

**2. NORTH KLEINBURG-NASHVILLE SECONDARY PLAN
FILE: 12.5.12.3
WARD 1**

P.2010.28

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing Report for file 12.5.12.3 (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.

Contribution to Sustainability

Consistent with *Green Directions Vaughan*, the City's Sustainability and Environmental Master plan, the new communities created by the Secondary Plan will meet the Region of York's standards for complete communities, and requirements under Places to Grow (2005) for intensification while meeting the following key sustainability initiatives outlined by Green Directions Vaughan listed below.

- Goal 1 & 5: Demonstrating leadership through green building and urban design policies.
- Goal 2: To ensure sustainable development and redevelopment.
- Goal 2: Protecting 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 are to foster vibrant communities.
- Goal 5 & 6: An overall vision and policy structure that supports implementation of Green Directions Vaughan.

Economic Impact

The draft North Kleinburg-Nashville Secondary Plan establishes a framework for the development of the lands subject to the Plan Area. The draft Secondary Plan will have a positive impact upon the City of Vaughan in terms of managing growth and fostering complete communities while fulfilling the City's obligations to conform to Provincial policies and comply with 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 all 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.

Purpose

The purpose of this report is to introduce the "North Kleinburg-Nashville Secondary Plan (May 2010)" that establishes a comprehensive framework of planning policies to guide and manage growth and development for lands designated as "Rural Area" and "Nashville Core Area" in the former Kleinburg-Nashville Community Plan, as shown on Attachment #1. This report presents a summary of the Secondary Plan and the process of its preparation. Copies of the Secondary Plan have been provided to Council and are available on the City's website and at the Planning Department.

Background

Location

The North Kleinburg-Nashville Secondary Plan applies to the lands shown on Attachment #1. The subject lands comprise three (3) areas that were studied as part of the North Kleinburg-Nashville Study Area.

City of Vaughan Official Plan

The final City of Vaughan Official Plan document 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 draft 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 public hearing 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 area as shown on Attachments #3, #4, and #5. The Secondary Plan also includes maps that illustrate the trails and parks system and street pattern 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 draft Official Plan, including this Secondary Plan. Following approval of the Official Plan, it is anticipated that work will begin on the preparation of a new zoning by-law to bring it into the conformity with this Secondary Plan and that a budget and work schedule will be prepared for consideration by Council for the 2012 budget.

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, landowners, 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.

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 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 within Kleinburg-Nashville those areas that are specifically protected from development and identified as Protected Countryside which contains a Natural Heritage System with 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) Kleinburg-Nashville Community Plan (OPA # 601, as amended)

The Kleinburg-Nashville Community Plan (OPA #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 #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 # 610 which amends the Kleinburg-Nashville Community Plan (OPA #601) and introduces policies for the environmental area that was identified and designated as the "Regional Road 27 Valley Corridor Study Area" in OPA #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 #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 #601, as amended by OPA#633 is being retained with no change to its purpose and effect, in Volume II 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."

Transportation

As part of the City's Transportation Master Plan (TMP) headed by AECOM, three areas with significant growth pressure were identified for more detailed transportation, planning and design analysis, among them Kleinburg-Nashville. It has been determined that the provision of efficient transportation infrastructure in the study area is constrained by the existing layout of roadways with jogs on Major Mackenzie Drive and at Nashville Road/Stegman's Mill Road and Islington Avenue as well as the existing dispersed land use patterns and the area's topography incised by deep river valleys.

Exacerbated by an Intermodal Terminal and the Petro-Pass site on Highway 50, major transportation issues within the Study Area include traffic operational concerns, traffic volumes and congestion at the intersections of Major Mackenzie Drive and Highway 50 and Highway 27 and heavy truck traffic, especially along Nashville Road. AECOM Consulting has proposed changes to the street network to mitigate these issues which are being reviewed. They include a

reconfiguration of the Nashville/Huntington Roads intersection and a CP Rail grade-separated crossing on Huntington Road. Further to that end, on May 4, 2101, City of Vaughan Council approved a recommendation to transfer Nashville Road from the Region of York to the City of Vaughan in order to reduce truck traffic and promote a safe and vibrant countryside and main street environment through the heritage district.

According to AECOM, the developable areas and land use patterns proposed by the North Kleinburg-Nashville Secondary Plan are small in comparison to the total acreage of the Study Area; therefore, growth in traffic demand from the area is expected to be moderate and, as a result, the need for improvements for additional capacity related to these developments are expected to be modest.

Environmental

The proximity and interrelationship with areas of high natural value and function and the unique cultural heritage areas of Kleinburg-Nashville are a defining feature of the focused areas. A Natural Heritage System (NHS), consistent with the Natural Heritage Framework (i.e. Category 1 lands) identified in the City of Vaughan report, "Natural Heritage in the City - Background for the Official Plan" (AECOM 2009), was established as a framework for the preparation of land use alternatives for the North Kleinburg-Nashville Secondary Plan Area. The majority of the natural features within the study area are part of the Greenbelt Plan and Protected Countryside Natural Heritage System. The Natural Heritage System (Natural Heritage Network) defines the limits of the natural features (i.e. valley lands, woodlot, wetlands, and watercourses) plus a 30 metre buffer. Refinements to the Natural Heritage System boundary and buffers will be addressed during subsequent phases in the planning process when more detailed information is available.

The presence of environmental features combined with their buffer/setback requirements has precluded future development within Area 3 and 4, and Area 7 (See Attachment #2) is entirely located within the Greenbelt Plan Natural Heritage System, and includes natural areas associated with the Humber River valley and Purpleville Creek tributary.

The predominant physical feature within the study area is the Main Branch and East Branch of the Humber River, which occupy well-incised valleys with steep side slopes and variable width floodplains. The East Humber River valley lands are designated as a Regionally Significant Life Science ANSI. The sugar maple and black maple forest associations that occur within the main Humber River valley system are considered to be regionally rare by the Ontario Ministry of Natural Resources (OMNR). The East Humber River valley lands are also identified by the Toronto and Region Conservation Authority (TRCA) as a Life Science Environmentally Significant Area #32 (Glassco) that fulfills 3 out of a possible 7 ESA designation criteria. The AECOM (2009) report identifies the East Humber River valley, as well as the main Humber River valley, as a Centre of Biodiversity. The forest communities associated with the Humber River valley lands are identified as Significant Woodlands in the Region of York Official Plan and are mapped as part of the Regional Greenlands System and Provincial Greenbelt.

A tributary of Purpleville Creek is located in the northeast portion of the study area and occupies a shallow but well defined valley. The wetlands associated with the Purpleville Creek system have been identified by OMNR as a draft Provincially Significant Wetland Complex (i.e. East Humber River Provincially Significant Wetland). Both the main Humber River and the East Humber River valley lands contain wetland communities that have not yet been evaluated by OMNR following the Ontario Wetland Evaluation System.

Commercial Land Use Study

As part of the Commercial Land Use Review, a report titled, "City of Vaughan Commercial Land Use Review" (2009) has been prepared that identifies several conclusions related to future commercial/retail requirements in Vaughan as a whole, as well as for the Kleinburg-Nashville

Cores. The report suggests that the historic villages in Vaughan including Kleinburg-Nashville lend a special character to the surrounding neighbourhoods and that they represent "...authentic pedestrian precincts that are far easier to market and grow than attempting to recreate that experience in a planned retail development." The report concludes a small portion of new local retail and office space - likely no more than 9,300 m² - will be required to serve the local commercial needs of the new population primarily in the Nashville Community, approximately between 1.4 and 1.9 square metres per new resident. Also, future community scale retail in mixed use areas should be limited to a maximum of 15,000 m², and preferably below 10,000 square metres and that commercial space in Kleinburg-Nashville should be sensitive to the rural and heritage character of the area and should be limited to local serving facilities.

