automotive uses, boating show room, club or health centre, funeral home, laboratory, place of entertainment, radio transmission establishment, service or repair shop and correctional or crisis care group home. For the most part these uses, if existing, are subject to site specific amendments to the Zoning By-law that will be carried forward with the new By-law.

It is the Department's opinion that the proposed list of permitted uses will contribute to a more vibrant and viable "Mainstreet Commercial" district in Kleinburg. The consultant has reviewed this list of permitted uses and concurs with the modifications staff has made by deleting some uses and adding others. See Attachment 1.

5) Establishing Development Standards for the C11 Mainstreet Commercial Zone

In addition to the permitted uses within a zone category, the standards to which properties are developed play an important role in defining, creating and reinforcing the character of a community. In order to develop these standards, an analysis of variances and amendments to the Zoning By-law was undertaken. Table 2 provides a summary of properties reviewed during the preparation of the zone provisions for the C11 Mainstreet Commercial Zone.

Based on the values in Table 2, a review of air photographs and site visits to Kleinburg, Table 1 compares the proposed development standards within the C11-Mainstreet Commercial Zone and the existing C1 Restricted Commercial Zone, C3 Local Commercial Zone, C6 Highway Commercial Zone and R1 Residential Zone.

In addition to the typical zone provisions, special attention has been provided to ensure additional separation between commercial and residential uses. To accomplish this, it is proposed that new construction for commercial uses would be subject to setbacks from lands within residential zones. The rationale for the reduced sideyard setback requirement is to recognize and promote the preferred development option, adaptive reuse and to recognize the existing lotting and development pattern in Kleinburg. This is accomplished by adding a minimum rear yard and minimum interior sideyard setback from a Residential zone, whereas existing commercial zones have a single minimum separation from a residential zone that is not appropriate for Kleinburg.

The general philosophy of the standards within the C11 Mainstreet Commercial Zone is to promote a scale of development that recognizes and considers the historic land use patterns and development standards while permitting the adaptive reuse of existing buildings and construction of new buildings in a village context. This work was done in support of the purpose of the Kleinburg Policy Review as expressed by Council:

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

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

Table 1: Zone Provision Comparison

Provisions		Zone				
		C11	C1	C3	C6	R1
Permitted Use Category		Mainstreet Commercial	Restricted Commercial	Local Commercial	Highway Commercial	Single Family Detached Dwelling
Minimum Lot Frontage (m)		16.5	N/A	N/A	60	18
Minimum Lot Area, unless otherwise noted		742.5 m ²	N/A	8100 m ² (maximum)	N/A	540 m ²
Yards (m)	Front (minimum)	2	9	11	15	7.5
	Front (maximum)	6	N/A	N/A	N/A	N/A
	Rear	15	15	15	15	7.5
	Interior Side	1.8	N/A	9	10	1.5
	Exterior side	4.5	9	11	15	4.5
Maximum Lot Coverage		30%	50%	33%	30%	35%
Minimum Lot Depth (m)		45	60	60	60	N/A
Maximum Building Height (m)		9.5	11	11	11	9.5
Maximum Gross Floor Area		0.6 times the area of the lot	N/A	1860m ²	N/A	N/A
Minimum Rear Yard Setback from a "R" Zone		15m	N/A	N/A	N/A	N/A
Minimum Interior Sideyard Setback from a "R" Zone		2.4 m	N/A	N/A	N/A	N/A
Minimum Setback from an "R" Zone to any building, structure, or open storage use		See above	13.5 m	9m	13.5	N/A

In his report, the consultant recommended that the minimum front yard setback be based on a floating average of the setback on adjacent lots. Due to the complexity of calculating and defining this average and because of various development options, it was decided that consistent minimums and maximums would be easier to interpret and implement. The current front yard setbacks in the various commercial zones in Kleinburg are based on standards that permit parking in front of the building and modern freestanding or pylon signs. This form of development is not appropriate in a village setting, such as Kleinburg, and does not promote the pedestrian environment desired by the Kleinburg Area Ratepayers Association (KARA) and the Kleinburg Business Improvement Association (BIA). The proposed maximum front yard setback standard will realistically prevent parking in front of buildings and aid in developing a more pedestrian friendly and interesting environment by permitting buildings to be closer to the street. The proposed minimum and maximum values are consistent with existing development in Kleinburg.

