

11.8 North Kleinburg-Nashville Secondary Plan

APPROVED BY THE ONTARIO MUNICIPAL BOARD ON NOVEMBER 14, 2012

11.8.1 General

- 11.8.1.1. The following policies, including Part A, Part B and Schedules “A” - “D3” constitute the policies of the North Kleinburg-Nashville Secondary Plan, as identified on Schedule 14-A.



North Kleinburg-Nashville

Secondary Plan



Prepared For: City of Vaughan

Prepared By: The **Planning** Partnership
in association with
Plan B Natural Heritage
Bray Heritage

As approved by the Ontario Municipal Board on
November 14, 2012



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part a

preamble to the Plan



1.0 Introduction

The preamble introduces the North Kleinburg-Nashville Secondary Plan and describes the circumstances and planning processes supporting its preparation in order to assist in understanding its context. It is for explanatory purposes only and does not constitute part of the amendment.

2.0 Purpose

The purpose of the North Kleinburg-Nashville Secondary Plan is to provide detailed land use plans and policies for the regulation of land use and the management of development within this Secondary Plan Area, in conjunction with the policies of the City of Vaughan Official Plan 2010.



3.0 Location

This Plan guides the use and development of land in the following parcels located in the Kleinburg-Nashville Community:

- Nashville Village: Bounded by the southerly boundary of the lots located on the south side of Nashville Road, Huntington Road on the west and the CP Rail Line to the north and east (approximately 9.5 ha);
- The Huntington Road Community: Located on the east side of Huntington Road north of the CP Rail Line and south of Kirby Road (approximately 65 ha);
- The Kipling Avenue Community: Located on the west side of Kipling Avenue, between Teston Road and Kirby Road (approximately 73 ha).

4.0 The Planning Context - Vaughan Tomorrow and the New Official Plan

This secondary plan has been prepared as part of the Vaughan Tomorrow program, the City's Consolidated Growth Management Strategy to the year 2031. The program was initiated in 2007 and originates with the City's Strategic Plan, Vaughan Vision 20/20 and is composed of the following elements:

- The *Green Directions Vaughan Community Sustainability and Environmental Master Plan*;
- The City's New Official Plan 2010; and
- Supporting Master Plans addressing infrastructure and services.

Green Directions has been completed and provides an overarching perspective on sustainability.

The New Official Plan will encompass the entire City and will be made up of two parts.

Volume 1: Containing City-wide policies and development standards;

Volume 2: Containing area and site specific policies and plans derived from individual land-use planning studies or from the processing of specific development applications.

The North Kleinburg-Nashville Secondary Plan is one of five focussed area plans that are included in Volume 2, which provide more specific policy guidance as to how these areas will develop in the future. Where the policies of Volume 1 of the New Official Plan conflict with the policies of Volume 2, the Volume 2 policies shall prevail.



5.0 The Kleinburg-Nashville Focused Area Review

On May 7, 2007, Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the “Rural Areas” and “Nashville Core” in the Kleinburg-Nashville Community Plan (OPA No. 601) as one of the Focused Area Reviews to be undertaken concurrently with the new Official Plan. Subsequently, on March 31, 2008, Council approved the Terms of Reference for the study. On June 23, 2008, the Terms of Reference were revised to remove the Block 61 West lands from the study area, which proceeded on its own track and resulted in Official Plan Amendment No. 699. On March 23, 2009 the consulting team was retained to undertake the required study. See Figure 1.

The following reports were prepared through this process and they formed the basis for the North Kleinburg-Nashville Secondary Plan.

- Kleinburg-Nashville Focus Area Review – Background Report (April 2010)
- Kleinburg-Nashville Focus Area Review – Design Options/Preferred Plan Report (April 2010)

The Background Report was prepared as an overview of the study to: Highlight issues identified by the consulting team in consultation with key stakeholders; review the requirements and policy directives of the Province; and provide a synopsis of background work from May to January 2009. It included the initial findings with respect to land use planning policy, urban design, the environment, cultural heritage, commercial activity, transportation, servicing and sustainability. A total of seven focus areas were evaluated for development potential. Three areas were eliminated from further consideration due to significant environmental constraints. The remaining areas were:

- Focus Area 1: Nashville Village;
- Focus Area 2: The Huntington Road Community;
- Focus Areas 5 & 6: The Kipling Avenue Community.

The Design Options/Preferred Plan Report was based on the Background Report, the agency consultation process and three public workshops, which were held on June 18th and 24th 2009 and on January 6, 2010. Alternative development scenarios were created for each area. These were analyzed and it resulted in a recommended plan for each of the focus areas.

The recommended scenarios formed the basis for the preparation the North Kleinburg-Nashville Secondary Plan. The Secondary Plan provides the policy framework to guide the development of these lands to 2031.

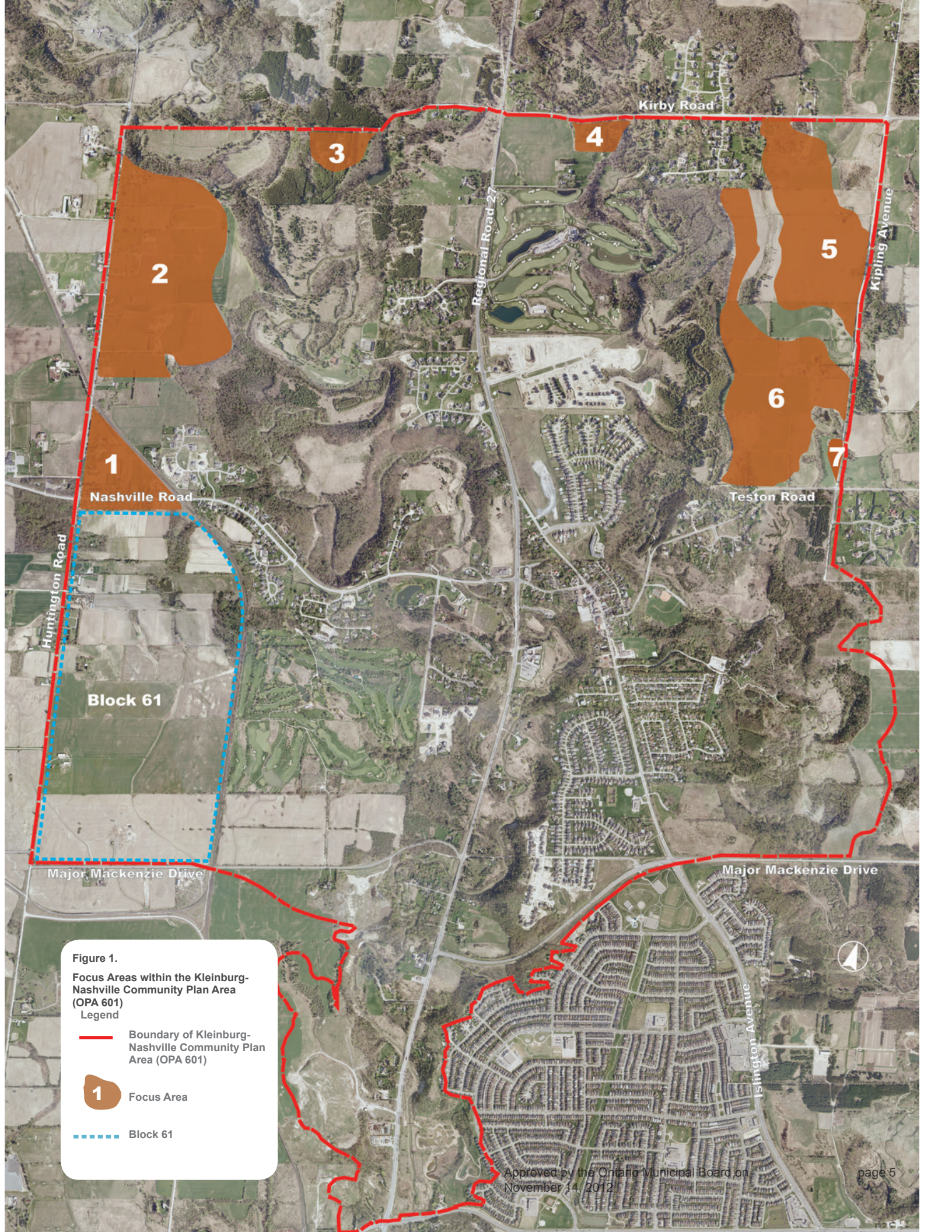



Figure 1.

Focus Areas within the Kleinburg-Nashville Community Plan Area (OPA 601)

Legend

 Boundary of Kleinburg-Nashville Community Plan Area (OPA 601)

 Focus Area

 Block 61



6.0 Public Consultation

The North Kleinburg-Nashville Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated the three public workshops, an open house, a statutory public hearing and the participation of a full range of stakeholders including residents, businesses, development interests and their agents.

The consultation process also included other City Departments, periodic project updates 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 consultation process:

- 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.
- April 22, 2010: Ward 1, Public Open House for the purpose of explaining the outcome of the study and receiving input on the preparation of the draft plan.
- May 25, 2010: The draft secondary plan was made available for public comment.
- June 14, 2010: Statutory Public Hearing (Committee of the Whole) for the purpose of hearing public

comment and input on the draft North Kleinburg-Nashville Secondary Plan. Committee of the Whole adopted the following recommendation: “That the Public Hearing Report for file 1.2.5.12.3 (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.” Written submissions were accepted up to August 12, 2010 and a number of meetings were held with stakeholders in advance of the August 31, 2010 Special Committee of the Whole meeting.

- August 31, 2010: Special Committee of the Whole Meeting to consider responses to public, government and agency submissions. Written submissions were evaluated and a series of changes were recommended to the plan. Changes approved by Committee of the Whole and Council were incorporated into the Secondary Plan.
- September 7, 2010: Council adopts the North Kleinburg-Nashville Secondary Plan as Section 11.9 of Volume 2 of the City of Vaughan Official Plan 2010.



7.0 Overview of the North Kleinburg-Nashville Secondary Plan

The North Kleinburg-Nashville Secondary Plan has been prepared in response to the policy framework set by the Province of Ontario and the Regional Municipality of York. At the Provincial level, the pertinent policies are contained in Places to Grow: Growth Plan for the Greater Golden Horseshoe (2006); the Greenbelt Plan (2005) and the Provincial Policy Statement (2005) on Land Use Planning. The Official Plan of the Regional Municipality (adopted December 2009) was prepared to conform to the Provincial policies. This Secondary Plan was prepared as part of Vaughan's Official Plan 2010 (Part 2) and works in conjunction with policies contained in Part 1 of the Plan.

The North Kleinburg-Nashville Secondary Plan was prepared with regard to the following guiding principles and objectives, which apply to all new development in Secondary Plan Area:

7.1 The Guiding Principles

1. The protection and enhancement of natural heritage features and environmental resources.
2. New development shall protect and enhance 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 and the built and natural heritage 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 on public land 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 Green Directions Vaughan Community Sustainability and 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.

7.2 The Objectives

The North Kleinburg-Nashville Secondary Plan is based on achieving the policies of the Province and the Region of York 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.

7.3 The Focus Area Plans

7.3.1 Nashville Village (Area 1)

The Secondary Plan for the Village of Nashville (Focus Area 1) supports the long-term evolution of the historic Nashville Village Area, a constituent part of the Kleinburg-Nashville Heritage Conservation District, into a mixed-use main street, while ensuring an appropriate interface with the planned greenfield residential development to the north and in Block 61 to the south.

The plan for the northern portion of Nashville Village, north of the Nashville Road frontage, is based entirely on low-density single-detached residential uses, a pattern of development similar to the existing Nashville Core. This is reflected in the land use designation provided in the plan (KN Low Rise Residential I) with a maximum building height of 3 storeys. This area also includes a park and buffer/trail connections along Huntington Road and the CP Rail Corridor.