Block 61

In addition to this broader planning context, Vaughan Council's approval of a new development on Block 61 within the Kleinburg-Nashville Community Plan (See Attachment #1) was taken into consideration. This development plan is significant in scale, but, as required, substantially in conformity with much of the new planning policy regime required by Province and the Region. Further discussion and resolution of issues surrounding the integration of Block 61 with the "Nashville Core" area, in particular regarding the open space corridor at the north end of Block 61, will be addressed at the block plan level.

Secondary School

The York Catholic District School Board (YCDSB) requested on January 21, 2010 that a site be reserved for a secondary school within the Kleinburg-Nashville Community. The Secondary Plan does not provide for a secondary school site. A suitable site has been identified by Policy Planning Staff and YCDSB to the west of Block 61, on a site abutting the north side of the proposed community centre associated with the Block 61 development. However, at this time, this site is not owned by the City or school board and is not subject to any planning process that 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 the lands for a secondary school at a later date.

Elementary School

The York Region District School Board was provided a site within the Huntington Road Community (Area 2) for an elementary school that met most of their criteria, as the presence of a hydro corridor and gas pipeline and related setback requirements within the Kipling Avenue Community (Area 5&6) made that area unsuitable. The site is bounded by Huntington Road and three local roads, and is accessible to students outside of the immediate community and within a 10 minute walking distance from most residences within the community.

The Secondary Plan

The North Kleinburg-Nashville Secondary Plan forms a Secondary Plan within Volume 2 of the City's Official Plan.

i) Ten Guiding Principles

The plan is predicated on the following guiding principles and objectives:

1. The protection and enhancement of natural heritage features and environmental resources.
2. New development will be balanced with the existing heritage features of the community.

3. All new development shall be designed to be compatible with the scale and character of the existing community.
4. All new development shall reinforce the role of Kleinburg-Nashville within the City as a rural village centre, while maintaining the integrity of the surrounding countryside area.
5. All new development shall be integrated with existing development with appropriate connections and interface treatments that manage the transition from the old to the new.
6. All new development shall combine with the existing villages to promote the creation of a complete community that is designed for all stages of life and includes a mixture of land uses providing a variety of employment, cultural and educational opportunities, places for active and passive recreation, health care facilities, commercial opportunities, meeting places and a full range of housing types.
7. Parks, natural heritage features, trails and stormwater management facilities shall form a connected and accessible open space system. Accessibility includes both physical access, as well as visual access and integration.
8. The achievement of the City's sustainability objectives under the Environmental Master Plan and City of Vaughan Official Plan shall be promoted.
9. A high quality of urban design for new development projects will be expected. LEED certified or other green building technologies are to be promoted.
10. Streetscaping that includes large street trees, street furnishings, and other landscaping features are to be included in all new development in order to enhance the urban forest and the pedestrian experience.

ii) Objectives

The North Kleinburg-Nashville Secondary Plan is based on achieving the policies of the Province and York Region with respect to:

1. Sustainable, efficient, cost-effective development and land use patterns;
2. The conservation of natural, cultural and built heritage features;
3. The protection of public health and safety; and
4. The achievement of minimum development densities;

The Secondary Plan is also expected to achieve the goals and objectives of the City of Vaughan Official Plan.

iii) Additional Objectives

The following additional objectives shall be considered in the review of all public and private sector development applications within the North Kleinburg-Nashville Secondary Plan Area:

1. High quality urban design;
2. Complete, contextually-sensitive, sustainable and attractive neighbourhood development;
3. An interconnected greenlands system;
4. Comprehensive community facilities;
5. Active transportation that will serve all modes of transportation, pedestrians, cyclists, transit users and cars and is complemented by a linked trails system consisting of streets, lanes, parks and open spaces, sidewalks, single-loaded buffer roads abutting Natural Heritage Network areas, off street trails and bicycle lanes;
6. Cost-effective services/Infrastructure, aesthetically integrated into the connected greenlands system. The Secondary Plan also promotes alternative development standards and the use of green infrastructure.

Focus Areas

The Secondary Plan establishes policies for three areas recommended for development briefly described as follows:

i) Nashville Village (Area 1)

The Secondary Plan for the Village of Nashville (Focus Area 1) as shown on Attachment #3 supports the long-term evolution of the historic Nashville Road corridor, a constituent part of the Kleinburg-Nashville Heritage Conservation District, as a mixed-use main street, while ensuring appropriate interface and integration with planned adjacent greenfield residential development to the north and in Block 61 to the south. The Secondary Plan for North Nashville is based entirely on low-density single-detached residential uses, a pattern of development similar to the existing Nashville Core. Changes to the function of Nashville Road west of Highway 27 are also recommended to remove truck traffic and engender a main street condition attractive to pedestrians and cyclists; however, any changes to its function must be approved by the Region. The Plan for Nashville Main Street also includes measures to support its long-term evolution from a predominately residential corridor to a more mixed use main street. To achieve this desired evolution, rear lanes have been proposed on either side of Nashville Road in order to permit the future closure of front driveways and provide rear lane access to the existing residences. These proposed rear lanes also serve as a transitional interface between the existing development along Nashville Road and planned new development to the north and south.

ii) Huntington Road Community (Area 2)

The Secondary Plan for the Huntington Road Community (Focus Area 2), as shown on Attachment #4, is typified by single-detached residential uses that also includes a small commercial/mixed use component fronting on Huntington Road, surrounded by semi-detached/townhouse residential uses and an apartment block. A component of semi-detached and townhouse residential uses are planned around a large park in the southern portion of the community. The Plan also includes a 2.3 hectare elementary school site fronting on Huntington Road and two stormwater management facilities on the eastern edge of the community Area. The preferred plan for the Huntington Road Community envisions a road pattern based on a relatively rigid grid with only slight modifications, particularly along the edges. Single-loaded roads are provided along the periphery of the focus area to ensure access and view to the surrounding natural features is maintained. Interspersed throughout the Focus Area is a series of smaller parks (ranging from approximately 0.06 to 1.3 hectares) connected by a system of trails and green streets as well as a larger 2.9 hectare park adjacent to the proposed Elementary School Site. An extension of the proposed north-south collector road parallel to Huntington Road to lands located to the south of the community was recommended, as well as the introduction of a curvilinear alignment or a roundabout on the north-south collector road to discourage speeding and traffic infiltration.

The parcel west of Huntington Road, across from Area 2 and east of the CP Rail tracks should be considered for residential development at some point in the future, in order to create a complete community as part of Area 2. The rail line acts as an effective boundary between residential and employment land uses. While it may be premature to designate this western parcel as part of an urban expansion at this time, consideration should be given to include a policy that would allow for an Official Plan amendment in the future. The appropriate land use would be determined based on a planning justification supported by technical studies and analysis.

iii) Kipling Avenue Community (Area 5 & 6)

The Secondary Plan for the Kipling Avenue Community (Focus Areas 5 & 6), as shown on attachment #5, is largely characterized by lower-density, single-detached residential uses. A small component of single-detached estate residential uses is provided at the northern limit of the community and a small commercial/mixed use designation is proposed along Kipling Avenue surrounded by higher density semi-detached and townhouse residential uses which serve as a focal point for the neighbourhood. The plan also includes provision for two stormwater management facilities. Interspersed throughout the community are a series of parks (ranging from 0.2 hectares to 2.6 hectares) connected by a system of trails and green streets, including a major trail along the hydro corridor. The road pattern is based on a modified grid bisected by a north-south collector that runs adjacent to the hydro corridor and that traverses the creek to connect the north and south portions of the community. Consistent with the other focused areas, single-loaded buffer roads are provided along the periphery to ensure access and view to the surrounding natural features.

