

**COMMITTEE OF THE WHOLE (WORKING SESSION) JUNE 21, 2011**

**THE ISLINGTON AVENUE STREETScape  
MASTER PLAN STUDY – VILLAGE OF KLEINBURG  
FILE 21.36  
WARD 1**

**Recommendation**

The Director of Development Planning recommends:

1. THAT the power-point presentation by LANDinc consulting team and the staff report on the *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”*, be received for input and discussion.

**Contribution to Sustainability**

The proposed *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”* is consistent with *“Green Directions Vaughan”*, the City's *“Sustainability and Environmental Master Plan”*, specifically:

*Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate.*

*Goal 3: To ensure that Vaughan is a City that is easy to get around with a low environmental impact.*

*Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.*

These goals will be supported by the strengthening and improvement of the public realm by enhancing the safety and quality of the pedestrian areas and establishing dedicated bicycle routes, as well as, allowing for a more active public transit in the future. Furthermore, the *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”* will integrate environmentally local and sustainable materials and sustainable features into the streetscape design, utilize hardy and native plant species to the maximum possible extent while minimizing long-term maintenance requirements, encourage recycling within the area, and use energy-efficient pedestrian scale lighting.

**Economic Impact**

The total estimated budget of 3.9 million for the future Design Development and Construction associated with the *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”* is included in the City of Vaughan Development Charges Background Study, August 2008. However, the DC Background Study determined the funding for this Capital streetscape project can only be partially funded through Development Charges; this will result in a substantial amount of the total construction budget being funded through sources other than Development Charges, which is further detailed under the Background – Analysis and Options section of this report.

**Communications Plan**

The Vaughan Development Planning Department will be posting an electronic version of the *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”* (Attachment #3), on the Development Planning Department page of the City of Vaughan web-site, should Vaughan Council approve the document in principle. This will allow future development proponents to reference this guiding document prior to submission of a development proposal.

## **Purpose**

The purpose of this report is to obtain Council approval in principle of the “Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”.

## **Background - Analysis and Options**

The “Islington Avenue Streetscape Master Plan Study – Village of Kleinburg” study area is approximately 2.5 km in length and extends along Islington Avenue, in the public right-of-way, from Major Mackenzie Drive, north to Regional Road 27, and also along Nashville Road from Regional Road 27 to Islington Avenue (refer to Attachment #1).

Islington Avenue is a significant route as it serves as the main entrance to the Village of Kleinburg and expands through the Village core. The “Islington Avenue Streetscape Master Plan Study – Village of Kleinburg” was commissioned to address the streetscape and urban design objectives of the “Kleinburg-Nashville Community Plan OPA 601- Kleinburg-Nashville Community Plan”. This OPA contains multiple policies and references related to the need for a comprehensive streetscape study for Islington Avenue in the Village of Kleinburg. Specifically, Section 4.7.6.3 “Islington Avenue” states:

*“In recognition of Islington Avenue as the primary entrance into Kleinburg and its importance as a public amenity area, a comprehensive streetscape design shall be developed for the public right-of-way along Islington Avenue and the McMichael Gallery, that incorporates the following features:*

- *Traffic calming measures with particular attention at the intersection of Islington Avenue and Bindertwine Boulevard;*
- *A consistent landscaping treatment that effectively screens the rear yards of existing residential properties backing onto Islington Avenue;*
- *Landscaped boulevards on both sides of the street that incorporate public sidewalks, landscaping and pedestrian-scaled lighting and other street elements; and*
- *Well-marked pedestrian crossing areas at identified locations.”*

In response to OPA 601 requirements, the Islington Avenue Streetscape Master Plan study adopts a comprehensive and integrated approach toward the design of the public streetscape realm. This streetscape study is a coordinated effort that combines consultation with the participating public which includes local Kleinburg residents and representatives from KARA, the Kleinburg BIA, and the McMichael Gallery, with consideration of the existing and potential site conditions. The design decisions arose from a combination of factors: the visioning process and public consultation component; the opportunities and constraints identified for the site; as well as other economic development, aesthetic and environmental considerations.

The design intent of the “Islington Avenue Streetscape Master Plan Study” is to create a functional streetscape that preserves the distinct historical character of the village and create an enjoyable public realm for the residents and visitors of Kleinburg.

The final plan proposes a vibrant streetscape that supports and encourages a high quality of life for its residents, by transforming the street into a pedestrian-oriented place. The plan is described in terms of three character areas shown on Attachment #2 being Gateways, Greenways and Village Core, which are discussed below:

a) Gateways

In the “Kleinburg – Nashville Heritage Conservation District Study and Plan”, gateways were identified as important features in demarcating the entrance to culturally significant areas. Major and minor gateways are proposed at several nodes in the “Islington Avenue Streetscape Master Plan”. At the three primary entrances into the village, (1) the south entry at Major Mackenzie Drive and Islington Avenue; (2) the west entry at Regional Road 27 and Nashville Road; and (3) the north entry at Regional Road 27 and Islington Avenue. These gateways allow for pedestrian circulation, public gathering space, cultural expression through site furnishings and a physical connection to the Village Core. In addition to these major gateways, many minor gateways have been identified through the Village Core to further distinguish between the different areas.

b) Greenway

The greenway is the area within the public right-of-way proposed in locations outside the designated Kleinburg Village Core. The overall goal for the improvement of this area is to introduce natural elements, traffic calming mechanisms, various transportation modes (vehicles, bike, pedestrian) and elements that coincide with the unique Kleinburg elements. This proposed streetscape design was inspired by the artworks housed in the McMichael Gallery, specifically the Group of Seven.