Table 2: Development Review – Kleinburg Core Area

Municipal Address	Street	FSI	Lot Area m ²	Lot Frontage	Lot Depth	Building Area	Building Foot Print	Lot Coverage	Front Yard	Rear Yard	Side Yard 1	Side Yard 2
10360	Islington	0.55	4426	85	130	2425.0	862	0.36	11.0	35.0	2.6	5.4
10462/10472	Islington	1.22	3428	70	50	4182.2	1072	0.26	8.0	13.0	2.0	3.0
10522	Islington	0.11	891	16	35	101.6	104	0.12	4.7	8.0	1.5	1.5
10516	Islington	0.33	629	13	46	207.6	106	0.17	1.8	20.0	1.0	1.0
10512	Islington	0.56	596	13	53	333.8	172	0.29	2.7	94.0	0.0	4.6
10504	Islington	0.82	1708	28	60	1393.7	563	0.33	2.2	18.0	0.0	8.4
10496	Islington	0.20	919	20	72	186.6	177	0.19	4.2	38.0	4.1	1.5
10480	Islington	0.49	2848	60	50	1395.5	632	0.22	3.0	20.0	0.5	0.3
10432	Islington	0.11	2511	38	53	281.2	142	0.06	23.0	23.0	10.0	16.9
10535	Islington	0.17	943	27	34	155.6	154	0.16	6.1	7.5	5.6	0.0
10519	Islington	0.16	1179	23	53	183.9	188	0.16	6.0	32.0	1.6	6.0
10513	Islington	0.19	963	18	53	178.2	180	0.19	1.8	53.0	4.8	0.9
10503	Islington	0.10	1636	18	54	163.6	173	0.11	6.3	24.0	0.0	2.8
10473	Islington	0.26	937	18	52	243.6	141	0.15	2.0	29.0	8.6	0.1
10465	Islington	0.60	878	18	49	526.8	252	0.29	9.0	24.0	7.5	3.0
10459	Islington	0.34	931	18	54	316.5	156	0.17	18.0	12.0	5.5	4.3
10449	Islington	0.33	935	14	62	305.7	162	0.17	7.2	2.5	0.3	0.0
10435	Islington	0.26	1126	18	65	292.8	143	0.13	7.3	54.0	1.5	1.6
10429	Islington	0.13	1956	27	65	260.1	140	0.07	3.9	43.0	5.3	11.0
Mean		0.37	1490			601.3	290	0.17	0.4	28.6	3.5	
Median		0.26	953			251.9	172	0.17	6.0	24.0	1.8	

The maximum lot coverage and maximum floor area are related to one another. The regulation of these items will contribute directly to the future scale and massing of buildings in Kleinburg.

It is proposed that the calculation of maximum lot coverage and maximum floor area be based on the developable area of a lot. Due to the topography of lands within the Kleinburg Core Area and Mainstreet Commercial Designations there are many lots that contain valleyland. As the ability to develop valleylands is limited, they should not be used when calculating maximum lot coverage. By calculating lot coverage and maximum building area only on the developable portion of the property, any new development should be of a scale that is compatible with the existing built form of Kleinburg.

The proposed maximum lot coverage and maximum floor area of a building also considers and reflects existing development patterns of various eras. In Kleinburg, the typical built form is a two storey building. Therefore, it is logical that the maximum building area on a site be twice the maximum lot coverage. The proposed Maximum Lot Coverage and Maximum Building Area were determined based upon a review of the properties examined in Table 2. The review of values was supplemented by site visits and discussion with KARA and the BIA. It was determined that the new development located at 10465 Islington Avenue (Here's My Baby) was felt by most people to be a suitable scale of development in Kleinburg. This property has a Floor Space Index (FSI) of approximately 0.6 and a lot coverage of approximately 29%. Based on the general acceptance of this building and the recognition that additions may be a suitable form of intensification, it is recommended that the values of 30% for lot coverage and 0.6 for maximum floor area are appropriate for Kleinburg for development by right. While 0.6 is less than the one times lot coverage permitted in OPA No. 601, it does not preclude the construction of a building with a higher lot coverage ratio than 0.6. To construct a building or buildings on a site with a

higher value, a variance would be required. When applying for the required variance, a detailed review of site conditions and the design characteristics of any proposed building would occur and be considered.

In order to provide for a separation between commercial and residential uses and to preserve the natural features which define Kleinburg, it is proposed to increase the required setback between new buildings and additions in the C11 Mainstreet Commercial Zone and properties zoned R1 Residential Zone.

In addition to the typical development standards expected in a zoning by-law, the consultant has recommended a series of development standards that are specific to the C11 Mainstreet Commercial Zone. These standards include existing lots of record, landscaping, expansion and additions to existing buildings, vehicular access from side streets to commercial uses, regulation of main floor uses and the permitted location of parking spaces. As with the typical development standards proposed for the C11 Mainstreet Commercial Zone, the purpose of each of these provisions is to reinforce and enhance the village character of existing development.