The Plan for Nashville Road includes measures to support its long-term evolution from a predominately residential corridor into a more mixed-use main street. The land use designation (KN Low-Rise Mixed-Use II) provides the opportunity for a variety of residential and mixed use building forms. These include Townhouses, Block Townhouses and Low-



Rise Mixed-Use Buildings, with the latter including opportunities for the incorporation of retail and office uses. To reflect the prevailing building heights in the village, the maximum building height is set at 3 storeys. To support this desired evolution, specific policies have been included in the plan to address the development of the area within the Kleinburg-Nashville Heritage Conservation District.

The density target for the Nashville Village planning area is 20 persons and/or jobs per hectare.

7.3.2 Huntington Road Community (Area 2)

The Secondary Plan for the Huntington Road Community (Focus Area 2), is based on a mix of primarily low density building forms transitioning from a higher density mixed-use community focus area on Huntington Road to a surrounding low density area adjacent to the Natural Heritage Network. The mixed-use focus area will be defined in more detail in the implementing block plan.

The main components of the community focus will be provided by the KN Low-Rise Mixed Use I and the KN Low-Rise Mixed Use II designations. This will permit the integration of retail and office uses in Mixed-Use Buildings along with other forms of residential development, such as block townhouses and townhouses. The outward transition to lower densities continues with the KN Low-Rise Residential III designation, the KN Low-Rise Residential II designation (semi-detached and detached houses) and the KN Low-Rise Residential I designation (detached houses). To be consistent with the community scale, the maximum building height has been set at 3 storeys.

The Plan makes provision for community amenities and identifies conceptual locations for two Elementary

Schools, a Neighbourhood Park and three Parkettes. Two Stormwater Management Ponds are located adjacent to the valley system. These features will be connected by a system of on and off-street trails. The detailed road pattern and location and configuration of the parks and schools will be established through the Block Plan approval process.

The target density for the Huntington Road Community is 40 persons/jobs per hectare.

7.3.3 Kipling Avenue Community (Area 5 & 6)

The Secondary Plan for the Kipling Avenue Community (Focus Areas 5 & 6) is also based on a mix of low density building forms. The Community Focus will front on Kipling Avenue and will be primarily located in the KN Low Rise Mixed-Use II and KN Low Rise Residential III designations. The KN Low Rise Mixed-Use II designation will provide for the retail-office component of the Community Focus, which will be integrated into Low Rise Buildings. Other permitted residential uses like Stacked Townhouses and Townhouses will complement the community focus. The mixed-use focus area will be defined in more detail in the implementing block plan.

Transitioning outward from the Kipling Avenue Community Focus toward the surrounding Natural Heritage Network Areas, the plan provides for a progressive reduction in densities. This is effected through the KN Low Rise Residential II designation (semi-detached and detached houses) and the KN Low Rise I designation (detached houses). Consistent with the overall scale of the Kleinburg-Nashville Community, the maximum building heights are set at 3 storeys.

A central Neighbourhood Park is located adjacent to the Natural Heritage Network at the western boundary

of the Secondary Plan. A series of four parkettes are distributed through the Plan area to service specific quadrants. Two stormwater management ponds are located along Kipling Avenue in the southerly half of the plan. A system of on and off-street trails link the main community elements. The trail system takes advantage of the Hydro Corridor which bisects the Community north-south.

A “Special Study Area” designation has been applied to two areas in the north part of the Kipling Avenue Community. It is recognized that these areas may have some development potential. The Plan provides, subject to the completion of an Environmental Impact Study, that areas determined to be undevelopable will be designated Natural Heritage Network: Core Features without amendment to the Plan. Any lands determined to be developable shall be considered for development under the policies of the KN Low-Rise Residential I designation. Such redesignation would not require an amendment to the plan.

The target density for the Kipling Avenue Community is 30 persons/jobs per ha.



7.4 The Overall Plan

A composite plan has been prepared incorporating the three communities into the overall Kleinburg-Nashville area. This plan is for the purpose of context. Detailed land use information will need to be obtained from the Schedules to the Plan. The composite plan forms Figure 2.

7.5 Implementation

The implementation of the North Kleinburg-Nashville Secondary Plan will be facilitated through the use of any or all of the tools identified in Section 10 of the City of Vaughan Official Plan. These include, but are not limited to:

- Block Plan Approval, including the use of Environmental Impact Studies and Master Environment/Service Plans;
- Zoning By-laws;
- Community Improvement Plans;
- Plans of Subdivision and Consents; and,
- Site Plan Control.

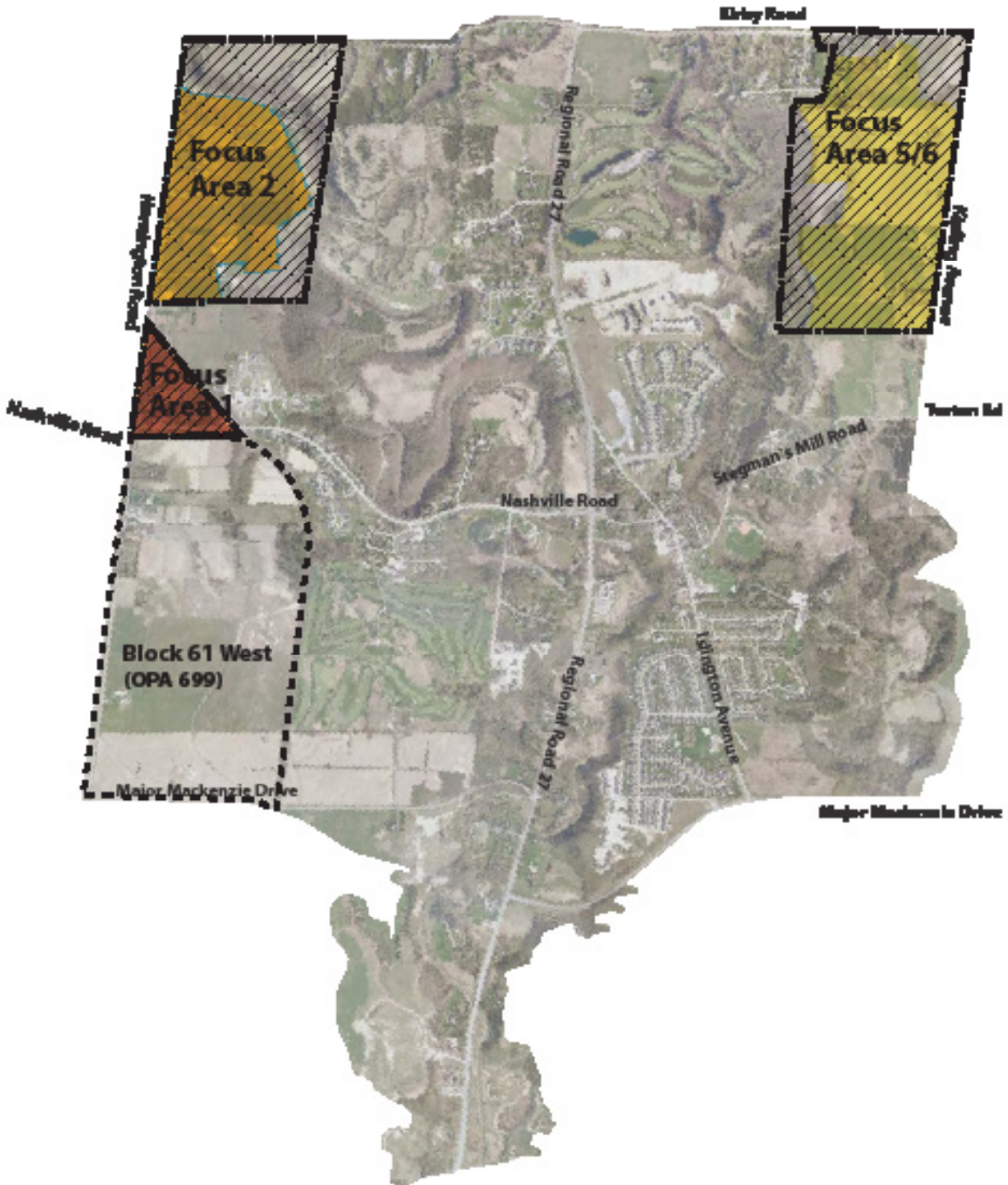


Figure 2.
Kleinburg-Nashville Focus Area Study

Composite Plan





part b

the Plan



1.0 How to Read This Plan

- a) It is intended that the North Kleinburg-Nashville Secondary Plan Area be developed in accordance with the policies of this Secondary Plan in conjunction with the City of Vaughan Official Plan. This Secondary Plan forms part of Volume 2. In accordance with Section 10.2.1.5 of the Vaughan Official Plan, Volume 1, where policies of Volume 1 conflict with those of Volume 2, the Volume 2 policies shall prevail.
- b) Inherent to the North Kleinburg-Nashville Secondary Plan is the principle of flexibility, provided that the general intent and structure of the Plan are maintained to the satisfaction of the City:
 - i. Boundaries between land use designations are to be considered approximate except where they correspond to streets, river valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained, to the satisfaction of the City, designation boundary adjustments will not require an Amendment to this Secondary Plan.
 - ii. Figures and quantities provided within this Secondary Plan are considered approximate. Minor deviations to any figure or quantity included in this Secondary Plan may be considered without the need for Amendment to this Secondary Plan, so long as the intent of the Plan is maintained, to the satisfaction of the City.

c) *Development* within the North Kleinburg-Nashville Secondary Plan Area will be guided by a detailed series of policies, regulations and guidelines that will create a liveable and diverse community that is sympathetic to the environmental context.

d) The following text and Schedules constitute the North Kleinburg-Nashville Secondary Plan:

- i. Schedule 'A' – The North Kleinburg-Nashville Secondary Plan Area;
- ii. Schedule 'B1' – Land Use Plan: Village of Nashville;
- iii. Schedule 'B2' – Land Use Plan: Huntington Road Community;
- iv. Schedule 'B3' – Land Use Plan: Kipling Avenue Community;
- viii. Schedule 'C1' – Trails and Parks Plan: Village of Nashville;
- ix. Schedule 'C2' – Trails and Parks Plan: Huntington Road Community;
- x. Schedule 'C3' – Trails and Parks Plan: Kipling Avenue Community;
- xi. Schedule 'D1' – Streets Plan: Village of Nashville;

xii. Schedule 'D2' – Streets Plan: Huntington Road Community; and,

xiii. Schedule 'D3' – Streets Plan: Kipling Avenue Community.

2.0 Principles

a) The following ten guiding principles shall apply to all new *development* within the Areas identified within the North Kleinburg-Nashville Secondary Plan:

- i. The protection and enhancement of Natural Heritage Network and environmental resources is a priority. These elements are part of the City's Natural Heritage Network and are subject to Section 3.2 "Vaughan's Natural Heritage Network" of the Vaughan Official Plan. Any review of the natural heritage features will be considered in the context of their broader role in the Natural Heritage Network;
- ii. New *development* shall protect and enhance the existing heritage features of the community, including the Heritage Conservation District, buildings and other structures, sites and cultural landscapes;
- iii. All new *development* shall be designed to be compatible with the scale and character of the existing community;



- iv. All new *development* shall reinforce the role of North Kleinburg-Nashville within the City as a rural village centre, while maintaining the integrity of the surrounding countryside area;
- v. 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;
- vi. 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;
- vii. Parks, the Natural Heritage Network, trails and stormwater management facilities on public lands shall form a connected and accessible open space system. Accessibility includes physical access, as well as visual access and integration;
- viii. The achievement of the City's sustainability objectives under the Green Directions Vaughan Community Sustainability and Environmental Master Plan shall be promoted;
- ix. A high quality of urban design for new

development projects will be expected. LEED certified or other green building technologies are to be promoted; and,

- x. Streetscaping that includes large caliper 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.

3.0 Objectives

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

- i. Sustainable, efficient, cost-effective *development* and land use patterns;
- ii. The conservation of natural, cultural and built heritage features including the minimization of the negative impacts of development;
- iii. The protection of public health and safety; and,
- iv. The achievement of minimum *development* densities.