The greenway includes continuous walkways, bike routes and roadways that travel through planted areas reminiscent of the Group of Seven Paintings. Along the route, conveniently located seating areas and landscape elements have been situated to create a pedestrian scaled, traffic calmed environment.

c) Village Core

The main design objective for the Kleinburg Village Core is the transformation of the street into an active vibrant public place. In doing so, the “Islington Avenue Streetscape Master Plan” aims to lay the foundation for a revitalization of commerce by encouraging Kleinburg as a destination for both residents and visitors. It involves the re-engagement of the McMichael Gallery within the business community and the creation of publicly accessible, private spaces. The vision is a safe and interactive street that functions as a place, year round, supported by public and private amenities made distinct by their high quality design details and cultural references.

By integrating these three character areas, the “*Islington Avenue Streetscape Master Plan Study – Village of Kleinburg*” formulates a plan that provides the Village of Kleinburg with a unified and active public streetscape.

Funding and Implementation Considerations

The total estimated budget in the amount \$3,942,428.00 for the future detailed Design Development, and Construction associated with the “*Islington Avenue Streetscape Master Plan Study – Village of Kleinburg*” has been included in the Council approved City of Vaughan Development Charges Background Study, August 2008. However, the DC Background Study determined the funding for this Capital streetscape improvement construction project can only be partially funded through Development Charges, in the amount \$885,651.00 or 22.5% of the total estimated budget for the project. This will result in \$3,056,777 or 77.5% of the total construction budget being funded through sources other than Development Charges, which will have direct impact on the City’s Tax Base.

Following receipt of the “*Islington Avenue Streetscape Master Plan Study-Village of Kleinburg*”, City staff will explore and investigate the following alternative funding avenues in addition to

Development Charges that may be available to the City to fully implement the streetscape Plan and minimize the impact on the City's tax base:

- Regional Municipality of York for construction funding allocation of the 3 gateways identified in the Master Plan, under their "Municipal Streetscape Partnership Program", which provides 33% funding for streetscape projects separate from a Region of York Capital project, or 50% funding for streetscape projects included as a component of a Region of York Capital project;
- Any new development proposal located along the study area will be required to construct the streetscape improvements identified in the Master Plan as a condition of development approval;
- Regional Municipality of York for construction funding allocation of bike lanes and multi-use trails identified in the Master Plan, under their "Pedestrian and Cycling Municipal Partnership Program";
- Long term funding strategy for capital streetscape funding between the City and Kleinburg BIA (KBIA) for the Kleinburg business core, which has been outlined in the draft Kleinburg Economic Development Strategy; and,
- Gas Tax Reserve for the funding of streetscape active transportation improvements and new infrastructure identified in the Master Plan.

The total estimated budget for the implementation of the "*Islington Avenue Streetscape Master Plan Study – Village of Kleinburg*" is based on preliminary cost estimates; however the final cost for the project will be determined at the Detailed Design Development and Construction stage of the project to be managed by the Engineering Services Department.

Implementation and phasing of the "*Islington Avenue Streetscape Master Plan Study – Village of Kleinburg*" is broken down into 4 phases of construction, however there are a range of variables that will affect the implementation of the plan. Many of these variables are independent and mutually supportive including:

- Streetscape recommendations concerning capital design, construction and maintenance between the City and KBIA, which has been outlined in the draft Kleinburg Economic Development Strategy;
- Region of York phasing for infrastructure and road improvements for Major Mackenzie Drive and Regional Road 27;
- Current and proposed development approvals, processes, and timing requirements; and,
- Long term funding strategies for capital and operational costs between the City, Region of York and KBIA.

#### **Relationship to Vaughan Vision 2020/ Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020/Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability

Management Excellence:

- Demonstrate Leadership & Promote Effective Governance
- Plan and Manage Growth and Economic Vitality

**Regional Implications**

The Region of York has participated in the *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”*. The Study supports key elements of the Region of York Official Plan, adopted by Regional Council on December 16, 2009. Specifically, the implementation of the plan’s following objectives stated in Section 7.2, Moving People and Goods:

*“To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and the efficient movement of goods.”*

*“To plan and protect future urban and rural streets to accommodate transportation demands.”*

**Conclusion**

The *“Islington Avenue Streetscape Master Plan Study – Village of Kleinburg”* provides a comprehensive streetscape master plan study based on the urban design objectives of the *“Kleinburg-Nashville Community Plan OPA 601”*. The Study promotes sustainable development strategies in Kleinburg with the perspective of increasing the quality and safety of the pedestrian areas, expanding dedicated cycling routes, enhancing the character of Kleinburg as a rural village centre, and promoting private investment that will provide a unique identity for Kleinburg, and support tourism and commercial activities in the area.