The Kipling Avenue Community includes a 6.6 ha wedge of land, shown on Attachment #5 as "Special Study Area," which is described later in this report.

iv) Densities

The proposed density for the Secondary Plan in each of the Focused Areas recommended for development is as follows:

	Nashville Village (Area 1)	Huntington Road Community (Area 2)	Kipling Avenue Community (Areas 5&6)	Total
Total Developable¹ Land Area (ha)	9.56	64.96	72.98²	148²
Total Number of Units	50	1,014	903	1,967
Total Number of People + Jobs	172	3,269	2,968	6,409
Persons + Jobs Per Hectare (p+j/h)	18	50	40	43

1. 'Developable Area' includes all land uses within the focus area boundary as defined on the mapping (i.e. includes residential land, roads, schools, ponds, parks, etc.), except environmental areas.
2. This figure is based on the assumption that the Special Policy Area (8.01 ha) in the Kipling Avenue Community is considered developable pursuant to further study.

v) Land Use Designations

Attachment #'s 3, 4 and 5 provide the general community structure and schematic location and distribution of the following land use designations:

1. Kleinburg-Nashville Low-Rise Residential (I, II and III)

The Kleinburg-Nashville Low-Rise Residential I, Kleinburg-Nashville Low-Rise Residential II and Kleinburg-Nashville Low-Rise Residential III designations conform to land use policies of the Low-Rise Residential designation (Section 9.2.2.1) of Volume 1 of the draft Official Plan.

However, the list of permitted building types in each designation is reduced as follows:

- Kleinburg-Nashville Low-Rise Residential I - detached houses
- Kleinburg-Nashville Low-Rise Residential II - detached and semi-detached houses
- Kleinburg-Nashville Low-Rise Residential III - townhouses and stacked townhouses

The intention is to feather out land use densities more gradually from higher to lower thereby reducing the visual and physical impact of new development on environmental and established cultural heritage areas. The lowest densities occur along edges that have interface with the Natural Heritage System.

2. Kleinburg-Nashville Low-Rise Mixed-Use Designation (I and II)

The Kleinburg-Nashville Low-Rise Mixed-Use I and Kleinburg-Nashville Low-Rise Mixed-Use II designations conform to the Low-Rise Mixed-Use designation (Section 9.2.2.2) of Volume 1 of the draft Official Plan.

However, the list of permitted building types in each designation is modified as follows:

- Kleinburg-Nashville Low-Rise Mixed-Use I - stacked townhouses and low-rise buildings
- Kleinburg-Nashville Low-Rise Mixed-Use II - low-rise buildings

The intention is to transition land use densities thereby reducing the visual and physical impact of new development on environmental and established cultural heritage areas. These mixed use areas revolve around and define the community's centre.

All development within the KN Low-Rise Mixed-Use II designation, with the exception of that area designated within Village of Nashville, is required to include a small scale, publicly accessible amenity space intended for passive use. In addition, all development on lands designated KN Low-Rise Mixed-Use II within the Nashville Heritage Conservation District shall conform to the Cultural Heritage Policies of the City of Vaughan Official Plan and the Design Guidelines within the Kleinburg-Nashville Heritage Conservation District Plan.

Development within the Kleinburg-Nashville Heritage Conservation District will be subject to additional policies pertaining to compatible scale, size, massing, setbacks, height and maintaining an FSI within the range of 0.2 to 1.0, depending upon the lot

frontage, depth, proposed use, site constraints which would be outlined within the implementing Zoning By-law. Furthermore, achieving quality design is recognized as an important objective of the Secondary Plan and to this end, design policies are provided for: the development of public and private lands that provide for a clearly defined public realm; consistent, compatible built form; a safe, comfortable and accessible pedestrian realm; enhancement of the unique rural village heritage character of the community; maintenance of a consistent scale, rhythm and pattern of development where wide lots are concerned; appropriate siting and massing of infill development; and for the preservation of the unique built and landscape heritage character of the Heritage Conservation District consistent with the Kleinburg-Nashville Heritage Conservation District Vol. 1 Study and Plan. The policies of the Heritage Conservation District are strengthened by the addition of the requirement at the site plan stage for a report prepared by a qualified heritage architect to assess the suitability of any proposed project in context with the Heritage Conservation District policies.

3. Natural Heritage Network: Category I Designation

All lands identified within the Natural Heritage Network: Category 1 designation will be subject to the applicable policies of Section 3.2.4 of Volume 1 of the draft Official Plan. All development abutting the Natural Heritage System shall provide a minimum 10, 15 or 30 metre vegetation protection zone, depending on the ecosystem habitat in accordance with policy 3.2.3.4 of the draft Official Plan.

4. Greenbelt Countryside Designation

All lands identified within the Greenbelt Countryside designation shall be subject to the applicable policies of Section 3.4.2 of Volume 1 of the draft Official Plan, the Greenbelt Act, 2005 and the Greenbelt Plan, 2005.

5. Special Study Area

A Special Study Area is identified on Attachment # 5 in the Kipling Avenue Community. This 6.6 ha wedge of land lies between the East Humber River and Purpleville Creek, whose headwaters and main tributary are in the Greenbelt Natural Heritage System, and may potentially play an environmental connectivity and restoration function. The intent of the Special Study Area designation is to recognize that the identified lands may have some development potential, subject to a detailed Environmental Impact Study prepared to the satisfaction of the City, the Conservation Authority, and any other agency having jurisdiction. 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 undevelopable by the Environmental Impact Study shall be designated Natural Heritage Network: Enhancement Areas whereas those lands within the Special Study Area that may be identified as developable by the Environmental Impact Study may be considered for development under the policies of the KN Low-Rise Residential I designation, without further Amendment to this Plan. Any development shall be subject to the completion of further studies to the satisfaction of the City, TRCA and any other agency with an interest.

6. Utility Corridor Designation

The lands designated as Utility Corridor shall be subject to Section 8.4.1 of Volume 1 of the draft Official Plan.

7. Stormwater Management Facility Symbol

Stormwater management facilities shall be designed and built in accordance with the policies of Section 3.7.2 of the City of Vaughan Official Plan. Stormwater management facilities including stormwater management ponds, may be permitted on lands in any land use designation, with the exception of the Natural Heritage Network: Category 1 designation, subject to approval by the City in consultation with any authority having jurisdiction. Stormwater management will be considered as a community amenity and resource and accordingly will be designed to meet required performance standards and to provide a net benefit to the environment.

8. Elementary School Symbol

The need for one elementary school within the Huntington Road Community has been identified; however, elementary schools may be permitted on lands in any land use designation, with the exception of the Natural Heritage Network: Core Features and Special Policy Area designations. The City, in consultation with the School Boards, will promote efficient, urban school site sizes. In the event that all or part of a planned school site is not required by a School Board, the alternate uses shall be permitted without an Amendment to the Secondary Plan in order of priority: Compatible institutional uses which may include places of worship, government buildings, community and recreational facilities, housing for seniors and/or cultural buildings (e.g. museum, library art gallery); or residential uses, which shall be developed in accordance with the KN Low-Rise Residential II designation, as considered appropriate by the City. The City of Vaughan shall have first right of refusal to acquire all or part of the school site; government agencies and community groups with identified needs shall have the second right of refusal. The development of elementary schools shall conform to the policies of Section 7.2.3 of Volume 1 of the draft Official Plan, and shall be consistent with the Urban and Architectural Design Guidelines associated with this Secondary Plan.

9. Neighbourhood Park/Parkette Symbols

Neighbourhood Parks and Parkettes are shown symbolically on Attachment #'s 3, 4, 5, 6, 7 and 8. The locations, configuration and boundaries of these park features shall be confirmed through the required Block Plan, and may be revised, in accordance with the findings and recommendations of the Block Plan without further Amendment to this Secondary Plan. Generally, Neighbourhood Parks and Parkettes are located such that all residents are within a 5-minute walk of some component of the public parkland system. The Neighbourhood Parks are expected to form the primary recreational focus in each of the Huntington Road Community and Kipling Avenue Community. Neighbourhood Parks shall perform an array of functions within the community and can range in size from 2.5 to 3.5 hectares, depending upon their planned role and function. Neighbourhood Parks are required to have significant frontage, with a minimum of three sides of the park flanked by the public street or natural heritage network. Where possible the Neighbourhood Parks will be integrally connected to trails throughout the neighbourhoods and within the Natural Heritage Network. Neighbourhood Parks are expected to accommodate community and recreational facilities.