Further, this Secondary Plan is expected to achieve the goals and objectives of the City of Vaughan Official Plan.

b) Inherent to the North Kleinburg-Nashville Secondary Plan is the promotion of energy

efficient design, the consideration of active transportation opportunities and the conservation of existing natural, cultural and built heritage features and landscapes. These features and landscapes are *conserved* and integrated within the overall design strategy and structure of the community.

c) The North Kleinburg-Nashville Secondary Plan is based on a community structure that is diverse in use and population, is scaled to the pedestrian, can accommodate public transit as well as private automobiles and has a well defined and high quality, interconnected public realm. The structural objectives include:

- i. Provide a diversity of housing types which may range from single detached houses to low-rise apartment buildings to achieve densities anticipated in Municipal, Regional and Provincial policy;
- ii. Plan for a density of *development* that will help to promote more *affordable* forms of housing, and will help to support the provision of public transit and a range of commercial activities; and,
- iii. Provide a mix of uses so that people can have the choice to work, shop and enjoy community facilities within the community of North Kleinburg-Nashville.



- d) 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:

Urban Design

- i. To encourage a high quality and consistent level of urban design for the public and private realms through adherence to the principles, policies and requirements of Section 9.1.2 of the City of Vaughan Official Plan and this Secondary Plan and future Urban and Architectural Guidelines;

Neighbourhood Development

- ii. To create an urban environment that provides for safe, functional and attractive residential/mixed use neighbourhoods.
- iii. To provide for the accommodation of a projected *development* potential of approximately 1,650 new dwelling units upon full build out of the North Kleinburg-Nashville Secondary Plan Area, which is anticipated to occur in appropriate stages over a long-term planning horizon;
- iv. To promote energy and resource-efficient *development* and construction techniques;
- v. The new neighbourhoods must be cohesive and complete. They must be self-contained areas with a mix of housing types, land uses and activities. The new neighbourhoods are

- edged either by natural heritage features or the primary street network, giving each neighbourhood a unique identity;
- vi. Residential densities, lot sizes and building types shall vary throughout each of the new neighbourhoods. Lower density housing is located in areas adjoining the identified Natural Heritage Network and within the Village of Nashville;
- vii. It is the intention of the City that the following density targets be achieved:
- Village of Nashville – 20 residents and/or jobs per hectare;
 - Huntington Road Community – 40 residents and/or jobs per hectare;
 - Kipling Avenue Community – 30 residents and/or jobs per hectare;
- viii. It is estimated that the total population and employment yield for the North Kleinburg-Nashville Secondary Plan Area will be approximately 5,480 residents and jobs.
- ix. Each of the three new neighbourhoods will include a clearly definable focus, generally located in mixed use areas at central points in the neighbourhoods. The detailed location of such focus areas will be determined through the Block Plan Approval process along with the urban design concept addressing such matters as size, mix of uses, distribution and incorporation of amenity space and landscape and architectural treatments.
- x. The detailed distribution of land uses, and housing types will be further articulated through the preparation of a Block Plan, prepared in conformity with Section 10.1.1 of the City of Vaughan Official Plan, that will show the City how each of the three individual new neighbourhoods will achieve their assigned density target, as well as the distribution of all of the land uses, community facilities, heritage preservation, the Neighbourhood Focus and the Local Street network and open space and trails systems. The required Block Plan shall form the basis for future zoning and site plan approvals;

Greenlands

- xi. All significant natural and cultural heritage features and landscapes shall be *conserved*, enhanced and/or expanded where appropriate, in accordance with City of Vaughan, York Region, Toronto and Region Conservation Authority and Provincial policies;
- xii. Neighbourhood Parks, Parkettes, the Natural Heritage Network,



stormwater management facilities on public lands and the trail system shall form a connected greenlands system throughout the North Kleinburg-Nashville Secondary Plan Area;

- xiii. The connected greenlands system within the North Kleinburg-Nashville Secondary Plan Area shall connect to the key trails systems and environmental corridors that abut the North Kleinburg-Nashville Secondary Plan Area;
- xiv. Huntington Road Community and Kipling Avenue Community shall each include a Neighbourhood Park;
- xv. Stormwater management facilities on public lands shall be designed as landscape amenities, as well as perform their functional requirements. They shall be integrated into the connected greenlands system;

Community Facilities

- xvi. Community facilities include *schools*, recreation facilities, emergency services facilities, as well as seniors housing. To a large extent, these types of community facilities will be required as the population of North Kleinburg-Nashville grows. These facilities will be planned and built over time in accordance with the policies of the City of Vaughan Official Plan;

Active Transportation

xvii. Streets and trails will provide an integrated Active Transportation System that provides a variety of connections within the community and to the rest of the City of Vaughan. The active transportation system shall be appealing to, and accommodate, pedestrians, cyclists, and transit facilities and automobiles. The Active Transportation System will be developed in accordance with the policies of Section 4.2.3 of the City of Vaughan Official Plan;

xviii. Community design will be based on a grid-like system that maximizes the principles of connectivity and permeability and enables ease of access within and through the community;

xix. A linked trails system composed of streets, lanes, parks and open spaces, sidewalks, off street trails and bicycle lanes shall be articulated in the required Block Plan and shall be provided concurrent to the *development* of any new dwelling units within the Secondary Plan Area;

xx. Pedestrian connections *adjacent* to significant natural heritage features shall be planned to anticipate potential access and use, and avoid impact on the features and their environmental functions;

xxi. All streets will be designed as important components of the public realm. Provisions shall be made for the lining of streets

with trees in the boulevards and/or front and exterior side yards. To support the pedestrian realm, sidewalks on both sides of the street are encouraged. These and other matters will be investigated in the preparation of conceptual cross-sections for the various types of streets through the future Urban and Architectural Design Guidelines;

xxii. Single loaded roads should be provided abutting lands designated Natural Heritage Network, in order to provide a fronting condition and a clear edge to the feature and to permit visual and physical access to the connected greenlands system, where feasible;

xxiii. Street network and trail network connectivity will not be a justification for breaching significant natural features. Streets and trails through environmental areas shall be carefully considered based on an appropriate balance between the need for the street or trail, the principles of connectivity and permeability and the protection of the integrity of the significant natural feature, and its functions;



Services/Infrastructure

- xxiv. All *development* shall be provided with full municipal services;
- xxv. Stormwater management facilities are intended to include high-level quantity and quality control, and be designed to be integrated into the overall connected greenlands system. Stormwater management facilities on public land are to be treated as aesthetic components of the greenlands system and be designed to minimize negative impacts on natural or cultural heritage features and landscapes;
- xxvi. All municipal services, including stormwater management facilities, shall be developed in advance of, or concurrent with, the *development* they are intended to serve; and,
- xxvii. The use of Low Impact Development Measures (LID) to meet stormwater and water conservation objectives shall be investigated in all future developments and applied as appropriate. Source conveyance and end of pipe facilities shall all be evaluated.
- xxix. The City will encourage the investigation and application of Alternative Development Standards and the use of environmentally sustainable forms of infrastructure throughout the North Kleinburg-Nashville Secondary Plan Area, subject to the satisfaction of the City.

xxx. Discussions shall be undertaken with utility providers to ensure that sufficient infrastructure is, or will be, in place to meet existing and future servicing needs. The City will work with utility providers and stakeholders to identify appropriate locations for larger infrastructure facilities.

- iv. KN Low-Rise Mixed-Use I;
- v. KN Low-Rise Mixed-Use II;
- vi. Natural Heritage Network: Core Features;
- vii. Special Study Area;
- viii. Greenbelt Countryside;
- ix. Utility Corridor;
- x. Stormwater Management Facility;
- xi. Elementary School; and,
- xii. Neighbourhood Park/Parkettes.

c) Where new development areas in this Secondary Plan are adjacent to existing residential lots, buffering measures will be undertaken to minimize the impacts on the previously existing lots. Such measures will be considered during the Block Plan Approvals process for implementation, as appropriate through the Draft Plan of Subdivision, the subdivision agreement and the Zoning By-law.

4.0 Land Use Policies

4.1 General Provisions

a) The basic pattern of land use for the North Kleinburg-Nashville Secondary Plan Area is established as shown on Schedule 'B1', 'B2' and 'B3'. The land use pattern provided on those Schedules is schematic and may be adjusted through the Block Plan, subdivision or site plan approval processes, taking into account: the conservation of cultural heritage features and landscapes; the protection, restoration and where possible enhancement/expansion of the Natural Heritage Network; infrastructure requirements; stormwater management requirements; detailed land use relationships; street patterns; and the objectives of this plan.

b) Schedules 'B1', 'B2' and 'B3' provide the general location and distribution of the following land use designations:

- i. KN Low-Rise Residential I;
- ii. KN Low-Rise Residential II;
- iii. KN Low-Rise Residential III;



4.2 KN Low-Rise Residential I

- a) All *development* within the KN Low-Rise Residential I designation, as identified on Schedules 'B1', 'B2' and 'B3', shall conform with the land use policies of Section 9.2.2.1 Low-Rise Residential designation of the City of Vaughan Official Plan.
- b) Notwithstanding a) above, the only Building Types permitted within the KN Low-Rise Residential I designation shall be Detached Houses in accordance with the policies of Sections 9.2.2.1 and 9.2.3.1 of the City of Vaughan Official Plan.
- c) The height of all buildings within the KN Low-Rise Residential I designation shall conform with the height limits identified on Schedules 'B1', 'B2' and 'B3'. No building or structure shall exceed the height in storeys indicated on Schedules 'B1', 'B2' and 'B3' by the number following the letter 'H'.
- d) In addition to all of the applicable policies of the City of Vaughan Official Plan, all *development* within the KN Low-Rise Residential I designation shall be in accordance with a required Block Plan.
- e) In addition to d) above, all *development* on lands designated KN Low-Rise Residential I within the Kleinburg-Nashville Heritage Conservation District, as identified on Schedule 'B1', shall conform with the Cultural Heritage Policies of the City of Vaughan Official Plan and the Design Guidelines within the Kleinburg-Nashville Heritage Conservation District Plan.

4.3 KN Low-Rise Residential II

- a) All *development* within the KN Low-Rise Residential II designation, as identified on Schedules 'B1', 'B2' and 'B3', shall conform with the land use policies of Section 9.2.2.1 Low-Rise Residential designation of the City of Vaughan Official Plan.
- b) Notwithstanding a) above, the only Building Types permitted within the KN Low-Rise Residential II designation shall be Detached Houses and Semi-Detached Houses in accordance with the policies of Sections 9.2.2.1 and 9.2.3.1 of the City of Vaughan Official Plan.
- c) The height of all buildings within the KN Low-Rise Residential II designation shall conform with the height limits identified on Schedules 'B1', 'B2' and 'B3'. No building or structure shall exceed the height in storeys indicated on Schedules 'B1', 'B2' and 'B3' by the number following the letter 'H'.
- d) In addition to all of the applicable policies of the City of Vaughan Official Plan, all *development* within the KN Low-Rise Residential II designation shall be in accordance with a required Block Plan.

4.4 KN Low-Rise Residential III

- a) All *development* within the KN Low-Rise Residential III designation, as identified on Schedules 'B1', 'B2' and 'B3', shall conform with the land use policies of Section 9.2.2.1 Low-Rise Residential designation of the City of Vaughan Official Plan.

- b) Notwithstanding a) above, the only Building Types permitted within the KN Low-Rise Residential III designation shall be Semi-Detached Houses, Townhouses and Stacked Townhouses in accordance with the policies of Sections 9.2.2.1, 9.2.3.1, 9.2.3.2 and 9.2.3.3 of the City of Vaughan Official Plan.
- c) The height of all buildings within the KN Low-Rise Residential III designation shall conform with the height limits identified on Schedules 'B1', 'B2' and 'B3'. No building or structure shall exceed the height in storeys indicated on Schedules 'B1', 'B2' and 'B3' by the number following the letter 'H'.
- d) In addition to all of the applicable policies of the City of Vaughan Official Plan, all development within the KN Low-Rise Residential III designation shall be in accordance with a required Block Plan.

