

**COMMITTEE OF THE WHOLE MAY 15, 2012**

**MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN - 2010  
NORTH KLEINBURG- NASHVILLE SECONDARY PLAN (VOLUME 2)  
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS  
FILE 12.5.12.3  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends that:

1. The North Kleinburg-Nashville Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan - 2010, (VOP 2010), adopted September 7, 2010 be modified in accordance with the following:
  - a) Changes set out in Attachment No. 9 originating with the Toronto and Region Conservation Authority;
  - b) Changes originating with the Province of Ontario (Ministry of Municipal Affairs and Housing and Ministry of Transportation) in respect of the GTA West Corridor Individual Environment Assessment, as set out below:
    - i. Attachment 5A): Adding a new subsection 4.14 "GTA West Transportation Corridor Protection Area";;
    - ii. Amending the following Schedules to show the "GTA West Corridor Protection Area":
      - Attachment 5B): Schedule B2, "Land Use" (Huntington Road Community);
      - Attachment 5C): Schedule C2, "Trails & Parks" (Huntington Road Community);
      - Attachment 5D) Schedule D2, "Streets" (Huntington Road Community).
  - c) Changes to the mapping schedules for the Village of Nashville, the Huntington Road Community and the Kipling Avenue Community respectively and text as follows:
    - i. Schedules "B1", "B2" and "B3" (Land Use) – Attachments 6A), 6B) 6C); Schedules "C1", "C2" and "C3" (Trails & Parks) – Attachments 7A), 7B) and 7C); and Schedules "D1", "D2" and "D3" (Streets) – Attachments 8A), 8B) and 8C) be modified by removing the local street pattern from the schedules, providing more generalized locations of the land use designations and the size, location and shape of the school sites, parks and stormwater management facilities, the Trails and Parks and the location of the minor collector road system;
    - ii. The elementary school site symbols in the Huntington Road Community be moved to the interior of the and be shown with the potential to abut a City park;
    - iii. Section 6.2 a) "Street System" be modified to remove references to the local road pattern shown on the schedules, replacing the current policy with the following:

- 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 Road 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.
- d) Changes to the mapping schedules (Schedules "B1", "B2" and "B3" - Land Use, Schedules "C1", "C2" and "C3" – Trails and Parks and Schedules "D1", "D2" and "D3" – Streets) and text as follows:
- i. In the legends replacing the term "Natural Heritage System: Core Features" with "Natural Areas";
  - ii. In the legends replacing the term "Greenbelt Plan Area" with "Agricultural";
  - iii. In the legends replacing the term "Greenbelt Plan Area" in respect of the dashed blue line, with "Greenbelt Plan Area Boundary";
  - iv. The location of the "Natural Areas" and "Agricultural" designations be reviewed for consistency with these designations as shown on Schedule 13 "Land Use" to Volume 1 of VOP 2010 and any final changes be made to ensure that the boundaries in the NKNSP reflect those applied in Volume 1;
  - v. Wherever the terms "Natural Heritage Network – Core Features" and "Greenbelt Plan Area" are used in the text they be replaced by the terms "Natural Areas" and "Agricultural" respectively except in Subsection 4.9 which shall be reworded to read:

#### 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.

Delete Subsection 4.7 a) and b) and replacing them with the following:

#### 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.

2. That all section references to the Vaughan Official Plan – 2010 (Volume 1) be revised to be consistent with Volume 1, as a result of the modifications approved by Council on September 27, 2010, March 20, 2012 and April 17, 2012;
3. This report and Council minutes be forwarded to the Region of York as the City of Vaughan's recommended modifications to the North Kleinburg-Nashville Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Region be requested to consider the modifications to the North Kleinburg-Nashville Secondary Plan accordingly, as part of the process leading to its approval;
4. This report and Council minutes be forwarded to the Ministry of Municipal Affairs and Housing to provide for a final review of the new Subsection 14.4 and amended schedules in respect of the GTA West Corridor Protection Area and that the Ministry of Municipal Affairs and Housing forward any further comments to the City of Vaughan and the Region of York;
5. City staff be authorized to make any additional changes to the text and schedules of this Plan, necessary to ensure consistency with the direction provided above; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and
6. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the North Kleinburg-Nashville Secondary Plan, City of Vaughan Official Plan – 2010, Volume 2, meet the requirements of Section 26, (1) (a)(i), (ii) and (iii) of the Planning Act RSO. 1990, C.P. 13, as amended.

#### **Contribution to Sustainability**

Consistent with Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, the secondary plan will meet the Region of York's requirements for complete communities and the requirements under the Places to Grow plan for intensification while following key sustainability initiatives outlined by Green Directions as listed below:

- Goals 1 & 5: To demonstrate leadership through green building and urban design policies;
- Goal 2: To ensure sustainable development and redevelopment;
- Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;
- Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;
- Goal 4: Mixed-use communities in the Vaughan Metropolitan Centre and other Primary and Local Centres, together with an emphasis on design excellence to foster vibrant communities;
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

#### **Economic Impact**

The Vaughan Official Plan, including the North Kleinburg-Nashville Secondary Plan established the planning framework for development throughout the City to 2031. The Plan, when approved in its entirety will have a positive impact on the City of Vaughan in terms of managing growth and meeting Regionally imposed targets for residential and employment growth.

## **Communications Plan**

Notice of this meeting has been communicated to the public by the following means:

- Posted on the [www.vaughan.ca](http://www.vaughan.ca) online calendar, Vaughan Tomorrow website [www.vaughantomorrow.ca](http://www.vaughantomorrow.ca) City Page Online and City Update (corporate monthly e-newsletter);
- Posted to the City's social media sites, Facebook and Twitter;
- By Canada Post to almost 1500 addresses on the Vaughan Tomorrow/Official Plan Review mailing list, updated to include the parties identified in the letters directed to the Region of York;
- To the Official Plan Review e-mail list.

## **Purpose**

To report on and obtain direction on requested modifications to VOP 2010 (Volume 2) respecting the North Kleinburg-Nashville Secondary Plan. The modifications result from the Region of York's circulation to prescribed governments, bodies and agencies as part of the approval process for the plan, as adopted on September 7, 2010. This report responds to modification requests originating from this process and on-going staff analysis. The Council ratified report and recommended modifications will be forwarded to the Region of York with the request that the modifications be incorporated into the North Kleinburg-Nashville Secondary Plan as part of the Official Plan approval process.

## **Background - Analysis and Options**

### Location

The North Kleinburg-Nashville Secondary Plan applies to the lands as shown on Attachment No.1. The subject lands comprise three (3) areas that were studied as part of the North Kleinburg-Nashville Focused Area Study. The three areas, the Village of Nashville, the Huntington Road Community and the Kipling Avenue Community are shown on Attachments 2, 3 and 4 respectively.

### City of Vaughan Official Plan - 2010

The Vaughan Official Plan - 2010 applies to all lands in the City. The new Official Plan has been produced in two volumes. Volume 1 introduces general policies applicable throughout the City. The North Kleinburg-Nashville Secondary Plan is included in Volume 2. It contains a number of secondary plans and site and area specific policies for situations that require more detailed policy treatments. This report deals with the policies and modifications specific to the North Kleinburg-Nashville Secondary Plan.

### Secondary Plan Review Process and Community, Government and Agency Consultation

The North Kleinburg-Nashville Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated three public workshops, a statutory open house and statutory public hearing with the participation of stakeholders including residents, businesses, developers and their agents. The consultation process also included other City Departments, a monthly project status update to the Official Plan Review Committee, and consultation with required public agencies such as the School Boards, the Region of York, and the Toronto and Region Conservation Authority.

The following provides a brief overview of the Secondary Plan process:

- May 7, 2007 – Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the “Rural Areas” and “Nashville Core” within the Kleinburg-

Nashville Community Plan as one of four focused area reviews (studies) to be undertaken.

- March 31, 2008 – Council approved the “Terms of Reference for a Focused area Review for the Kleinburg-Nashville Community
- June 23, 2008 – Council approved the “Terms of Reference for a Focused Area Review for the Kleinburg-Nashville Community” which was revised in response to Council’s intention that Block 61 West be removed from the study area.
- March 23, 2009 – Council adopted a recommendation from the Commissioner of Planning that the firm Planning Partnership be retained to conduct the Kleinburg-Nashville Focused Area Review. The Study Team was joined by sub-consultants LGL Limited and Bray Heritage for the Environmental and Heritage components, respectively. The Policy Planning Department later approved a change from LGL Environmental to Plan B Environmental.
- 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.
- March 8, 2010 – the following draft documents were submitted by the City’s consultant for review and comment: “Kleinburg-Nashville Focused Area Review Background Report, “Kleinburg-Nashville Focused Area Review Design Options/Preferred Plan Report”, “North Kleinburg-Nashville Secondary Plan” and Schedules; and, the “Kleinburg-Nashville Focused Areas Review Urban & Architectural Design Guidelines.”
- April 22, 2010 – Ward 1, Statutory Public Open House.
- June 14, 2010 – Statutory Public Hearing.
- June 29, 2010 – Council Meeting, ratifying the recommendations made by Council at the Statutory Public Hearing.
- August 31, 2010 – Special Committee of the Whole Meeting to consider responses to public, government and agency submissions, for incorporation into the North Kleinburg-Nashville Secondary Plan.
- September 7, 2010 – Council ratified the recommendations made at the August 31, 2010 Special Committee of the Whole Meeting. The following was recommended:

“The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved subject to the minimum density being lowered to 40 for the Huntington North Area and to 30 for the Kipling Area;
  1. The draft North-Kleinburg Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report;
  2. The revised version of the North Kleinburg-Nashville Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.
- 2) That the following deputations be received:
  - a) Mr. John McMahon, 5900 Kirby Road, Kleinburg, L0J 1C0;
  - b) Mr. Ken Nieuwhof, KARA, P.O. Box 202, Kleinburg, L0J 1C0; and
  - c) Mr. Frank Greco, Frank Greco Property Management, 10472 Islington Avenue, Suite 201, Kleinburg, L0J 1C0; and
- 3) That the following written submissions be received:
  - a) Mr. Ken Schwenger, Kleinburg and Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated August 31, 2010; and,
  - b) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.

Council adopted the North Kleinburg-Nashville Secondary Plan on September 7, 2010. The plan was forwarded to the Region of York for circulation to the prescribed bodies and public agencies for review and comment as required by the Planning Act.

#### Public and Agency Comments Received Prior to the Adoption of the Plan

The draft North Kleinburg-Nashville Secondary Plan was made available for public comment on May 25, 2010, in advance of the statutory public hearing. Policy Planning staff continued to accept submissions until August 12, 2010 until the final draft of the August 31, 2010 North Kleinburg-Nashville Secondary Plan, Response to Public, Government and Agency Submissions report was completed. Seventeen responses were received and addressed in the report to the Special Committee of the Whole meeting. The respondents represented a cross-section of interests including ratepayers, landowners, development interests and their representatives, utilities, public agencies and City departments. Staff provided analysis and recommendations on the modification requests. Those approved by Council were incorporated into the plan that was adopted by Council on September 7, 2010. The report from the Special Committee of the Whole report from August 31, 2010 and Council minutes from September 7, 2010 form Attachment No.10. (Councillors Only)

#### Policy Context

##### i) Provincial Policy

The City of Vaughan Official Plan - 2010 Volume 1 and 2 addresses the City's long-term planning requirements to the year 2031 in addition to consolidating all former Official Plan amendments into one document. The North Kleinburg-Nashville Secondary Plan provides area specific policies implementing the North Kleinburg-Nashville Focused Study Area consistent with key policy directives of the new Official Plan. The Secondary

Plan is to conform with recent Provincial and Regional land use policy directives by promoting more sustainable development of “complete communities” (Provincial Policy Statement - 2005, the Growth Plan for the Greater Golden Horseshoe Region of York Official Plan) while fulfilling the requirement that unique and irreplaceable cultural and natural heritage resources in the area be conserved (Greenbelt Plan, 2005).

The Provincial Greenbelt Plan (2005) identifies the area within the Kleinburg-Nashville community that are specifically protected from development. These lands are identified as Protected Countryside containing a Natural Heritage System designation reflecting the highest concentration of sensitive and/or significant natural features and functions.

ii) Regional Policy

The Region of York Official Plan was adopted December 19, 2009 and approved by the Ministry of Municipal Affairs and Housing on September 7, 2010. The Regional Official Plan has been appealed and is now before the Ontario Municipal Board. The Regional Official Plan identifies Kleinburg-Nashville as a Local Centre that should have specific amenities including a commercial core, a pedestrian environment and an appropriate focus on residential, commercial, institutional and community uses. The Plan further identifies the area of Nashville as a hamlet that should retain its rural character while permitting growth primarily through infilling. The policy directs new development away from the Greenlands System and identifies enhancement areas and linkage opportunities. Towns and Villages, the land use designation that applies to most of the focused areas, are identified in the Regional Official Plan as places to work, live and play.

iii) The Kleinburg-Nashville Community Plan (OPA 601 as amended)

The Kleinburg-Nashville Community Plan (OPA 601), as adopted by Council, provides a policy framework that directs and guides the development and redevelopment of land within the Kleinburg-Nashville area. OPA 601 includes policies to facilitate a Heritage Conservation District, which led to the designation of a Heritage Conservation District within the Community Plan. In 2004, Council adopted OPA 610, it amends the Kleinburg-Nashville Community Plan (OPA 601) and introduces policies for the environmentally sensitive area that was identified and designated as the “Regional Road 27 Valley Corridor Study Area” in OPA 601. Furthermore, policies were added for the enhancement, restoration and acquisition of natural areas in the valley corridor; and define where limited development potential is appropriate.