Parkettes are smaller components of the public open space network, ranging in size from 0.2 to 0.6 of a hectare. Parkettes are to be located throughout each neighbourhood. Parkettes shall have significant frontage onto public streets, with a minimum of two sides exposed to the public street network. Parkettes, if designed and built in accordance with City standards, may be accepted as part of the required parkland dedication. Attachment #'s 6, 7 and 8 identify lands as 'Trails and

Connections' as potential enhancements to the overall Trails and Parks Network. These lands are not acceptable for parkland dedication under the Planning Act. Parkland dedication will occur in accordance with Policy 7.3.3.1 of Volume 1 of the Official Plan. The public park system within the North Kleinburg-Nashville Secondary Plan Area shall conform to the Policies of Section 7.3 of Volume 1 of the draft Official Plan, except where further refined by this Secondary Plan.

Other Policy Components

The Secondary Plan includes policies related to other development issues, including:

i) Active Transportation

Components of the Active Transportation System serving the Secondary Plan Area shall include streets, interconnected trails within the Natural Heritage System (See Attachment #'s 6, 7 and 8), transit, bicycle and pedestrian routes and facilities. All components of the transportation network shall conform to the policies of Section 4.2 of Volume 1 of the draft Official Plan and shall be consistent with the Urban and Architectural Design Guidelines appended to this Secondary Plan.

ii) Services and Utilities

All services and utilities shall be provided in accordance with the provisions of Section 8 of Volume 1 of the draft Official Plan. All new development within the North Kleinburg-Nashville Secondary Plan Area shall be on the basis of full municipal services. The North Kleinburg-Nashville Secondary Plan Area shall be developed on the basis of a Master Environmental Servicing Plan that shall determine the appropriate method of municipal servicing with respect to the provision of water, sewage treatment and stormwater management.

iii) Urban Design Policies

Comprehensive urban design policies will be provided to coordinate development and to promote an attractive, cohesive public realm that supports active multi-modal transportation, compatible, attractive and environmentally sustainable development. In the review of development applications, the City will ensure consistency with the Urban and Architectural Design Guidelines.

Relationship to Vaughan Vision 2020/Strategic Plan

The new Official Plan, of which the North Kleinburg-Nashville Secondary Plan is a constituent part, pertains to the section of Vaughan Vision 2020 dealing with "Plan and Manage Growth and Economic Vitality."

Regional Implications

This Secondary Plan and the new Official Plan has been prepared in consultation with the Region of York pursuant to the policy requirements and provisions of the Regional Official Plan (ROP) which is adopted and awaiting final approval by the Province. The new Official Plan relies upon the population and employment forecasts included in the ROP, and conforms to its policies.

Next Steps

Comments on this evening's Public Hearing are requested no later than July 5, 2010. The Policy Planning Department will be submitting a report to a Committee of the Whole meeting in response to comments received at the June 14, 2010, Public Hearing, or thereafter in writing.

It is anticipated that the August 31, 2010 Committee of the Whole report, presented at a special evening meeting of the committee, will include a recommendation for adoption of the new Official Plan, including the City-wide policies, site-specific policies and secondary plans including the North Kleinburg-Nashville Secondary Plan. With the direction of Committee of the Whole, the scheduled September 7, 2010 Council meeting is anticipated to be the date when Council will consider adoption of the draft Official Plan.

Conclusion

The comments from the public and Council expressed at this Public Hearing or in writing will be addressed in a comprehensive report to a Committee of the Whole meeting.

Attachments

1. Study Area & Block 61
2. Kleinburg-Nashville (Study Areas)
3. Nashville Village Land Use Plan
4. Huntington Community Village Land Use Plan
5. Kipling Community Village Land Use Plan
6. Village of Nashville Trails and Parks
7. Huntington Community Trails and Parks
8. Kipling Community Trails and Parks
9. North Kleinburg-Nashville Secondary Plan – May 2010 (Mayor & Members of Council)

Report prepared by:



Ted Radlak, Senior Policy Planner, Ext 8237

Respectfully submitted,

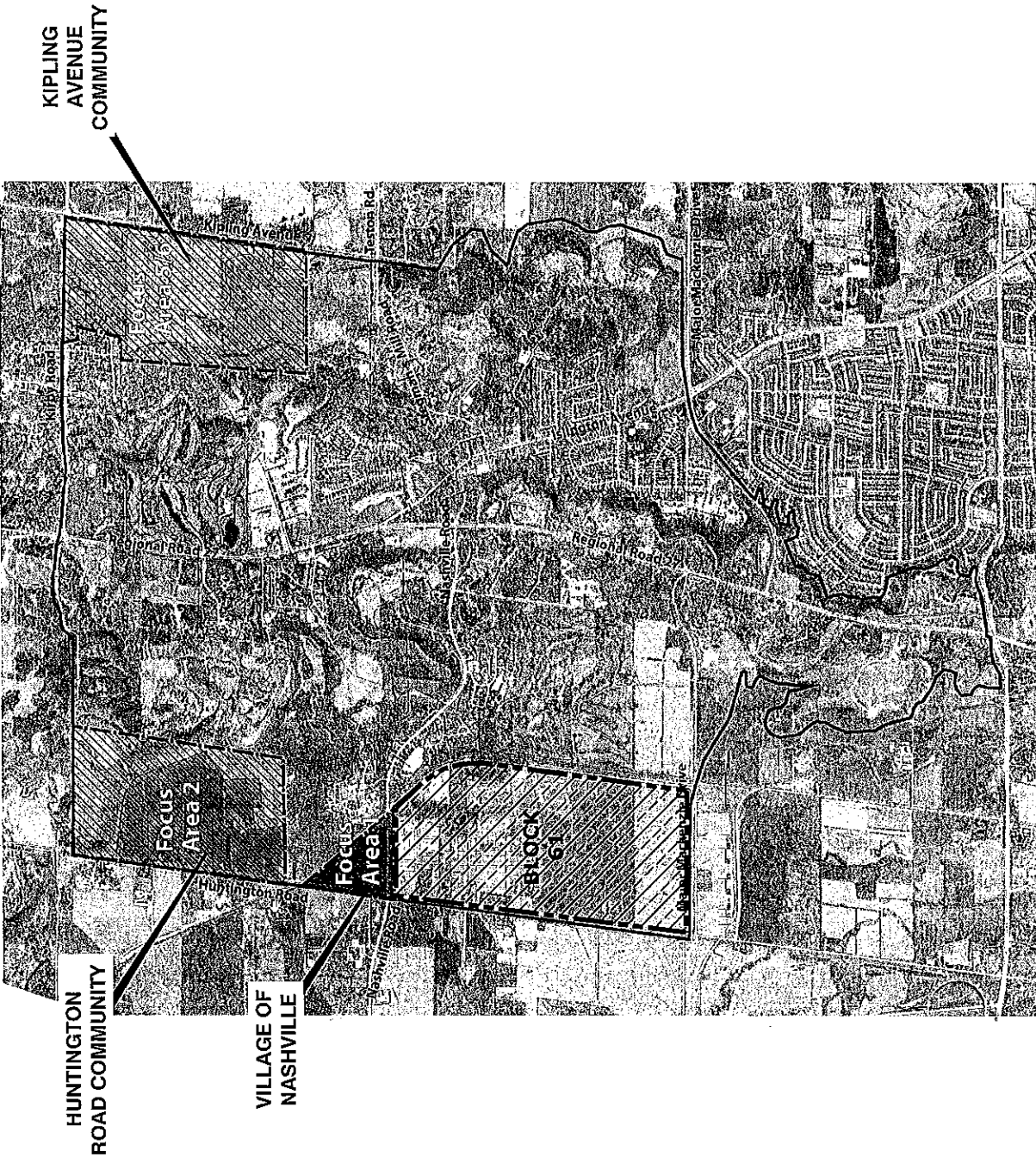
JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning

SCHEDULE A
North Kleinburg-Nashville
Secondary Plan Area

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

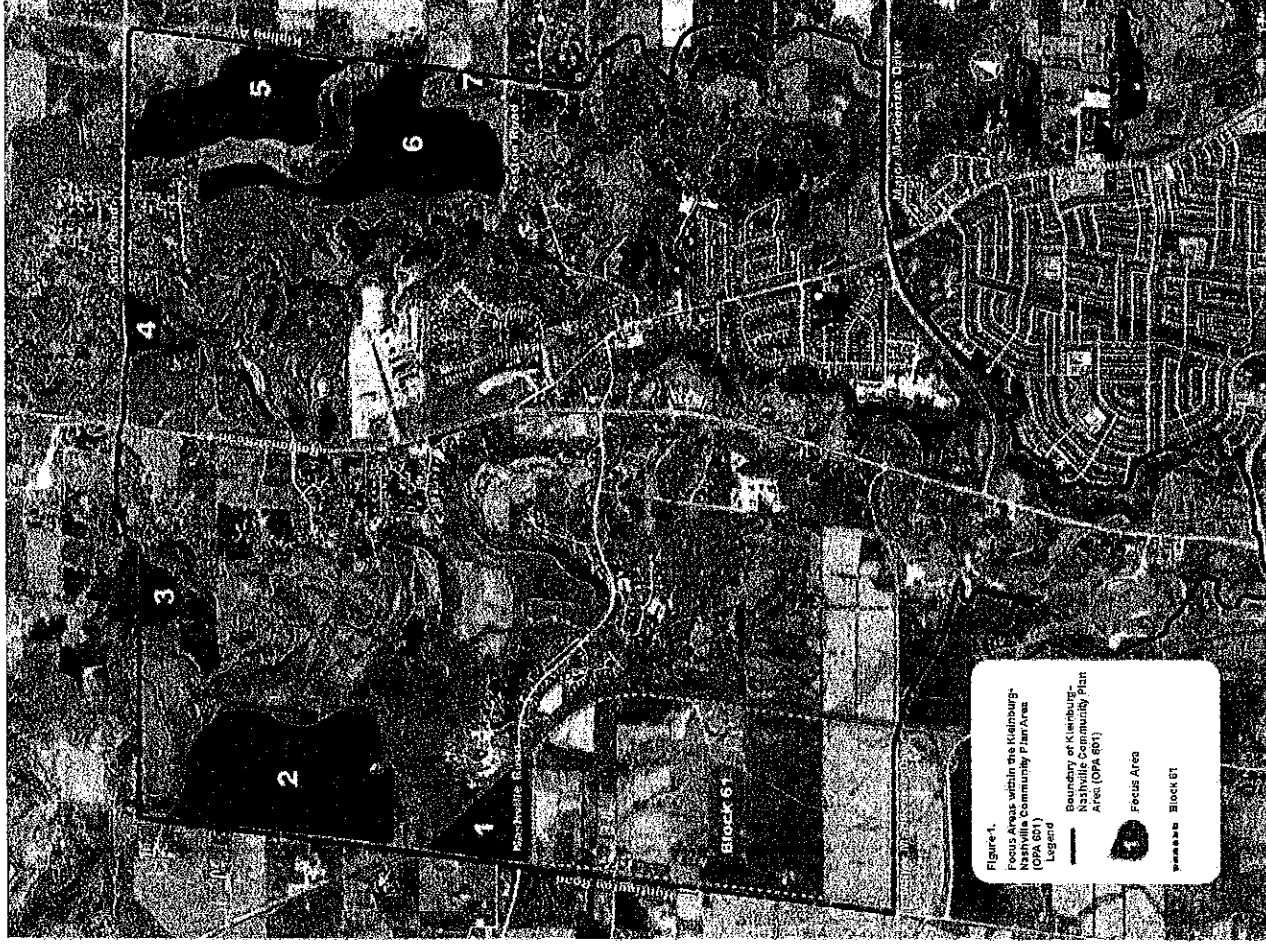
ms
 April 2010



Kleinburg-Nashville Focused
Area Review

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

W:\DTP\1 ATTAC-MEVEN\12\12.5.12.3.dwg



Kleinburg-Nashville Focused Area Review (Study Area)

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

V:\3751\ ATTACHMENTS\12\12.5.12.3.dwg

City of Vaughan
The City Above Toronto
 Policy Planning Department

Attachment







File: 12.5.12.3

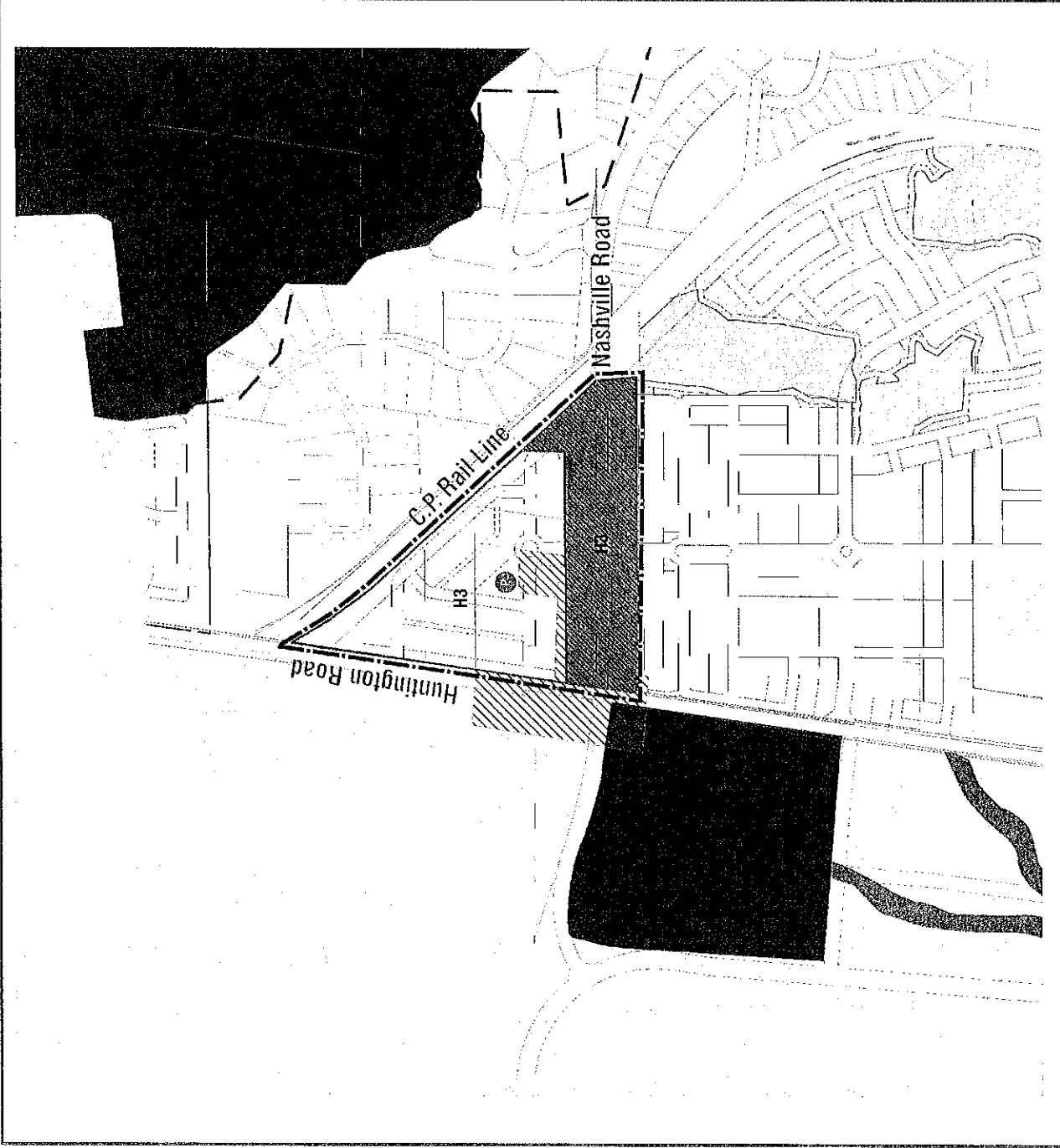
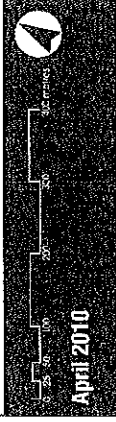
Date: June 14, 2010