4.5 KN Low-Rise Mixed-Use I

- a) All *development* within the KN Low-Rise Mixed-Use I designation, as identified on Schedules 'B1', 'B2' and 'B3', shall conform with the land use policies of Section 9.2.2.2 Low-Rise Mixed-Use designation of the City of Vaughan Official Plan.
- b) Notwithstanding a) above, the only Building Types permitted within the KN Low-Rise Mixed-Use I designation shall be Townhouses, Stacked Townhouses and Low Rise Buildings in accordance with



the policies of Sections 9.2.2.2, 9.2.3.2, 9.2.3.3 and 9.2.3.4 of the City of Vaughan Official Plan.

- c) The height of all buildings within the KN Low-Rise Mixed-Use I designation shall conform with the height limits identified on Schedules 'B1', 'B2' and 'B3'. No building or structure shall exceed the height in storeys indicated on Schedules 'B1', 'B2' and 'B3' by the number following the letter 'H'.
- d) In addition to all of the applicable policies of the City of Vaughan Official Plan, all *development* within the KN Low-Rise Mixed-Use I designation shall be in accordance with a required Block Plan.

4.6 KN Low-Rise Mixed-Use II

- a) All *development* within the KN Low-Rise Mixed-Use II designation, as identified on Schedules 'B1', 'B2' and 'B3', shall conform with the land use policies of Section 9.2.2.2 Low-Rise Mixed-Use designation of the City of Vaughan Official Plan.
- b) Notwithstanding a) above, the only Building Types permitted within the KN Low-Rise Mixed-Use II designation shall be Townhouses, Stacked Townhouses and Low Rise Buildings in accordance with the policies of Section 9.2.2.2, 9.2.3.2, 9.2.3.3 and 9.2.3.4 of the City of Vaughan Official Plan.
- c) The height of all buildings within the KN Low-Rise Mixed-Use II designation shall conform with the height limits identified on Schedules 'B1', 'B2' and 'B3'. No building or structure shall exceed the height in storeys indicated on Schedules 'B1', 'B2' and 'B3' by the number following the letter 'H'.

- d) All *developments* within the KN Low-Rise Mixed-Use II designation, with the exception of that area designated within the Village of Nashville, shall include a small scale, publicly accessible amenity space intended for passive use. An amenity space shall be a minimum of 30 square metres in size, and be designed and built to the satisfaction of the City. Details of the location, configuration and design of the amenity spaces will be established through the development review process, based on guidelines provided in the future Architectural and Urban Design Guidelines.
- e) In addition to all of the applicable policies of the City of Vaughan Official Plan, all *development* within the KN Low-Rise Mixed-Use II designation shall be in accordance with a required Block Plan.
- f) In addition to e) above, all *development* on lands designated KN Low-Rise Mixed-Use II within the Nashville Heritage Conservation District, as identified on Schedule 'B1', shall conform with the Cultural Heritage Policies of the City of Vaughan Official Plan and the Design Guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Further, the following policies also apply:
- i. Detailed *development* standards respecting size, scale setbacks, height, and other matters will be set out in the implementing Zoning By-law.
 - ii. The scale of *development* will complement the character and scale of the existing buildings, and shall:
 - have a maximum achievable *Floor Space Index* within the range of 0.2 to 1.0, depending upon the lot frontage, depth, proposed use, site constraints and standards established by the Zoning By-law; and,
 - have consideration for the scale, massing and use of existing *development* on abutting or *adjacent* properties.
 - iii. Achieving quality design is recognized as an important objective of this Plan. Outlined below is a set of applicable design policies. These design policies set out general criteria for the *development* of public and private lands, and include:
 - the provision of a clearly defined public realm;
 - predictable and consistent built form in keeping with the existing scale and massing of the buildings within the established area;
 - safety, comfort and accessibility in the pedestrian environment; and,
 - compatibility and enhancement of the unique rural village heritage character of the community.



- iv. Where redevelopment of wide lots or consolidation of *adjacent* properties is proposed, the built form on the property shall reflect the historic scale and pattern of built form of the village and the *adjacent* and neighbouring properties. Subject to the provision of the Zoning By-law, more than one building may be developed on the property in order to achieve a consistent scale and pattern of *development*.
- v. New *development* will be compatible with *adjacent* and neighbouring development by ensuring that the siting and massing of new buildings does not result in negative impacts on *adjacent* properties, particularly with regard to overlook, shadows, wind and other environmental and compatibility factors.
- vi. Within the identified Heritage Conservation District, it is the intent of Council to preserve and enhance the unique heritage character of the area. Council, in consultation with Heritage Vaughan, will encourage property owners to maintain and repair heritage buildings and seek and/or make available appropriate grants and loans for eligible conservation work.
- vii. In reviewing proposals for the construction, demolition or removal of buildings and structures, or the alteration of existing buildings, the City will be guided by the Heritage Conservation District Plan and the following general principles:

- heritage buildings should be protected from adverse effects of development;
 - heritage building fabric and architectural features on heritage buildings should be retained and repaired;
 - new additions and features should generally be no higher than the existing heritage building and wherever possible be placed to the rear of the building or set back substantially from the principle façade of the building; and,
 - new construction and/or infilling should complement the immediate physical context and streetscape by being generally of the same height, width and orientation of adjacent buildings, being of similar setback; being of or consisting of like materials and colours; and using similarly proportioned windows, doors and roof shape.
- viii. In planning and designing public works and landscaping in areas designated as a Heritage Conservation District, Council will have regard for the preservation and enhancement of existing roads and streetscapes, and the impact of such improvements on historical, architectural, scenic or *archaeological resources*.
- ix. Every effort will be made when undertaking road improvements to retain existing pavement widths where they are a contributor to the character of the District.
- x. Zoning applications for *development* may require the submission of the following information, to the satisfaction of the City:
- a planning justification report outlining in detail how the proposed development conforms with:
 - the policies of the Official Plan and this Plan;
 - the Kleinburg-Nashville Heritage Conservation District Study and Plan;
 - any other study or by-law that is empowered or recommended by the provisions of this Plan and/or the Heritage District Study and Plan, and any study, plan or regulation that may be undertaken in the future provided that it is adopted by Council;
 - a report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development, with particular regard to the Kleinburg-



Nashville Heritage Conservation District Study and Plan; and,

- any additional submission requirements pursuant to Section 10.1.3 of the Official Plan as determined to be necessary by the City.
- a preliminary site plan including:
 - preliminary building architectural elevations;
 - relationship to adjacent buildings;
 - relationship of the proposed development to the street;
 - facilities for public sidewalks and pedestrian amenities along the street or to adjacent parks or open space areas;
 - residential amenities for any residential units which may be proposed.
- the following supplemental items may also be required:
 - a traffic and parking report establishing the requirements of the proposed development and the adequacy of the proposed facilities;

- a vegetation report identifying any significant vegetation on site and how it is to be protected and integrated into the proposed development;
- an environmental/open space report identifying how the site is to be integrated with any adjacent open space or valley land;

4.7 Natural Areas and Agricultural Areas

- a) All lands within the boundaries of this secondary plan designated Natural Areas shall be subject to the policies of Section 3.2 of the City of Vaughan Official Plan. Lands designated Natural Areas and Agricultural shall be subject to Policies 9.2.2.15 and 9.2.2.23 respectively;
- b) All development abutting a Natural Heritage System shall provide a minimum buffer setback in accordance with Policy 3.2.3.4.

4.8 Special Study Area

- a) The intent of the Special Study Area designation, identified on Schedule 'B3', 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, in consultation with the Conservation Authority, and any other agency having jurisdiction.
- b) 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 Areas without further Amendment to this Plan.
- c) 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 developable by the Environmental Impact Study shall be considered for *development* under the policies of the KN Low-Rise Residential I designation, without further Amendment to this Plan.



4.9 Greenbelt Plan Area

- a) All lands located within the Greenbelt Plan Area shall be subject to the applicable policies of Section 3.5 of the City of Vaughan Official Plan, the Greenbelt Act, 2005 and the Greenbelt Plan, 2005.

4.10 Utility Corridor

- a) The lands designated as Utility Corridor on Schedule 'B3' shall be subject to Section 8.4.1 of the City of Vaughan Official Plan (Volume 1) as well as the specific provisions set out in Section 8.4.3 of the City of Vaughan Official Plan (Volume 1) regarding the regulatory and development requirements pertaining to the existing natural gas pipeline.

4.11 Stormwater Management Facilities

- a) Stormwater management facilities are identified symbolically on Schedules 'B1', 'B2' and 'B3'. They may be removed or moved, or additional facilities added without the need for an Amendment to this Secondary Plan, subject to the approval of the City of Vaughan and the Toronto and Region Conservation Authority. Further, and notwithstanding any other policies of this Secondary 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: Core Features designation, subject to approval by the City in consultation with any authority having jurisdiction, such as the Toronto and Region Conservation Authority.

- b) In considering options for stormwater management the following principles will apply:
 - i. stormwater will be considered as a resource, not a waste product;
 - ii. stormwater facilities will be designed to maintain high levels of quality and quantity, as well as environmental and ecological integrity, and to provide a net benefit to the environment; and,
 - iii. stormwater facilities will be designed to provide community amenities.
- c) Stormwater management facilities shall be designed and built in accordance with City Engineering Standards and Design Criteria, good engineering practices and the policies of the City of Vaughan Official Plan.

4.12 Elementary School

- a) The need for two elementary *schools* within the Huntington Road Community has been identified and is shown symbolically on Schedule 'B2'. Further, and notwithstanding any other policies of this Secondary Plan, 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.
- b) Building height shall be in accordance with Schedules 'B1', 'B2' and 'B3' attached to this Secondary Plan.
- c) The City, in consultation with the *School* Boards, will promote efficient, urban *school* site sizes, minimize overall *school* site footprints, and maximize the area available for on-site recreational and athletic use through the construction of multiple storey buildings that permit smaller building floor plates.
- d) In the event that all or part of a planned *school* site is not required by a Board of Education, the following alternate uses shall be permitted without an Amendment to this Plan in order of priority:
 - i. Compatible institutional uses as identified in the implementing zoning by-law, or based on specific evaluation of each site, and which may include places of worship, government buildings, community and recreational facilities, housing for seniors and/or cultural buildings (e.g. museum, library, or art gallery); or,
 - ii. Residential uses, which shall be developed in accordance with the underlying residential land use designation, as considered appropriate by the City; and,
- e) The *development* of elementary *schools* shall conform with the policies of Section 7.2.3 of the City of Vaughan Official Plan.



4.13 Neighbourhood Park/Parkettes

- a) Neighbourhood Parks and Parkettes are shown symbolically on Schedules 'B1', 'B2' and 'B3', as well as on Schedules 'C1', 'C2' and 'C3'. 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 shall be located such that all residents are within a 5-minute walk of some component of the public parkland system.

- b) 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. In the North Kleinburg-Nashville Secondary Plan, the Neighbourhood Parks shown symbolically on Schedules 'B1', 'B2' and 'B3', as well as on 'C1', 'C2' and 'C3', shall range in size from 2.5 to 3.5 hectares, depending upon their planned role and function.

Neighbourhood Parks shall 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.

Neighbourhood Parks, if designed and built in accordance with City standards, shall be accepted as part of the required parkland dedication.