In 2006, OPA 633 (Kleinburg Core Area Policy Review) amended the Kleinburg-Nashville Community Plan by incorporating: A new “Mainstreet Commercial” designation for the Kleinburg Core Area; recommendations and policies contained in the Heritage Conservation District Study and Plan; the removal of multiple family dwellings as a permitted use; and cash-in-lieu of parking policies. OPA 601, as amended by OPA 633, is being retained with no change to its purpose and effect, in Volume 2 of the VOP 2010. With regard to community boundaries and growth, subsection 4.2.2 2) of the Official Plan states: “Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise and their effect on community services.”

iv. Overview of the North Kleinburg-Nashville Secondary Plan

Official Plan Designations

The adopted Secondary Plan introduces a set of land use designations specific to this Secondary Plan area. The Secondary Plan also includes schedules that illustrate the

trails and park system as well as conceptual street patterns on lands subject to the plan. The following land use designations regulate the development of the tableland areas:

- KN Low-Rise Residential I: Conforms with the policies of the Low-Rise Residential designation of VOP 2010 provided that the only building types shall be detached dwellings, with the maximum building heights shown on the Land Use schedules;
- KN Low-Rise Residential II: Conforms with the policies of the Low-Rise Residential designation of VOP 2010 provided that the only building types shall be detached dwellings and semi-detached houses, with the maximum building heights shown on the Land Use schedules;
- KN Low-Rise Residential III: Conforms with the policies of the Low-Rise Residential designation of VOP 2010 provided that the only building types shall be semi-detached houses, townhouses and stacked townhouses with the maximum building heights shown on the Land Use schedules;
- KN Low-Rise Mixed Use I: Conforms with the policies of the Low-Rise Mixed-Use designation of VOP 2010 provided that the only building types shall be townhouses, stacked townhouses, and low-rise buildings with the maximum building heights shown on the Land Use schedules;
- KN Low Rise Mixed-Use II: Conforms with the policies of the Low-Rise Mixed-Use designation of VOP 2010 provided that the only building types shall be townhouses, stacked townhouses, and low-rise buildings with the maximum building heights shown on the Land Use schedules. Lands in this designation are subject to specific urban design policies applicable to such areas that coincide with the Kleinburg-Nashville Heritage Conservation District Plan;

The North Kleinburg-Nashville Secondary Plan creates three new residential areas at the western, eastern and northern edges of the Kleinburg-Nashville community. At full development it is estimated that this plan will provide for 1,650 dwelling units and support a total of 5,480 jobs and residents. Each new residential community is described below.

The Nashville Community: The Nashville Area (Focus Area 1) is approximately 6.3ha in size and is located east of Huntington Road and extends south from the CP Rail line to Nashville Road, where it encompasses the lots on the south side of Nashville Road. This area will provide for low density single-detached residential uses similar to that existing in the Nashville Core. The applicable land use designations, as shown on Attachment 6A, are “KN Low Rise Residential I” having a maximum building height of 3 storeys and “KN Low-Rise Mixed-Use II” along Nashville Road which provides an opportunity for a variety of residential and mixed use building forms while still maintaining the maximum building height of 3 storeys. The properties fronting on the north and south sides of Nashville Road are within the Kleinburg-Nashville Heritage Conservation District Plan. The target density for the area is 20 persons/jobs per ha.

The Huntington Road Community: The Huntington Road Community (Focus Area 2) is approximately 65.60ha in size and is located east of Huntington Road and south of Kirby Road. The area is intended to transition from a higher density mixed-use community focus area along Huntington Road to low density building forms adjacent to the Natural Heritage network approaching the area’s eastern boundary. The applicable land use designations include, “KN Low-Rise Mixed Use I”, “KN Low Rise Mixed Use II”, “KN Low-Rise Residential II”, which form the community focus and “KN Low Rise Residential I”, as shown on Attachment 6B. The designations include office uses in the mixed use buildings along with other forms of residential development. To be consistent with the community scale a maximum building height of 3 storeys is permitted. The plan also makes provision for community amenities such as two elementary schools, a neighbourhood park and 3 parkettes. Stormwater management ponds are to be located adjacent to the valley system. The target density is 40 persons/jobs per ha.



The Kipling Avenue Community: The Kipling Avenue area (Focus Area 5/6) is approximately 92.28 ha in size and is located south of Kirby Road on the west side of Kipling Avenue. The area will be comprised of a mix of low density building forms. The focus of the community will front on Kipling Avenue, which will be reflected in the “KN Low Rise Mixed-Use II” and “KN Low Rise Residential III” designations, as shown on Attachment 6C. Transitioning westward from Kipling Avenue to the surrounding Natural Heritage Network the lands are designated “KN Low Rise Residential I” and “KN Low Rise Residential II”. In order to maintain consistency, the permitted height will be a maximum of 3-storeys. Other planned uses include a neighbourhood park, a series of parkettes, two stormwater management ponds, and a system of on and off street trails connecting the main community elements. A special study area designation has been applied to two areas in the north part of the Kipling Avenue Community. There may be potential for future development within the “Special Study Areas”. Any land determined to be developable will be designated “KN Low-Rise Residential I”. The extent of the developable area will be determined through the completion of an Environmental Impact Study. Those lands considered undevelopable will be designated Natural Area without further amendment to this plan. The density target for the Kipling Avenue Community is 30 persons/jobs per ha.

### Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning which is consistent with the City's Official Plan - 2010, including this Secondary Plan. Initial work on the preparation of a new by-law is anticipated this year.

### Recommended Modifications to the Council Adopted Official Plan - 2010

#### a) Toronto and Region Conservation Authority

Staff has been working with the TRCA to resolve a number of policy issues. These involve mainly minor adjustments to the policies and schedules of the Plan. The recommended changes are set out in Attachment No. 9.

#### b) The GTA West Transportation Corridor Protection Area

The Ministry of Transportation is currently conducting an Individual Environmental Assessment (IEA) to establish the future transportation infrastructure needs to 2031, within a study area that extends from Highway 400 to the Guelph area. This study area affects the northwest quadrant of the City. The IEA will identify measures that will provide better linkages to the Urban Growth Centres identified in the Provincial Growth Plan.

The IEA is being conducted in two stages. Stage 1 is embodied in the draft “Transportation Development Strategy Report” (March 2011). The Ministry has commissioned additional studies, which are now underway. Once the report has been finalized it will be forwarded to the Minister of Transportation for a decision. Stage 2 will examine the route location for a new 400-series Provincial Highway/Transitway through the “Preliminary Route Planning Study Area”. The timing of this stage of the study has not been determined.

The Preliminary Route Planning Study Area was established to maximize opportunities for route generation so that a number of alternatives can be developed. These considerations include: Meeting MTO Geometric Design Standards, minimizing impacts on key natural features; avoiding built-up areas; providing sufficient area adjacent to crossings of key natural features to provide for alternative crossings; minimizing impacts to approved municipal plans; and providing connections to existing and planned transportation facilities.

The Preliminary Route Planning Study Area has an impact on a large portion of the northwest quadrant of the City, extending from Highway 400 on the east to Highway 50 on the west. The Ministry of Transportation proposes to work with the Ministry of Municipal Affairs and Housing and the municipalities to protect the land for the new transportation corridor from encroaching development to the end of Stage 2 of the IEA.

To this end the Ministry of Transportation has identified a “GTA West Transportation Corridor Protection Area”. One of the areas affected by the Protection Area is the Huntington Road Community of the North Kleinburg-Nashville Secondary Plan. Currently, the NKNCP does not have policies providing for the protection of the Corridor in advance of the selection of the alignment. The Ministry of Municipal Affairs and Housing conveyed the Province’s “One Window” comments on VOP 2010 – Volume 1. It recommended language for inclusion in Volume 1 that addressed the need for such protective policies. It would provide for the City (pertinent portion underlined):

To work with York Region and the Province to plan for and protect corridors and rights-of-way for transportation and transit facilities, as shown on Schedule 9 (VOP 2010 – Volume 1) to meet current and projected needs; and not permit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or actively being planned. To this end, secondary plans or official plan amendments shall include more detailed official plan policy and mapping to provide corridor protection. Such amendments shall be prepared in consultation with the Region of York and the Province. Policies shall ensure that development applications neither preclude nor predetermine the Environmental Assessment process and after a final alignment is determined. Where Environmental Assessments are being undertaken by the Province, these policies and mapping shall be prepared to the satisfaction of the Province.

The Ministry of Municipal Affairs and Housing and the Ministry of Transportation have identified several priorities for the new secondary plan policies. They will need to be consistent with the Region of York’s Official Plan, they must provide protection to an area defined by the Preliminary Route Planning Study and they must be consistent with the policies of the City’s OPA 637 (the Highway 400 North Employment Area Plan)

OPA 637 is the model for the proposed corridor protection policies. It provides for development prohibitions in advance of the delineation of the highway alignment. It also provides for the staged release of lands when a substantial degree of certainty over the alignment has been reached, to the satisfaction of MTO, thereby permitting unaffected areas to proceed to development. OPA 637 was approved by the Ontario Municipal Board in August of 2011.

Staff has used the OPA 637 policies as the basis for the NKNSP policy, with the necessary adjustments to accommodate the Kleinburg-Nashville situation. It is set out in Attachment 5A). It is recommended that this policy be incorporated into the North Kleinburg-Nashville Community Plan by:

- Adding a new subsection 4.14 “GTA West Transportation Corridor Protection Area”, as provided for in Attachment 5A);
- Amending the following Schedules to show the “GTA West Transportation Corridor Protection Area” on:
  - Schedule B2, “Land Use” (Huntington Road Community) – Attachment 5B);
  - Schedule C2, “Trails & Parks” (Huntington Road Community) – Attachment 5C);
  - Schedule D2, “Streets” (Huntington Road Community) – Attachment 5D).

Staff has had discussions with the Ministry of Transportation (MTO) and the Ministry of Municipal Affairs and Housing. The draft policy has been reviewed by MTO and was found to be

satisfactory. However, the Ministry has reserved the right to comment further when the policy and the amended schedules have been finalized. MTO has provided City staff with the requisite mapping required to amend the current plans to reflect the Corridor Protection Area. A recommendation has been provided above, which directs that this report and Council minutes be forwarded to the Ministry of Municipal Affairs and Housing to facilitate the opportunity for further review. It also requests that the Province forward any additional comments to the City and Region of York to allow them to be addressed through the approval process.

c) York Catholic District School Board (YCDSB)

The York Catholic District School Board has concerns respecting the two elementary school sites shown in the Huntington Road Community. The YCDSB is of the opinion that the locations proposed for the elementary schools abutting the east side of Huntington Road, as currently shown on the Huntington Road schedules, are not appropriate because Huntington Road is a major collector (planned width of up to 4 lanes). In addition, the lotting pattern shows the proposed school sites as being separated by a Local Road. A campus style development is preferred with the school site being located adjacent to a municipal park.

In response Staff has revised the Huntington Road schedules, as shown on Attachments 6B and 7B, by eliminating the proposed local road pattern and lotting fabric and relocating the Elementary School symbols farther to the east, in proximity to the Park and Parkette symbols to potential effect a campus development. As a result the Land Use schedule no longer places the conceptual location of the elementary school sites adjacent to Huntington Road or shows the school and park sites separated by a Local Road. This is discussed further in the next section.

This reflects the preferred condition but does not preclude other solutions if the situation warrants. This approach has been discussed with staff at both the Public and Catholic School Boards and was found to be satisfactory.

d) Modification to the Schedules and Changes to the Related Policies

Generalization of the Schedules

Each of the North Kleinburg-Nashville Communities (Nashville, Huntington and Kipling) are subject to three development schedules being, "Land Use", "Trails and Parks" and "Streets". The schedules are unusual in that they show the detailed land use, the road network including the local road pattern, the lotting fabric and the size and configuration of the parks, open space and stormwater management facilities. This level of detail is typically left to the Block Plan and Subdivision/Zoning approval processes.

There is a concern that the public might misinterpret this level of detail. Based solely on a review of the schedules it might be assumed that the ultimate form of development has been set and would exactly reflect what is shown on the schedules. The policies contained in the text of the North Kleinburg-Nashville Secondary Plan all recognize that there is a substantial degree of flexibility in the Plan's schedules. There are specific policies applying to the various elements of the Plan that recognize the subsequent role of the Block Plan process in establishing the final development pattern and the need to have flexibility in interpreting the development schedules. This is provided for in Policies 4.1 a) & b) (Land Use); 4.11 a) (Stormwater Management Facilities); 4.12 a) Elementary Schools; 4.13 a) & b) (Parks and Parkettes); and 6.2 a) (Street System).