**Attachments**

1. Study Area Map
2. Character Area Map
3. Islington Avenue Streetscape Master Plan Study–Village of Kleinburg  
(MAYOR & MEMBERS OF COUNCIL ONLY)

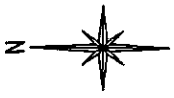
**Report prepared by:**

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Respectfully submitted,

GRANT UYEVAMA  
Director of Development Planning

/CM



**SUBJECT AREA**



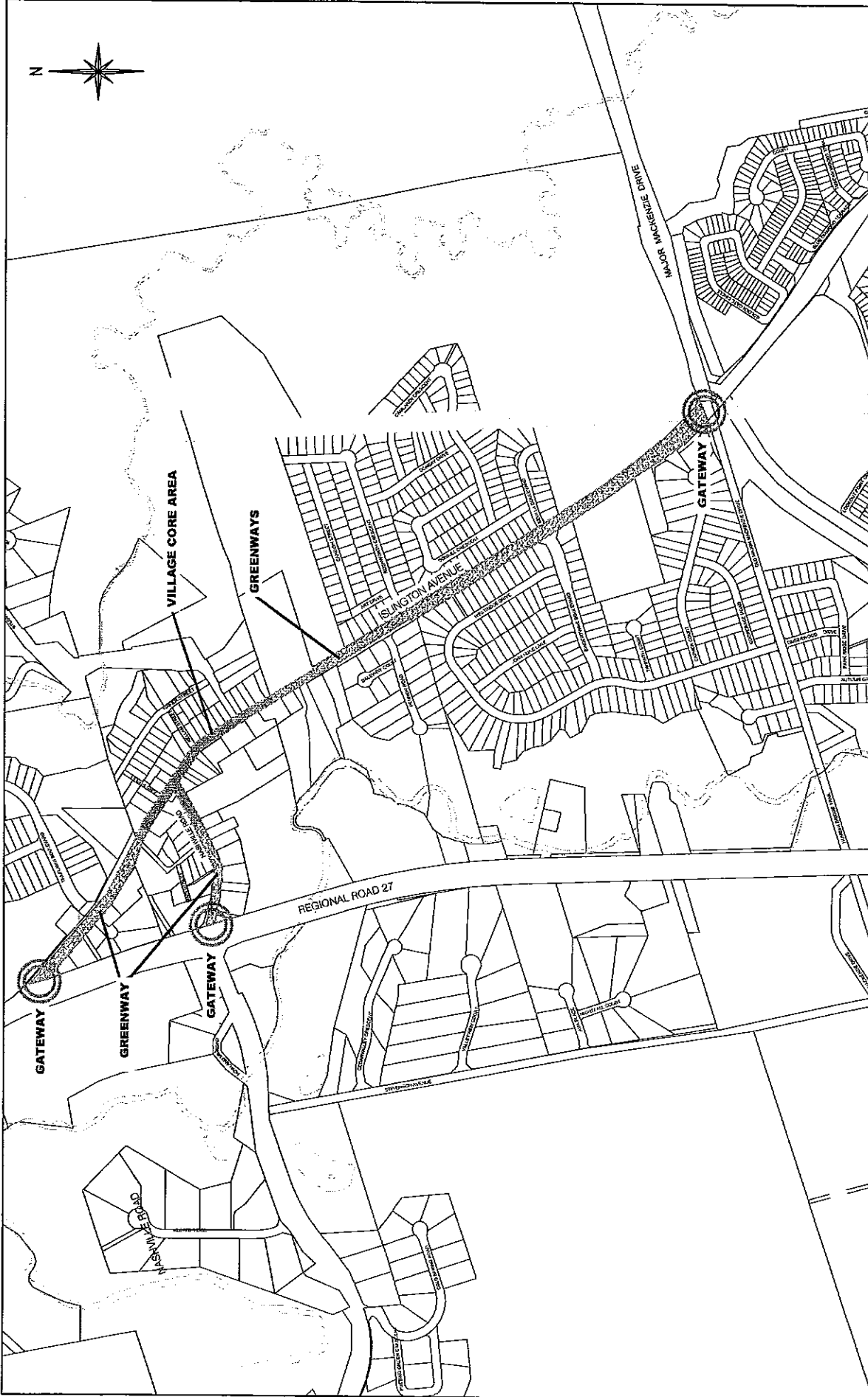
**Attachment 1**

Not to Scale  
May 25, 2011



Development Planning Department

**Location Map**  
**The Islington Avenue Streetscape**  
**Master Plan Study Area - Village of Kleinburg**



**Character Area Map**  
 The Islington Avenue Streetscape  
 Master Plan Study Area - Village of Kleinburg



Development Planning Department

**Attachment 2**

Not to Scale

May 25, 2011