- c) Parkettes are smaller components of the public open space network. In the North Kleinburg-Nashville Secondary Plan, the Parkettes shown symbolically on Schedules 'B1', 'B2' and 'B3', as well as on 'C1', 'C2' and 'C3', shall range in size from 0.2 to 0.6 of a hectare. Parkettes are to be located throughout each neighbourhood. Parkettes shall have significant frontage on to 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.
- d) Schedules 'C1', 'C2' and 'C3' identify lands as 'Trails and Connections'. These lands are identified conceptually as potential enhancements to the overall Trails and Parks Network. These lands are not acceptable for parkland dedication under the Planning Act.
- e) Parkland dedication will occur in accordance with Section 7.3.3.2 of the City of Vaughan Official Plan, which requires the provision of new parkland for all new residential development at the rate of 5% of the total gross land area or one hectare of parkland per 300 dwelling units, or a combination, whichever is greatest. Cash in lieu of parkland dedications, or a combination of cash in lieu and parkland, may be considered by the City where such contributions may be more effective in achieving local parkland targets and

the objectives of the Active Together Master Plan.

- f) The public park system within the North Kleinburg-Nashville Secondary Plan Area shall conform with the Policies of Section 7.3 of the City of Vaughan Official Plan, except where further refined by this Secondary Plan.

4.14 The GTA West Transportation Corridor Protection Area

- a) The City of Vaughan recognizes the importance of protecting the Future GTA West Transportation Corridor and its associated interchanges and accesses. The City also recognizes the interests of the Province and neighbouring municipalities to ensure that the development of this secondary plan does not preclude or predetermine the findings and requirements of the ongoing Environmental Assessment, the potential routing of the corridor and the future location of interchanges and other accesses.
- b) In recognition of these interests, the following policies will apply to all development applications and approvals within the affected portion of the North Kleinburg-Nashville Secondary Plan as shown on Schedule B2 "Land Use", Huntington Road Community.



- i. The City and the Region will continue to work with the Ministry of Transportation (MTO) to assist with the EA process.
- ii. As the EA study advances, the Province will formally notify the City and Region in writing when specific lands in the identified area are released from the application of policies iii and iv below. Any amendments to Schedule B2 to reflect the release of lands in accordance with this paragraph may occur without amendment to this Plan.
- iii. Development within the identified area shall not be approved by the appropriate approval authority. For the purpose of these sections “development” includes the approval of any planning applications (i.e. official plan, site plan, zoning, holding by-laws and subdivisions) as well as block plan approval.
- iv. The review of development applications for lands within the identified area shall occur as follows:
 - A) The application is premature unless the Province has provided formal written notice that the lands have been released from the identified area;
 - B) If the application is premature, the City shall notify the applicant that the application is premature and the application will be held in abeyance until such time as the Province has released the lands from the identified area;
 - C) If there is any uncertainty or dispute as to whether the lands have been released from the

identified area, through consultation with the Province, the Province will confirm whether the lands have been formally released.

- D) If there is any disagreement by any affected party about whether lands should be released, then the City, the Region and the Province will consult with each other to resolve that issue as soon as practicable.
- c) A Block Plan for lands outside the GTA West Transportation Corridor Protection Area, within the Huntington Road Community, shall demonstrate through the submission of a transportation study among other means, to the satisfaction of the City of Vaughan and the Region of York that a comprehensive road network, access and servicing plan can be put in place or can be reserved in the Block Plan that will effectively integrate development and accommodate improvements to the internal and external networks.
- d) Should the finalized Highway alignment be located in close proximity to or encroach on the Huntington Road Community, the Block Plan will be adjusted to accommodate the alignment and establish the appropriate mitigation measures, based on supporting studies to the satisfaction of the City and other pertinent authorities. If the impact of the finalized Highway alignment is so substantial that it compromises the intent and purpose of this Plan, then the City may require an amendment to the Official Plan to reflect the new circumstances prior to or concurrently with the Block Plan approval process.

5.0 Urban Design and Amenity Policies

5.1 General Provisions

- a) The North Kleinburg-Nashville Secondary Plan Area is designed based on achieving a community that is diverse in use and population, is scaled to the pedestrian, can accommodate automobiles and transit vehicles, and has a well defined and high quality public realm. This Secondary Plan is premised on high quality urban design, including measures to ensure:
 - i. The provision of a clearly defined public realm;
 - ii. A standardized and highly interconnected pattern of lotting for *development* blocks;
 - iii. Consistent built form;
 - iv. Safety, accessibility and comfort in the pedestrian environment;
 - v. Energy efficient neighbourhood and building design; and,
 - vi. Support for active transportation including transit services throughout the community.



5.2 The Public Realm

- a) The public realm comprises public streets, lanes, open spaces, Neighbourhood Parks and Parkettes, the Natural Heritage Network and their associated buffers, stormwater management facilities, and the public use activity areas of public and private *development* sites and buildings.
- b) It is intended that streets and lanes will:
 - i. Provide access for vehicles, pedestrians and bicycles, opportunities for vistas, view corridors and pedestrian amenity areas, and space for utilities and services;
 - ii. Be subject to comprehensive streetscape requirements, including landscaping, that will ensure that the public realm is consistent in quality and design; and,
 - iii. Be aligned to create a modified rectilinear grid pattern that defines *development* blocks and establishes a highly inter-connected and permeable network that maximizes accessibility and support for transit.
- c) The preservation, enhancement and creation of significant views and focal points shall be encouraged by:
 - i. Preserving and enhancing views to the Natural Heritage Network, including woodlots, *cultural heritage landscapes*, water bodies, as well as to parks and open spaces;

- ii. Providing opportunities for views of important public buildings, heritage buildings, open spaces and parks, the Natural Heritage Network, and other landmarks; and,
 - iii. Providing for sites that terminate at streets and view corridors.
- d) To recognize the importance of public and institutional buildings in the community and to enhance their status, these buildings are encouraged to be sited at the following locations:
- i. At the termination of a street or view corridor;
 - ii. At street intersections; and,
 - iii. On sites that enjoy prominence due to topographic and natural heritage features.
- e) To reinforce the street, lane and block pattern established by this Secondary Plan, the following measures will be employed:
- i. Buildings will be aligned parallel to a public street;
 - ii. Buildings will be located close to the property line adjoining the public street, and their entrances oriented to the public sidewalk;
 - iii. Buildings on corner sites will be sited and massed toward the intersection of the adjoining public streets;
 - iv. Siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public streets;
 - v. Siting and massing of buildings will contribute to and reinforce the comfort, safety, and amenity of the public streets;
 - vi. Buildings located *adjacent* to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space;
 - vii. The massing, siting and scale of buildings located *adjacent* to, or along the edge of a park or open space will create a degree of enclosure or definition appropriate to the type of open space they enclose; and,
 - viii. Buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.



5.3 Private Sector *Development*

- a) All the available urban lands are to be subdivided into a series of *development* blocks and lots, defined by a modified rectilinear grid system of public streets and lanes that implements the principles of connectivity and permeability. Cul-de-sacs and enclave *development* forms will be discouraged, wherever possible.
- b) The size and configuration of each *development* block will:
 - i. Be appropriate for its intended use;
 - ii. Facilitate and promote pedestrian movement; and,
 - iii. Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient *development*.
- c) Each *development* lot in a block will:
 - i. Have frontage on a public street or lane; and,
 - ii. Be of sufficient size and appropriate configuration to accommodate *development* that reflects the planning and urban design policies set out in this Secondary Plan.
- d) Notwithstanding the provisions of this Secondary Plan, a lot that does not have frontage on a public street may be permitted, provided the front lot

line adjoins public open space fronting a public street, and the rear lot line adjoins, and has access from a public rear lane.

5.4 Built Form

- a) Over time, new *development* will be made compatible with *adjacent* and neighbouring *development* by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on *adjacent* properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.

To ensure that building compatibility is achieved, the implementing zoning by laws for this Secondary Plan will establish consistent relationships between buildings and their associated property limits.

- b) To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and oriented to the public street or onto a public open space. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.
- c) To minimize disruptions to the safety and attractiveness of the Arterial and Collector Streets, individual direct access shall be minimized where possible, and, in some cases prohibited.

To enhance the quality and safety of the public

streetscapes throughout the Secondary Plan Area, the construction of at-grade parking lots or parking structures which occupy significant proportions of the at grade frontage of public streets shall not be permitted.

To reduce the impact of surface parking lots and to provide at-grade amenity areas, the provision of structured parking shall be encouraged within the Low-Rise Mixed-Use I and Low-Rise Mixed-Use II designations. Where it is not feasible to locate parking in structures either below or above grade, parking shall be located to the rear of the principal buildings and/or within the exterior side yard. Special design measures required to meet the parking needs of schools and institutions will be taken into consideration at the time of site plan approval.

5.5 Pedestrian Environment

- a) To promote safety and security in public places, including streets, parks, trails, and open spaces, *schools*, public transit routes, and the public use activity areas of buildings, the following policies shall apply:
 - i. The design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to *adjacent* streets, parks and open spaces;



- ii. Clear, unobstructed views to parks and open spaces shall be provided from the adjoining streets; and,
 - iii. Appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas.
- b) To ensure ease of access for the pedestrian and the enjoyment of public streets and other outdoor spaces, the following policies shall apply:
- i. Public oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public streets;
 - ii. Provision of a consistent level of landscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage is required; and,
 - iii. The location of building ventilation systems and utility infrastructure in or *adjacent* to pedestrian areas shall be avoided.

5.6 Sustainable Design/Green Building

- a) In order to reduce energy consumption, *development* proposals that include energy efficient building design and practices in building renovations and redevelopments shall be encouraged and supported, in accordance with Section 9.1.3 of the City of Vaughan Official Plan

- b) Green building policies for North Kleinburg-Nashville shall be consistent with the policies of the York Regional Official Plan and the City's *Green Development Standards*, as it evolves.
 - c) Where feasible, *development* plans and building designs, submitted for approval, shall provide opportunities for south-facing windows and building orientation to maximize potential for passive and active solar energy.
 - d) Where appropriate, the City may permit the use of individual renewable energy generating systems, such as small scale wind turbines, but excluding generators, to generate energy for domestic use, subject to any applicable Zoning By-law requirements and City review with respect to setbacks, location and height.
 - e) The design of stormwater management systems should address the need to minimize stormwater runoff through the implementation of measures to infiltrate, evaporate and/or reuse stormwater at source, including landscape features, green roofs, porous pavement materials and rainwater harvesting.
- i. Is designed to fit its context by considering the mix of uses, building massing, height, scale, architectural style, and details of existing and/or historical, *adjacent* buildings and structures; and,
 - ii. Establishes appropriate relationships between built and natural environments, which ensure that natural systems, cultural landscapes and built heritage are protected and enhanced.
- b) In the review of *development* applications, the City shall ensure that the following general site *development* criteria are implemented:
 - i. Buildings shall be street-front oriented and provide direct street access for pedestrians;
 - ii. Parking areas shall be sited to the side, rear or in above or below grade structures. Where above grade structured parking is provided, it shall be faced with active uses on the buildings' prominent frontages;
 - iii. High quality landscape treatment shall be provided;
 - iv. The use of permeable paving is encouraged for use on sidewalks, driveways and parking areas

5.7 Urban and Architectural Design

- a) To achieve excellent community design, the City shall require the creation of landmarks and other distinctive elements or focal points for activities and events to help foster community identity and sense of place. In addition, the City shall support *development* that:



throughout the lands subject to the North Kleinburg-Nashville Secondary Plan, consistent with Sections 3.4.1.49, 3.7.2.16 and 9.1.3.2 of the City of Vaughan Official Plan;

- v. Building form and siting shall minimize the impacts of noise, wind and shadows, and shall enhance views of landmark buildings, parks and open space;
 - vi. Loading areas shall be unobtrusive and screened, and shall generally be located at the side or the rear of the building;
 - vii. Refuse collection areas shall be fully enclosed within the building;
 - viii. Rooftop equipment shall be unobtrusive, architecturally incorporated into the design of the building and/or screened from view; and,
 - ix. Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible.
- d) The City will promote building and site design that assists in the reduction of the incidence of crime through the implementation of the City's Crime Prevention Through the Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment. The City shall have regard for the principles of CPTED in its review of all *development* applications.