2

SCHEDULE B1

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



Kleinburg-Nashville Focused Area Review

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

NADPTV1 ATTACHMENTS\12.5.12.3.dwg



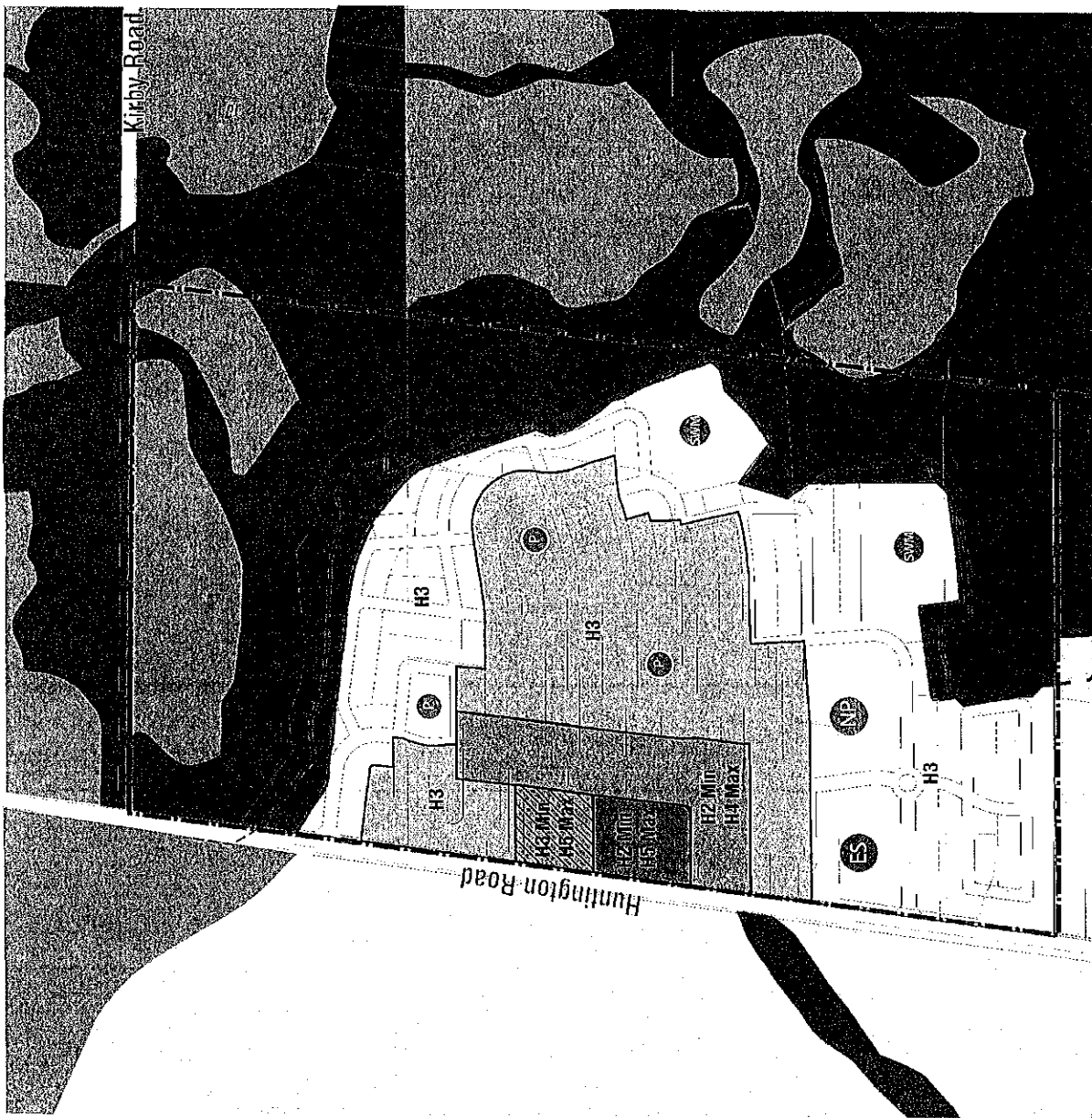
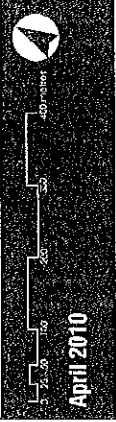
Attachment

File: 12.5.12.3
 Date: June 14, 2010

3

**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: Category 1
- Greenbelt Countryside
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Secondary Plan Area Boundary



**Kleinburg-Nashville Focused
Area Review**



Policy Planning Department

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

Attachment

File: 12.5.12.3

4

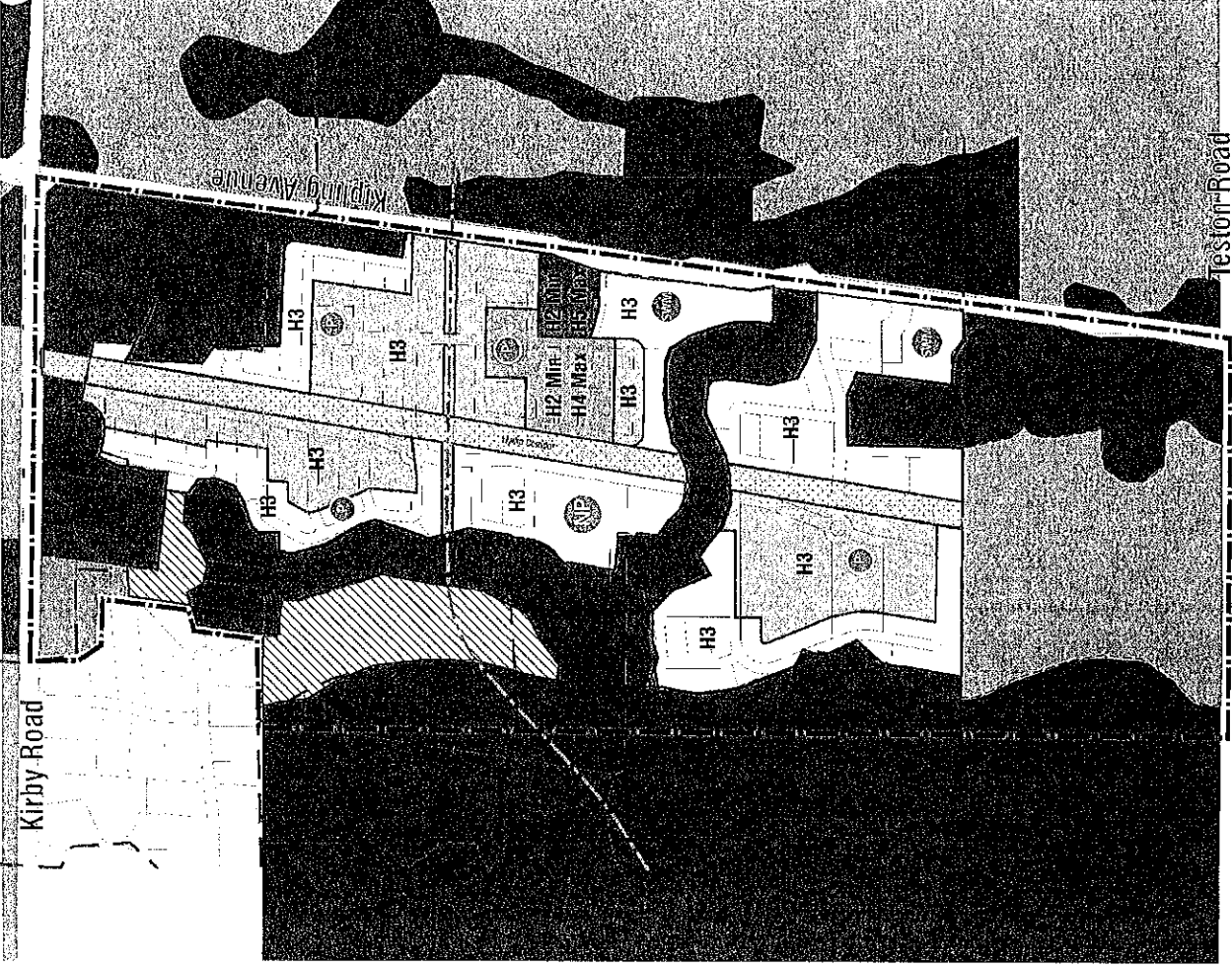
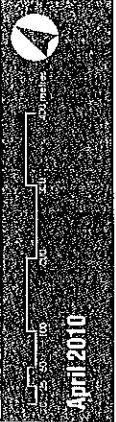
Date:
June 14, 2010