6) Exceptions

The intent of the proposed amendments to the Zoning By-law is not to modify any existing site specific zoning amendments in a manner that removes or reduces property rights from existing developments and uses. The consultant has proposed that all existing amendments will be brought forward and that they will be revised to reflect that the properties are now in the C11 Mainstreet Commercial Zone. While this would not change the status of a property with respect to uses and development standards, it is staff's opinion that it is appropriate, in certain situations, to amend the existing exceptions related to permitted uses to allow all uses permitted in the C11 Mainstreet Commercial Zone. The reason for this modification to the consultant's recommendation is there are multiple properties where the uses permitted are highly restrictive and do not reflect the current economic reality as expressed by the business community in Kleinburg.

Additional Items for Consideration

Further to the consultant's work staff considered additional items. This includes the boundary of the C11-Mainstreet Commercial Zone and the potential for the creation of non-conforming uses.

The proposed boundary of the C11 Zone differs from what was presented at the public hearing. Specifically, the map prepared by the consultant showed 10443 and 10447 Islington Avenue as being zoned C11 Mainstreet Commercial Zone. The current use of these properties is residential. In order to ensure that all required permits and approvals are granted prior to the potential use of the buildings for commercial uses, it is proposed that these properties maintain their present "R1 Residential Zone".

Another difference between the consultant's proposed boundary of the C11 Mainstreet Commercial Zone and what staff is proposing, is the inclusion of the property located at 10535 Islington Avenue in the C11 Zone. This property currently has a site specific exception to permit a retail store and residential uses in the main building in a R1 – Residential Zone. It is proposed to include this property in the C11 Mainstreet Commercial Zone as it fronts onto Islington Avenue, contains a use permitted in the C11 Mainstreet Commercial Zone and the development consists of the adaptive reuse of a building with heritage merit. Any revision to the site specific exceptions will need to recognize the access gained from John Street.

The property located at 10432 Islington Avenue is currently zoned C6 Highway Commercial Zone. This zone does not comply with the intent of OPA No. 601 nor OPA No. 633 which prohibit automobile oriented uses within the "Kleinburg Core Area". If the automobile service station and associated pumps were currently in use, it would not be an issue to change the zoning to C11 Mainstreet Commercial Zone and create a legal non-conforming use. The automobile service

station has not been an ongoing use and the pumps have been removed. Any changes to the property's zoning may have an impact on the owner's ability to use the property for automobile related uses. The City's Legal Department is investigating this and their advice will be considered prior to the enactment of the By-law.

The proposed amendments to the Zoning By-law have been circulated to the Development Planning and Building Departments for comment. The comments received from these Department's have been reviewed and incorporated into the proposed amendment to the Zoning By-law.

Having reviewed the report presented by the consultant, incorporated comments received from members of the public and various City Departments staff is of the opinion that the proposed creation of the C11 Mainstreet Commercial Zone and the proposed zone provisions are suitable for Kleinburg.

Next Steps

In undertaking the research to compile this report and based upon comments received from the public additional items outside the terms of reference for the Kleinburg Core Area Policy Review have been identified. These items include:

- a) a review of the boundary of the Improvement Area as defined by By-law No. 169-84;
- b) an economic development strategy for Kleinburg;
- c) review of parking standards;
- d) the preparation of a streetscape master plan; and
- e) a tree inventory and associated by-law.

Interim Control by-law

The lands within the Kleinburg Core Area and Mainstreet Commercial designation are currently within an area under an Interim Control By-law. As the purpose of the Interim Control By-law was to allow for the Policy Review to be undertaken in an environment free from development pressure, and the recommendations contained within this report will regulate development it is appropriate that once the required By-laws to enact the Official Plan Amendments and Zoning Amendments come into force and effect that a by-law to repeal the Interim Control By-law be enacted. If these By-laws are appealed, the approval of the Official Plan is delayed by York Region or the By-laws are appealed to the Ontario Municipal Board the Interim Control By-law will lapse on June 15, 2006.

Relationship to Vaughan Vision 2007

The proposed amendments to OPA No. 601 – The Kleinburg-Nashville Community Plan and to By-law 1-88 - The City's Comprehensive Zoning By-law aid in implementing Vaughan Vision 2007. Specifically, the proposed amendments "encourage the preservation of significant historical structures and communities" as presented in Section 4.6.1 of Vaughan Vision 2007.