6.0 Active Transportation

6.1 General

- a) Components of the Active Transportation System serving the Secondary Plan Area shall include streets, trails, transit, bicycle and pedestrian routes and facilities. All components of the transportation network shall conform with City Engineering Standards and Design Criteria, good engineering practices and the policies of the City of Vaughan Official Plan.

The location and feasibility of the elements of the Active Transportation Network and their crossings of the Natural Heritage Network shall be determined in the development of Block Plans or appropriate Environmental Assessments.

- b) The location and feasibility of the elements of the Active Transportation Network shall be determined in the development of Block Plans or appropriate Environmental Assessments.

6.2 Street System

- a) The Arterial, Collector and Local street pattern is identified conceptually on Schedules 'D1', 'D2' and 'D3' attached to this Secondary Plan. The Arterial and Collector street pattern is relatively fixed. The minor Collector and Local street patterns will be established through the Block Plan and Draft Plan of Subdivision stages of the development approval process. The minor collector and local road pattern will reflect the

principles of this plan including the incorporation of lanes, traffic circles and single loaded roads, to the satisfaction of the City.

- b) A key component of the road pattern is the concept of single-loaded roads *adjacent* to the Natural Heritage Network: Core Features lands. It is a target of this Secondary Plan that a minimum of 50 percent of all developable lands that abut the Natural Heritage Network: Core Features lands be developed with a single loaded road, a public park and/or a stormwater management facility. Should it be demonstrated that 50% frontage is not achievable due to such matters as serviceability, topography or valley configuration, then the target may be reduced to 25%, which shall be considered the minimum. Development abutting the Natural Heritage Network shall be designed in accordance with Section 9.1.1 of the City of Vaughan Official Plan.

- c) Street classifications, final route alignments, designs and requirements for streets, trails and other components of the transportation system shall be established based on the findings and recommendations of an Active Transportation Master Plan that is prepared in conjunction with the required Block Plan. Any other studies that may be required will be completed,



and the requirements for all transportation system components confirmed, to the satisfaction of the City in consultation with other agencies having jurisdiction, prior to approval of *development* within the Secondary Plan Area.

- d) Arterial, Collector and Local Streets, as well as Laneways and Traffic Circles shall be designed according to the City's current Engineering Standards and Design Criteria.
- e) Schedule 'D1' identifies the rail crossing with Huntington Road as an area requiring "Rail Crossing Improvements". Prior to any new development within the KN Low-Rise Residential I designation in the Village of Nashville, or any new development within the Huntington Road Community, a review of the rail crossing shall be undertaken as part of the required Block Plan to identify required improvements to this railway, including potential grade separation, to facilitate new development. The required review shall be prepared to the satisfaction of the City, in consultation with the affected rail company, and York Region.

6.3 Trails

- a) The Secondary Plan Area has a highly interconnected system of environmental features, as identified with Natural Heritage Network designations. The connectivity of these features is critically important for the preservation of ecological functions. Schedules 'C1', 'C2' and 'C3' identifies the primary Trails Network conceptually within each of the three identified

Focus Areas, and where they are identified they shall be maintained as trail connections with a minimum width that shall be identified through a Master Active Transportation Plan and Environmental Impact Study approved by the City, in consultation with the Conservation Authority.

- b) The location, surfacing and feasibility of trail connections and crossings of the Natural Heritage Network shall be determined in the development of Block Plans or appropriate Environmental Assessments and be subject to the approval of the pertinent authorities. The alignments shown on Schedules 'C1', 'C2', and 'C3' are conceptual in nature.
- c) More detailed mapping of this Secondary Plan is intended to fit with the broader potential trails network. The identified trail connections offer an opportunity for the City of Vaughan and the Conservation Authority to establish and secure a highly interconnected system of trails.
- d) It is recognized that the majority of the trail connections are not on publicly owned lands. The City will establish a program of trail securement through the *development* approvals process, or any other appropriate mechanism, in collaboration with the affected landowners.

7.0 Services and Utilities

7.1 General

- a) All services and utilities shall be provided in accordance with City Engineering Standards and Design Criteria, good engineering practices and the provisions of Section 8 of the City of Vaughan Official Plan. Further, all services and utilities shall be permitted in all land use designations.
- b) All new *development* within the North Kleinburg-Nashville Secondary Plan Area shall be on the basis of full municipal services.
- c) The North Kleinburg-Nashville Secondary Plan Area shall be developed on the basis of Master Environmental Servicing Plans that shall determine the appropriate method of municipal servicing with respect to the provision of water, sewage treatment and stormwater management, and shall identify the appropriate locations and sizes for such facilities.
- d) All local power and other cabled services serving the Secondary Plan Area shall, where feasible, be located underground and be grouped into a single conduit.








- e) The City will work with utility providers and stakeholders to identify appropriate locations for large utility equipment and utility cluster sites. Utility providers shall be encouraged to consider innovative methods of containing utility services on or within streetscape features, such as gateways, lamp posts, transit shelters, etc.

8.0 Implementation

8.1 General

- a) *Development* within the North Kleinburg-Nashville Secondary Plan Area shall be facilitated by the City through the use of any or all of the tools identified in Section 10 of the City of Vaughan Official Plan.

SCHEDULE A
**North Kleinburg-Nashville
 Secondary Plan Area**

-  Areas subject to the North Kleinburg-Nashville Secondary Plan
-  Official Plan Boundary-Kleinburg-Nashville Community Plan
-  Block 61 West Boundary
-  GTA West Transportation Corridor Protection Area
-  Highway 427 Extension

Estimated Population and Jobs at Build out: 5,480

Estimated New Dwelling Units at Build out: 1,650

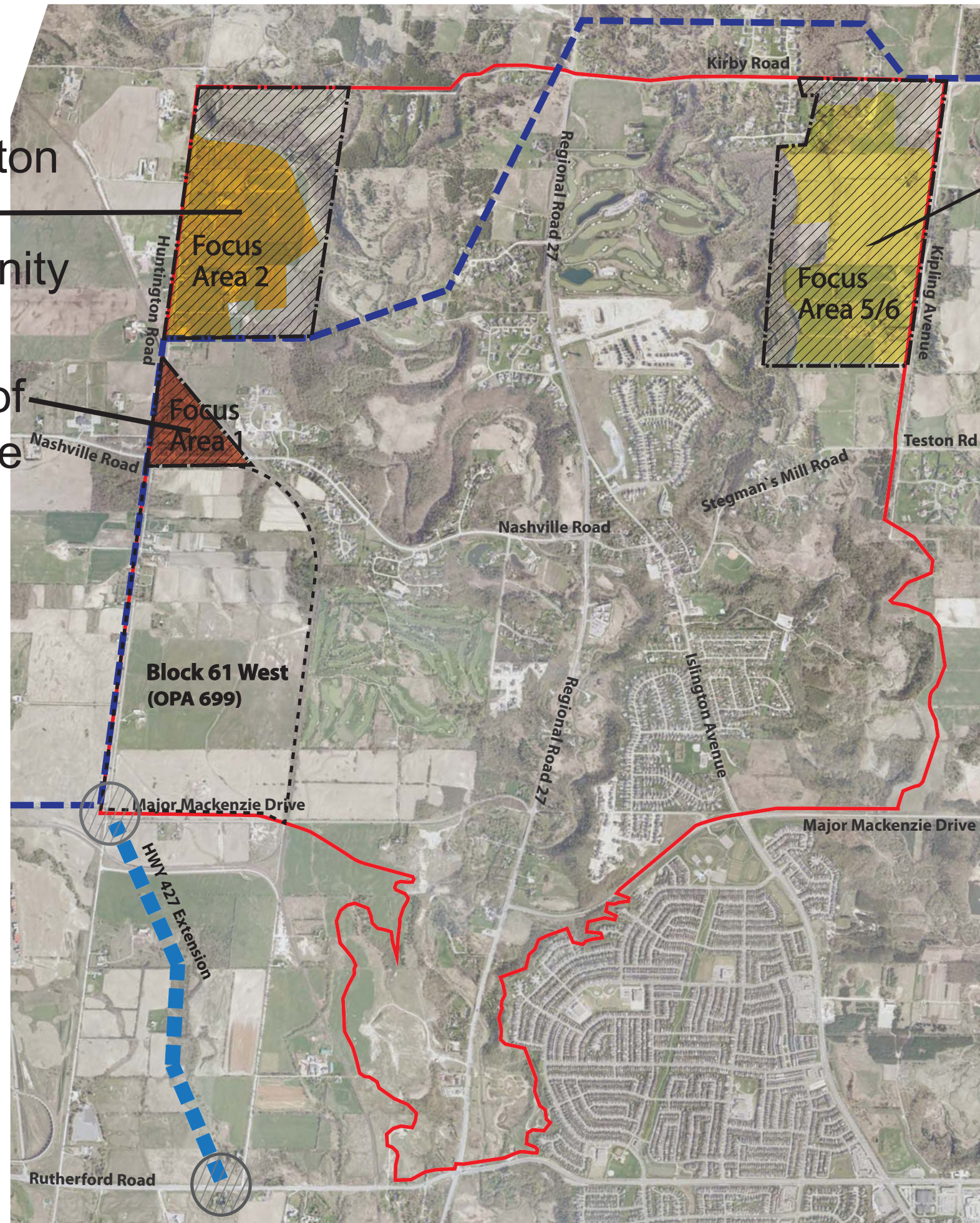
Total Developable Area: 148 ha



Huntington
 Road
 Community

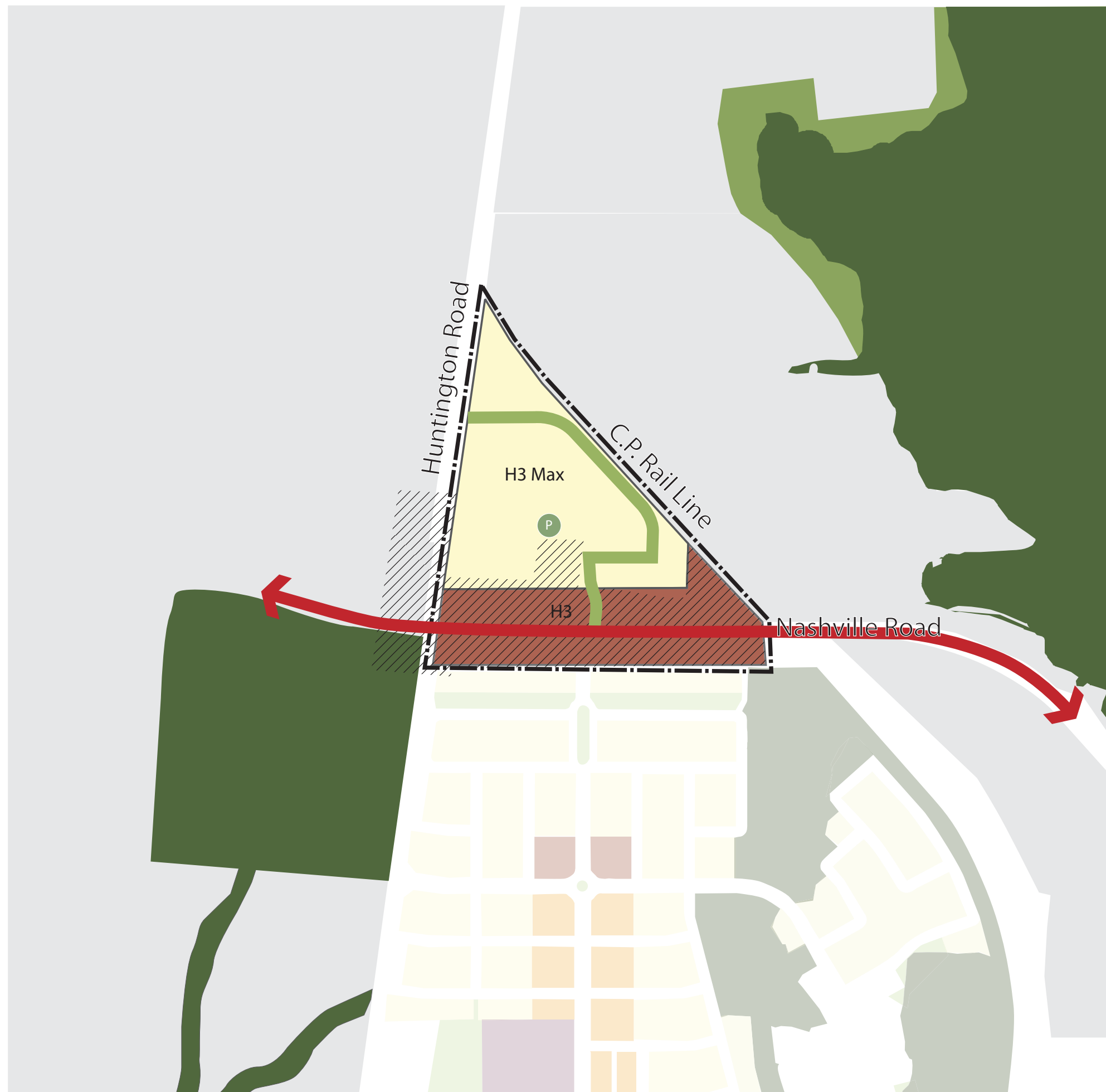
Village of
 Nashville

Kipling
 Avenue
 Community



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

P Parkette

Secondary Plan Area
Boundary

Greenbelt Plan Area
Boundary

Minor Collector Road

Major Arterial Road
(Regional)

