

COMMITTEE OF THE WHOLE - APRIL 10, 2001

KLEINBURG- NASHVILLE COMMUNITY PLAN - OPA 601 DEFERRAL #1 FILE: 15.75.7

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT York Region be requested to modify OPA 601 regarding Deferral #1 by deleting the phrase "Converted or Group Dwellings" and replacing it with the following:

- "- Converted Dwellings
- Multiple Family Dwellings, provided at least two such dwellings are located on the same lot or block (i.e. Group Dwelling) and are designed at a single residential building character and scale."

Background

On September 25, 2000, Council adopted OPA 601: the Kleinburg-Nashville Community Plan.

On February 1, 2001, a meeting was held at the request of residents on Daleview Court regarding the Kleinburg Core Area policies in OPA 601. As a result of that meeting, Staff requested York Region to defer the term "Converted or Group Dwellings" from the list of permitted uses in the Kleinburg Core Area.

York Region Council approved the Kleinburg-Nashville Community Plan on March 8, 2001, except for the deferral of the "Converted or Group Dwellings" clause noted above. No appeals had been received as of March 28, and the last date for appeal of the plan is on March 29.

Staff have held discussions with residents and landowners in response to their concerns respecting the meaning of the term "Converted or Group Dwelling" which is listed as a permitted use in Section 4.4.2.3.2) of OPA 601. This report recommends an approach to clarify this matter.

Official Plan

The Kleinburg-Nashville Community Plan (OPA 160) includes policies to guide development and redevelopment in the Kleinburg Core Area. The Core Area is identified on Attachment 1. It generally includes the following geographic area: property fronting onto the west side of Islington Ave. north of and not including Daleview Court, and on the east side of Islington Ave. properties north of and including the Kleinburg Library, up to but not including the new Millview subdivision; properties fronting on to Nashville Rd. between Islington Ave. and Regional Road No. 27; and, the older residential properties on streets accessed from those two main streets.

Within this "Core Area" properties fronting on to Nashville Rd. and Islington Ave. are defined as permitting the following "Mainstreet Commercial" uses: Retail stores; Personal service shops; Professional and business offices; Small-scale hotels or Village Inns; Bed and Breakfast operations; Restaurants including sidewalk cafes; Small scale mixed use developments with a residential component in the form of apartments; Detached residential dwellings; Converted or Group Dwellings; Parks and Open Space; Automotive uses shall not be permitted.

When Council considers applications for a converted or group dwelling a number of other policies in OPA 601 will apply. These other policies will provide further control on the location, scale and form of

development and redevelopment, and include:

- Section 4.4.2.2, requires compatibility with adjacent lots and development in terms of size, shape, and configuration, and that the policies of Section 4.7 (urban design) and Section 4.9 (Heritage Conservation) be addressed.
- Section 4.4.2.4, identifies specific development standards applicable to all development within the Kleinburg Core Area, including:
 - maximum of 2 storeys (with potential for an additional ½ storey within the roof line)
 - maximum building height of approximately 9 ½m
 - maximum floor space index of 1.0

In addition, Council recently approved the funding necessary to conduct a Heritage Conservation District Study, allowing the architectural design of proposed development to be regulated.

Zoning

“Converted or Group Dwellings” are defined in By-law 1-88 as follows:

“34. DWELLING, CONVERTED - Means a dwelling erected prior to the passing of this By-law and altered to make a greater number of dwelling units and where each dwelling unit has a minimum gross floor area of 70m², exclusive of public or common halls and stairways, the thickness of the outside walls, and rooms below grade.”

“36. DWELLING, GROUP - Means a group of two (2) or more multiple family dwellings on the same lot or block of land.”

Converted or group dwellings are not permitted in any zone category in the Kleinburg Core Area, and would require an amendment to the by-law to be a permitted use.

Analysis

For consistency and to avoid confusion, it is desirable to use similar terminology for definitions in the zoning by-law and official plan documents. In By-law 1-88, “converted dwelling” applies to an existing residence that has been altered to add one or more residential units to the structure. Since this is readily apparent, there is no need to change the reference to “converted dwelling” in OPA 601. However, a “converted dwelling” is clearly distinct from a “group dwelling” and therefore, should be listed separately as permitted uses.

The By-law definition of “group dwelling” does not specify the built form or scale that may be permitted in the Kleinburg Core Area. Other standards in Section 4.4.2.4 of the Official Plan control the height, floor space, and scale of buildings so that they will be built at a detached unit form. These standards will be critical when considering a future rezoning application. When combined with the urban design and heritage policies, and controls associated with heritage district designation, the built form and scale of buildings in the Core will be complementary to adjacent land uses. The policy should more clearly specify the scale and design of the permitted “group dwellings”.

The By-law definition of “group dwelling” makes provision for more than one multiple-family dwelling on a lot. However, the Community Plan does not clearly state that multiple-family buildings are permitted uses. The policy needs to state that multiple family dwellings are permitted, provided at least two such dwellings are located on the same lot or block (i.e. Group Dwellings). The intent of requiring at least two multiple family dwellings on the same lot or block is to limit the scale of such

buildings, and thereby ensure that development is complementary to the scale of buildings in the Kleinburg Core Area.