Conclusion

Having reviewed the proposed amendments to OPA No. 601 - The Kleinburg-Nashville Community Plan as presented by the consultant, considered the input received from the public through various meetings and the public hearing, considered the input of other Departments and considered the questions raised by Council at the Public Hearing staff has made minor revisions to the document and recommend that OPA No. 633 - The Kleinburg Core Area Review be adopted by Council.

Having reviewed the proposed amendments to By-law No 1-88 the Comprehensive Zoning By-law as presented by the consultant, considered the input received from the public through various meetings and the public hearing, considered the input of other Departments and considered the

questions raised by Council at the Public Hearing, staff has made revisions to the document that reflect the input received and recommend that the proposed amendments be adopted by Council.

Attachments

1. Proposed Zoning Comparison
2. Study Area/ Location Map
3. Proposed Mainstreet Commercial Designation
4. Proposed Kleinburg-Nashville Heritage Conservation District
5. Proposed C11 Mainstreet Commercial Zone
6. Draft Official Plan Amendment (OPA No. 633) – Members of Council Only
7. Draft Zoning By-law Amendment By-law – 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

Proposed Zoning Comparison

Table 3: Zoning Use Comparison – Number of Uses

Zone	Permitted Uses Types			Total Uses
	Commercial	Institutional	Residential	
C11 Mainstreet Commercial	15	0	2	17
C1 Restricted Commercial	20	4	0	24
C3 Local Commercial	6	0	0	6
C6 Highway Commercial	9	1	0	10
R1 Single Family Detached Dwelling	0	0	1	1

NOTE: This table does not consider Institutional or Recreational uses permitted in all zones as no change is proposed to these provisions.

Table 4: Zoning Use Comparison – Permitted Uses

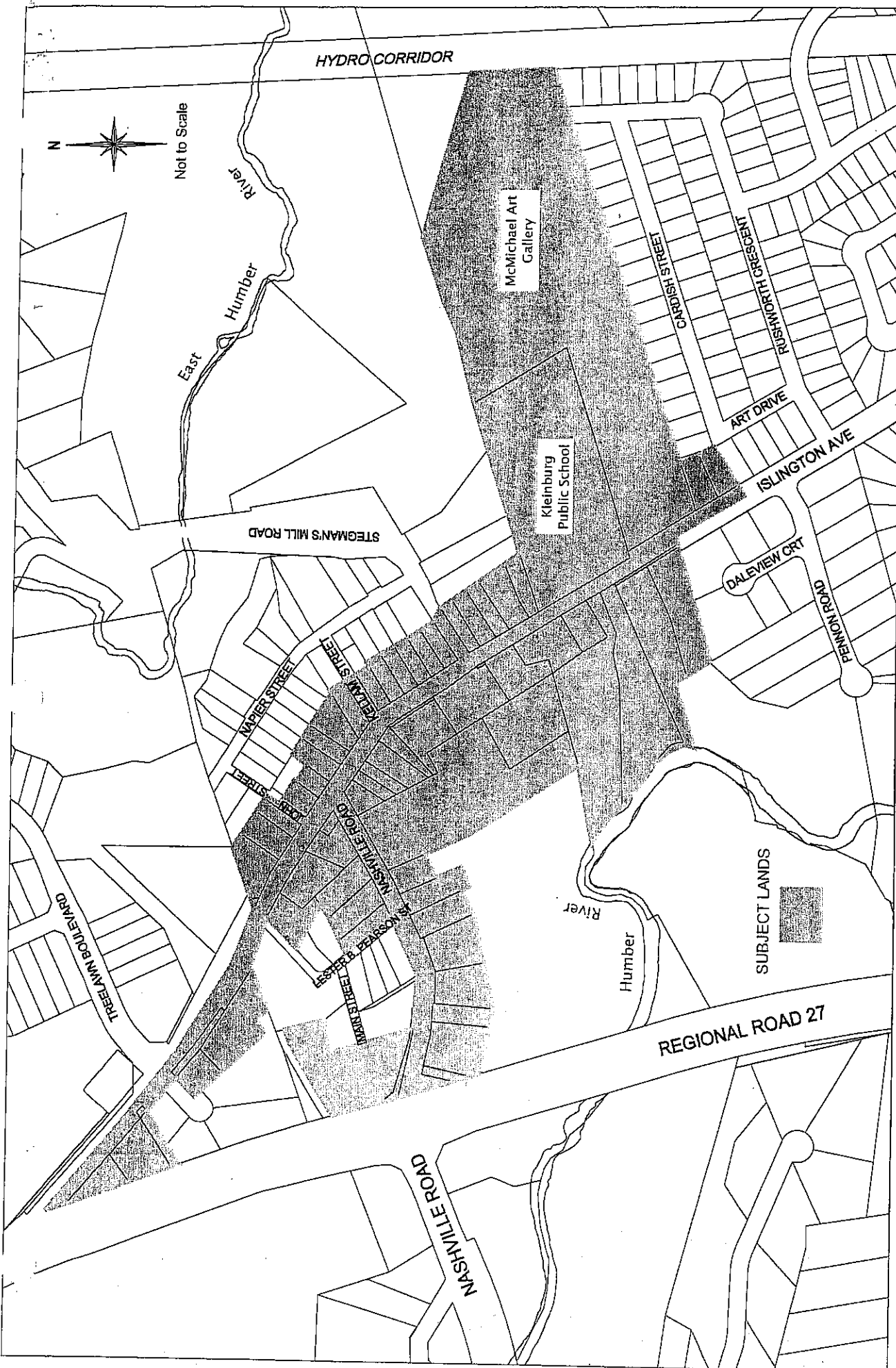
Permitted Uses	Proposed	Existing				
	C11 Mainstreet Commercial	C1 Restricted Commercial	C3 Local Commercial	C6 Highway Commercial	R1 Single Family Detached Dwelling	Site Specific Exception
Commercial Uses						
Art Gallery	Permitted as a Retail Store					✓
Automobile Gas Bar				✓		
Automobile Service Station				✓		
Automotive Retail Store		✓				
Bank or Financial Institution	✓	✓	✓			✓
Barber Shop & Beauty Salon	Permitted as a Personal Service Shop					✓
Bed and breakfast establishment	✓					✓
Boating Showroom		✓				
Business or Professional Office	✓	✓	✓			