Natural Areas

Agricultural

Total Developable
Area: 9.56 ha

0 25 50 100 200 300 400 metres



November 2012

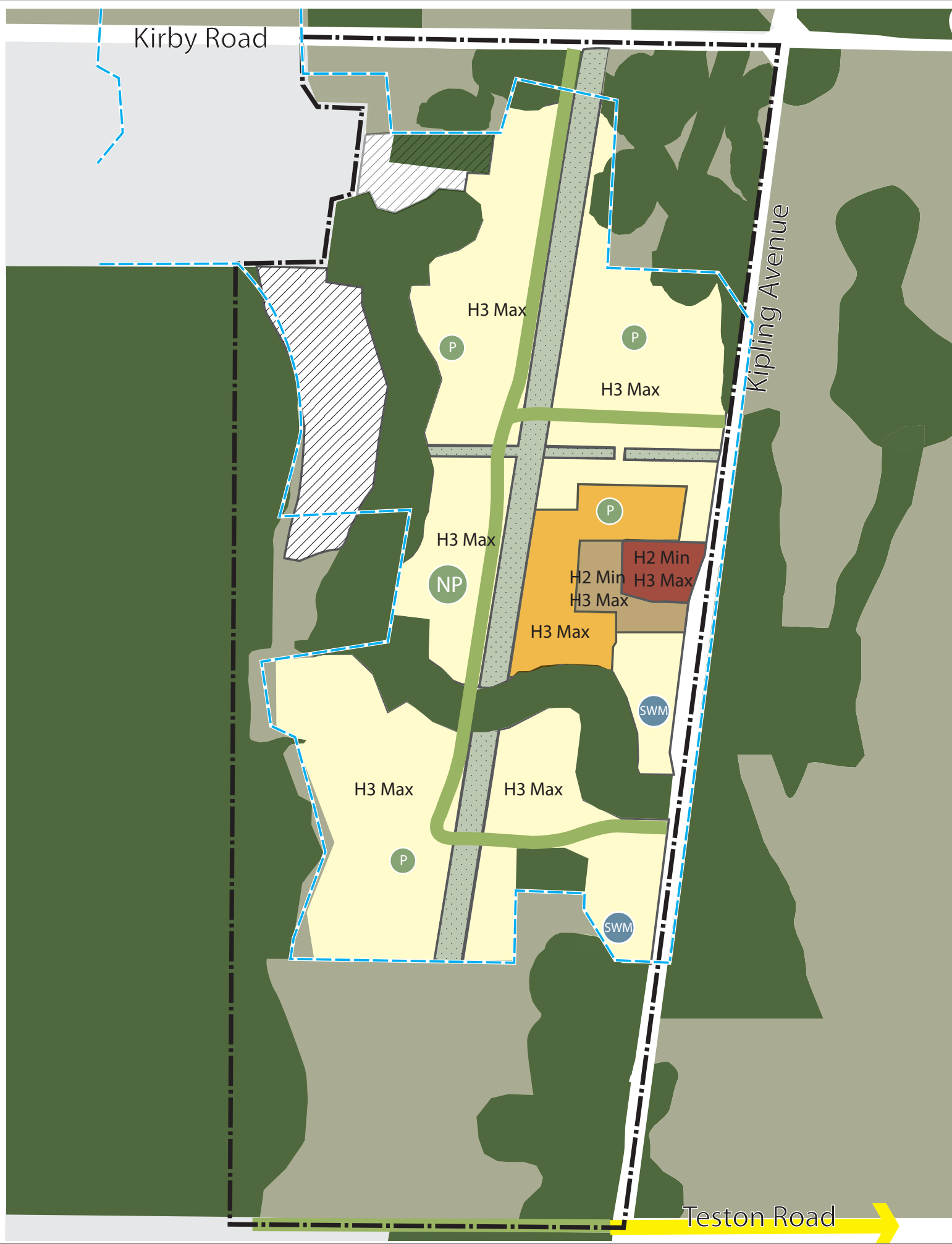
Land Use Huntington Road Community



- 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 Areas
- Agricultural
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Secondary Plan Area Boundary
- Greenbelt Plan Area Boundary
- GTA West Transportation Corridor Protection Area Boundary
- GTA West Transportation Corridor Protection Area
- Minor Collector Road















Total Developable
Area: 64.96 ha





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 Areas
-  Agricultural
-  Neighbourhood Park
-  Parkette
-  Stormwater Management Pond
-  Utility Corridor
-  Secondary Plan Area Boundary
-  Greenbelt Plan Area Boundary
-  Minor Collector Road

Total Developable
Area: 72.98 ha



November 2012



SCHEDULE C1

Trails & Parks

Village of Nashville



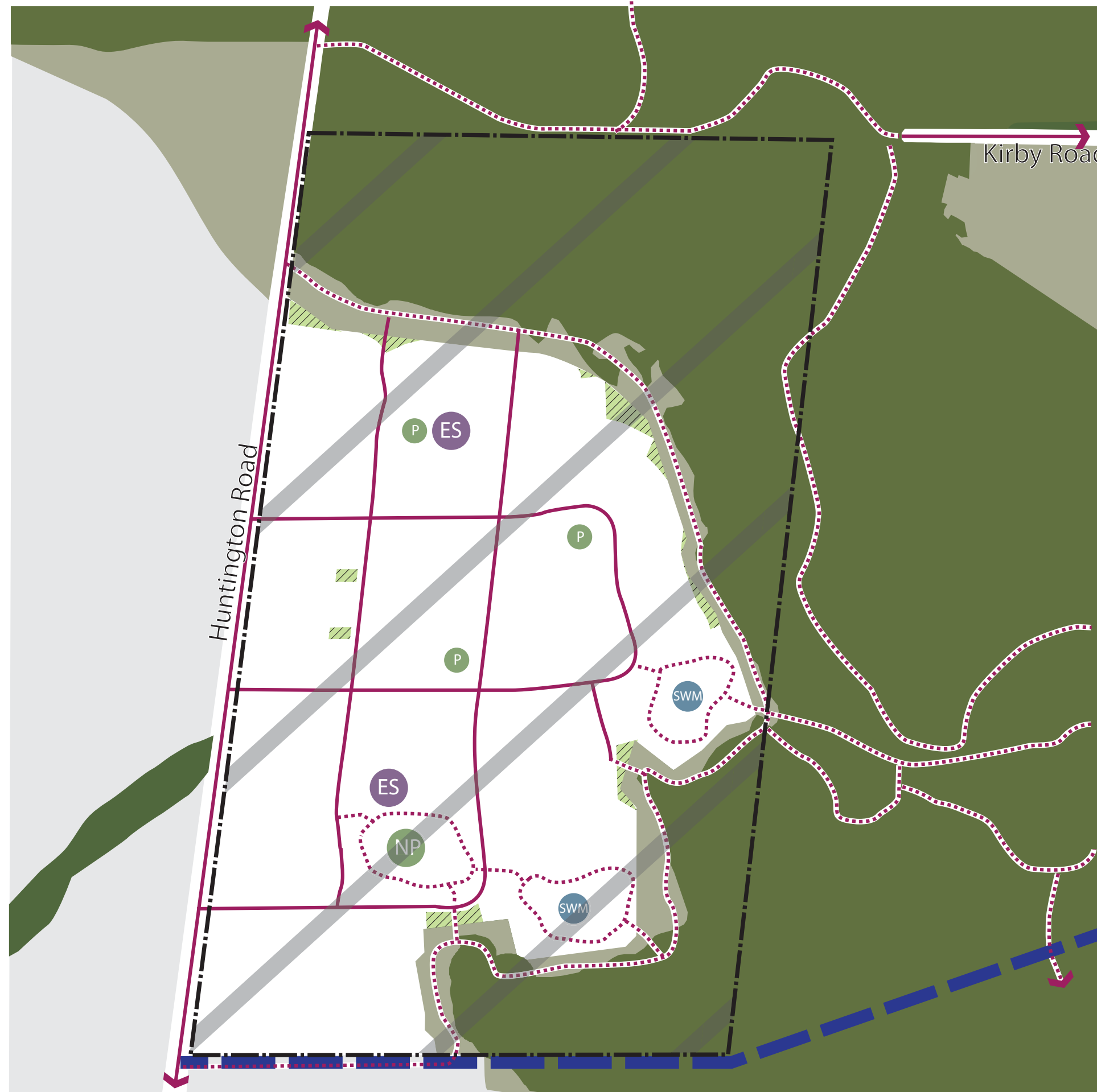
- Off-Street Trails
- On-Street Trails
- (P) Parkette
- ▨ Trails & Connections
- - - Secondary Plan Area Boundary
- Natural Areas
- Agricultural
- ▨ Lands Subject to KN Heritage Conservation District Plan