This concern was also expressed by the Toronto and Region Conservation Authority and the York Region Public and the York Region Roman Catholic Separate School Boards. The Conservation Authority was concerned that, pending the detailed studies that would be conducted through the Block Plan process, it was premature to show the exact location, size and configuration of the stormwater management blocks. The preference would be to show a more generalized location

with a less specific configuration and rely on the subsequent approval processes, all of which will have public consultation process.

There are two elementary school sites in the Plan area, both of which are located in the Huntington Community, fronting onto the east side of Huntington Road. Huntington Road is a defined as a “Major Collector” with a maximum width of 30 metres. The preference of the School Boards is that the sites be located internally on the Collector/Minor Collector street system. In addition, the schedules show the school sites as not contiguous with the City parkland, being separated by a local municipal road. It is the preference that school sites and municipal parks be located together. As such, it is recommended that the schedules be generalized to show internal locations for the elementary school sites, potentially contiguous with the City parks.

The following changes are recommended:

- Schedules “B” (Land Use), “C” (Trails & Parks) and “D” (Streets) be modified by removing the local street pattern from the schedules and providing more generalized locations of the land use designations and the size, location and configuration of the school sites, parks and trails and stormwater management facilities; and the location of the Minor Collector road system;
- The elementary school sites in the Huntington Road Community be moved to the interior and be shown with the potential to abut a City park; and
- Any text changes to the policies of the North Kleinburg-Nashville Secondary Plan made necessary by the amended schedules be incorporated into the plan including specific changes to eliminate references to the Local Road network which is recommended for removal from the schedules.

#### Building Consistency with Volume 1 of VOP 2010 – The Natural Heritage Network

The underlying policy basis for the North Kleinburg-Nashville Secondary Plan rests with Volume 1 of the Official Plan. Consistent with Section 10.2.1.8 of Volume 1, the NKNSP provides that this plan area is to be developed in accordance with this plan in conjunction with the policies of the City of Vaughan Official Plan – 2010 (Volume 1). It further states that where the policies of Volume 2 conflict with the policies of Volume 1, the Volume 2 policies shall prevail.

However, for ease of use it is important to build and maintain consistency between the two documents. Staff is satisfied that it is appropriate to maintain several distinct land use designations to govern residential and commercial development form, given the unique character of the area. However, this is not necessarily the case for designations that apply to the Natural Heritage Network and Natural Heritage Systems.

The secondary plan area extends into such natural areas. The NKNSP applies two land use designations to these areas, being “Natural Heritage Network: Core Features” and “Greenbelt Plan Area”, neither of which is used in VOP 2010 – Volume 1. The plan refers back to the Volume 1 policies on the Environment. In addition, there are no specific land use policies applying to the use of the “Natural Heritage Network: Core Features” and “Greenbelt Plan Area” lands.

To build consistency between Volume 1 and the North Kleinburg-Nashville Secondary Plan, it is recommended that

- In the legends replacing the term “Natural Heritage System: Core Features” with “Natural Areas”;
- In the legends replacing the term “Greenbelt Plan Area” with “Agricultural”;

- In the legends replacing the term “Greenbelt Plan Area” in respect of the dashed blue line, with “Greenbelt Plan Area Boundary”;
- The location and extent of the “Natural Areas” and “Agricultural” designations be reviewed for consistency with these designations as shown on Schedule 13 “Land Use” to Volume 1 of VOP 2010 and any required changes be made to ensure that the boundaries in the NKNSP reflect those applied in Volume 1;
- Wherever the terms “Natural Heritage Network – Core Features” and “Greenbelt Plan Area” are used in the text they be replaced by the terms “Natural Areas” and “Agricultural” respectively except in Subsection 4.9 which should be reworded to read:

#### 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.

And delete Subsection 4.7 a) and b) and replacing them with the following:

#### 4.8 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.

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

The North Kleinburg-Nashville Secondary Plan is a component of the City’s new Official Plan and will form part of Volume 2. The new Official Plan is addressed under the objective “Plan and Economic Vitality”, including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;
- Support and coordinate land use planning for high capacity transit at strategic locations in the City;
- Review the Vaughan Corporate Centre Vision; and
- Prepare an employment area plan for the Vaughan Enterprise Zone and employment lands.

### **Regional Implications**

This report and resulting Council minutes will be forwarded to the Region of York for its consideration in the preparation of its report on modifications to the North Kleinburg-Nashville Secondary Plan as part of Volume 2 of VOP 2010 as part of the Official Plan approval process.

## **Conclusion**

Staff has previously reported on proposed modifications to Volume 1 and Volume 2 of VOP 2010. This is the first report on modifications to the five secondary plans that were adopted on September 7, 2010 as part of the new Official Plan. The North Kleinburg-Nashville Secondary Plan relies on VOP 2010 – Volume 1 as the source underlying policy. However, where the policies of the North Kleinburg-Nashville Secondary Plan conflict with those of Volume 1, the policies of the North Kleinburg-Nashville Secondary Plan shall prevail.

The modifications recommended in this report do not represent a substantial departure from the policies of the plan as originally adopted. They mainly respond to agency concerns and reflect changes to better co-ordinate the policies with the schedules. Therefore, it is recommended that this report and the resulting Council minutes be forwarded to the Region of York as the City of Vaughan's recommended modifications to the North Kleinburg-Nashville Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 for its consideration as part of the Official Plan approval process.

## **Attachments**

1. Location Map and Context Plan
2. Schedule B1 "Land Use" Village of Nashville, as adopted.
3. Schedule B2 "Land Use" Huntington Road Community", as adopted.
4. Schedule B3 "Land Use" Kipling Avenue Community, as adopted.
5. A) Subsection 4.14 "GTA West Transportation Corridor Protection Area";  
B) Schedule B2, "Land Use" (Huntington Road Community), as modified;  
C) Schedule C2, "Trails & Parks" (Huntington Road Community); as modified;  
D) Schedule D2, "Streets" (Huntington Road Community) as modified.
6. A) Schedule B1, "Land Use" – Village of Nashville, as modified;  
B) Schedule B2, "Land Use" – Huntington Road Community, as modified;  
C) Schedule B3, "Land Use" – Kipling Avenue Community, as modified.
7. A) Schedule C1, "Trails & Parks" – Village of Nashville, as modified;  
B) Schedule C2, "Trails & Parks" – Huntington Road Community, as modified;  
C) Schedule C3, "Trails & Parks" – Kipling Avenue Community, as modified.
8. A) Schedule D1, "Streets" – Village of Nashville, as modified;  
B) Schedule D2, "Streets" – Huntington Road Community, as modified;  
C) Schedule D3, "Streets" – Kipling Avenue Community.
9. Recommended modifications originating with the Toronto and Region Conservation Authority
10. Staff Report Special Committee of the Whole Meeting August 31, 2010 and Council Minutes September 7, 2010: "North Kleinburg-Nashville Secondary Plan – Response to Public, Government and Agency Submissions" File 12.5.12.3 (Councillors Only)

## **Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

for: DIANA BIRCHALL  
Director of Policy Planning

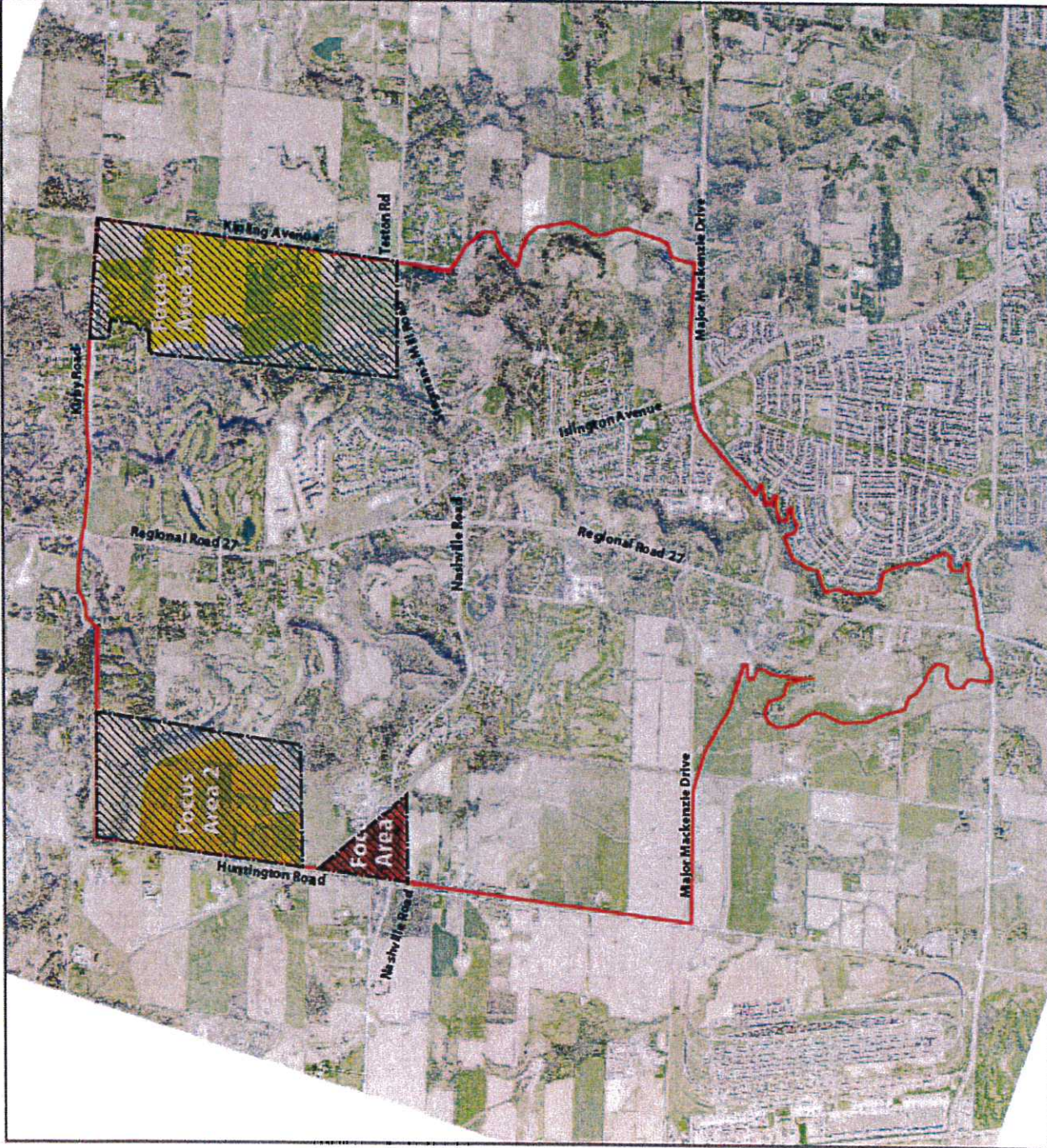
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**SCHEDULE A  
North Kleinburg-Nashville  
Secondary Plan Area**

-  Areas subject to the North Kleinburg-Nashville Secondary Plan
-  Official Plan Boundary
-  GTA West Transportation Corridor Protection Area Boundary