Permitted Uses	Proposed	Existing				
	C11 Mainstreet Commercial	C1 Restricted Commercial	C3 Local Commercial	C6 Highway Commercial	R1 Single Family Detached Dwelling	Site Specific Exception
Car Rental Agency				✓		
Car Wash				✓		
Club or Health Centre		✓				✓
Eating Establishment	✓	✓				
Eating Establishment, Convenience	✓	✓				
Eating Establishment, Take-Out	✓	✓				
Eating establishment, without Take Out, Delivery service or drive thru						✓
Eating establishment, Eating Establishment, Convenience, Eating Establishment, Take-Out provided such uses are operated in conjunction with an Automobile Service Station				✓		
Funeral Home		✓				
Health professional regulated	✓					
Home Occupation					✓	
Hotel	✓	✓		✓		
Laboratory		✓				
Mixed-use development-mainstreet	✓					✓
Motel				✓		
Motor Vehicle Sales Establishment		✓				
Office Building		✓				
Outdoor patio	✓	✓				
Personal Service Shop	✓	✓	✓			✓
Photography studio	✓	✓	✓			✓
Place of Entertainment		✓				

Permitted Uses	Proposed	Existing				
	C11 Mainstreet Commercial	C1 Restricted Commercial	C3 Local Commercial	C6 Highway Commercial	R1 Single Family Detached Dwelling	Site Specific Exception
Private Home Daycare	Permitted as a Day Nursery				✓	
Private Home Tutoring	Permitted as Public or Private School				✓	
Public Garage				✓		
Radio Transmission Establishment		✓				
Retail Store	✓	✓	✓			✓
Service or Repair Shop		✓				✓
Studio	✓					
Tea Room						✓
A veterinary clinic provided that all boarding of animals is within a wholly enclosed building.	✓	✓	✓			✓
Video store	✓	✓	✓			✓
Institutional Uses						
Auditorium		✓				
Church or Synagogue	✓	✓	✓	✓	✓	
Community Centre	✓	✓	✓	✓	✓	
Correctional or Crises Care Group Home as defined in Section 2				✓		
Day Nursery	✓	✓	✓	✓		
Lodge, Association or Institutional Hall		✓				
Post Office	✓	✓	✓	✓		
Public Library	✓	✓	✓	✓	✓	
Public or Private Hospital	✓	✓	✓	✓		
Public, or Private School	✓	✓	✓	✓	✓	
Technical School	✓	✓	✓	✓		

Permitted Uses	Proposed	Existing				
	C11 Mainstreet Commercial	C1 Restricted Commercial	C3 Local Commercial	C6 Highway Commercial	R1 Single Family Detached Dwelling	Site Specific Exception
Recreational Uses						
Recreational Uses as defined in Section 2.0.	✓	✓	✓	✓	✓	✓
Residential Uses						
Single Family Detached dwelling	✓					✓
Model Home					✓	
Maximum 10 Residential Units						✓