M:\DTP\1_ATTACHMENTS\2\12.5.12.3.dwg

SCHEDULE B3

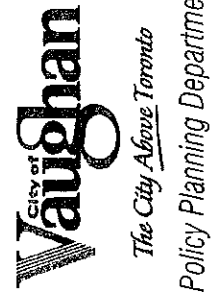
**Land Use
Kipling Avenue Community**

- 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



**Kleinburg-Nashville Focused
Area Review**

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



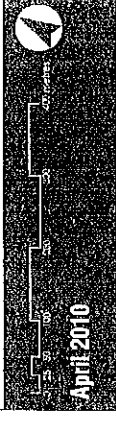
Attachment

File: 12.5.12.3
Date:
June 14, 2010

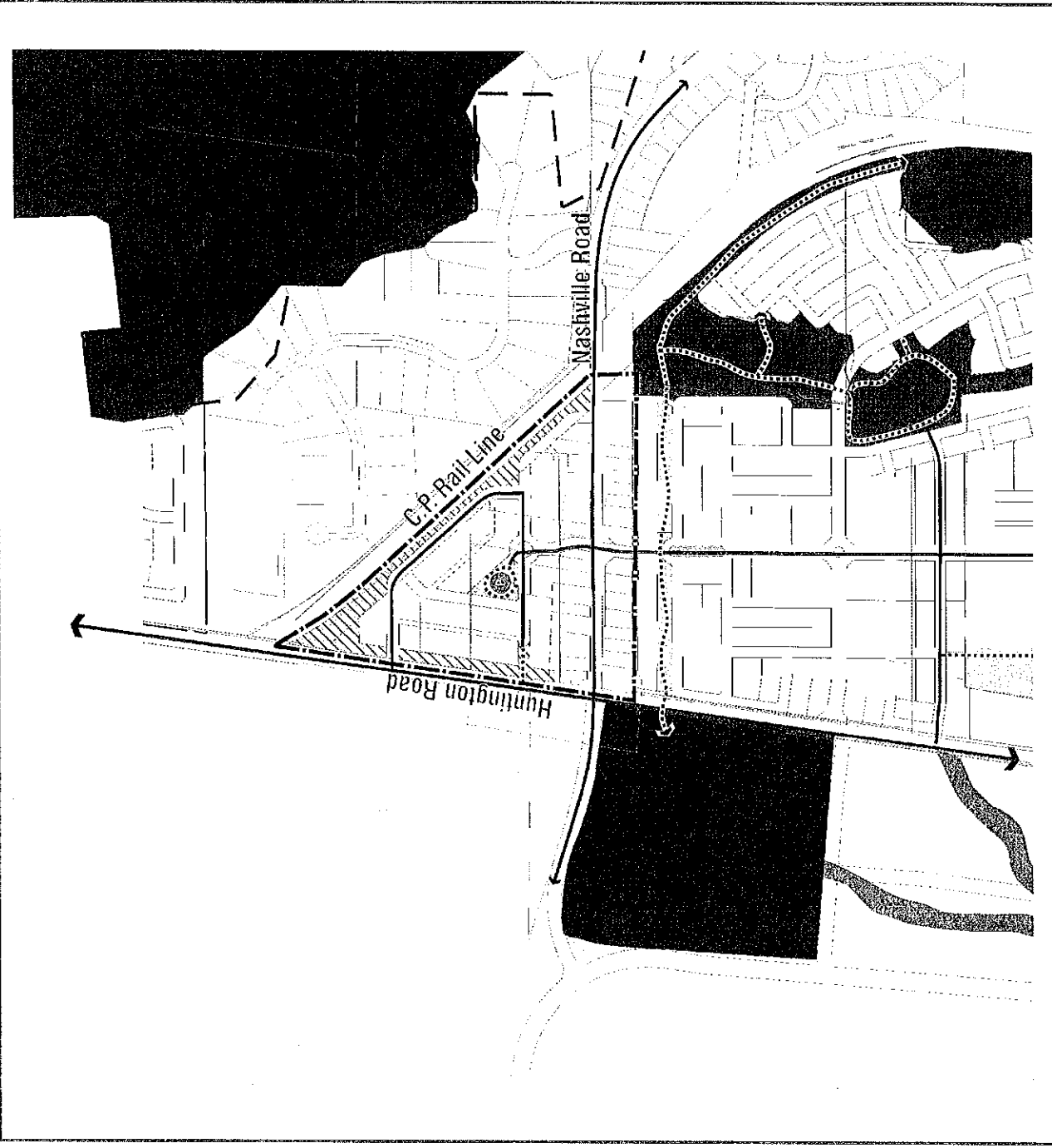
SCHEDULE C1

Trails & Parks
Village of Nashville

- Off-Road Trails
- On-Road Trails
- Parkette
- /// Trails & Connections
- Secondary Plan Area Boundary