nls  
September 2010



**Location Map**

Location: Part of Lots 16-31,  
Concessions 7-9

Applicant:  
City of Vaughan

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Policy Planning Department

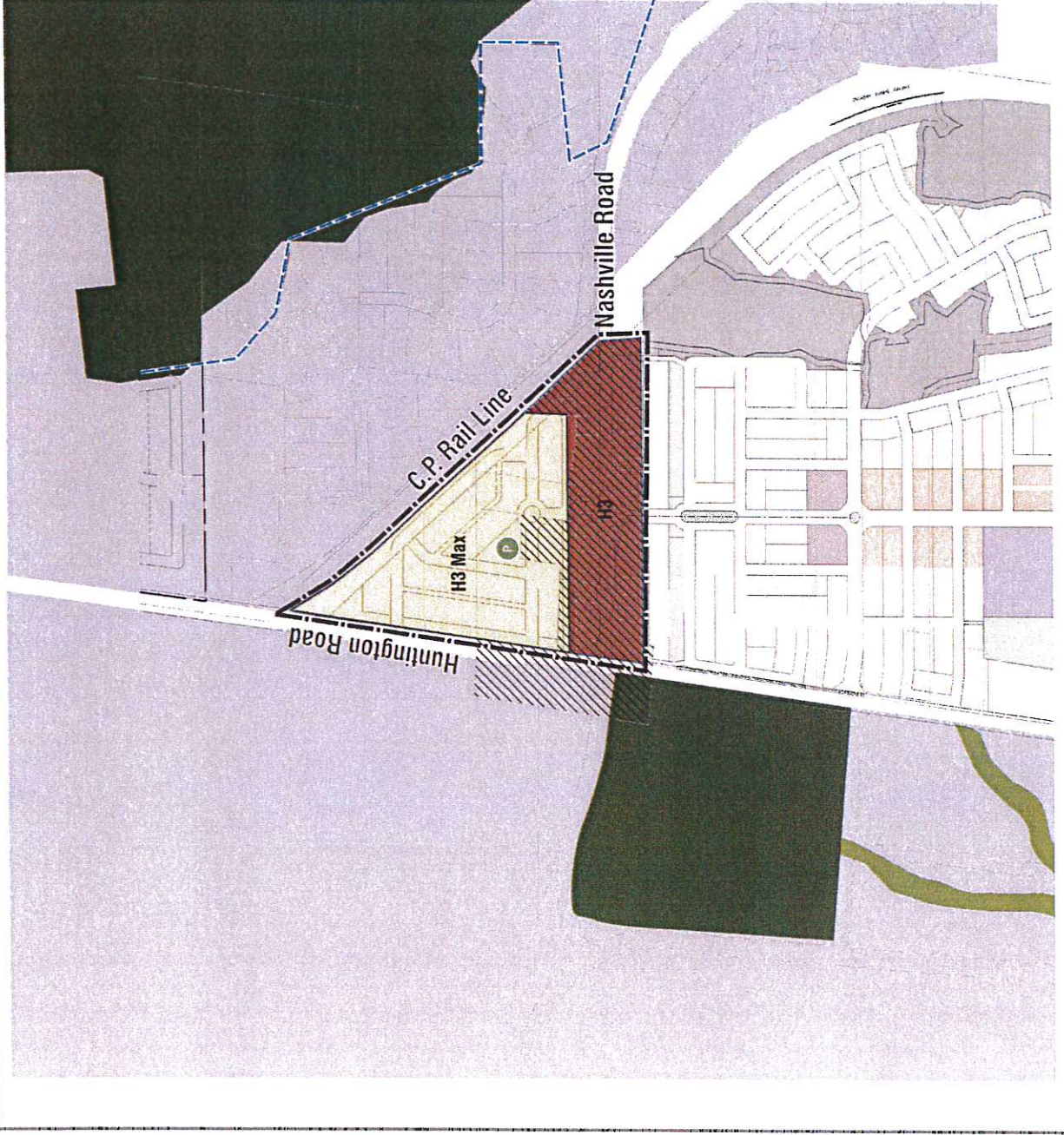
**Attachment**

File: 12.5.12.3  
Date: May 15, 2012

**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
-  Parkette
-  Secondary Plan Area Boundary
-  Greenbelt Plan Area

September 2010

**Schedule B1 "Land Use" Village  
of Nashville, as adopted**

Applicant: City of Vaughan  
Location: Part of Lots 25 & 26,  
Concession 9



Policy Planning Department

**Attachment**

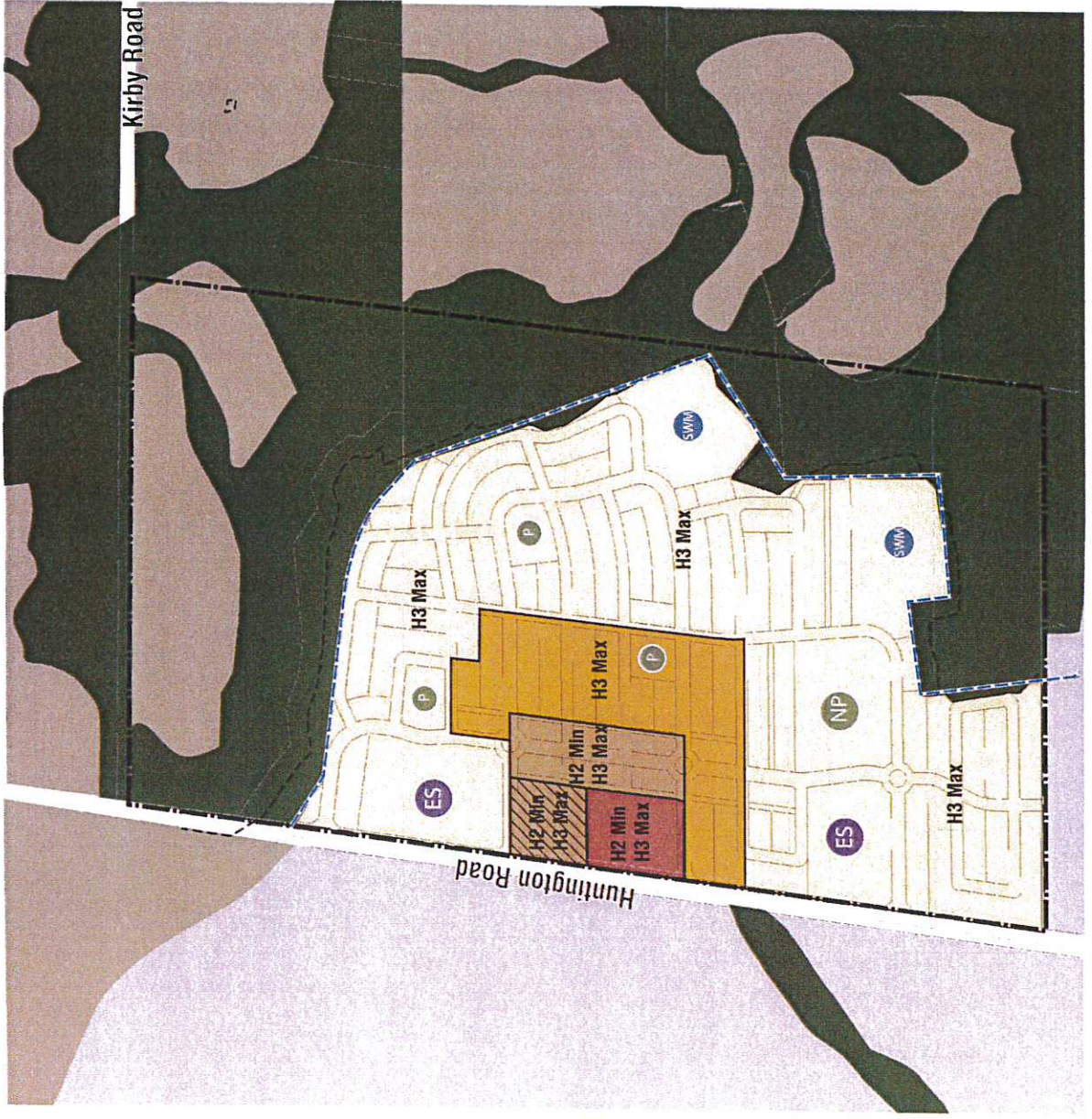
File: 12.5.12.3  
Date: May 15, 2012



**SCHEDULE B2  
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 Heritage System: Core Features
- Greenbelt Plan Area
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Secondary Plan Area Boundary
- Greenbelt Plan Area

September 2010



**Schedule B2 "Land Use" Huntington  
Road Community, as adopted**



Policy Planning Department

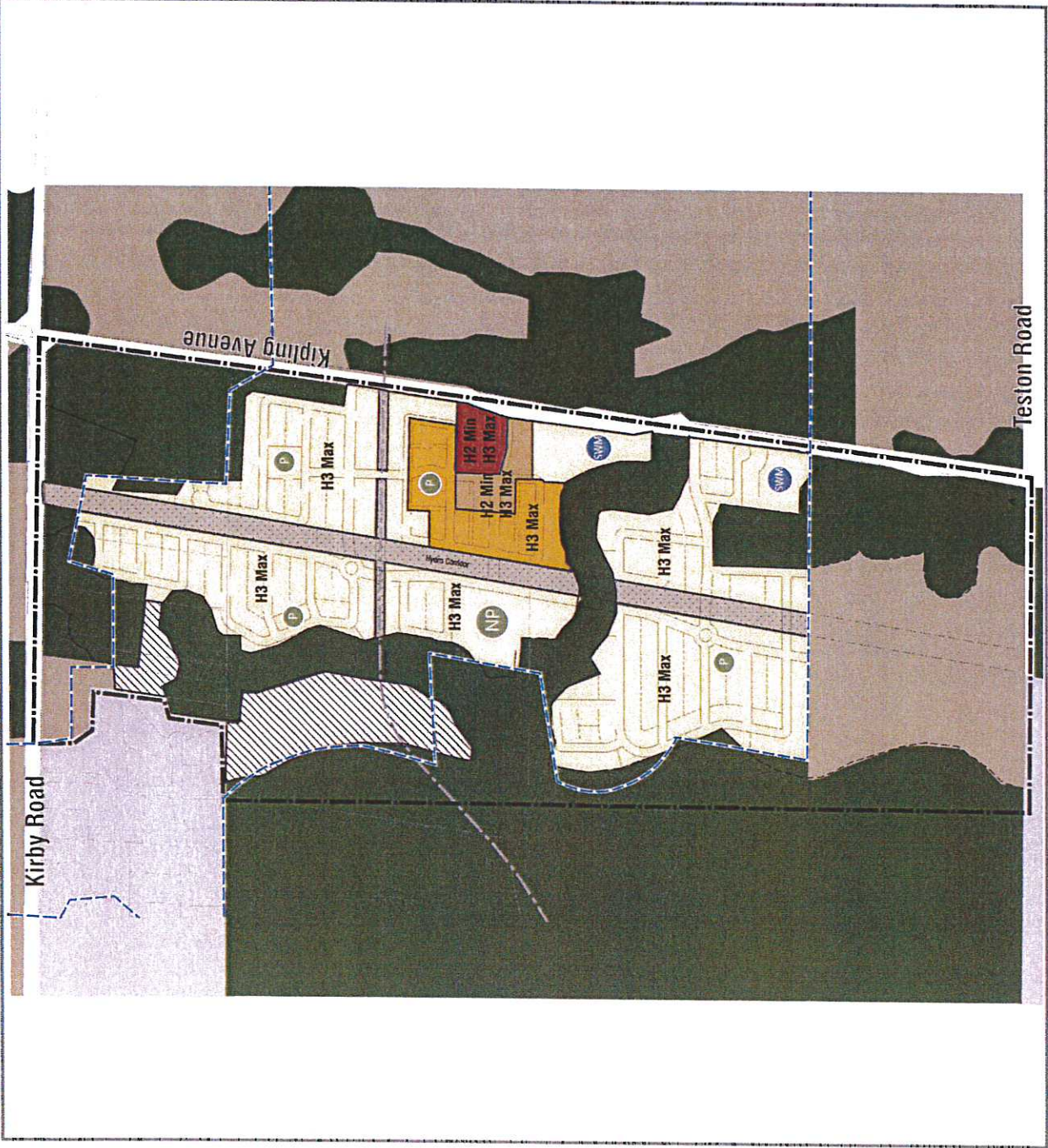
Applicant: City of Vaughan  
Location: Part of Lots 27-29,  
Concession 9

**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 Heritage System: Core Area
- Greenbelt Plan Area
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Utility Corridor
- Secondary Plan Area Boundary
- Greenbelt Plan Area



September 2010



**Schedule B3 "Land Use" Kipling Avenue Community, as adopted**

Applicant: City of Vaughan  
Location: Part of Lots 27-30, Concession 8  
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**Subsection 4.14: The GTA West Corridor Protection Area**

4.14 The GTA West 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.

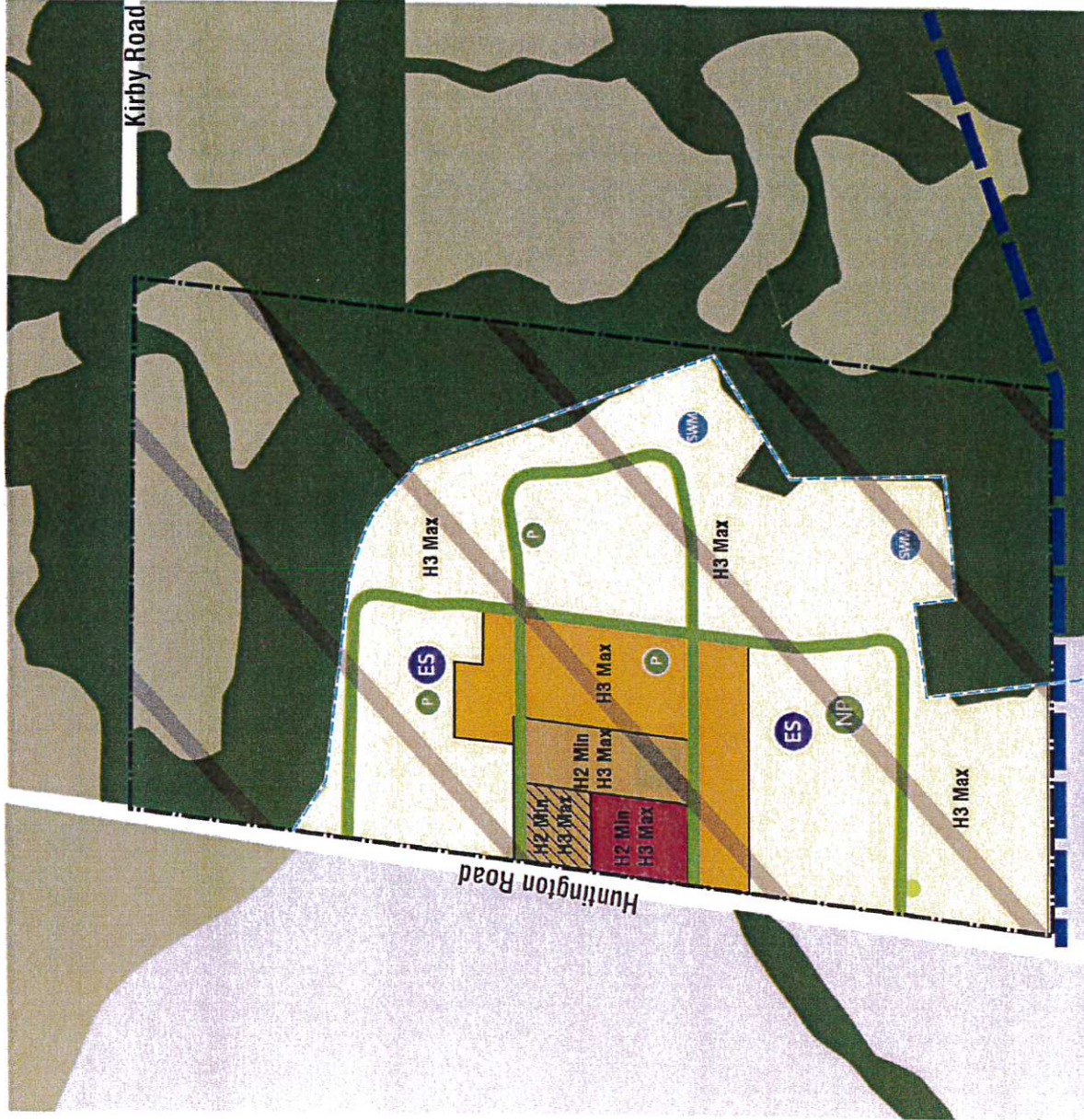
**SCHEDULE B2**

**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



September 2010



**Attachment**

**5b**

File:  
12.5.12.3

Date:  
May 15, 2012



Policy Planning Department

**"GTA West Transportation Corridor  
Protection Area"; Schedule B2 "Land Use"  
(Huntington Road Community); as modified**