- ✓ Use permitted in the Zone Category.
- 1) For Site Specific Exceptions to the Zoning By-law, please note that not all exceptions permit all of the listed uses.
- 2) For some Site Specific Exceptions, the specified use is not defined within the Zoning By-law and may be interpreted in various manners. (i.e. art gallery)
- 3) For some Site Specific Exceptions, the specified use may be considered within an existing permitted use. (i.e. Barber Shop and Beauty Salon is considered a "personal service shop" in By-law 1-88)
- 4) Some Site Specific Exceptions have been interpreted so as to match proposed uses (mixed-use development –mainstreet)

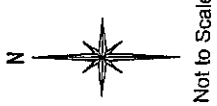
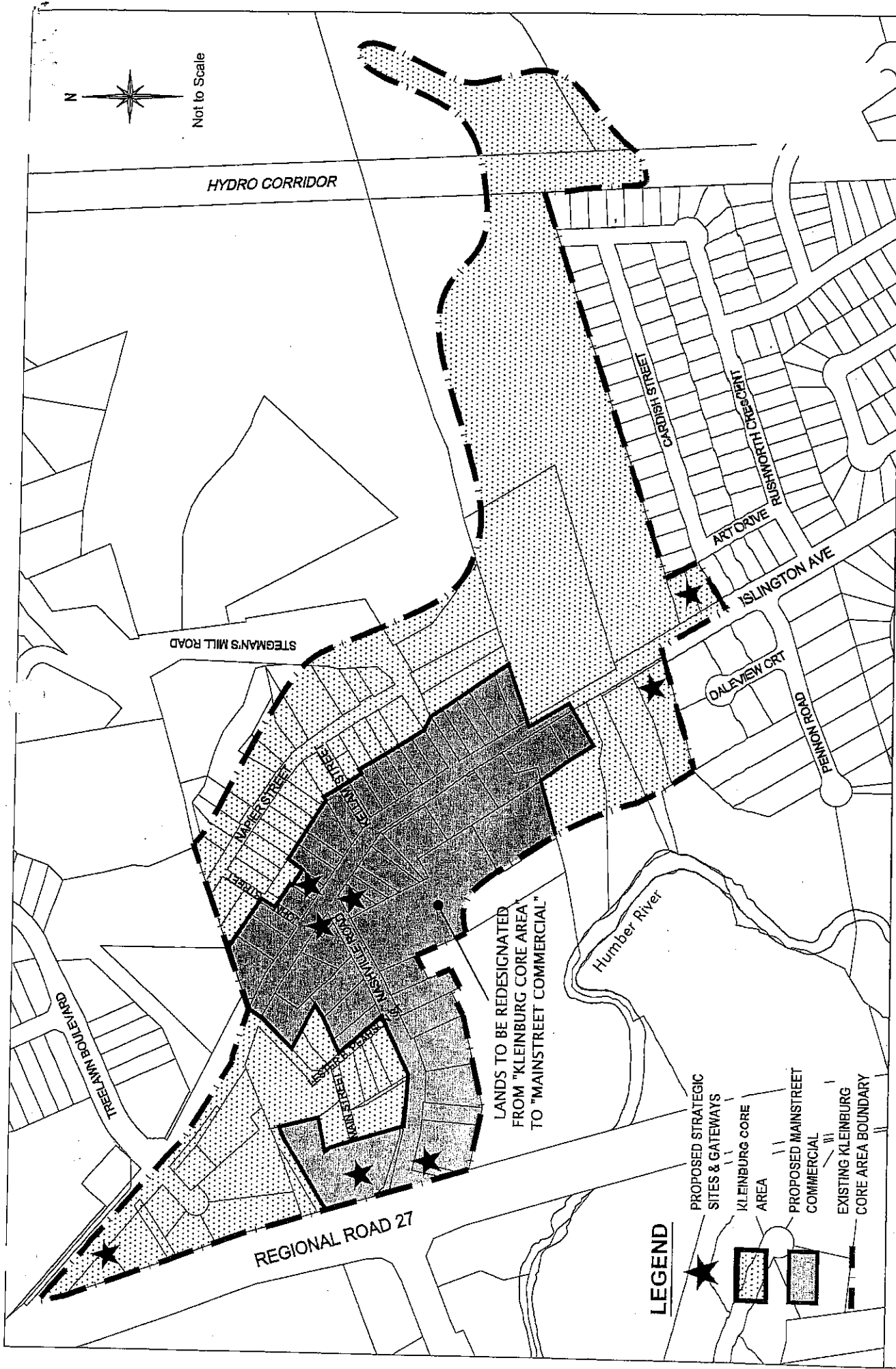


