

# Kleinburg-Nashville

focus area review

Background Report



Prepared For: City of Vaughan

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*in association with*  
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# 1 Introduction

In May 2007, Vaughan Council approved the Terms of Reference for the new Vaughan **Official Plan. Within the approved Terms of Reference for the new Official Plan, the Kleinburg-Nashville Community Plan was identified as one of the four Focused Area Studies to be undertaken. The Kleinburg-Nashville Focused Area Study will result in an Amendment to the Kleinburg-Nashville Community Plan that will be consistent with the principles, goals and objectives identified in the process leading to the new Official Plan - Vaughan Tomorrow.**

**W**hile the scope of the study entails examining the Community Plan Area in its entirety, the main focus of the Kleinburg-Nashville Focused Area Review is the lands designated "Rural Area" and the "Nashville Core Area". **These key areas, as well as the Boundary of the Kleinburg-Nashville Community Plan, are identified on the air photo which follows.**

## 1.1 Purpose of the Report

This Background Report has been prepared as an overview for the Kleinburg-Nashville Focused Area Study. The purpose of the report is to:

- highlight issues that have been identified by the consultant team;
- review the requirements and opportunities provided by Provincial legislation and policy directives;
- provide a synopsis of the background work that commenced May 2009 and led up to the workshops that were held in June 2009. Initial findings for the study area are included in this report with respect to urban design, land use planning policy, the environment, cultural heritage, transportation, servicing, commercial activity and sustainability.



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## 1.2 Study Area

The primary study area for this Review includes the lands designated 'Rural Area' and the 'Nashville Core Area' as per the Kleinburg-Nashville Community Plan Area (OPA 601) (see Figure 1- Aerial View).

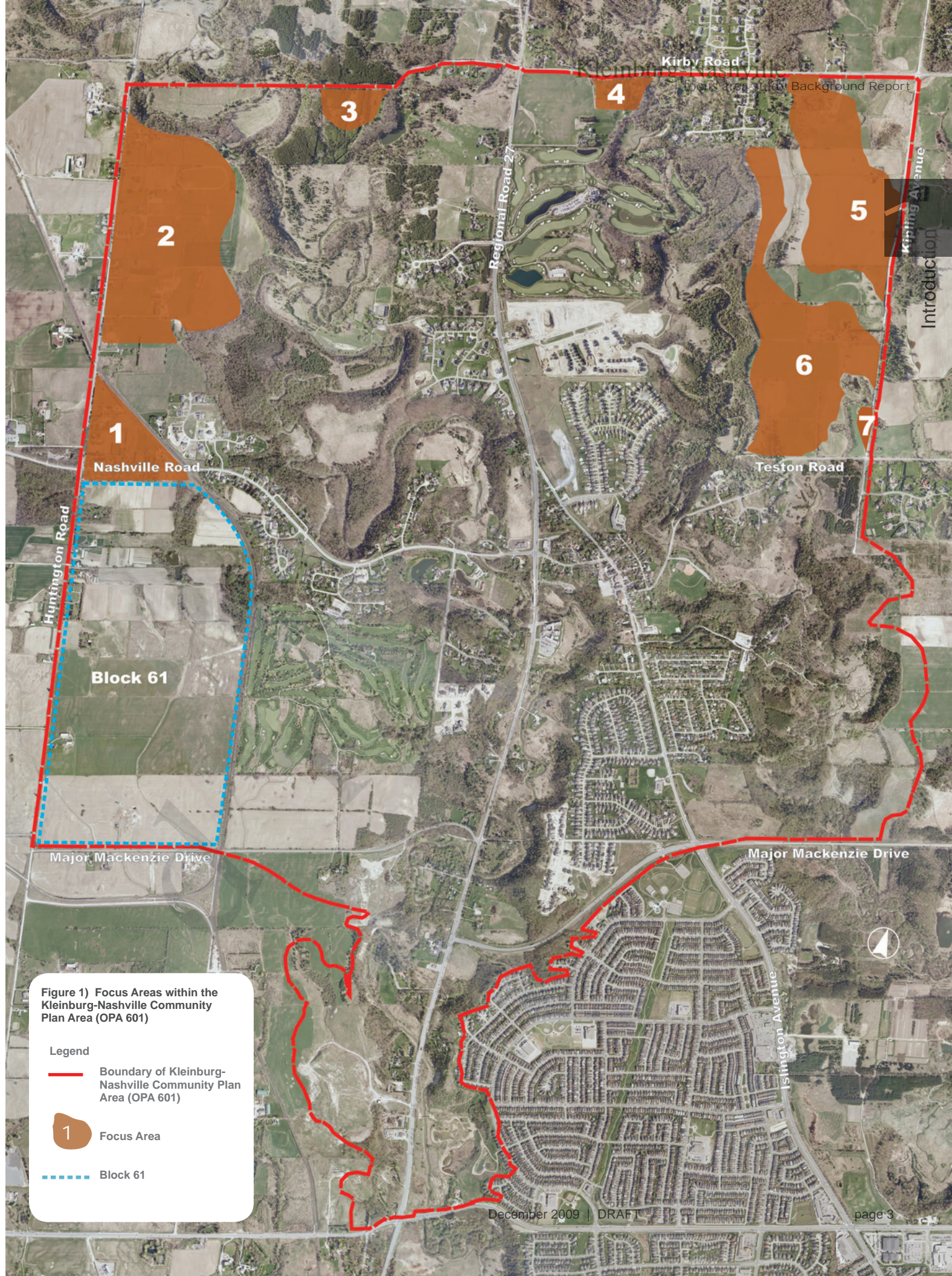
The 'Nashville Core Area' designation consists of the historic Nashville Road corridor, east of Huntington Road extending to the CPR line. The 'Nashville Core Area' encompasses an area of about 6.3 hectares (shown as Area 1 on Figure 1).

The designated 'Rural Area' is comprised of seven separate areas located along the northern edges of the Kleinburg-Nashville Community Plan Area. Three of the seven areas are quite significant in size, ranging from about 41 to 65 hectares (shown as sites 2, 5 and 6 on the adjacent map), while the remaining three are comparatively small, ranging from about 1 to 6 hectares (identified as sites 1, 3, 4 and 7 on Figure 1).

Table 1 below summarizes the approximate land area of the primary study areas.

**Table 1. Summary of land areas (ha) within the primary study area**




| Area No. | Designation         | Area (ha) |
|----------|---------------------|-----------|
| Area 1   | Nashville Core Area | 6.32      |
| Area 2   | Rural Area          | 65.60     |
| Area 3   | Rural Area          | 5.69      |
| Area 4   | Rural Area          | 4.14      |
| Area 5   | Rural Area          | 41.34     |
| Area 6   | Rural Area          | 50.94     |
| Area 7   | Rural Area          | 1.28      |



Introduction

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