Recommended Modification

It is recommended that Section 4.4.2.3.2) be modified in the following manner:

The phrase “Converted or Group Dwellings” be deleted from the list of permitted uses and replaced with the following:

- “- Converted Dwellings
- Multiple Family Dwellings, provided at least two such dwellings are located on the same lot or block (i.e. Group Dwelling) and are designed at a single residential building character and scale.”

Conclusion

The goals and policies for the Kleinburg Core area were developed over a long and detailed community consultation process.

It is recommended that the term “Converted or Group Dwellings” be modified by listing “Converted Dwellings” as a distinctive use, and by more specifically indicating the type of uses permitted as a “Group Dwelling” (i.e. multiple family dwellings designed to look like single detached houses). This modification will help clarify the policy and further assist in meeting the goals of the Plan. When applied to assess rezoning applications this policy will also support Group Dwellings that are an acceptable built form in the Kleinburg Core Area.

If Council concurs, this report should be forwarded to York Region for incorporation of the recommended change into the final approved OPA 601.

Attachments

1. Kleinburg Core Area

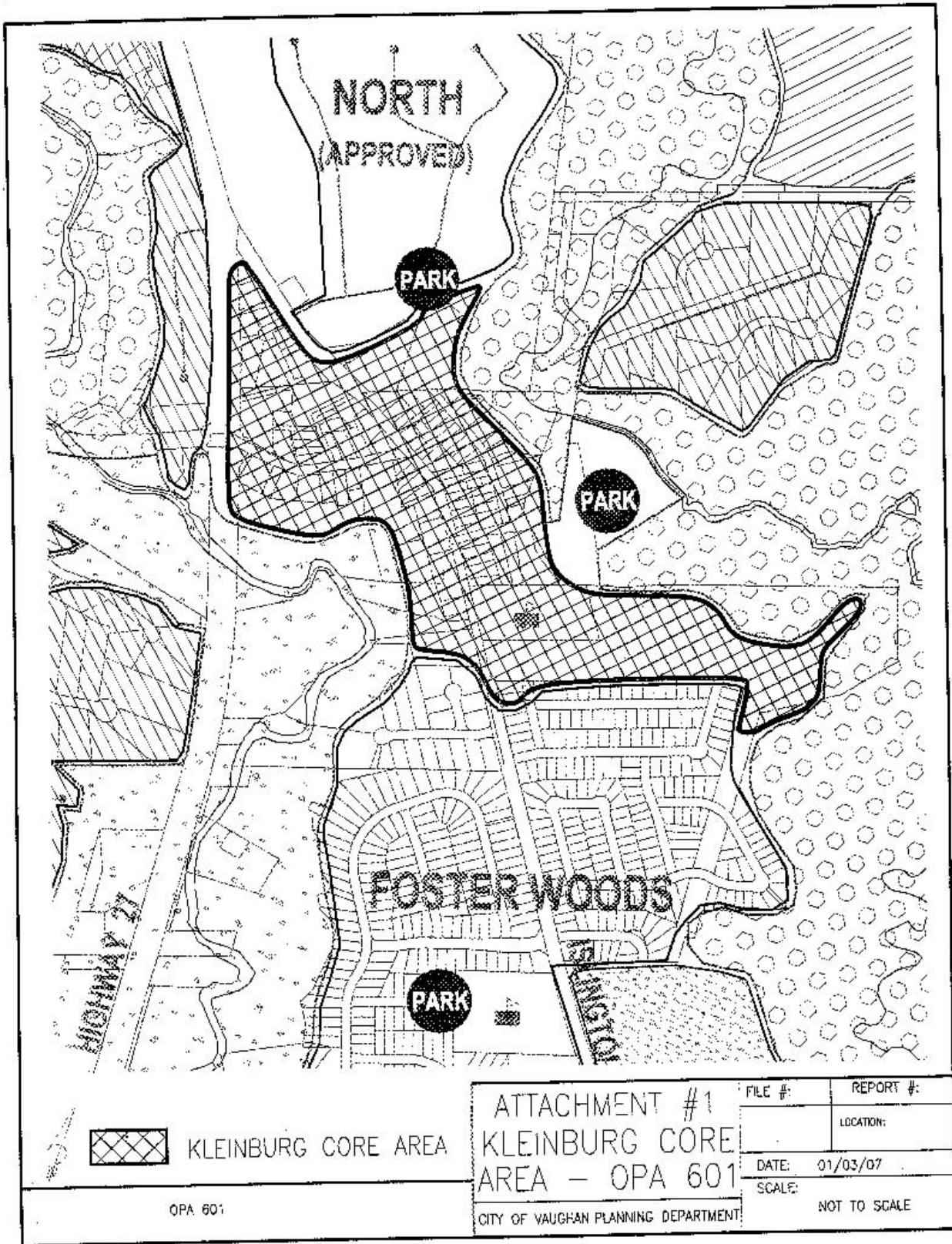
Respectfully submitted,

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Commissioner of Planning & Urban Design

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KLEINBURG CORE AREA

OPA 601

ATTACHMENT #1
 KLEINBURG CORE
 AREA — OPA 601

CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #:	REPORT #:
LOCATION:	
DATE:	01/03/07
SCALE:	NOT TO SCALE