Applicant: Part of Lots 27-29,  
City of Vaughan  
Concession 9

**SCHEDULE C2  
Trails & Parks  
Huntington Road Community**

- ..... Off-Street Trails
- On-Street Trails
- Neighbourhood Park
- Parkette
- Trails & Connections
- Elementary School
- Stormwater Management Pond
- Natural Areas
- Agricultural
- Secondary Plan Area Boundary
- GTA West Transportation Corridor Protection Area Boundary
- GTA West Transportation Corridor Protection Area



**"GTA West Transportation Corridor  
Protection Area"; Schedule C2 "Trail & Parks"  
(Huntington Road Community); as modified**



Policy Planning Department

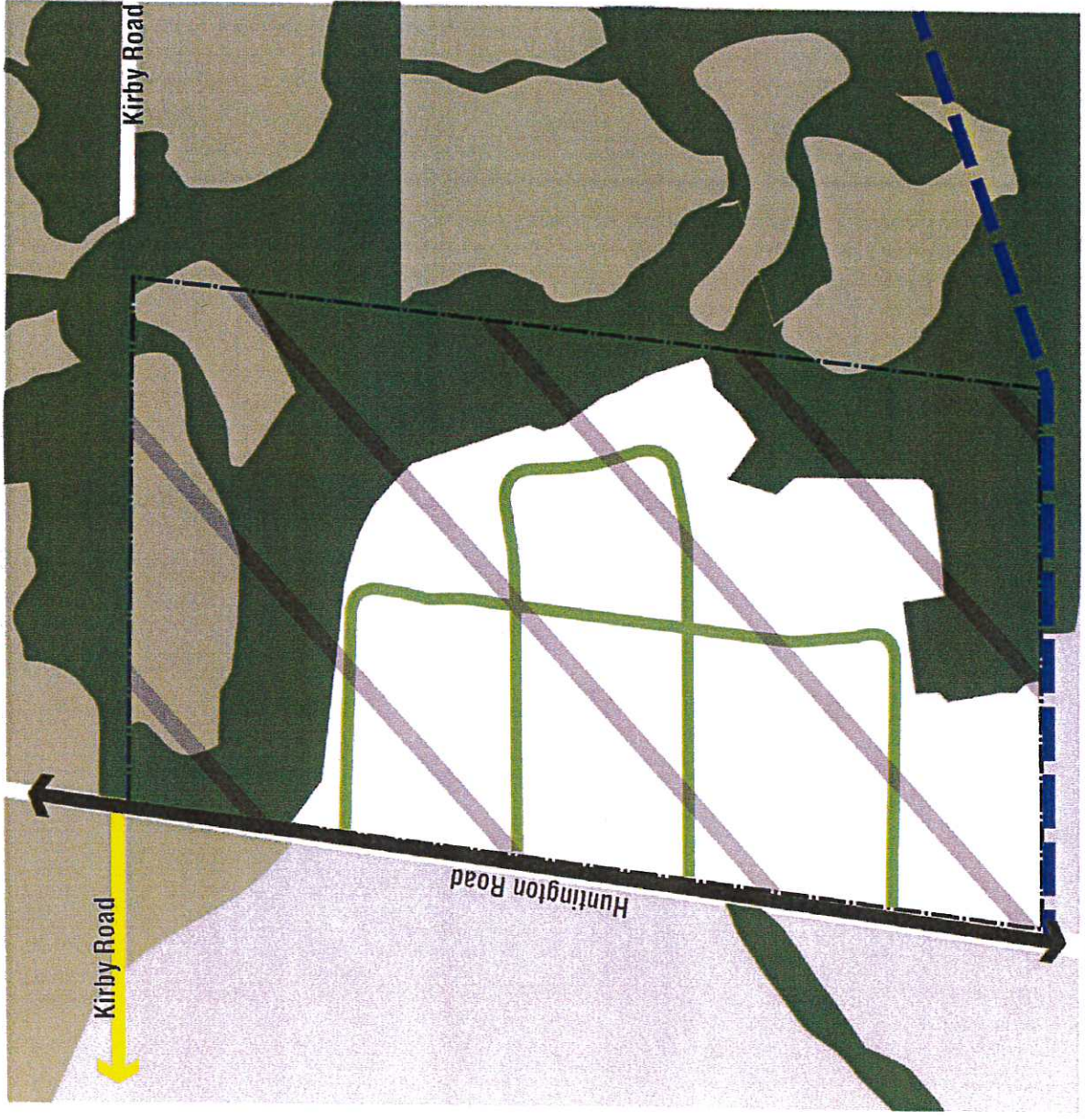
Applicant: City of Vaughan  
Location: Part of Lots 27-29,  
Concession 9

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**SCHEDULE D2**

**Streets  
Huntington Road Community**

-  Minor Arterial Road (35 m)
-  Major Collector Road (30 m)
-  Minor Collector Road (28 m)
-  Local Road
-  Secondary Plan Area Boundary
-  GTA West Transportation Corridor Protection Area Boundary
-  GTA West Transportation Corridor Protection Area
-  Minor Collector Road



**"GTA West Transportation Corridor  
Protection Area"; Schedule D2 "Streets"  
(Huntington Road Community); as modified**

Applicant: Part of Lots 27-29,  
City of Vaughan  
Concession 9

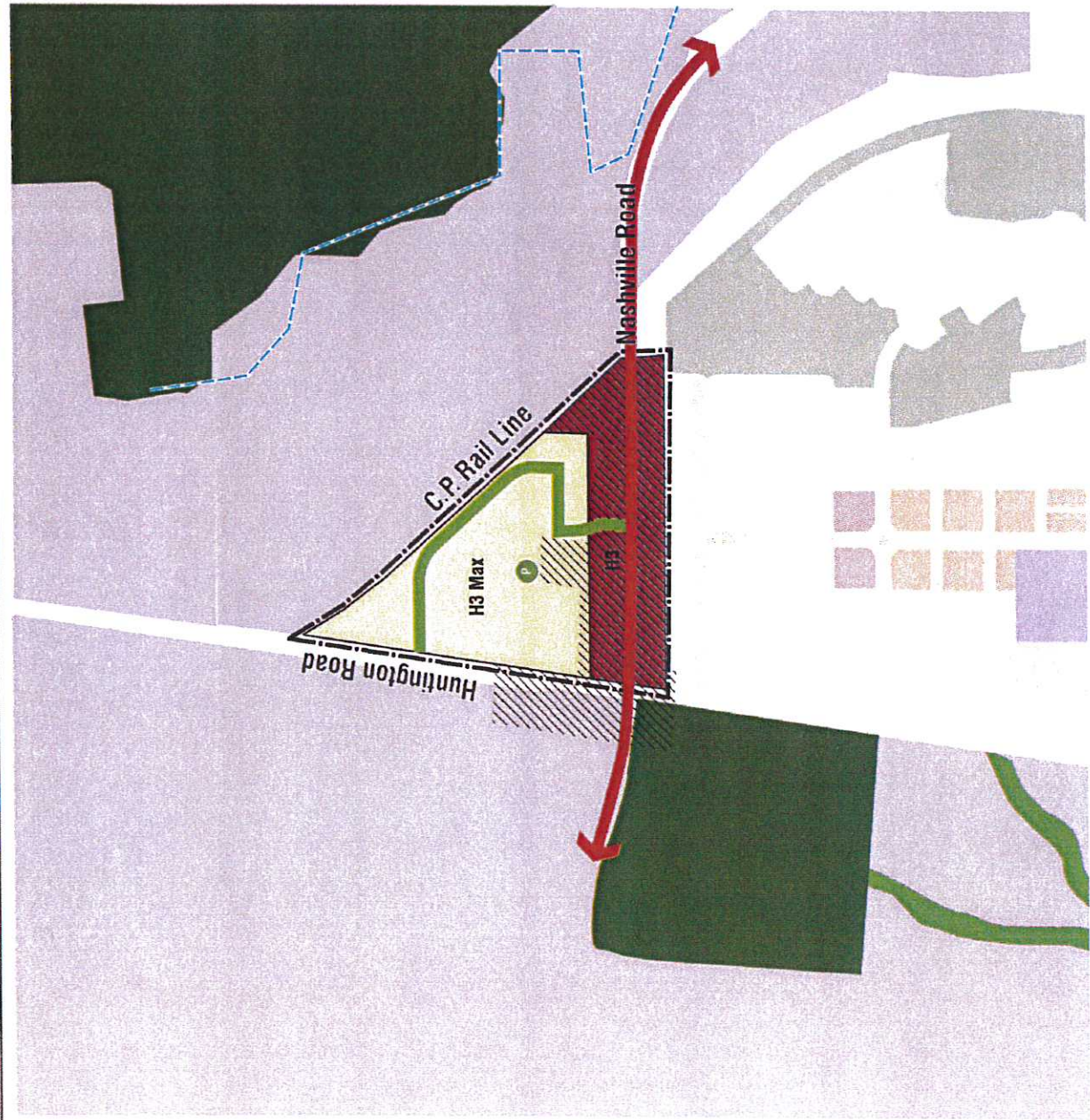


Policy Planning Department

**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
-  Parkette
-  Secondary Plan Area Boundary
-  Greenbelt Plan Area Boundary
-  Minor Collector Road
-  Major Arterial Road (Regional)

September 2010

**Schedule B1 "Land Use" -  
Village of Nashville, as modified**

Applicant: City of Vaughan  
 Location: Part of Lots 25 & 26,  
 Concession 9

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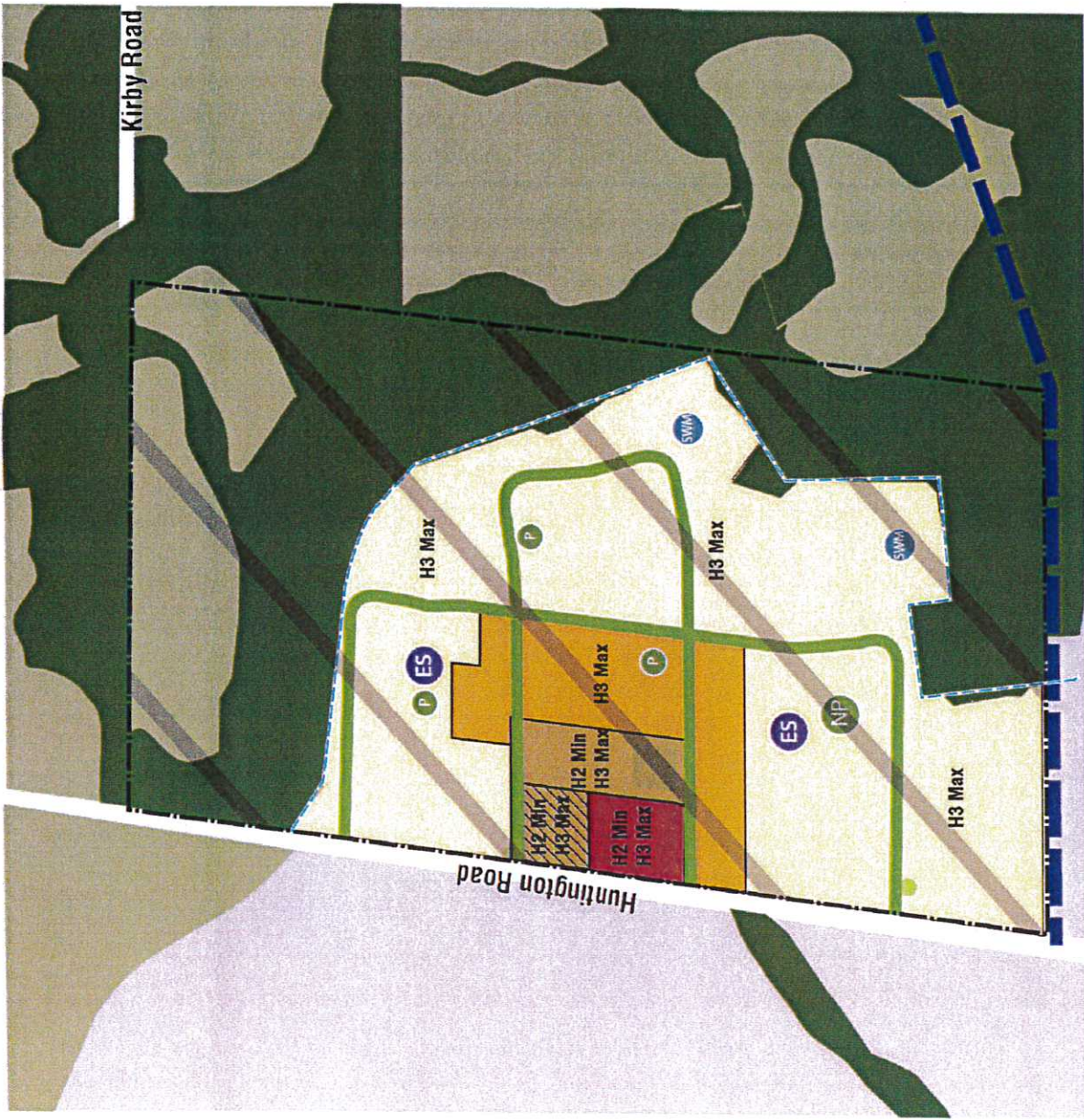


