



part b

the Plan

DRAFT



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. Notwithstanding that intention, where there is a conflict between the principles, objectives and/or policies of this Secondary Plan and the City of Vaughan Official Plan, the more restrictive one 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, minor 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 features and environmental resources is a priority;
- ii. New *development* will be balanced with 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, natural heritage features, trails and stormwater management facilities 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 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;
- 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 ranging 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 associated Urban and Architectural Design Guidelines;

Neighbourhood Development

- ii. To create an urban environment that



provides for safe, functional and attractive residential neighbourhoods.

- iii. To provide for the accommodation of a projected *development* potential of approximately 1,970 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 minimum gross density targets shall be achieved:
 - Village of Nashville – a maximum of 20 residents and/or jobs per hectare;

- Huntington Road Community – a minimum of 50 residents and/or jobs per hectare;
 - Kipling Avenue Community – a minimum of 40 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 6,400 residents and jobs. The overall gross density achieved is approximately 43 residents and jobs per hectare;
- ix. Each of the three new neighbourhoods will include a clearly definable focus, which is identified on Schedule 'A' Land Use Plan as the North Kleinburg-Nashville Low-Rise Mixed Use I and the North Kleinburg-Nashville Low-Rise Mixed Use II designations;
- 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 plan approvals;

Greenlands

- xi. All significant natural and cultural heritage features and landscapes shall be *conserved*, in accordance with City of Vaughan, York Region, Toronto and Region Conservation Authority and Provincial policies;
- xii. Neighbourhood Parks, Parkettes, natural heritage features, stormwater management facilities 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 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. Where possible, streets shall have sidewalks on both sides. Conceptual street cross sections for the various street types are provided within the associated Urban and Architectural Design Guidelines;
 - xxii. Single loaded streets shall abut lands designated Natural Heritage Network, where possible and appropriate, to provide a fronting condition and clear edge to the feature and to permit visual and physical access to the connected greenlands system;
 - xxiii. Street network connectivity shall not become a justification for breaching significant natural features. Streets through environmental areas shall be carefully considered based on an appropriate balance between the need for the street, 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 shall include high-level quantity and quality control, and shall be designed to be integrated into the overall connected greenlands system. Stormwater management facilities are to be treated as aesthetic components of the greenlands system and shall not have a negative impact on natural or cultural heritage features or 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 City shall promote the use of Alternative Development Standards and the use of environmentally sustainable forms of infrastructure throughout the North Kleinburg-Nashville Secondary Plan Area.
- xxviii. All future developments shall use Low Impact Development (LID) measures to meet stormwater and water conservation objectives. Source, conveyance and end of pipe facilities shall all be evaluated.



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 natural and cultural heritage features and landscapes, 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;
 - iv. KN Low-Rise Mixed-Use I;
 - v. KN Low-Rise Mixed-Use II;
 - vi. Natural Heritage Network: Category 1;
 - vii. Special Study Area;
 - viii. Greenbelt Countryside;

- ix. Utility Corridor;
- x. Stormwater Management Facility;
- xi. Elementary School; and,
- xii. Neighbourhood Park/Parkettes.

- 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.

4.2 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 and consistent with the Urban and Architectural Design Guidelines associated with Secondary 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 and consistent with the Urban and Architectural Design Guidelines associated with this Secondary 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 Townhouses and Stacked Townhouses in accordance with the policies of Sections 9.2.2.1, 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 and consistent with the Urban and Architectural Design Guidelines associated with this Secondary

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 Stacked Townhouses and Low Rise Buildings in accordance with the policies of Sections 9.2.2.2 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 and consistent with the Urban and Architectural Design Guidelines associated with this Secondary 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 Low Rise Buildings in accordance with the policies of Section 9.2.2.2 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 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.
- 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 and



consistent with the Urban and Architectural Design Guidelines associated with this Secondary 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 will *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 commercial or mixed use *development* shall be support by the following information:

- 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 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 to 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 Heritage Network: Core Features

- a) All lands identified within the Natural Heritage Network: Core Features designation shall be subject to the applicable policies of Section 3.2 of the City of Vaughan Official Plan.
- 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, 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 Heritage Network: Category 1, 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 may 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 identified within the Greenbelt Plan Area designation shall be subject to the applicable policies of Section 3.4.2 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.

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 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, the policies of the City of Vaughan Official Plan, and consistent with the Urban and Architectural Design Guidelines associated with this Secondary Plan.

4.12 Elementary School

- a) The need for one elementary *school* 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 *School Board*, 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 KN Low-Rise Residential II designation, as considered appropriate by the City; and,

iii. The City of Vaughan shall have first right of refusal to acquire all or part of the *school* site; government agencies and community groups with identified needs shall have the second right of refusal.

e) The *development* of elementary *schools* shall conform with the policies of Section 7.2.3 of the City of Vaughan Official Plan, and shall be consistent with the Urban and Architectural Design Guidelines associated with this Secondary 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 and can 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, ranging in size from 0.2 to 0.6 of a hectare. Parkettes are to be located throughout

each neighbourhood. Parkettes shall have significant frontage 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 7.3.3.1 of the City of Vaughan Official 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 and associated Urban and Architectural Design Guidelines.

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 features 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 natural heritage features, 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, natural heritage features, 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.

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 support, in

accordance with Section 9.3 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.

5.7 Urban and Architectural Design

- a) Urban and Architectural Design Guidelines have been prepared to support and complement this Secondary Plan. The intent of these Guidelines is to assist in the achievement of the Secondary

Plan policies and to provide criteria for the evaluation of specific *development* applications, including applications for subdivision and site plan approval. The Urban and Architectural Design Guidelines may be reviewed from time to time, and any further modifications shall conform to the Secondary Plan and shall be adopted by Council.

- b) In review of the development applications, the City shall ensure consistency with the Urban and Architectural Guidelines.
- c) 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:
 - 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.



d) In the review of *development* applications, the City shall ensure consistency with the Urban and Architectural Design Guidelines, and 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 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 and shall be consistent with the Urban and Architectural Design Guidelines appended to this Secondary Plan.

6.2 Street System

- a) The Arterial, Collector and Local Street pattern, as well as potential locations for lanes and traffic circles are all identified conceptually on Schedules 'D1', 'D2' and 'D3' attached to this Secondary Plan. While the Arterial and Collector Street Pattern are considered relatively fixed, the Local Street pattern, the use of lanes and the use of traffic circles is provided as a demonstration of the principles of this Secondary Plan and may be subject to adjustment through the Block Plan and subsequent Draft Plan stages of the *development* approval process, subject to approval by 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 policy of this Secondary Plan that a minimum of 50 percent of all developable lands that abut the Natural Heritage Network: Core Features lands shall be developed with a single loaded road, a public park and/or a stormwater management facility. Reverse frontage *development* abutting the Natural Heritage Network: Core Features lands shall be strongly discouraged. As a result of the prominence of the building fabric in these locations, unit parking will be generally located at the rear with access from laneways.
- 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 and with consideration for the conceptual street cross-sections provided in the Urban and Architectural Design Guidelines associated with Secondary Plan.
- 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 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. Current alignments shown on Schedules 'C1', 'C2' and 'C3' are conceptual in nature.
- c) The associated Urban and Architectural Design Guidelines provide a broader scale conceptual trails map that identifies how the 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 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 a Master Environmental Servicing Plan that shall determine the appropriate method of municipal servicing with respect to the provision of water, sewage treatment and stormwater management, and shall identify the appropriate locations for such facilities.
- d) All local power and telephone lines and other cable services serving the Secondary Plan Area shall, where possible, be located underground and be grouped into a single utility conduit.



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.

draft