November 2012

SCHEDULE C2

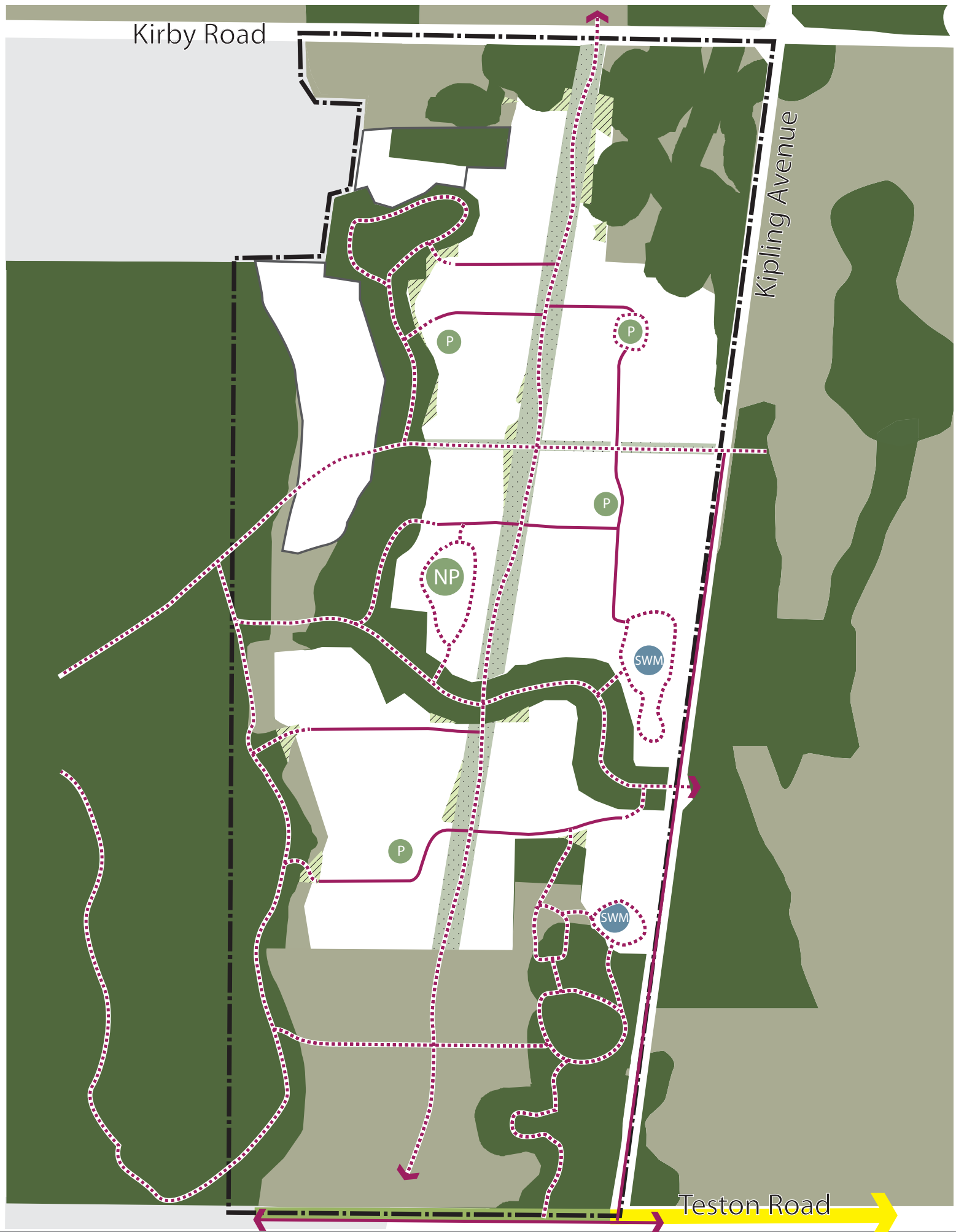
Trails & Parks Huntington Road Community



- Off-Street Trails
- On-Street Trails
- Neighbourhood Park (NP)
- Parkette (P)
- Trails & Connections
- Elementary School (ES)
- Stormwater Management Pond (SWM)
- Natural Areas
- Agricultural
- Secondary Plan Area Boundary
- GTA West Transportation Corridor Protection Area Boundary
- GTA West Transportation Corridor Protection Area



November 2012



SCHEDULE C3
Trails & Parks
 Kipling Avenue Community

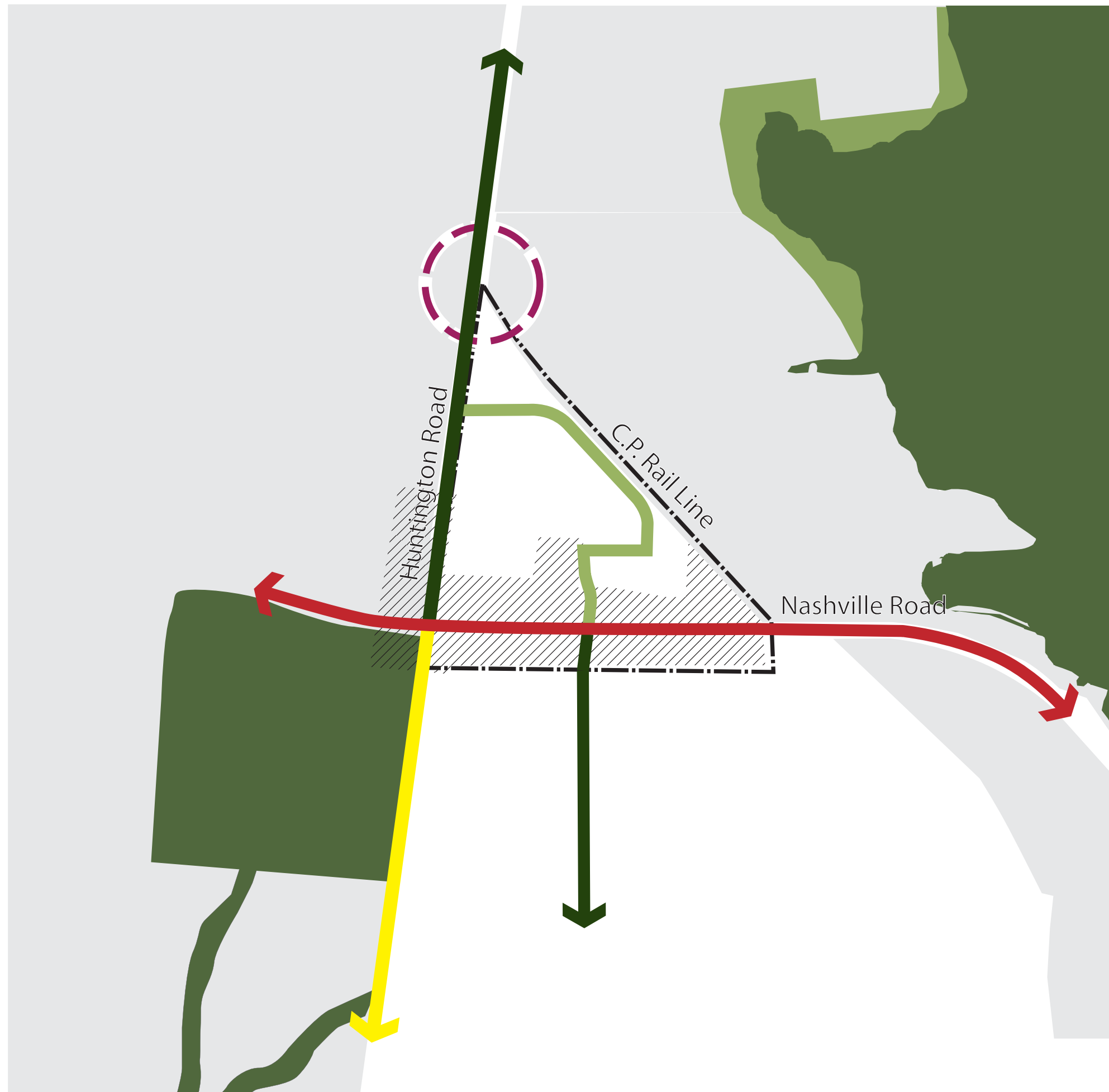
- ⋯ Off-Street Trails
- On-Street Trails
- NP Neighbourhood Park
- P Parkette
- Trails & Connections
- SWM Stormwater Management Pond
- Natural Areas
- Agricultural
- Utility Corridor
- Secondary Plan Area Boundary



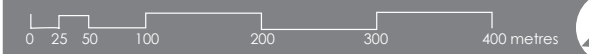
November 2012

Streets

Village of Nashville



- Major Arterial Road (Regional)
- Minor Arterial Road (35 m)
- Major Collector Road (30 m)
- Minor Collector Road (26 m)
- Local Road
- Railway Crossing Improvements
- Secondary Plan Area Boundary
- Natural Areas
- Agricultural
- Lands Subject to KN Heritage Conservation District Plan

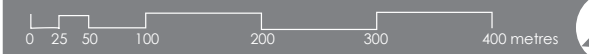


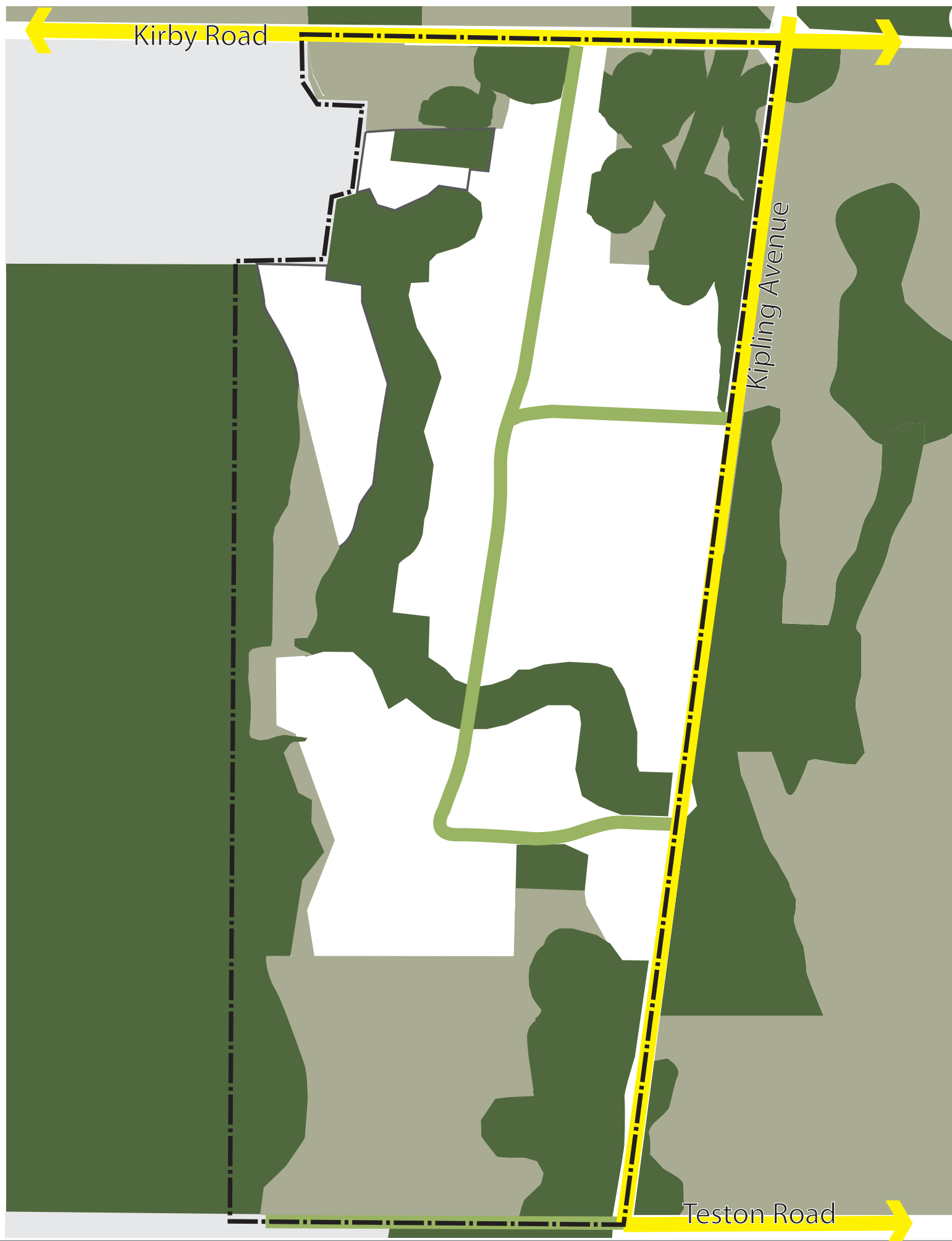
Streets

Huntington Road Community



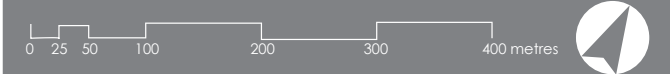
- Minor Arterial Road (35 m)
- Major Collector Road (30 m)
- Minor Collector Road (26 m)
- Local Road
- Secondary Plan Area Boundary
- GTA West Transportation Corridor Protection Area Boundary
- GTA West Transportation Corridor Protection Area
- Natural Areas
- Agricultural





SCHEDULE D3
Streets
 Kipling Avenue Community

-  Minor Arterial Road (35 m)
-  Minor Collector Road (26 m)
-  Local Road
-  Secondary Plan Area Boundary
-  Natural Areas
-  Agricultural



November 2012