Policy Planning Department



**SCHEDULE B2**  
**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



**Attachment**  
File: 12.5.12.3  
Date: May 15, 2012

**6b**



Policy Planning Department

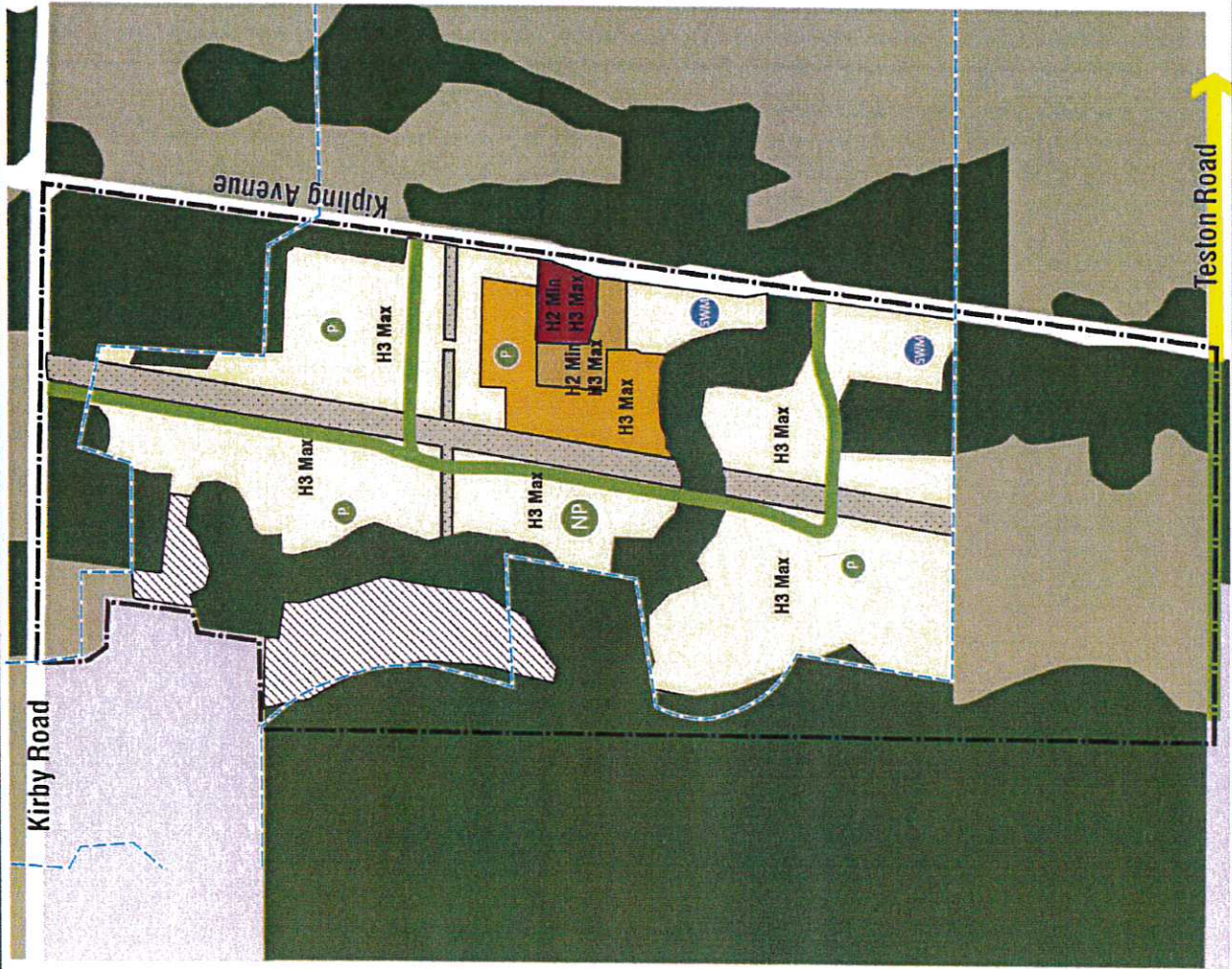
**Schedule B2 "Land Use" Huntington Road Community, as modified**

Applicant: City of Vaughan  
Location: Part of Lots 27-29, Concession 9

**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

September 2010



**Schedule B3 "Land Use" Kipling Avenue Community, as modified**

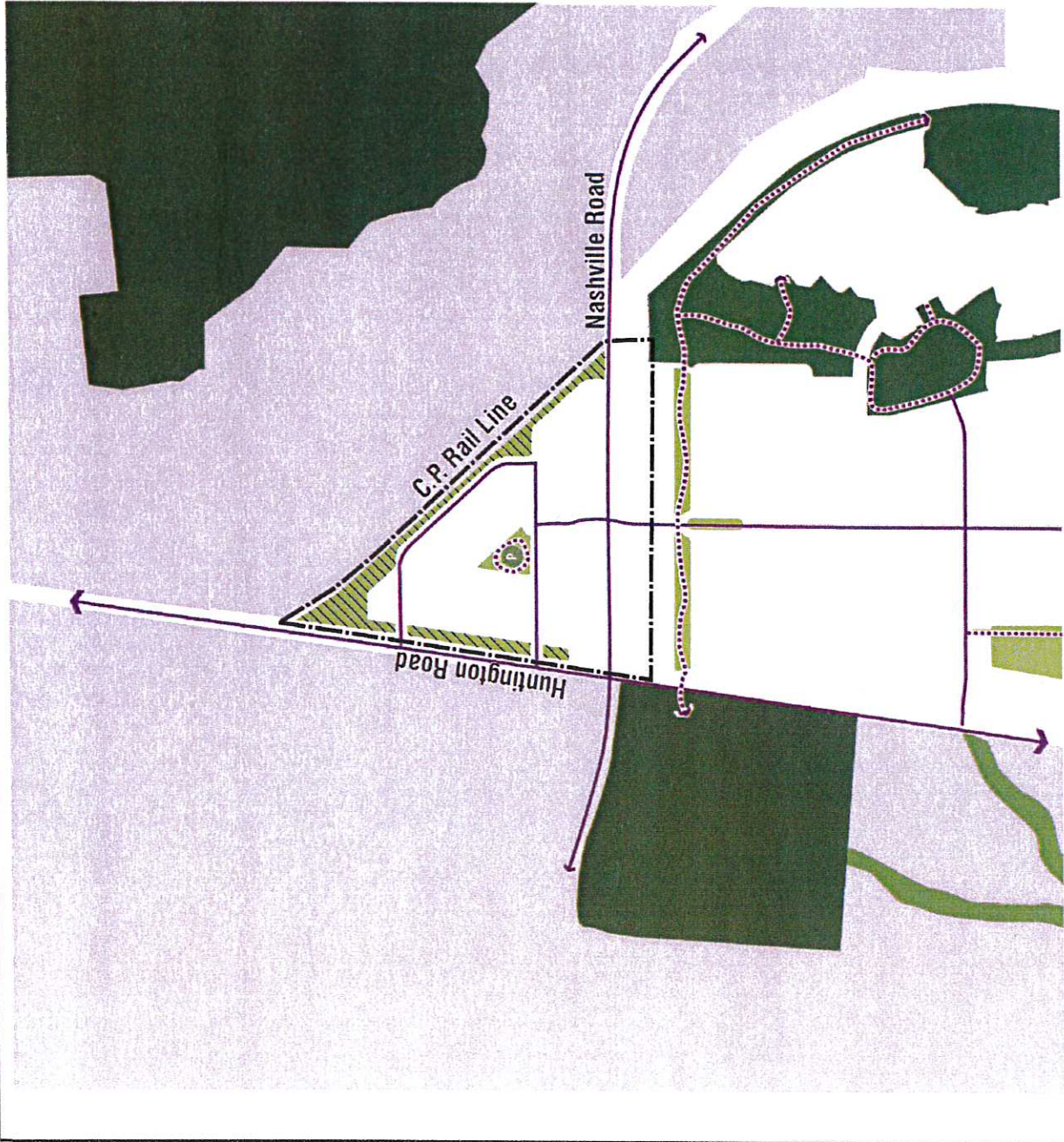
Applicant: City of Vaughan  
Location: Part of Lots 27-30, Concession 8

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**SCHEDULE C1  
Trails & Parks  
Village of Nashville**

- ..... Off-Street Trails
- On-Street Trails
- Ⓢ Parkette
- ▨ Trails & Connections
- - - Secondary Plan Area Boundary

September 2010



**Schedule C1 "Trails & Parks" -  
Village of Nashville, as modified**

Applicant: City of Vaughan  
Location: Part of Lots 25 & 26,  
Concession 9

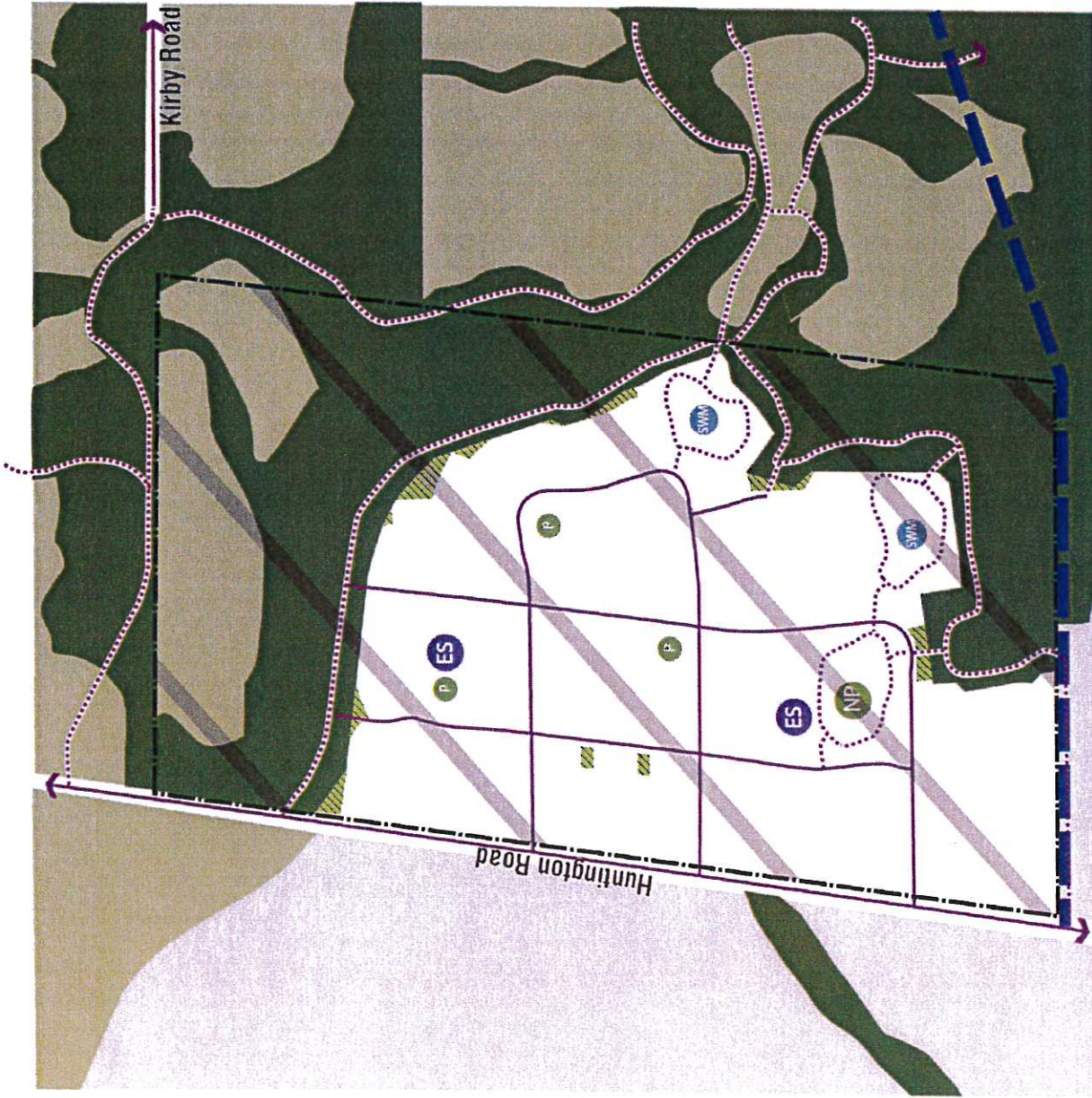
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**SCHEDULE C2  
Trails & Parks  
Huntington Road Community**