**STUDY AREA
LOCATION MAP**

APPLICANT: KLEINBURG CORE AREA REVIEW
 MODIFY ATTACHMENTS 15.75.Bqp.06.004z.06.012



Policy Planning / Urban Design Department

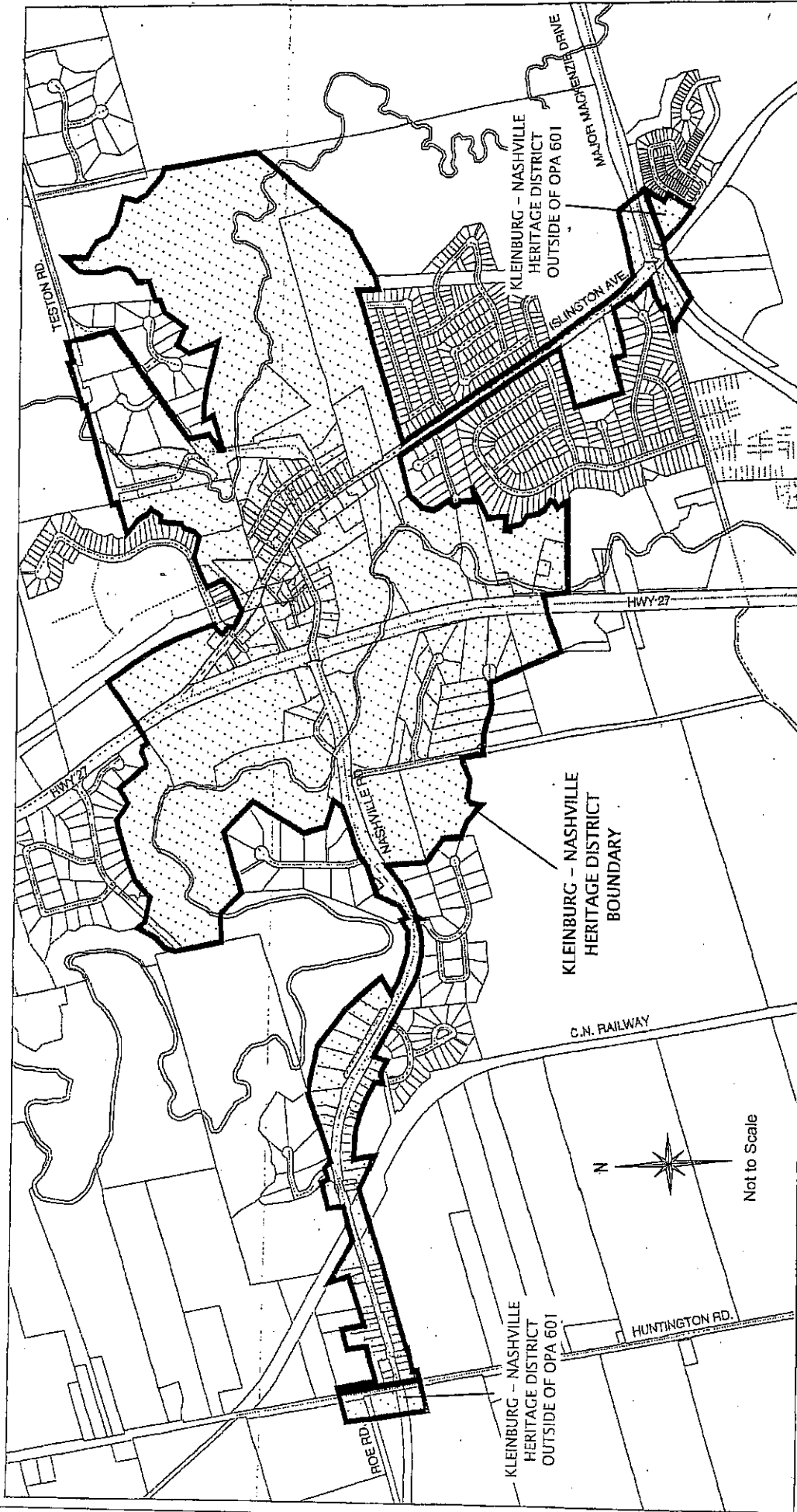


PROPOSED "MAINSTREET COMMERCIAL" DESIGNATION

APPLICANT: KLEINBURG CORE AREA REVIEW
 N:\DFT11 ATTACHMENT\51515.75 Rev.06.0042.05.012



Policy Planning / Urban Design Department



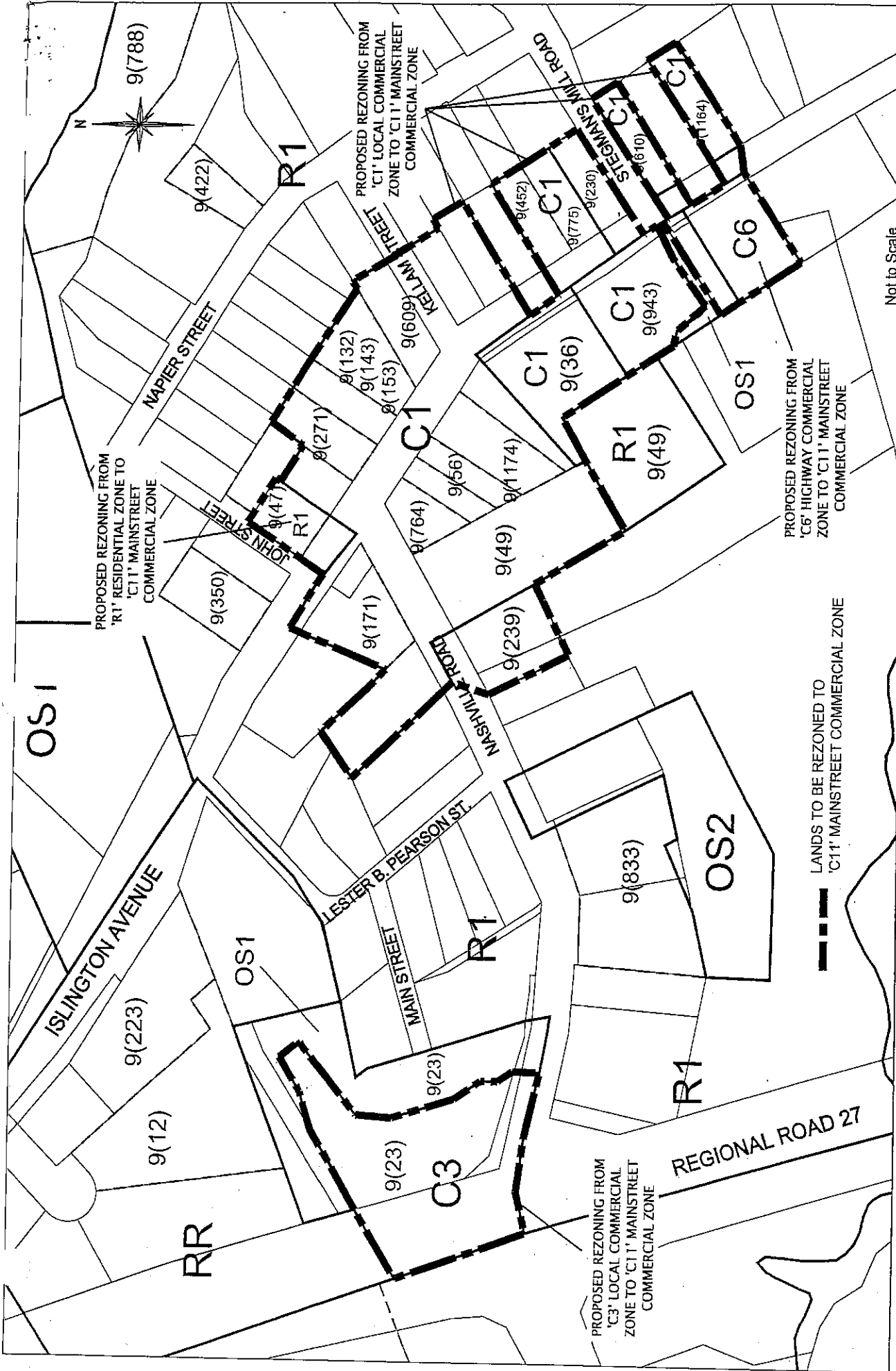
KLEINBURG - NASHVILLE HERITAGE DISTRICT BOUNDARY

APPLICANT: KLEINBURG CORE AREA REVIEW

IDENTITY ATTACHMENTS\1515.75-Bcp.06.004z.06.012



Policy Planning / Urban Design Department



Not to Scale

PROPOSED C11 MAINSTREET COMMERCIAL ZONE



Policy Planning / Urban Design Department

Attachment 5

FILE No's:
 OP.06.004, Z.06.012,
 15.75.8
 April 18, 2006

APPLICANT: KLEINBURG CORE AREA REVIEW

MAP/ETM ATTACHMENT 5/15/16/75 Bpp 06.004/2.06.012