April 2010



Kleinburg-Nashville Focused Area Review

Applicant: City of Vaughan
Location: Part of Lots 24-26,
Concession 9



Attachment

File: 12.5.12.3
Date: June 14, 2010

6

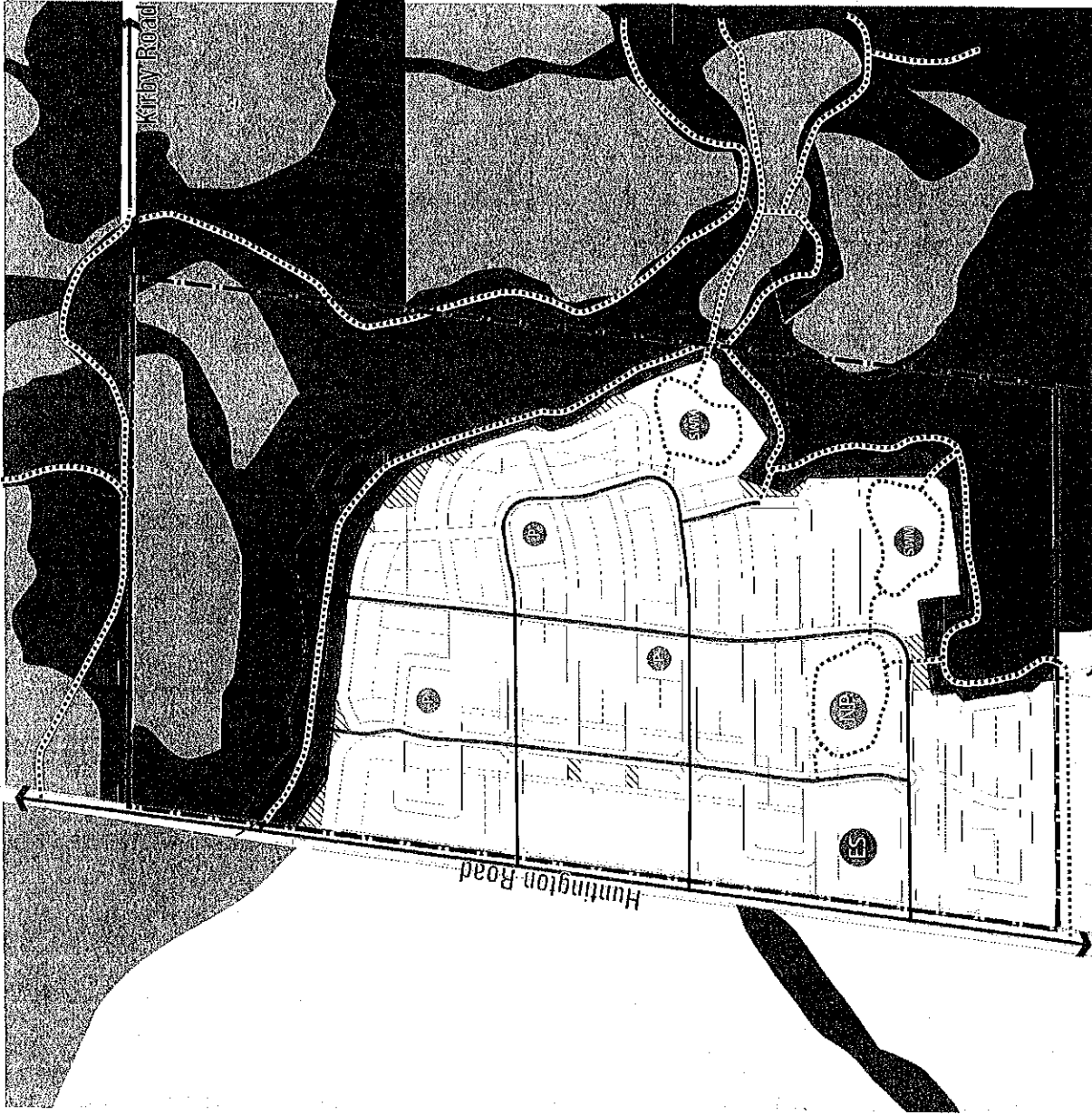
SCHEDULE C2

Trails & Parks
Huntington Road Community

- Off-Road Trails
- On-Road Trails
- ⊙ Neighbourhood Park
- ⊙ Parkette
- ⊙ Trails & Connections
- ⊙ Elementary School
- ⊙ Stormwater Management Pond
- ⊙ Natural Heritage System, Category 1
- ⊙ Greenbelt Countryside
- Secondary Plan Area Boundary



April 2010



**Kleinburg-Nashville Focused
Area Review**



The City Above Toronto
Policy Planning Department

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

M:\271\1 ATTACHMENTS\271\25_3.1.pdf

Attachment

File: 12.5.12.3

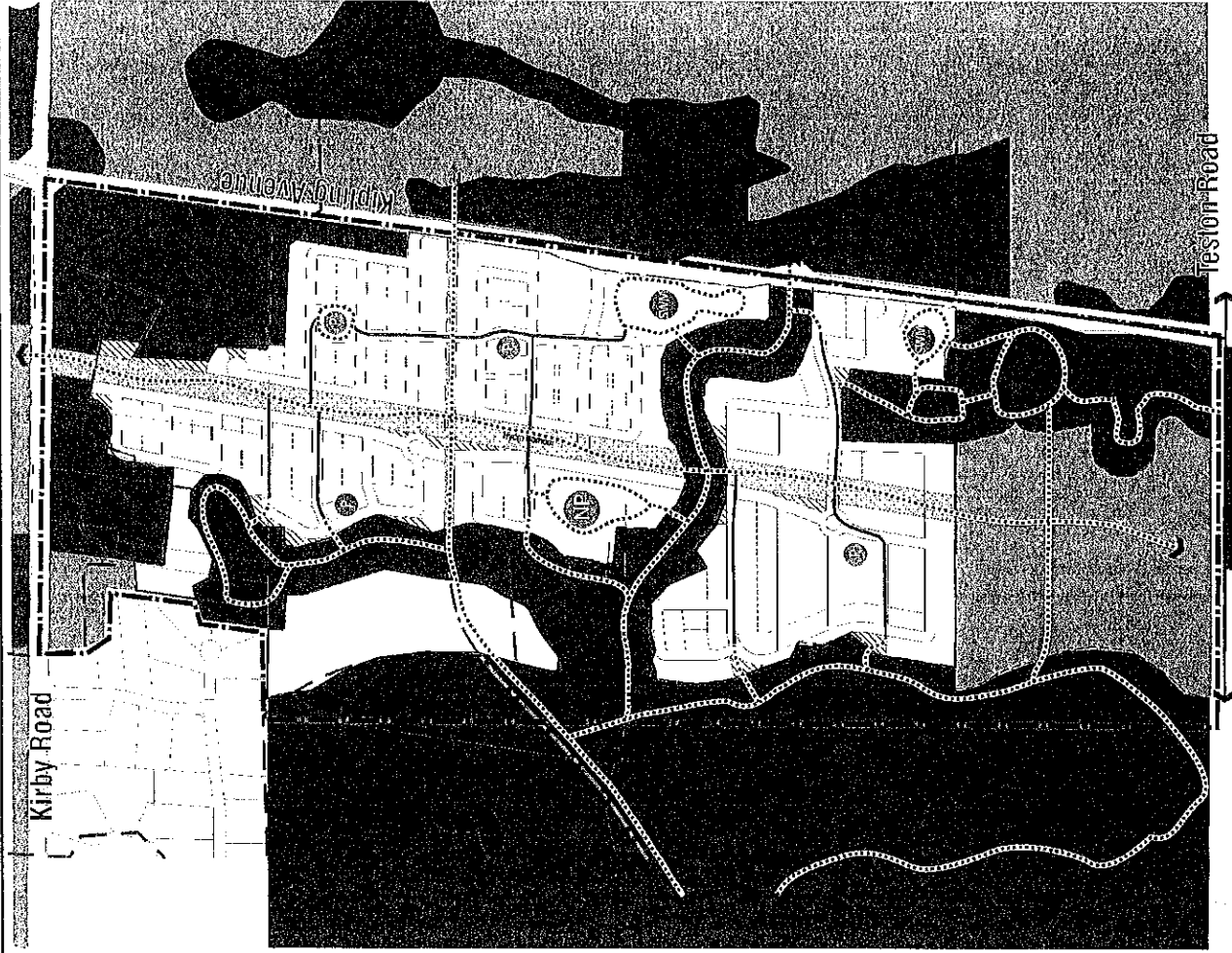
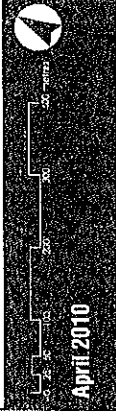
7

Date:
June 14, 2010

SCHEDULE C3

Trails & Parks
Kipling Avenue Community

- Off-Road Trails
- On-Road Trails
- ⊙ Neighbourhood Park
- ▨ Parkette
- ▨ Trails & Connections
- ⊙ Stormwater Management Pond
- Natural Heritage System: Category 1
- ▨ Greenbelt Countryside
- ▨ Utility Corridor
- Secondary Plan Area Boundary



Kleinburg-Nashville Focused Area Review

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

W:\DPT\ATTACHMENTS\12.5.12.3-846



The City Above Toronto
 Policy Planning Department

Attachment

File: 12.5.12.3
 Date: June 14, 2010

8