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



September 2010



**Schedule C2 "Trails & Parks" -  
Huntington Road Community, as modified**

Applicant:  
City of Vaughan

Location: Part of Lots 27-29,  
Concession 9



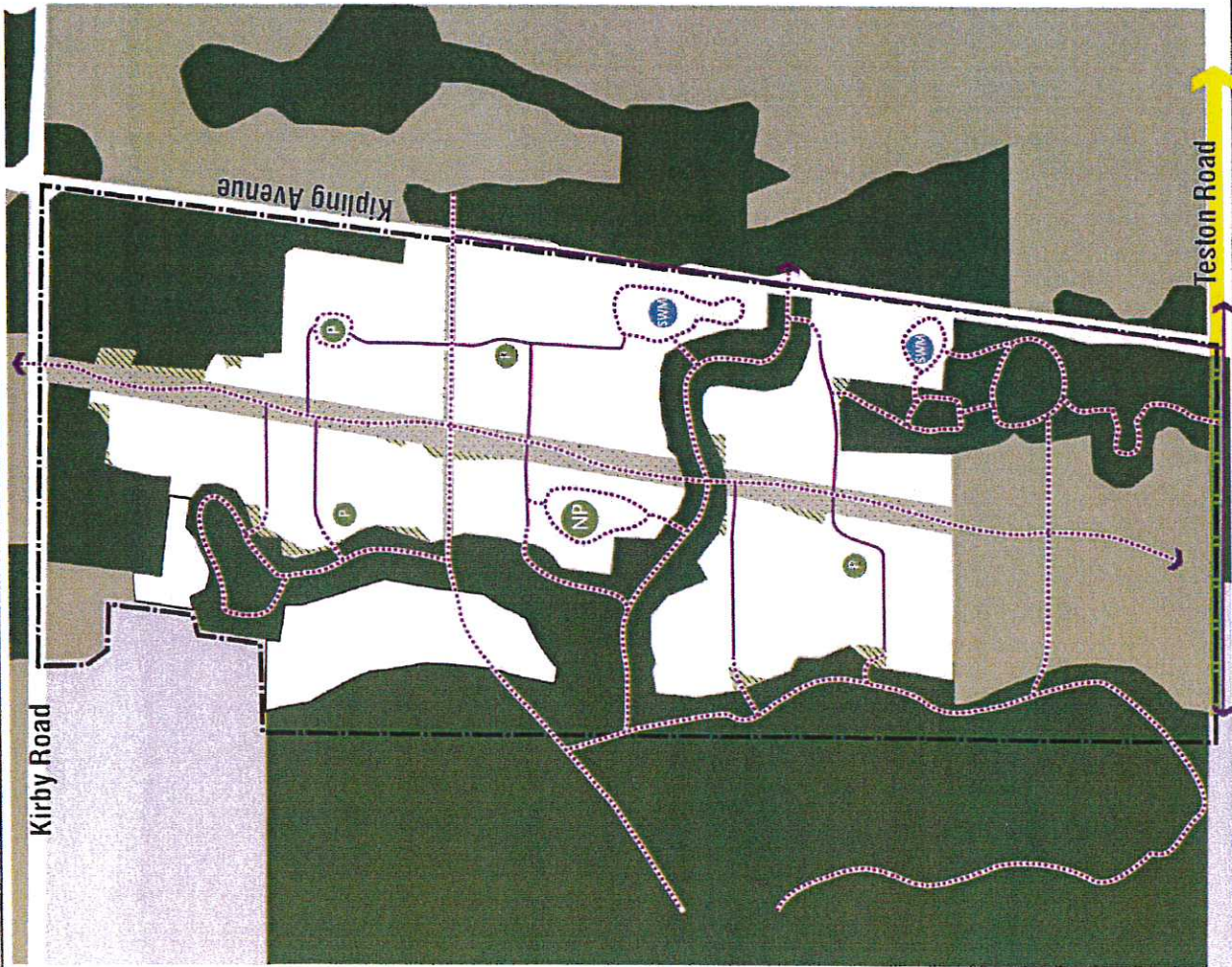
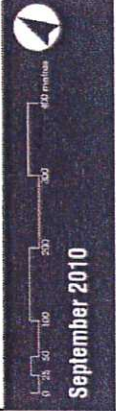
Policy Planning Department

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**SCHEDULE C3**

**Trails & Parks  
Kipling Avenue Community**

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



Policy Planning Department

**Schedule C3 "Trails & Parks" -  
Kipling Avenue Community, as modified**

Applicant: City of Vaughan  
Location: Part of Lots 27-30,  
Concession 8

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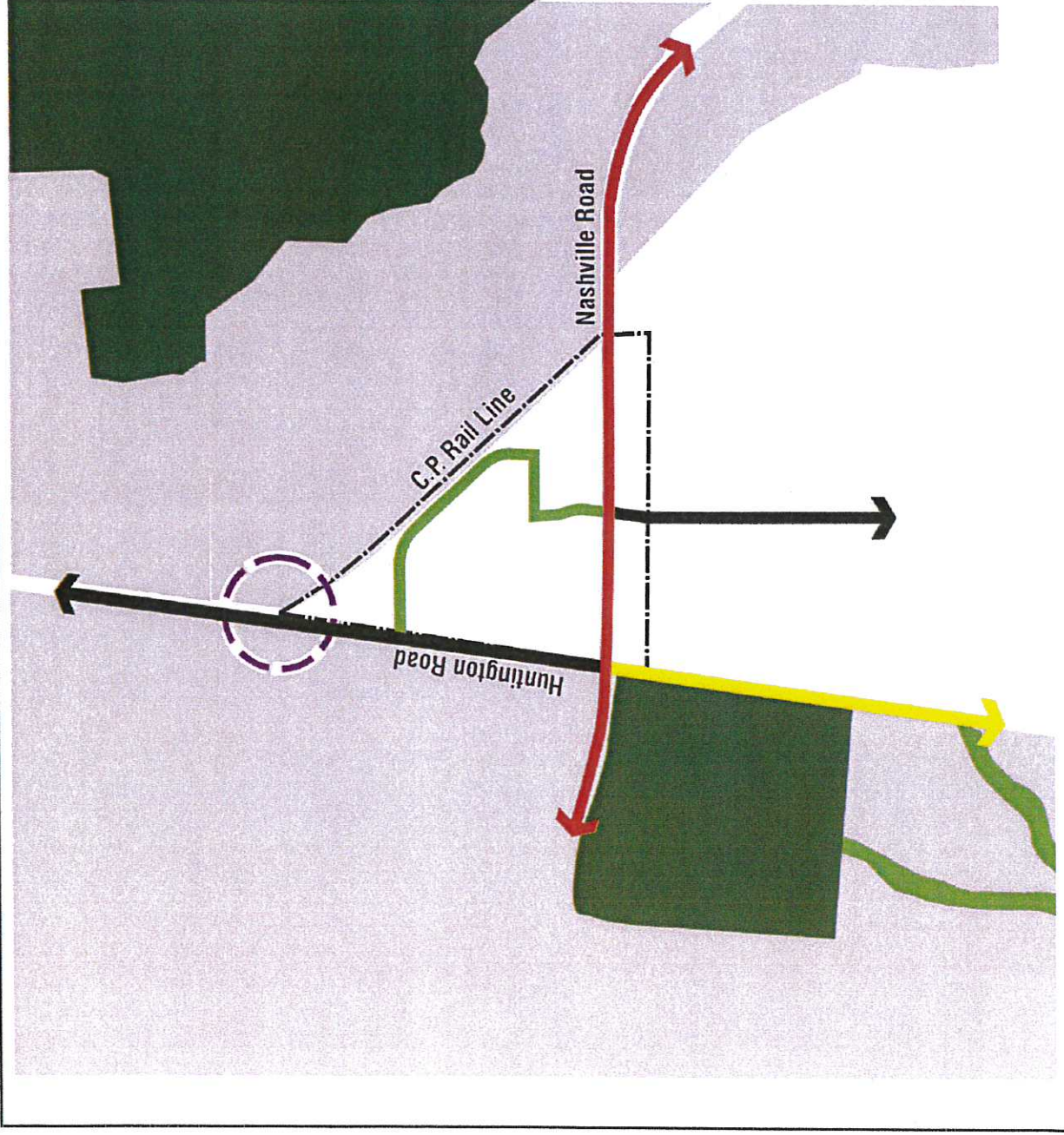
SCHEDULE D1

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

September 2010





Schedule D1 "Streets" -  
Village of Nashville, as modified

Applicant: City of Vaughan  
Location: Part of Lots 25 & 26,  
Concession 9

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Policy Planning Department

Attachment

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Date:  
May 15, 2012

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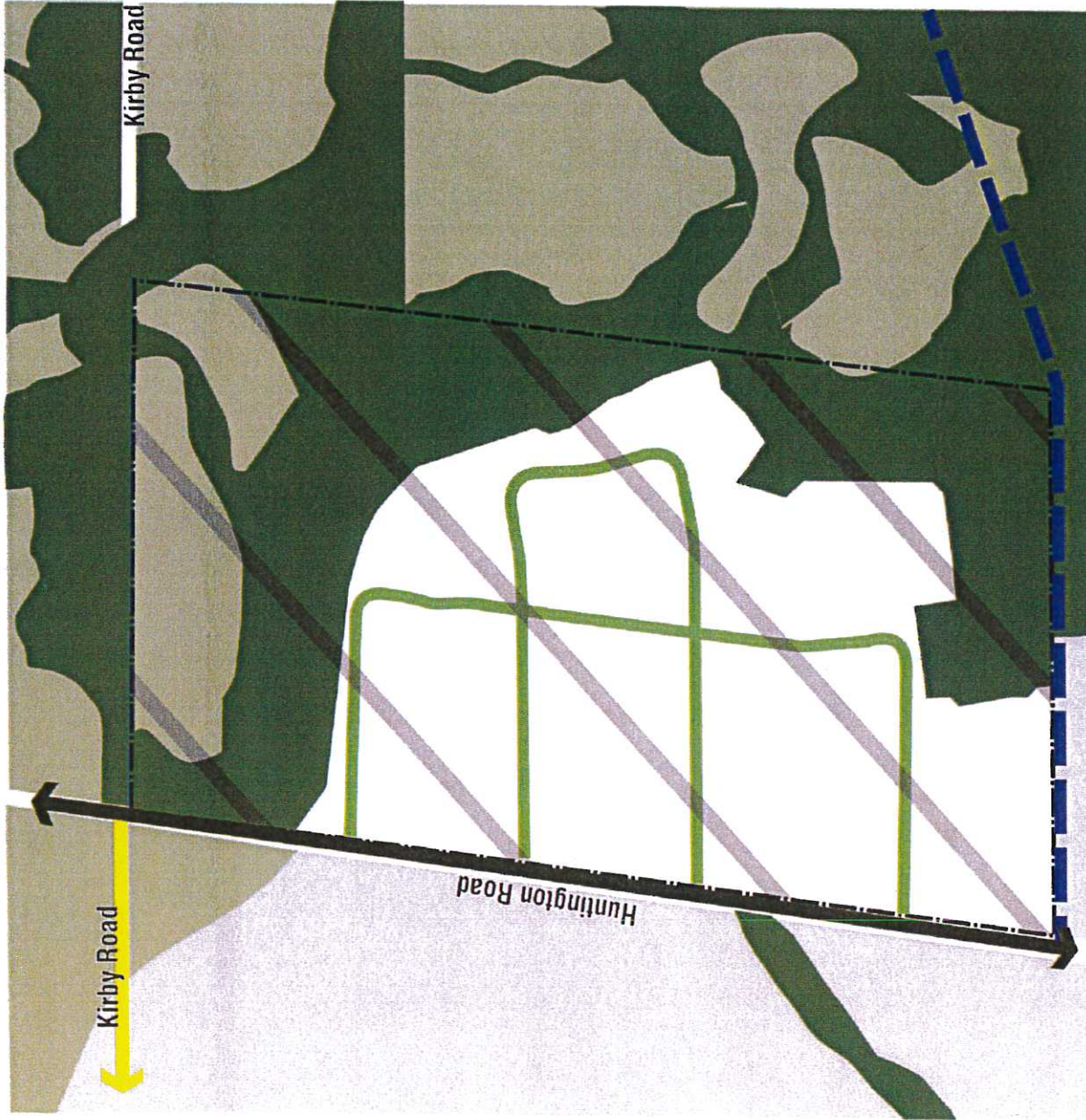
SCHEDULE D2

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
-  Minor Collector Road



September 2010



Schedule D2 "Streets" - Huntington  
Road Community, as modified

Applicant: City of Vaughan  
Location: Part of Lots 27-29,  
Concession 9







Policy Planning Department


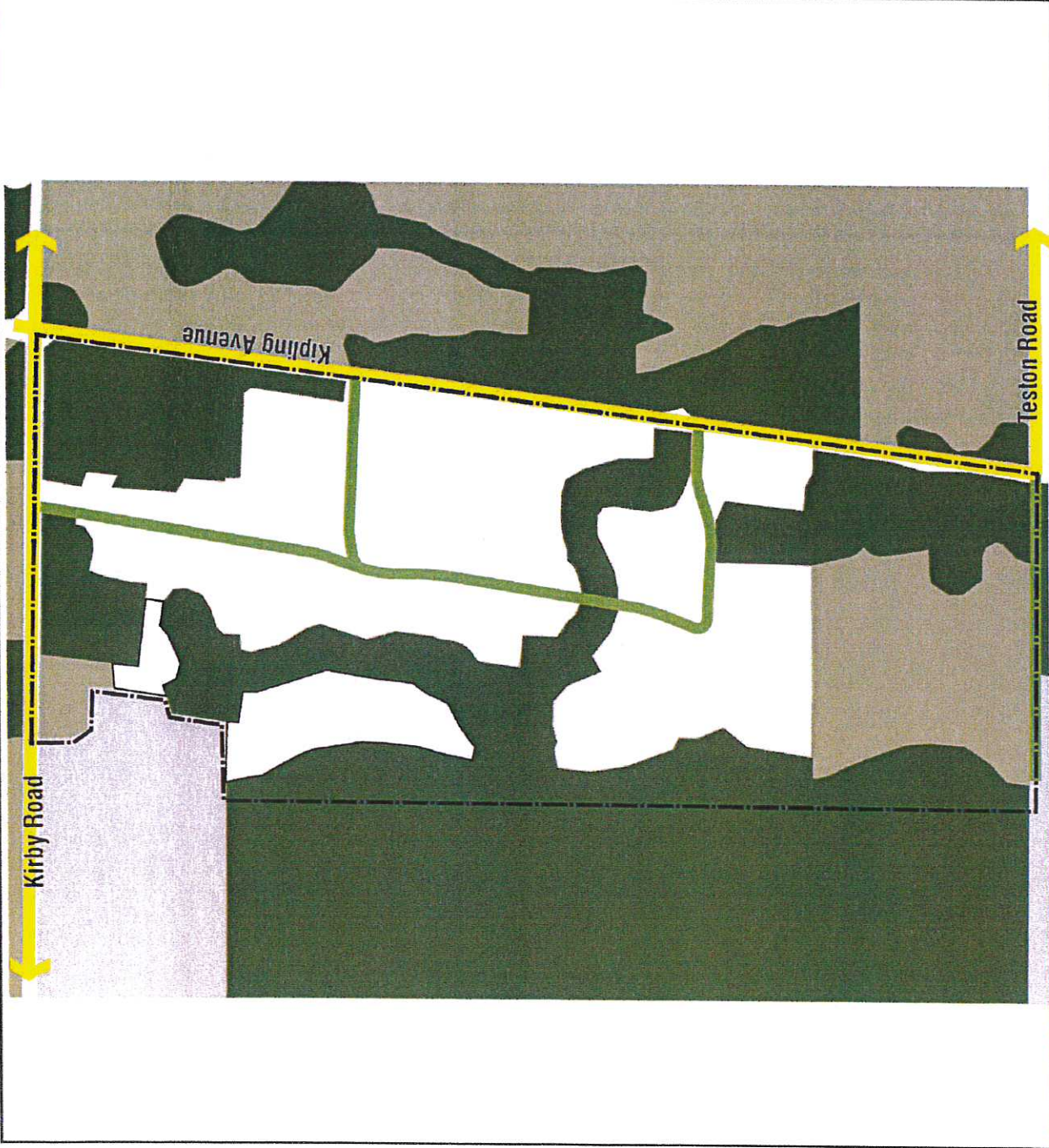
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File: 12.5.12.3  
Date: May 15, 2012  
8b

**SCHEDULE D3  
Streets  
Kipling Avenue Community**

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

September 2010

**Schedule D3 "Streets" -  
Kipling Avenue Community**

Applicant: City of Vaughan  
 Location: Part of Lots 27-30,  
 Concession 8

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Policy Planning Department



Attachment 9  
 North Kleinburg-Nashville Secondary Plan (Volume 2) Toronto and Region Conservation Authority Requests/Staff Comments and Recommendations

Policy	Issue	Comment	Recommendation
<p><b>Part B: <u>The Plan</u></b>  <b>Various Sections</b></p>	<p>The various sections under Part B of the Secondary Plan protect, promote, enhance, etc. the natural heritage features. This terminology should be replaced with the Natural Heritage Network</p>	<p>Staff has reviewed the Toronto and Region Conservation Authority's request and has no objection to acknowledging the role of the Natural Heritage Network as an underlying policy basis for the Vaughan Official Plan, as set out in Section 3.2 "Vaughan's Natural Heritage Network" of Volume 1 of VOP 2010. It is appropriate to reiterate that this is a fundamental principle of the plan. Therefore, it is recommended that Policy 2.0 a) i) of the "Principles" section be modified by the addition of a sentence to read:</p> <p>i. The protection and enhancement of natural heritage features 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.</p>	<p>It is recommended that the following new sentence be added at the end of Policy 2.0 a) i) of the "Principles" section:</p> <p>"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."</p>
<p><b>Part B: <u>The Plan</u></b>  <b>Section 1.0 How To Read This Plan</b></p>	<p>Clarification is required as to how this Secondary Plan will be read with OPA 601, the existing Kleinburg-Nashville Community Plan.</p>	<p>OPA 601 will be superceded by VOP 2010 and the North Kleinburg-Nashville Secondary Plan.</p>	<p>No action necessary.</p>

Attachment 9  
North Kleinburg-Nashville Secondary Plan (Volume 2) Toronto and Region Conservation Authority Requests/Staff Comments and Recommendations

Policy	Issue	Comment	Recommendation
<p><b>Part B: <u>The Plan</u></b>  <b>Section 2.0</b>  <b>Principles a) vii),</b>  <b>Section 3.0</b>  <b>Objectives –</b>  <b>Greenlands xii) and</b>  <b>xv)</b></p>	<p>The Secondary Plan notes that stormwater management facilities should form part of the open space system. TRCA staff has no concern with this principle/objective, however it is recognized that ownership will need to be confirmed.</p>	<p>The Secondary Plan provides that the stormwater management facilities will form part of the open space system. The TRCA comment is correct in its assertion that not all stormwater facilities are on public lands or part of the open space system, e.g. On-site or rooftop storage or backyard infiltration measures. Therefore the introduction of the qualifier, “on public lands” is supportable.</p>	<p>It is recommended that the wording “on public lands” be added after “stormwater management facilities” in the following sections:                      Section 2.0 Principles a) vii)                      Section 3.0 – Objectives – Greenlands xii) and xv)                      Section 7.1.7 – The Guiding Principles                      Section 3.0 – Objectives- Services/Infrastructure xxv)</p>
<p><b>Part B: <u>The Plan</u></b>  <b>Section 3.0</b>  <b>Objectives –</b>  <b>Greenlands xi)</b></p>	<p>This section should be amended to indicate that the Natural Heritage Network should be enhanced and/or expanded, in addition to conserved.</p>	<p>Staff has no objection to adding the terminology, “enhanced and/or expanded where appropriate,” after “conserved” in Section 3.0, Greenlands xi).</p>	<p>It is recommended that Section 3.0, Greenlands xi be modified to read:                      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.”</p>
<p><b>Part B: <u>The Plan</u></b>  <b>Section 3.0</b>  <b>Objective – Active</b>  <b>Transportation xxiii)</b></p>	<p>A policy should be provided relating to the evaluation of trail sitings through natural features</p>	<p>Staff concurs that wording should be added to include trail siting within Section 3.0 Objectives – Active Transportation xxiii) as a matter, which may affect significant natural features, that form part of the Natural Heritage Network.                      It should be noted , however that there is a policy related to trail siting later in the secondary plan, in Section 6.3 b) - Trails</p>	<p>It is recommended that Section 3.0 Objectives – Active Transportation xxiii) shall be revised to read as follows:                      “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.”</p>

Attachment 9  
North Kleinburg-Nashville Secondary Plan (Volume 2) Toronto and Region Conservation Authority Requests/Staff Comments and Recommendations

Policy	Issue	Comment	Recommendation
<p><b>Part B: <u>The Plan</u></b> <b>Section 3.0</b> <b>Objectives –</b> <b>Services/</b> <b>Infrastructure xxv)</b></p>	<p>1. It is noted that stormwater management facilities shall not have a negative impact on natural or cultural heritage features or landscapes.</p> <p>2. A new section should be added, which indicates that all services and infrastructure shall not have a negative impact on natural or cultural heritage features or landscapes. Natural heritage features should also be replaced with Natural Heritage Network.</p>	<p>1. Staff supports the intent of these requests. However, the use of “shall not” have a negative impact on natural or cultural features, is too absolute as a means of regulation. Staff is recommending alternative language, which proposes to “minimize negative impacts on natural or cultural heritage features and landscapes.”</p> <p>2. Rather than introduce a new section, it is recommended that a new sentence be added at the end of Section 3 “Objectives” a)ii. This would provide for a broader consideration, focusing on the minimization of the negative impacts of development as opposed to the negative impacts of services and infrastructure.</p>	<p>1. It is recommended that Section 3.0 Objectives – Services/Infrastructure xxv) be revised to read as follows: “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 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;”</p> <p>2. It is recommended that Section 3.0 Objectives – a)ii) be revised to add the following “.. minimize the negative impacts from development.”, to read as follows: “The conservation of natural, cultural, and built heritage features, including the minimization of the negative impacts of development.”</p>
<p><b>Part B: <u>The Plan</u></b> <b>Section 4.0 – Land</b> <b>Use Policies</b> <b>Subsection 4.1 a) –</b> <b>General Provisions</b></p>	<p>The General Provisions Section should be edited to indicate that the land use pattern can be adjusted taking into account not only the conservation of natural and cultural heritage features and landscapes, but also enhancement and expansion opportunities. Natural heritage features should also be replaced with Natural Heritage Network.</p>	<p>Staff concurs with the TRCA’s comments and will revise Section 4.1 a) accordingly</p>	<p>It is recommended that Section 4.1 a) – General Provisions be revised in the following manner: “ The basic pattern of land use for the North Kleinburg-Nashville Secondary Plan Area is established as shown on Schedules “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 process, taking into account: the conservation of cultural heritage features and landscapes; the protection, restoration and, where possible, enhancement/expansion of the Natural</p>

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<b>Policy</b>	<b>Issue</b>	<b>Comment</b>	<b>Recommendation</b>
<b>Part B: <u>The Plan</u> Section 6.3 - Trails</b>	The Section should be reworded to strengthen the conceptual nature of the trail network shown on Schedules "C1", "C2", and "C3". The text should also be revised to more clearly note that factors beyond the connection and width of trails need to be approved by the City in conjunction with the TRCA. Other factors, such as location, surfacing and crossings should also be considered	1. This request can be accommodated by revising the existing wording of Section 6.3 – Trails b).	Heritage Network; infrastructure requirements; stormwater management requirements; detailed land use relationships; street patterns; and the objectives of this Plan."  It is recommended that Section 6.3 – Trails b) be revised to read as follows:  "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."
<b>Part B: <u>The Plan</u> Section 6.0 – Active Transportation</b>	A policy should be included in the Active Transportation section which indicates that the location and feasibility of crossings of the Natural Heritage Network shall be determined in the development of the Block Plans or appropriate environmental Assessments. The current alignments are conceptual in nature.	This comment has been addressed in Section 6.3b) in regard to Trails, however, it should also be addressed in Section 6.1 General.	It is recommended that the following policy be added to Section 6.1 General.  "6.1 b) 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>Part B: <u>The Plan</u> Section 7.0 – Services and Utilities Subsection 7.1 c) – General</b>	This subsection should be revised to indicate that the Master Environmental Servicing Plan shall determine the appropriate method of municipal servicing with respect to the provision of water, sewage treatment stormwater management, and shall identify the appropriate location and sizes for such facilities.	This language is considered to be suitable for incorporation into subsection 7.1 c).	It is recommended that Subsection 7.1 c) be revised to read as follows:  "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 location and sizes for such facilities."